

ERRATA FOR THE CITY OF FRESNO REVISED HCD REVIEW DRAFT HOUSING ELEMENT OCTOBER 21, 2024

This errata includes extracted chapters from the revised HCD Review Draft Housing Element that contain revisions, shown in tracked changes. These revisions were made in response to comments received in a letter from the California Department of Housing and Community Development (HCD) on October 7, 2024, conversations with HCD, as well as public comments.

SECTION 1E-1: ACTION PLAN

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The intent of the Housing Element is to ensure that the City makes a meaningful effort and commits available resources to meeting the housing needs of all economic segments of the community. The Housing Element sets forth long-term goals and policies, as do other General Plan Elements, but also provides specific implementation programs to meet those needs, as specified in state law. The housing policies included in the City of Fresno’s Housing Element, as well as the actions (implementation programs) that the City will undertake to meet its housing needs, are informed by extensive community input and recommendations from the following reports developed by the City of Fresno and other entities:

Published by City of Fresno

- **One Fresno Fiscal Year 2023–2025 Housing Strategy** – Published in 2022, this local housing strategy includes recommendations consolidated from over 3,000 residents via meetings and other reports that include input from public, community, nonprofit, philanthropic, and corporate representatives to facilitate more housing production and maintain affordability.
- **Analysis of Impediments to Fair Housing Choice and Annual Action Plan** – Every five years, the City carries out a planning process to identify the scope of housing and community development needs in its jurisdiction and to determine how available federal funding can best be used to meet those needs. As part of the plan, a community needs survey was deployed and received input from more than 500 individuals.
- **Downtown Neighborhoods Community Plan** – Adopted in 2016, this Community Plan is the result of an intense public process that involved input from over 300 residents, business owners, and property owners from Fresno’s Downtown Neighborhoods in a series of public meetings and a six-day, open, participatory design workshop.

Published by Other Entities

- **Street2Home Framework to Action Report** – Prepared in 2018 by Barbara Poppe and Associates, the report outlines a strategic framework to end homelessness in the Fresno community. The process was guided by a steering committee and feedback sessions with community leaders and represents input from 36 agencies. It assesses Fresno’s overall strengths and opportunities and offers recommendations on proven practices that have been shown to reduce homelessness in other communities.
- **DRIVE’s Permanent Affordable Housing Plan** – Launched in 2019, the Fresno D.R.I.V.E. Initiative (Developing the Region’s Inclusive and Vibrant Economy) is a 10-year Community Investment Plan drafted with input from a 300-person steering committee representing over 150 organizations in the Greater Fresno Region.
- **Evicted in Fresno: Facts for Housing Advocates** – Published in 2019, the study by Dr. Janine Nkosi, Dr. Amber Crowell, and Karla Arana of Central California Legal Services, Leadership Counsel for Justice and Accountability, and Faith in the Valley examines the degree of eviction rates and causes across the city of Fresno.

- **Here to Stay: A Policy-Based Blueprint for Displacement Avoidance in Fresno** – Published in 2021 by the Thrivance Group and funded by the California Strategic Growth Council as part of the Transformative Climate Communities work, the report represents input from more than 580 individuals who participated in City and partner-led workshops, surveys, and letter writings.
- **Financing Valley Infill: How to Boost Sustainable Development in the San Joaquin Valley** – Published in 2021 by the Council of Infill Builders, the report recommends options to boost infill housing in San Joaquin Valley downtowns and major transit corridors based on expertise of various state and local officials, architects, real estate investors, developers, and advocates.

GOALS AND POLICIES

The Multi-Jurisdictional Housing Element provides an opportunity for countywide housing issues and needs to be more effectively addressed at the regional level rather than just at the local level, and the 15 participating jurisdictions are committed to continuing the regional collaboration in the implementation of the Housing Element. By working together, the jurisdictions can share best practices, explore opportunities for further collaboration, and make the best use of limited resources.

The regional goals and policies that will be adopted by all participating jurisdictions are contained in Chapter 5: Housing Plan. These regional goals and policies are reiterated below and supplemented with local goals and policies specific to the City of Fresno to address the unique housing needs of the Fresno community.

1. New Housing Development

Regional Goal 1 Facilitate and encourage the provision of a range of housing types to meet the diverse needs of residents.

Regional Policies

- Policy 1.1** Provide adequate sites for new housing development through appropriate planned land use designations, zoning, and development standards to accommodate the regional housing needs for the 2023-2031 planning period.
- Policy 1.2** Facilitate development of new housing for all economic segments of the community, including extremely low, very low-, low-, moderate-, and above moderate-income households.
- Policy 1.3** Continue to direct new growth to urban areas in order to protect natural resources.
- Policy 1.4** Promote balanced and orderly growth to minimize unnecessary development costs adding to the cost of housing.
- Policy 1.5** Encourage infill housing development on vacant, by-passed, and underutilized lots within existing developed areas where essential public infrastructure is available.

- Policy 1.6** Promote development of higher-density housing, mixed-use, and transit-oriented development in areas located along major transportation corridors and transit routes and served by the necessary infrastructure.
- Policy 1.7** Ensure the adequate provision of water, sewer, storm drainage, roads, public facilities, and other infrastructure necessary to serve new housing.
- Policy 1.8** Approve new housing in accordance with design standards that will ensure the safety, quality, integrity, and attractiveness of each housing unit.
- Policy 1.9** Encourage development around employment centers that provides the opportunity for local residents to live and work in the same community by balancing job opportunities with housing types.

2. Affordable Housing

Regional Goal 2 Encourage and facilitate the development of affordable housing.

Regional Policies

- Policy 2.1** Support innovative public, private, and nonprofit efforts in the development of affordable housing, particularly for the special needs groups.
- Policy 2.2** Continue to support the efforts of the Fresno Housing Authority in its administration of Housing Choice Vouchers certificates and vouchers, and the development of affordable housing throughout the County.
- Policy 2.3** Encourage development of affordable housing through the use of development incentives, such as the Density Bonus Ordinance, fee waivers or deferrals, and expedited processing.
- Policy 2.4** Provide technical and financial assistance, where feasible, to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects for federal and state financing.
- Policy 2.5** Pursue grant funding to subsidize the development of affordable housing for low-, very low-, and extremely low- income households through new construction, acquisition, and/or rehabilitation.
- Policy 2.6** Encourage the development of second dwelling units to provide additional affordable housing opportunities.
- Policy 2.7** Work to ensure that local policies and standards do not act to constrain the production of affordable housing units.
- Policy 2.8** Expand homeownership opportunities to lower- and moderate-income households through downpayment assistance and other homeownership programs.
- Policy 2.9** Encourage sweat equity programs as a means for increasing homeownership opportunities for lower-income residents.

Local Policies

- Policy 2.10** Require 55-year affordable housing covenants for all developments receiving public funds, including but not limited to CDBG, HOME, ESG, Housing Trust Fund, Land Trust Funding, Impact Fee Waivers, and General Fund Contributions. *[Source: New program, One Fresno Housing Strategy]*
- Policy 2.11** Housing developments with at least 20 percent affordable lower-income housing units shall be permitted by-right (without discretionary action) at appropriate densities, consistent with objective development and design standards, on lower-income sites counted in previous housing element cycles, in compliance with Government Code Section 65583.2. This policy shall take effect upon adoption of the housing element and administrative procedures will be developed by March 31, 2025, as necessary.

3. Housing and Neighborhood Conservation

Regional Goal 3 Improve and maintain the quality of housing and residential neighborhoods in Fresno County.

Regional Policies

- Policy 3.1** Preserve the character, scale, and quality of established residential neighborhoods by protecting them from the encroachment of incompatible or potentially disruptive land uses and/or activities.
- Policy 3.2** Assist low- income homeowners and owners of affordable rental properties in maintaining and improving residential properties through a variety of housing rehabilitation assistance programs.
- Policy 3.3** Continue code enforcement efforts to work with property owners to preserve the existing housing stock.
- Policy 3.4** Provide for the removal of all unsafe, substandard dwellings that cannot be economically repaired.
- Policy 3.5** Invest in public service facilities (streets, curb, gutter, drainage, and utilities) to encourage increased private market investment in declining or deteriorating neighborhoods.
- Policy 3.6** Preserve assisted rental housing for long-term occupancy by low- and moderate-income households.

4. Special Needs Housing

Regional Goal 4 Provide a range of housing types and services to meet the needs of individuals and households with special needs.

Regional Policies

- Policy 4.1** Encourage public and private entity involvement early and often through the design, construction, and rehabilitation of housing that incorporates facilities and services for households with special needs.
- Policy 4.2** Assist in local and regional efforts to secure funding for development and maintenance of housing designed for special needs populations such as seniors and persons with disabilities.
- Policy 4.3** Support the use of available federal, state, and local resources to provide and enhance housing opportunities for farm workers.
- Policy 4.4** Encourage development of affordable housing units to accommodate large households (three and four bedroom).
- Policy 4.5** Ensure equal access to housing by providing reasonable accommodation for individuals with disabilities.
- Policy 4.6** Working in partnership with the other jurisdictions and the private/non-profit sectors in Fresno County, facilitate the provision of housing and services for persons experiencing homelessness and those at-risk of becoming homeless.

5. Fair and Equal Housing Opportunities

- Regional Goal 5** **Promote housing opportunities for all residents regardless of age (over 40), race, religion, sex/gender, gender identity/expression, sexual orientation, marital status, ancestry, national origin, color, disability, genetic information, or military or veteran status.**

Regional Policies

- Policy 5.1** Support the enforcement of fair housing laws prohibiting discrimination in lending practices and in the development, financing, sale, or rental of housing.
- Policy 5.2** Ensure local ordinances and development regulations provide equal housing opportunity for persons with disabilities.

Local Policies

- Policy 5.3** Amplify community voices among multi-lingual and other historically underrepresented populations by building capacity for community-based and neighborhood organizations to conduct outreach, public education, and community development activities. *[Source: 2015-2023 Housing Element, Policy H-5-I, modified]*
- Policy 5.4** Promote mixed income neighborhoods with an equitable distribution of housing types for people of all incomes throughout the city by encouraging new affordable housing in high resource areas. *[Source: New Policy]*

Policy 5.5 Invest in historically underserved communities to transform racially and ethnically concentrated areas of poverty into areas of opportunity, while working to promote housing stability and provide new stable housing opportunities for current residents to stay and enjoy the neighborhood investments. *[Source: New Policy]*

Policy 5.6 Encourage developers and contractors to support local labor through job fairs, training and apprenticeship programs. *[Source: New Policy]*

6. Energy Conservation and Sustainable Development

Regional Goal 6 Encourage energy efficiency in all new and existing housing.

Regional Policies

Policy 6.1 Encourage the use of energy conserving techniques in the siting and design of new housing.

Policy 6.2 Actively implement and enforce all state energy conservation requirements for new residential construction.

Policy 6.3 Promote public awareness of the need for energy conservation.

7. Prevent Displacement and Homelessness

Local Goal 7 Protect Fresno residents from displacement and prevent and reduce homelessness.

Local Policies

Policy 7.1 Implement affordable housing preservation and renter protection strategies, especially in neighborhoods with racially concentrated areas of poverty and a high risk of renter vulnerability. *[Source: New, One Fresno Housing Strategy]*

Policy 7.2 Protect residents from displacement and homelessness by preserving naturally occurring affordable housing and continuing to prohibit eviction without “just cause,” enforcing the adopted limitations on rent increases, and promoting agencies and service providers offering foreclosure services. *[Source: 2015-2023 Housing Element, Policy H-2-e, modified]*

Policy 7.3 Allow tenants and qualified non-profit organizations the right of first offer and/or the refusal to purchase eligible properties on the market to prevent tenant displacement and create long-term affordability. *[Source: New, One Fresno Housing Strategy]*

Policy 7.4 Support the preservation of existing mobile home parks throughout the city as an important source of affordable housing. *[Source: New, One Fresno Housing Strategy]*

Policy 7.5 Work to provide solutions that are consistent with “Housing First” principles in that stable housing is the first, critical step towards addressing human needs. *[Source: New, One Fresno Housing Strategy]*

- Policy 7.6** Support development of accessory dwelling units (ADU) and other innovative housing types for persons at-risk of or experiencing homelessness. *[Source: New, One Fresno Housing Strategy]*
- Policy 7.7** Increase capacity and sustainability of emergency shelter and service providers. *[Source: New, One Fresno Housing Strategy]*
- Policy 7.8** Facilitate acquisition and conversion of motels and hotels for use as emergency shelters or triage shelter transition and affordable housing conversion and support neighborhood-scale planning efforts to create complete community around the converted residences. *[Source: New, One Fresno Housing Strategy]*
- Policy 7.9** Ensure quality of independent living facilities meets standards developed by the Independent Living Association (ILA). *[Source: New, One Fresno Housing Strategy]*

IMPLEMENTATION PROGRAMS

The City is committed to implementing the programs outlined below over the eight-year planning period. These implementation programs have been developed with community input and consideration for what the City could feasibly accomplish during the planning period with current staff resources. The implementation programs, which are organized by goal, are listed below:

Goal 1: New Housing Development

- Program 1– Maintain Adequate Sites
- Program 2 – Variety of Housing Opportunities in High Resource Areas
- Program 3 – Encourage and Facilitate Accessory Dwelling Units and Small Homes
- Program 4 – Streamline Development Review Process
- Program 5 – Large and Small Lot Development
- Program 6 – Objective Design Standards
- Program 7 – Adaptive Reuse
- Program 8 – List of Local Labor Unions and Apprenticeship Programs
- Program 9 – Use of Sites in Previous Housing Elements
- Program 10 – Annual Reporting Program

Goal 2: Affordable Housing

- Program 11 – Incentives for Housing Development
- Program 12 – Local Housing Trust Fund
- Program 13 – Pursue State and Federal Funding Sources for Housing Development
- Program 14 – Partnerships with Affordable Housing Developers

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- Program 15 – Land Bank
- Program 16 – Community Land Trust
- Program 17 - Surplus Public Lands
- Program 18 - Mixed Income Neighborhood Trust (MINT)
- Program 19 – Home Buyer Assistance
- Program 20 – Housing Choice Voucher Incentive Program
- Program 21 – Advocate for Repeal of Article 34

Goal 3: Housing and Neighborhood Conservation

- Program 22 – Housing Rehabilitation
- Program 23 – Comprehensive Code Enforcement

Goal 4: Special Needs Housing

- Program 24 – Special Needs Housing
- Program 25 – Development Code Amendments for Compliance with State Law and to Reduce Barriers to Housing Development

Goal 5: Fair and Equal Housing Opportunities

- Program 26 – Fair Housing Services
- Program 27 – Environmental Justice
- Program 28 – Equitable Community Investments
- Program 29 – Equitable Engagement
- Program 30 – Workforce Development

Goal 6: Energy Conservation and Sustainable Development

- Program 31 – Reduce or Waive Fees for Vehicle Miles Traveled (VMT)

Goal 7: Prevent Displacement and Homelessness

- Program 32 – Opportunity to Purchase Act
- Program 33 – Mobile Home Parks
- Program 34 – Eviction Protection Program
- Program 35 – Replacement Units
- Program 36 – Homeless Assistance
- Program 37 – At-Risk Housing

Goal 1: New Housing Development

Program 1– Maintain Adequate Sites

The City shall continue to maintain a current inventory of Housing Element sites to ensure that it can adequately accommodate the 2023-2031 RHNA. The City shall continue to update the inventory on an ongoing basis as projects are approved and new sites are rezoned. To assist developers in identifying land suitable for residential development throughout the planning period, the City shall continue to make this information available to the public and developers online via the City’s website.

The City shall work with applicants of pipeline projects counted in the Housing Element sites inventory to facilitate development. The City shall coordinate with applicants to expedite remaining entitlements and support funding applications, as appropriate. The City shall monitor the rent and sale prices of pipeline projects as they are built and adjust affordability assumptions in the inventory to reflect actual rents and sale prices. If the adjustment of affordability assumptions results in a deficit in capacity to meet the RHNA, the City will take action to identify capacity to meet a shortfall in accordance with “no-net-loss” zoning requirements in Government Code Section 65863. The City shall monitor the progress made on the pipeline projects counted in the inventory and if entitlements expire or projects are otherwise not anticipated to be completed in the planning period, the City shall ~~remove them from the approved project list~~, reclassify them as ~~vacant/non-vacant opportunity sites~~appropriate, unless conditions are found that will preclude development in the planning period, and recalculate the capacity on the sites according to the methodology used in the sites inventory chapter. If determined that the City no longer has sufficient capacity to meet the RHNA, the City will take action to identify additional sites within 180 days, which may require rezoning another parcel to allow for increased density.

To ensure sufficient residential capacity is maintained to accommodate the RHNA need, the City shall make findings related to the potential impact on the City’s ability to meet its unmet regional housing needs allocation when approving applications to rezone sites included in the lower- and moderate-income sites inventory or when approving applications to develop a lower- or moderate-income housing element site with fewer units or at a higher income than what is assumed for the site in the Housing Element sites inventory, consistent with “no-net-loss” zoning requirements in Government Code Section 65863. If at any point it is determined that the City does not have adequate capacity to meet the unmet lower- or moderate-income RHNA, the City shall identify and make available a replacement site within 180 days. The City shall prioritize finding replacement sites in high resource areas to affirmatively further fair housing goals. The City shall work with willing property owners to rezone sites and will conduct comprehensive outreach on the process prior to making any decisions. *[Source: 2015-2023 Housing Element, Programs 1 and 2, modified]*

Responsibility	Planning & Development Department
Funding Source	General Fund
Timeframe	Ongoing implementation. Update and assess status of housing sites inventory as projects are approved or as entitlement expire.

	Monitor the rent and sale prices of pipeline projects as they are built, adjust affordability assumptions in the inventory, and take action to meet shortfalls as needed. Monitor progress toward completion of pipeline projects and take appropriate action if entitlements expire or projects are otherwise not expected to be completed in the planning period.
Objective	Maintain adequate sites to meet the lower- and moderate-income RHNA throughout the entire planning period.

Program 2 – Variety of Housing Opportunities in High Resource Areas

Although the Housing Element demonstrates adequate capacity to meet the RHNA at all income levels, a larger portion of the lower-income housing sites are in areas considered low resource and concentrated areas of poverty compared to the above moderate-income housing sites. This is partially due to policies to encourage infill and higher density development in the Downtown Fresno and other centrally located neighborhoods with access to services and transit but is also reflective of the predominance of single-family zoning in new growth areas at the periphery. Many of these new growth areas, particularly in North Fresno, have higher median incomes, more positive educational outcomes, and rank higher on access to opportunity. To increase housing mobility opportunities for lower-income households and encourage racially and socially inclusive neighborhoods, the City shall expand opportunities for a variety of housing types in high resource neighborhoods that are currently dominated by single-family zoning. This includes the following actions:

- The City will present potential sites or rezoning options for land in high [and relatively higher](#) resource [and income](#) areas for Council consideration to provide opportunities for higher density development in all areas of the city and reduce concentrations of poverty. This shall include developing zoning standards to permit residential conversions in the Office Zone District, housing as a permitted use on parcels zoned Office, allow ministerial approval of office-to-residential conversions, and allow ministerial approval of housing near bus stops, [including in RM zones](#) and in zone districts that allow mixed-use. [Additionally, the City will bring forward a text amendment to the development code that would allow a density bonus in single-family districts within ¼ mile of a transit stop of any type.](#) If the objective of ~~4,250~~[2,500](#) units cannot be met within the Office Zone District, the City will work with willing property owners to identify additional sites.
- The City will identify and pursue opportunities to promote the development of affordable and mixed-income housing in high [and relatively higher](#) resource [and income](#) areas through outreach to and engagement with affordable housing developers and by supporting the attainment of financing, such as CDBG, HOME Funds, tax credits, and state AHSC funds.

- The City shall develop zoning standards to encourage missing middle and multi-unit housing types in currently single-family dominated neighborhoods. Missing middle and multi-unit housing types include accessory dwelling units, duplexes, triplexes, fourplexes, townhomes, bungalow courts, courtyard apartments, live/work units, and SB 9 lot splits. The City shall review and amend the Development Code to incorporate objective standards to encourage these housing types in Residential Single-Family (RS) Districts. Zoning modifications may include but are not limited to increasing allowable heights and densities, reducing minimum lot sizes, and/or reducing open space and setback requirements to facilitate more diverse housing types. The City will develop objective design standards to ensure that new missing middle and multi-unit housing is compatible with the scale of existing residential neighborhoods.
- The City will ~~include in project approval documentation a statement of the City's obligation to incorporate~~ Affirmatively Further Fair Housing ~~analysis into decisions affecting funding and land use approvals and an accompanying analysis of project consistency with the law for housing projects that require consideration by Planning Commission and City Council.~~

[Source: New Program]

Responsibility	Planning & Development Department
Funding Source	General Fund
Timeframe	<p>Create capacity for 250-500 units for high density multi-family development in high and relatively higher resource and income areas by the end of 2025, an additional 500-1,000 units by December 2027, and an additional 500-1,000 units by December 2031</p> <p>Initiate review of zoning standards for missing middle housing in January 2025 and develop and adopt objective zoning and design standards by December 2025.</p> <p>Initiate a- <u>text amendment to the development code for a density bonus in single-family districts near transit by January 2026 for adoption by December 2026.</u></p> <p>Modify project approval documents to include<u>Incorporate</u> AFFH statement and analysis into land use and funding decisions <u>beginning in January of 2025.</u></p>
Objective	<p>Create additional capacity for 1,250<u>2,500</u> multi-unit lower-income housing units in high and high-and-highest<u>relatively higher</u> resource and income areas.</p> <p>Support the development of 400 missing middle housing types (e.g., duplexes, triplexes, fourplexes, SB-9 lot splits) in RS zones during the planning period to increase the supply of affordable units throughout the city, thereby increasing access to resources and facilitating housing mobility opportunities for lower-income households and creating racially and socially inclusive neighborhoods.</p>

Program 3 – Encourage and Facilitate Accessory Dwelling Units and Small Homes

The City will encourage the construction of accessory dwelling units (ADUs) and small homes to bridge the gap between predominantly single-family neighborhoods with higher median incomes and multifamily neighborhoods. A primary objective of this program is to increase the supply of affordable units and small homes throughout the city, thereby increasing access to resources and facilitating housing mobility opportunities for lower-income households:

- Continue to provide pre-approved ADU and small home plans on the City website to facilitate lower costs and expedited reviews for applicants. Expand marketing of these pre-approved plans such that homeowners in all areas of the city are made aware of this opportunity.
- Encourage designers to create ADU ‘standard plans’ within the City’s building plan review system to allow for fast-tracking of approval.
- Continue to implement the public education program advertising the opportunity for ADUs and small homes by updating informational handouts and brochures about ADUs and small homes that are available on the City’s website and at the public counter annually, or as needed to reflect changes in state law. Publish informational materials pertaining to ADUs and small homes in multiple languages and through a combination of media, including the City’s social media accounts and direct mailing. Promote public educational programs in all parts of the city.
- Provide informational materials on ADU and small home opportunities to all discretionary residential land use applicants.
- Develop partnerships with local builders and organizations such as California Tiny Homes, Pre-Fab Innovations, and Fresno City College’s Construction Department to facilitate opportunities for ADU and small home development, workforce development, and innovative strategies to construct units for landlords that make ADUs and small homes affordable housing for low- or very low-income households.
- Promote inclusion of ADUs as multi-generational housing in new development.
- Continue to work with partner agencies and funding entities to remove barriers to ADU development.
- Subsidize inspections fees for landlords that make ADUs as affordable housing for low- or very low-income households.
- Explore a subsidy for utility hook-ups such as water, sewer, and electricity for landlords that make ADUs affordable housing for low- or very low-income households.
- Encourage the use of the City’s free ADU and small home standard plans for farmworker dwelling units and cottage communities.
- Continue to provide ADU and small home resources on the City website, hotline, and email to answer questions on the program.

- Monitor the production and affordability of ADUs every two years and the progress made according to the assumptions in the inventory. Take alternative actions (e.g., additional incentives) within six months of finding if not meeting the assumptions in the sites inventory. *[Source: 2015-2023 Housing Element, Program 16a, modified]*

Responsibility	Planning & Development Department
Funding Source	General Fund or Grant Funds
Timeframe	<p>Update ADU and small home materials annually, or as needed to reflect changes in state law and identify incentives for construction by December 2024.</p> <p>Report ADU production and affordability levels in the annual progress report. Every two years, determine if on track to meet sites inventory assumptions. If not, adjust assumptions or take action within six months of finding.</p> <p>Update City pre-approved ADU and small home plans with Residential Building Code update cycle every three years starting in 2026.</p> <p>Promote City pre-approved ADU and small home plans through public engagement activities in all areas of the city assessing outcomes of outreach annually beginning in 2025.</p> <p>Subsidize inspection fees for landlords that make ADUs affordable for low- and very low-income households starting in July 2025.</p> <p>Explore subsidies for utility hook-ups for landlords that make ADUs affordable by December 2025.</p> <p>In coordination with the Fresno County Farm Bureau, the City will advertise the ADU and small home standard plans to farmworkers and farm owners by 2026.</p> <p>Identify barriers to development of ADUs by July 2025 and work to reduce barriers by January 2026.</p>
Objective	Facilitate development of 50 small homes for lower-income households, 24 ADUs for moderate-income households, and 20 ADUs for above moderate-income households to improve housing mobility opportunities and reduce displacement risk, with 30 percent of development for lower- and moderate-income households in relatively higher resource and income areas including RCAs.

Program 4 – Streamline Development Review Process

The City will develop a preliminary application form and procedure or will adopt the Preliminary Application Form developed by HCD, pursuant to SB 330. The City will also establish a written policy and/or procedure, and other guidance as appropriate, to specify the SB 35 streamlining approval process and standards for eligible projects under Government Code Section 65913.4. The applications and guidance documents will be available on the City’s website for developers interested in pursuing the streamlined process or vesting rights.

The City shall conduct a review of local [entitlement and](#) permit processing procedures and identify ways to further streamline the development review process, including establishing a non-discretionary process to approve housing for qualifying developments based on size, type, affordability level, and location. The City will also amend the Development Code to remove appeal provisions for Development Permits or convert certain housing application types to ministerial if the project is consistent with the objective General Plan, zoning, subdivision, and design standards and criteria. [Finally, the City will continue its commitment to providing navigation and concierge services to assist applicants with entitlement and permit processing for affordable housing projects.](#) *[Source: New, Recommendation from One Fresno Housing Strategy]*

Responsibility	Planning & Development Department, with support from other development services departments
Funding Source	General Fund
Timeframe	Develop an SB 330 preliminary application form and SB 35 streamlined approval process by July 2025. Review local entitlement and permitting procedures by December 2025 and make further modifications within 6 months to streamline development of housing throughout the city.
Objective	Shorten average entitlement processing times

Program 5 – Large and Small Lot Development

Small sites present the opportunity for development on existing sites or lot consolidation into larger projects. There are many opportunities for lot consolidation surrounding identified sites, given the underutilized nature of surrounding properties. The Voluntary Parcel Merger program, in effect since 2016, permits the combining of parcels without going through the Parcel Map or Lot Line Adjustment process. The City adopted a reduced application fee, currently (2023) \$696.

The Sites Inventory includes vacant and underutilized lower-income sites that are over 10 acres in size. To encourage a strategic approach to the development of large sites and to facilitate the development of housing, the City will encourage the development of large sites through an allowance of phasing of development and off-site improvements as allowed pursuant to Section 66456.1 of the Subdivision Map Act, and, where applicable, through a Master Plan. In addition, the City will provide incentives for the development of large sites with a variety of housing types, including affordable housing, such as site planning and design, including preliminary feasibility analysis, and providing funding through the annual Notice of Funding Availability (NOFA). The City will provide the site planning and feasibility analysis and partner with the property owners to market the large sites to the developers, including developers of affordable housing.

The City will routinely coordinate with interested developers/property owners in identifying opportunities for lot consolidation or lot splitting. The City will continue to streamline the processing of requests for lot consolidation and lot splitting concurrent with other development reviews, and subdivision maps that include affordable housing units. Currently, the City utilizes tools such as ministerial processing and other streamlining tools, as appropriate, to facilitate lot merging and parcelization. Additionally, the City will consider incentives for development of low-income high-density residential on large sites, such as concessions to development standards beyond state density bonus law, assistance with on and off-site improvement, parking reductions, funding, and fee deferrals or reductions. The City will conduct a biennial review of the development on large and small lots, and seek input from developers and property owners on the regulatory barriers to lower-income residential development of these lots. [Source: 2015-2023 Housing Element, Program 16, modified]

Responsibility	Planning & Development Department
Funding Source	General Fund
Timeframe	<p>Continue to implement the Voluntary Parcel Merger Program and fee reduction program.</p> <p>Conduct a biennial review of development on large and small lots, include an annual review process for monitoring the percentage of affordable units developed on large lots.</p> <p>As projects are processed throughout the planning period, make changes as appropriate based on review and input.</p> <p>Review and establish incentives by Winter 2026.</p> <p>Provide site planning and feasibility analysis on at least one large site every two years during the housing element period, i.e., 2025, 2027, 2029, and 2031</p> <p>Issue NOFA annually to provide funding for affordable housing.</p>
Objective	Facilitate development of 600 lower-income units on large and small lots to promote the efficient use of land for residential development, with 30 percent of development in relatively higher resource and income areas including RCAs.

Program 6 – Objective Design Standards

The City will review and amend site development standards and façade design standards in the Development Code for residential and mixed use zones to ensure standards are clear and objective. *[Source: New program, Multijurisdictional Housing Element]*

Responsibility	Planning & Development Department
Funding Source	General Fund
Timeframe	Initiate review of zoning standards for site development and façade design in January 2025 and develop and adopt objective zoning and design standards by December 2025.
Objective	Accelerate housing production by ensuring development standards are clear and objective

Program 7 – Adaptive Reuse

The City shall encourage adaptive reuse of commercial and office buildings to housing. The City shall evaluate, and if appropriate, amend the Development Code to remove potential constraints for adaptive reuse, including review or approval processes. The City shall consider regulatory incentives or waivers related to parking, open space, trash, and landscaping requirements and standards. *[Source: New, One Fresno Housing Strategy]*

Responsibility	Planning & Development Department
Funding Source	General Fund
Timeframe	<p>Evaluate whether review or approval processes and development standards are a constraint on adaptive reuse or interim reuse. If barriers to adaptive reuse or interim use are identified, modify processes and/or adopt incentives as appropriate. Establish regulatory modifications no later than 2026.</p> <p>Evaluate the California Building Code to determine if there are alternate means and methods which if applied could reduce the construction costs related to adaptive reuse. Evaluate with the next Ca BC cycle effective January 2026.</p>
Objective	Facilitate adaptive reuse of existing buildings into housing to increase the city's housing supply.

Program 8 – List of Local Labor Unions and Apprenticeship Programs

Provide a list of local labor unions and apprenticeship programs to developers, contractors, and community members to use and to encourage developers and contractors to hire local labor. *[Source: New program]*

Responsibility	Planning & Development Department
Funding Source	General Fund
Timeframe	By December 2024, the City will provide the list on the City’s website and update annually thereafter or upon request from local unions to be added to the list.
Objective	To encourage developers and contractors to hire local labor.

Program 9 – Use of Sites in Previous Housing Elements

Pursuant to Government Code Section 65583.2(c), any vacant sites included in the prior two Housing Elements (4th and 5th Cycle RHNA planning periods) and any non-vacant sites included in at least one prior Housing Element shall be provided by-right development when at least 20 percent of the units in the proposed development are affordable to lower-income households. This means that the City cannot require any form of discretionary review or approval for such projects. The City will develop an SB 330 preliminary application and SB 35 streamline approval process.

The City will implement a text amendment to the Development Code to permit developments with at least 20 percent affordable lower-income units without appeal on any vacant and non-vacant sites identified in the lower-income inventory of the 5th Cycle Housing Element. A proposed project would also not be subject to CEQA and would not be appealable. See Policy 2.11. *[Source: New program]*

Responsibility	Planning & Development Department
Funding Source	General Fund
Timeframe	Develop and implement text amendment to Development Code by May 2025 Develop SB 330 preliminary application and SB 35 streamline approval process in 2025.
Objective	Streamline development on vacant and non-vacant sites identified in previous Housing Element planning periods.

Program 10 – Annual Reporting Program

The City shall actively work toward Housing Element implementation, and reach out to the community including housing advocates, organizations, and developers annually to assess progress as part of a Housing Element Annual Report. The City shall provide multiple avenues for residents and stakeholders to provide input on the implementation of the Housing Element and submit feedback to staff. Every year, the City shall invite interested community members to discuss housing production progress at an annual public hearing. The City will provide annual information to the community on housing density and affordable housing. The City will seek input on the effectiveness of housing and fair housing-related programs and policies maintained by the City. The City shall utilize multiple methods of outreach to engage all members of the Fresno community, including multilingual notices and media outlets. [The City shall track and report on the location of new housing development, including affordability levels and geographic distribution in relation to areas of affluence and poverty \(i.e., RE/CAPs and RCAAs\).](#) [Source: 2015-2023 Housing Element, Program 3]

Responsibility	Planning & Development Department
Funding Source	General Fund
Timeframe	Conduct public outreach on a draft Housing Element Annual Progress Report prior to the annual public hearing. Hold public hearing prior to submittal to HCD.
Objective	Engage a broad spectrum of the community ongoing, and often, on the progress and effectiveness of Housing Element implementation, and make changes as appropriate based on review and input.

Goal 2: Affordable Housing

Program 11 – Incentives for Housing Development

The City will continue to work with housing developers to expand affordable housing opportunities by doing the following:

- Work with developers of multifamily and affordable housing projects to identify site opportunities in high [and relatively higher](#) resource [and income](#) areas ~~and areas with higher median incomes~~ to reduce concentrations of poverty, improve access to resources for lower-income residents, and promote racially and socially inclusive neighborhoods.
- Continue to provide priority processing for the construction of new housing in the Downtown Planning Area by processing completed plans, consistent rezoning, and Development Permit review and Conditional Use Permit applications for permitting within an average of 75 working days.

- Continue to provide reduced application fees and priority processing for single-family and multi-family projects within the Inner City Fee Program area, as referenced in the Municipal Code, to create housing units in infill areas.
- Continue to offer impact fee waivers for qualifying infill projects in priority areas of the city pursuant to Ordinances 2013-21 (The Build Act), and Fresno Municipal Code Article 4.14 (Fee Waivers for Certain Projects in Economically Disadvantaged Areas).
- [Provide flexibility in meeting off-site infrastructure requirements for affordable housing projects.](#)
- Encourage developers to use the State Affordable Housing Density Bonus and City of Fresno Transit-Oriented Development (TOD) Height and Density Bonus provisions through technical assistance and information dissemination.
- Consider and establish additional incentives for the provision of affordable housing.
- Incorporate the location of affordable housing in [high and relatively higher resource and income areas](#) as an additional priority ~~which that~~ would qualify for incentives.
- Post and maintain a list of incentives available to developers, including density bonus and impact fee waivers, on the City’s website. [Source: 2015-2023 Housing Element, Program 4 and Program 15, modified]

Responsibility	Planning & Development Department
Funding Source	General Fund
Timeframe	Provide ongoing assistance and incentives to support development during the 2023-2031 planning period. Establish and post the list of available incentives on the City’s website by December 2026. Update the list, as needed.
Objective	Provide incentives for 1,200 extremely low-income, 1,750 very low-income, and 1,500 low-income units, at least 40 percent of which are in moderate, high, or highest resource areas to facilitate housing mobility for lower-income households and special-needs groups.

Program 12 – Local Housing Trust Fund

In 2021, the City established a Local Housing Trust Fund (LHTF) to address the need for decent, safe, and affordable housing within the city. The City shall leverage the LHTF to direct funds toward eligible projects that are informed by a community input process. In 2022, the City was awarded a State of California Local Housing Trust Fund matching grant to support projects involving new construction of affordable rental housing for lower-income households [i.e., households earning below 60 percent of the Area Median Income (AMI)]. The City shall publish a Notice of Funding Availability (NOFA) to solicit applications for the distribution of funding from the LHTF as funds are available.

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The City shall review and update the current list of priorities for use of the funds through a community-driven process at least once during the Housing Element planning period. *[Source: New Program, One Fresno Housing Strategy]*

Responsibility	Planning & Development Department
Funding Source	Local Real Estate Transfer Tax, General Fund, and State of California Local Housing Trust Fund Program.
Timeframe	Annually publish a NOFA to solicit applications for funding. Review and update community priorities for the distribution by July 2028.
Objective	Utilize LHTF to leverage up to \$24 million of additional investment in affordable housing development during the planning period to support 320 extremely low-, very low-, or low-income housing units, with 30 percent of development in relatively higher resource and income areas including RCAAs.

Program 13 – Pursue State and Federal Funding Sources for Housing Development

The City will actively pursue funding to assist in the development, preservation, and rehabilitation of housing with a particular emphasis on the development of mixed-income neighborhoods. The City will identify these funding opportunities to both for-profit and non-profit developers by deploying multiple rounds of funding availability notices. The City will also continue to provide technical assistance regarding state and federal financing and grant applications including but not limited to Low-Income Housing Tax Credit (LIHTC) and Affordable Housing and Sustainable Communities (AHSC) applications. The actions that the City will take specifically include, but are not necessarily limited to:

- Identifying potential funding assistance and support applications for current state and federal assistance.
- Identifying sites available for development and infill opportunities.
- Pursuing funding to assist in the development, preservation, and rehabilitation of housing, with a particular emphasis on the development of mixed-income residential neighborhoods and the expansion of affordable housing opportunities outside of the city's low- and moderate-income areas.
- Partnering with non-profit entities to acquire properties for rehabilitation and/or development of affordable and mixed-income housing.
- Supporting state and federal legislation that increases financial support for affordable housing.
- Strive to maintain Prohousing Designation status to increase competitiveness for state funding opportunities.
- Assessment and exploration of the potential for new funding programs to create additional local sources of funding for affordable housing. *[Source: 2015-2023 Housing Element, Program 5]*

Responsibility	Planning & Development Department, nonprofit and for profit developers
Funding Source	CDBG, HOME, LIHTC, AHSC, PLHA
Timeframe	Annual assessment of funding opportunities and status of housing sites inventory as part of the annual reporting process; Ongoing implementation and annual reporting throughout the planning period.
Objective	Pursue \$15 million in funding annually to assist in the development, preservation, and rehabilitation of affordable housing, with 30 percent of investment targeting relatively higher resource and income areas including RCAAs.

Program 14 – Partnerships with Affordable Housing Developers

The City will continue to strengthen partnerships and relationships with affordable housing developers by doing the following:

- Identify [ing](#) site opportunities for affordable housing in higher-resource areas and areas with higher median incomes to reduce concentrations of poverty and improve access to resources.
- [Encouraging and assisting in funding applications to applicable federal, state, and local funding sources.](#)
- [Working with affordable housing developers to structure annual funding commitments to support multiple rounds of tax credit applications.](#)
- [Identifying opportunities to align entitlement and permit approvals for affordable housing projects with funding deadlines e.g., HOME\), including post-entitlement processes like encroachment permits.](#)
- Supporting local capacity building efforts around affordable housing finance, including convening affordable housing developers, community development leaders, lenders, advocates, lower-income and special needs households, and households and individuals in protected classes to identify housing needs as well as ongoing regulatory and funding barriers to affordable and mixed-income development.
- Attracting large investors to facilitate the construction of new affordable housing units
- [Assisting nonprofits who develop self-help type single-family housing construction for extremely low-income households.](#)
- [Joint advocacy for CEQA streamlining of single-unit affordable housing.](#)
- Supporting training programs for small-scale affordable housing developers.
- Publishing notices for funding availability for various City housing programs, projects, and activities.

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- Administering Community Housing Development Organization (CHDO) funds for affordable housing projects with certified CHDOs.
- Encouraging non-profit organizations to seek funding for development of new farmworker housing projects, as well as local affordable housing and mixed-income projects in transit-oriented developments along transit corridors throughout the city.
- Pursue partnerships with developers and businesses which build and produce affordable pre-fabricated housing to facilitate the increased production of these cost efficient alternative housing types. [Source: 2015-2023 Housing Element, Program 6, adapted with the One Fresno Housing Strategy]

Responsibility	Planning & Development Department
Funding Source	HOME & CDBG Programs, PLHA, LHTF
Timeframe	Ongoing implementation and annual reporting throughout the planning period; annual review and assessment of potential funding opportunities; convene annual meetings with housing stakeholders starting in January 2025. Identify opportunity sites for affordable housing including in high resource areas by 2027.
Objective	Partner with affordable housing developers and stakeholders to facilitate the development of 1,200 extremely low-income, 1,750 very low-income, and 1,500 low-income units, at least 40 percent of which are in high or highest resource areas to facilitate housing mobility for lower-income households and special-needs groups.

Program 15 – Land Bank

The City shall research viable land banking models with the goal of establishing a local land bank that could acquire parcels of land for the development of affordable housing. Once established, the City shall identify and maintain an inventory of underutilized land and vacant properties and work to acquire properties [and remove blight while](#) ~~to~~ returning them to productive use. [Source: New program, One Fresno Housing Strategy]

Responsibility	Planning & Development Department
Funding Source	General Fund; ARPA
Timeframe	Research viable land banking models with the goal of establishing a local land bank by 2029.
Objective	Accumulate underutilized land and/or vacant properties that could be used to support construction of affordable housing.

Program 16 – Community Land Trust

The City shall support the establishment of local Community Land Trusts to acquire and/or build affordable housing that remains so in perpetuity within the city of Fresno. The City shall support the Community Land Trusts in acquiring affordable housing units in areas at risk of displacement and acquiring land in high resource areas for the construction of new affordable housing, [as well as collaborating to maintain vacant sites once acquired. Additionally, the City will provide support to land trusts for staff, stakeholder and community education on the land trust models.](#) [Source: New program, One Fresno Housing Strategy]

Responsibility	Planning & Development Department with support from Code Enforcement, Public Works
Funding Source	General Fund; ARPA
Timeframe	By 2027, identify opportunity sites in areas at risk of displacement and in high resource areas and provide to the local Community Land Trusts for their consideration.
Objective	Build capacity of local Community Land Trusts to acquire and/or build affordable housing that remains so in perpetuity within the city, with 30 percent of land acquisitions and new construction targeting relatively higher resource and income areas including RCAAs.

Program 17 - Surplus Public Lands

The City will continue to release land designated as surplus for development of affordable housing and other uses consistent with the California Surplus Lands Act (SLA). The City will continue to release sites as available for affordable housing development projects. All surplus sites disposed of pursuant to the SLA will include a minimum of ~~150~~ [50](#) percent affordable units and in many cases will include up to 100 percent affordable units. Current City policy directs that property sale receipts are to be credited to originating funding sources utilized for purchase of property. The City will consider depositing a portion up to 100 percent of net proceeds from such sales or leases to the Local Housing Trust Fund.

Prior to disposition under the SLA, the City will identify opportunities to use surplus sites – as well as other City-owned or City-leased properties – for emergency housing programs and other community-serving uses.

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Several City-owned sites are included in the Housing Element sites inventory, but others are not included because they are not currently zoned for residential. Some of the included sites are currently zoned for lower-density single-family development. The City will review all City-owned sites by June 2025 to determine appropriateness for affordable housing and identify if a zone change would be needed to facilitate affordable housing. If zoning amendments are needed, the City will complete rezoning of the sites within one year (June 2026). Some of the sites owned by the City and Successor Agency are small lots within existing neighborhoods that might be appropriate sites for missing middle or affordable homeownership opportunities for lower-income households. The City will review the list of publicly-owned sites and work with the Successor Agency and local non-profits and other organizations to develop a strategy for facilitating affordable housing on small, scattered sites. *[Source: New Program]*

Responsibility	Planning & Development Department
Funding Source	General Fund
Timeframe	<p>Complete a list of potential City surplus sites by June 2025.</p> <p>Develop list of small publicly-owned sites by JuneDecember 2025 and coordinate with the Successor Agency and local organizations onto develop a strategy for facilitating missing middle and affordable housing opportunities on these sites by December 20278.</p> <p>Develop disposition and disposal strategy in 2026. Initiate rezoning of City-owned sites in 2026 and complete rezoning in 2027and annually thereafter.</p> <p>Publish a Notice of Availability for at least 15 percent of City surplus sites annually and complete disposition within one year of publication.</p> <p>Complete entitlements and issue building permits within one year of disposition.</p> <p>Evaluate progress in 2029 toward achieving the objective and if necessary to maintain adequate sites to accommodate the RHNA, identify and/or rezone additional sites by 2030.</p>
Objective	Based on marketability and demand, release— sites when available for affordable housing development projects. Facilitate development of 2,000 units, including 1,250 lower-income units.

Program 18 - Mixed Income Neighborhood Trust (MINT)

The City shall partner with and build capacity of the Central Fresno Neighborhood Trust (“CFNT”), a Mixed Income Neighborhood Trust (MINT) model, which has been identified as a tool for accelerating the development of affordable rental housing. Established in 2023, CFNT will develop, own, and manage a scattered site income-restricted rental portfolio, governed by community stakeholders, and legally mandated to preserve affordability and belonging for today’s renters. The CFNT and Central California Land Trust would complement one another in purpose. *[Source: New program, One Fresno Housing Strategy]*

Responsibility	Planning & Development Department and CFNT
Funding Source	General Fund; ARPA
Timeframe	Establish a Mixed Income Neighborhood Trust by 2023 <u>Complete initial contract by end of 2026</u>
Objective	Support CFNT to develop a scattered site rental portfolio to preserve affordable rental housing of a minimum of 50 new affordable rental housing units.

Program 19 – Home Buyer Assistance

In order to expand housing opportunities across Fresno, the City will commit to offering financial and technical assistance, as well as encourage counseling services to assist low-income residents in purchasing a home. The City will continue to pursue state and federal funds annually to support local first-time homebuyer programs to assist low-income first-time homebuyers to purchase a home in the city of Fresno. The City shall also maintain a partnership with NAHREP (National Association of Hispanic Real Estate Professionals) Fresno, Federal Home Loan Bank (FHLBank) of San Francisco’s WISH Program, Self-Help Enterprises, and Union Bank to administer the Llaves de tu Casa Iniciativa to provide down payment and closing cost assistance, home buyer grants, comprehensive home buyer education and counseling including first-time home buyer workshops and flexible mortgage products and programs available to all residents, with a focus on increasing Latino homeownership rates.

The City’s Housing and Community Development Division will offer the following support and assistance in the variety of languages representative of Fresno including, but not limited to, Spanish, Hmong, and Punjabi:

- **Technical assistance** - Guide applicants through the application process, offer technical support throughout the length of the program
- **Financial assistance** - Offer up to \$100,000 in loans, cover down payments and closing costs, zero interest fees, loan fees, or monthly payment fees, loan forgiveness after 15 years, and flexible payment plans calculated according to income at the time of application and adjusted based on changes in grantees income. Applicants will be required to participate in financial counseling services for support in becoming strong financial candidates, adapting to the challenges of becoming homeowners, and increase the beneficial impact of the program.
- **Financial counseling services** - Intended to increase the beneficial impact of the program by preparing applicants to become strong financial candidates and offer support as grantees to help them adapt to the financial challenges of becoming homeowners.
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The City will promote all available homebuyer resources on the City’s website, ~~and~~ at public counters, ~~to partner residents with agencies that provide homebuyer education counseling. Outreach and marketing will be available in multiple languages, occur viaviand through~~ City media outlets, ~~community outreach, informative workshops, partnerships with local media outlets, and to community groups such as neighborhood-/homeowners’ associations, realtors’ associations, homebuilders, lenders, Rotary, and other similar Community Based eOrganizations.~~ Targeted outreach and promotional efforts will occur in R/ECAP and extremely low and very low-income households, prioritizing individuals and households with special needs. Additionally, outreach will be targeted to reach low income residents, particularly in R/ECAP areas. [Source: 2015-2023 Housing Element, Program 8; modified]

Responsibility	Planning & Development Department and nonprofit community development corporations
Funding Source	Permanent Local Housing Allocation (PLHA), NAHREP (National Association of Hispanic Real Estate Professionals) Fresno, Federal Home Loan Bank (FHLBank) of San Francisco, Self-Help Enterprises, and Union Bank
Timeframe	<p>Apply annually for state funding to support local first-time homebuyer programs starting in 2024, <u>including the state’s CalHome Program and the Jose Serna, Jr. Farmworker Housing Grant,</u> as funding is available.</p> <p><u>Beginning June 2025, provide quarterly reports describing how many applicants were assisted, and a description of outreach efforts and the location of where grantees were able to find housing.</u></p> <p><u>Beginning January 2025, the City will host two informative workshops every quarter and emphasize accessibility to extremely low-income and very low-income residents.</u></p> <p><u>Beginning in January 2025, dDevelop and implement a marketing-strong communityand outreach program to to notify residents of the availability of the program targeting extremely low-income and very low-income residents.target the resourcees to eligible homebuyers within 4 months of receipt of PLHA Program funds from HCD. Marketing and outreach shall occur on an ongoing basis and updated at least annually from receipt of funds.</u></p> <p><u>Beginning January 2025 or within 4 months of receipt of funds, the City will begin accepting applications for the program.</u></p> <p>Review City website annually.</p>
Objective	If the City receives PLHA or other homeownership funding, the City will strive to support a total of 40 low- and moderate-income households with home purchases during the planning period, <u>with 30 percent of purchases targeting relatively higher resource and income areas including RCAAs.</u>

Program 20 – Housing Choice Voucher Incentive Program

The Housing Choice Voucher (HCV) program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments.

The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects.

Housing choice vouchers are administered locally by Public Housing Agencies (PHAs). The PHAs receive federal funds from the U.S. Department of Housing and Urban Development (HUD) to administer the voucher program.

A family that is issued a housing voucher is responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent under the program. This unit may include the family's present residence. Rental units must meet minimum standards of health and safety, as determined by the PHA.

A housing subsidy is paid to the landlord directly by the PHA on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.

Fresno Housing is the PHA for the county of Fresno. The City shall collaborate with and support Fresno Housing's administration of the Housing Choice Voucher (HCV) program on an ongoing basis by:

- Providing information about HCVs at the planning counter, on the City website, and in other public places to increase awareness.
- Enforcing source of income protection and providing education to property owners on laws prohibiting the ability to refuse to rent to an applicant based on their source of income (e.g., Section 8 and other HCV programs, social security, disability).
- Assisting Fresno Housing in holding regular informational meetings and discussions with multifamily property owners and potential new landlords to expand the number of developments that accept HCV tenants.
- Collaborating with Fresno Housing to conduct outreach to developments in high [and relatively higher](#) resource [and income](#) areas about participation in the HCV program by exploring best practices to target areas for voucher education, such as areas with high-performing schools or areas with high area median income, as well as areas near jobs and transit. The City's role will be to assist in the geographic analysis necessary to target the outreach. The outreach will be performed on an annual and ongoing basis. [Source: 2015-2023 Housing Element, Program 10b; adapted with the One Fresno Housing Strategy]

Responsibility	Planning & Development Department and Fresno Housing
Funding Source	HUD funding
Timeframe	Support Fresno Housing’s outreach to households in high need areas as often as needed. Support Fresno Housing to conduct two to four workshops annually at varying locations throughout the city to provide mobility counseling and recruit landlords to help voucher holders find housing options in resource-rich neighborhoods.
Objective	Work with Fresno Housing to enforce source of income laws that prohibit owners from refusing to rent to HCV holders and increase landlord participation by at least 250 new units in high and relatively higher resource and income areas to support housing mobility for low-income families and special needs households.

Program 21 – Advocate for Repeal of Article 34

Article XXXIV of the State of California Constitution (Article 34) prohibits the development of low-income affordable housing with state or local public financing or assistance unless there has been local voter approval. Article 34 dampens the capacity of public housing authorities to develop affordable housing locally and statewide. The City should continue to advocate for the repeal of Article 34. The City currently has sufficient voter approval for up to 1,800 units, the most recent vote being March 6, 1979. Cumulatively, up to 1,800 units have been authorized by voters. Should Article 34 not be repealed, the City may soon be required to place a measure on the ballot to seek voter approval that would grant the City general authority to support the development of additional affordable housing units which, at a minimum, would meet the lower-income RHNA. This program would request voter approval should the balance of voter authorized units be exceeded. *[Source: New program, One Fresno Housing Strategy]*

Responsibility	City of Fresno; State of California
Funding Source	General Fund
Timeframe	Monitor annually to determine if Article 34 ballot measure is needed
Objective	Remove regulatory barrier associated with receiving voter approval for affordable housing development.

Goal 3: Housing and Neighborhood Conservation

Program 22 – Housing Rehabilitation

With the goal of conserving affordable housing, preventing displacement, and cultivating thriving communities, the City of Fresno will assist households who on average have below-moderate incomes by connecting them to resources and services specialized in the rehabilitation of their homes. The City shall connect homeowners with resources for eligible improvements including health and safety, hazard corrections, and accessibility modifications to reduce displacement risk and facilitate place-based revitalization. The City offers programs that provide exterior repair to seniors and provides funds to non-profits for home rehabilitation programs for lower-income households. These activities have been funded with CDBG program funds. The Senior Exterior Repair Program provides a grant to low-income seniors (62 years and older) who own and occupy their homes to make needed exterior repairs and improvements to their homes. The maximum allowable amount for a rehabilitation grant is \$20,000 in 2023. The City will:

- Promote available housing rehabilitation resources, including the Fresno Economic Opportunities Commission's (EOC's) Energy Services Program that includes weatherization, on the City's website, at public counters, and in libraries. The program will also be promoted through City media outlets, community outreach, informative workshops, and partnerships with local media outlets, neighborhood associations, and community benefit organizations.
 - Outreach and promotional efforts will occur in R/ECAPs, targeting households who on average have extremely low to very low incomes, households of undocumented residents, homes with substandard living conditions, and households with special needs. All materials will be made available in a variety of languages representative of Fresno including, but not limited to, Spanish, Hmong, and Punjabi.
 - Offer the following assistance to homeowners in a variety of languages representative of Fresno:
 - Technical assistance - Guide applicants through the application process and offer technical support throughout the length of the program.
 - Referral assistance - Connect applicants to resources and services based on the level of repair needed.
 - Financial assistance - Offer rehabilitation grants to homeowners.
- Prioritize rehabilitation for households with special needs, homes with damages that pose a serious health risk, and homes with damages that are likely to be exacerbated by weather and climate change.
- Employ local licensed general and paint contractors and prioritize partnerships with contractors who predominantly employ or will employ local residents including part-time jobs for youth for the duration of their participation in the program

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- ~~▪ Conduct targeted outreach to inform property owners of rehabilitation assistance in neighborhoods with older housing units.~~
- ~~▪ Refer interested households to available programs.~~
- ~~▪ Target promotion of rehabilitation programs in areas of need to improve living conditions in concentrated areas of poverty.~~
- Engage and consider community feedback when setting future program priorities for housing rehabilitation as part of the next Consolidated Plan update cycle. *[Source: 2015-2023 Housing Element, Program 22; modified]*

Responsibility	Planning & Development Department
Funding Source	CDBG program funds
Timeframe	<p><u>Beginning in January 2025, host two quarterly informative workshops. Half of the workshops will occur in an area accessible to residents residing in R/ECAPs.</u></p> <p><u>Begin outreach one month before every informative workshop by notifying Community Based Organizations and posting on social media.</u></p> <p><u>By March 2025, notify the community via city media outlet and community benefit organizations, and update its website to promote the development of the Program.</u></p> <p><u>By August 2025, begin offering rehabilitation services.</u></p> <p><u>By February 2026, provide annual and quarterly reports describing how many homeowners were assisted with revitalization, how many local residents were employed, a description of outreach efforts including the location where they took place.</u></p> <p>Complete 15 Senior Exterior Repair projects annually.</p> <p>Seek input from the community and begin setting program priorities for the Consolidated Plan in 2024.</p>
Objective	Aim to connect at least 80-120 lower-income households with rehabilitation resources during the planning period and complete a third of these in areas of concentrated poverty with older housing stock to facilitate place-based revitalization.

Program 23 – Comprehensive Code Enforcement

The City of Fresno, in conjunction with private businesses, developers, and community-based non-profit organizations, will continue to collectively increase neighborhood revitalization activities as follows:

- The Community Compliance Unit will continue to assertively conduct targeted neighborhood inspections of housing units for potential health and safety issues. All Area Teams, as needed, will continue to improve neighborhoods throughout Fresno and increase livability by creating safe and healthy conditions, removing blight, educating citizens, promoting pride of ownership, and building collaborative relationships with the community.
- The Rental Housing Unit shall continue to operate the Rental Housing Improvement Program to address the issue of substandard rental properties, promote greater compliance with health and safety standards, and to preserve the quality of Fresno’s neighborhoods and available housing opportunities. The goal is to work with property owners to achieve compliance of health and safety code violations that are a threat to the occupant’s safety, structural integrity of the building, and have a negative impact on the surrounding neighborhoods. The City will pursue resolution of cases identified through the inspection process, including through enforcement actions against landlords if necessary, including Administrative Citations, Penalties, Abatement by Contractor, Court Appointed Receivership, Property Liens, Judicial Remedies, Referrals, etc. The City shall work to expand awareness of the Lien Waiver Program in which the City Manager may enter into an agreement to waive fines or citations if properties are brought into compliance.
- The Special Teams Unit will continue to maintain its School Area Team, designed to conduct proactive inspections in neighborhoods surrounding schools; Waste Tire Team to remove waste tires from the city, including hosting Tire Amnesty days; the Demolition Team to ensure dangerous buildings are being demolished or fully rehabilitated; the Vacant Lots team, to ensure properties are clear of tall grass and weeds; the Illegal Dumping Team, to investigate and hold accountable those who unlawfully dump garbage in neighborhoods, streets, and alleys; and the Abatement Team to remove significant health and safety hazards and other violations pursuant to warrants.

The Legal Team will continue to seek inspection/abatement warrants and petition the court for receivership of properties unable to be brought into compliance. *[Source: 2015-2023 Housing Element, Program 20 and adapted from One Fresno Housing Strategy]*

Responsibility	City Attorney’s Office, Code Enforcement
Funding Source	General Fund and CalRecycle Grant (for Waste Tire & Illegal Dumping Team)
Timeframe	Complete 10,000 inspections annually, pursue resolution of cases identified through the inspection process.

	Work with the Mayor’s Office on developing an outreach strategy for the Lien Waiver Program in 2027. Ensure marketing is directed to older and disadvantaged neighborhoods.
Objective	Continue code enforcement efforts to improve and preserve the quality of housing and residential neighborhoods in Fresno. Conduct focused outreach and programming in older and disadvantaged neighborhoods in central and south Fresno, including Downtown Fresno. Determine what any additional neighborhoods that should be identified for outreach and programming.

Goal 4: Special Needs Housing

Program 24 – Special Needs Housing

The City shall advocate for the provision of special needs housing, including disabled-accessible units and housing for persons with mental and physical disabilities. The City will provide technical support and offer incentives to housing developers, such as Fresno Housing and Self-Help Enterprises, in the application of funds for housing, including HCD (e.g., the Joe Serna grant program) and USDA Rural Development loans and grants, other programs administered by California’s Office of Migrant Service (OMS) and other funding sources that may become available to meet the needs of persons with special needs (such as seniors, farmworkers, survivors of domestic violence, and people with disabilities, including persons with developmental disabilities), including the following efforts:

- Continue to implement the Universal Design Ordinance for new construction or modification of City-subsidized housing.
- The City will support and work actively to meet the housing needs of permanent and migrant farmworkers in Fresno. The City will cooperate with public and private agencies to seek funding to identify and implement strategies leading to the rehabilitation of existing and provision of new housing for farmworkers.
- The City will target code enforcement and other resources to the existing housing stock with the most need for rehabilitation and sanitary conditions that could be more likely to house farmworkers and work with regional or other organizations to improve living conditions for farmworkers.
- For new affordable housing projects developed with City assistance, incentives, and/or subject to City requirements, the City will require that the developer give qualified farmworker households a preference for at least 5 percent of the new units. Should demand from farmworker households be insufficient to fill the set-aside units, then the units will be made available to other qualified households. The City will annually reach out to affordable housing developers to gather interest and input on how to best implement this program and will provide information on available funding.

- The City will offer incentives such as density bonuses, streamlined processing, and the minor deviation process to facilitate development of farmworker housing. The City will identify development opportunities for farmworker housing at least every other year during the planning period.
- Meet with farmworker housing developers and advocates on a biannual basis to discuss their needs and offer assistance in the form of letters of recommendation for grant applications, assistance with site identification and grant opportunities, and discuss incentives for constructing farmworker housing.
- The City will annually monitor the status of farmworker housing as part of their annual report to HCD on Housing Element progress and evaluate if City efforts are effective in facilitating the provision of farmworker housing. If appropriate, the City will make necessary changes to enhance opportunities and incentives for farmworker housing development.
- Seek and apply to funding sources and partner with local and statewide organizations to facilitate the construction of units for extremely low-, very low-, and low-income income seniors (typically age 65 years and over; may vary by funding source or program).
- Use funding programs such as the Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with HIV/AIDS (HOPWA) to provide financial support to organizations that provide counseling, information, education, support, housing services/referrals, and/or legal advice to extremely low-income households, to mitigate risk of displacement and support housing stability for extremely low-income households, persons with disabilities, farmworkers, and persons experiencing homelessness.
- Support needed social services and review applications annually.
- Continue to utilize available funds and/or seek funding to support the Fresno-Madera Continuum of Care, a local collaborative of homeless service providers, to construct transitional and supportive housing units.
- Provide technical assistance to developers with proposed Single Room Occupancy (SRO) facilities, transitional and supportive housing, and other special housing types to create units during the planning period.
- Provide incentives to builders to provide housing with multiple bedrooms affordable to lower- and moderate-income households to meet the needs of female-headed, single-parent, and large-family households of all income levels (possible incentives will include reduced setbacks, reduced parking requirements, and technical assistance with applications for funding).
- Encourage the provision of affordable housing for young adults, particularly former foster youth and young mothers, through planning consultations, streamlined permit processing, and funding assistance.

- The Mayor's Office of Community Affairs will assist in engaging all residents of the community including youth, Black, Indigenous, People of Color (BIPOC), Latino, Asian/Pacific Islander, Indian, and LGBTQ on their housing needs. [Source: 2015-2023 Housing Element, Program 7; modified]

Responsibility	Planning & Development Department, Mayor's Office of Community Affairs
Funding Source	HUD Funds (ESG), Other Grants
Timeframe	<p>Ongoing, as projects are processed by the Planning & Development Department.</p> <p>By December 2024, initiate outreach, and in 2025 conduct outreach to organizations that support extremely low-income residents and residents with special needs housing to understand funding needs.</p> <p>Support expediting applications on an ongoing basis.</p> <p>Contact nonprofit developers at least every other year to identify opportunities for the development or improvement of housing for farmworkers</p> <p>Monitor status of farmworker housing and evaluate effectiveness of efforts annually as part of the annual report process. Annually review the availability of funding opportunities to provide housing vouchers or other forms of rental assistance for farmworkers, and apply for funding as opportunities arise. Identify farmworker housing development opportunities throughout the city at least twice in the planning period.</p>
Objective	Facilitate development of special needs housing, including 1,200 units for extremely low-income households and development of 100 units for farmworkers and their families. Pursue funding in collaboration with agencies serving farmworkers to support the rehabilitation and conserve an estimated 140 units serving farmworkers annually through code enforcement.

Program 25 – Development Code Amendments for Compliance with State Law and to Reduce Barriers to Housing Development

The City will amend the Development Code to address the following development standards and barriers to housing opportunities:

- **Density Bonus:** Amend the Development Code to include provisions allowing 80 percent density bonus and up to four concessions for 100 percent affordable developments consistent with the current requirements of State Density Bonus Law outlined in Government Code Section 65915. Monitor State Density Bonus Law annually for legislative changes and modify ordinance as needed during the planning period.

- **Accessory Dwelling Units:** Amend the Development Code to be consistent with the latest state legislation related to development standards for ADUs and ensuring that the construction of a junior accessory dwelling unit (JADU) on each lot is clearly permitted in addition to an ADU, in accordance with California Government Code Section 65852.2.
- **Parking Requirements:** Amend parking requirements for ADUs and supportive housing units within a half mile of transit and amend the development code to remove parking minimums within a half mile of transit consistent with AB 2097, outlined in Government Code Section 65863.2.
- **Emergency Shelters:** Adopt the updated State definition of emergency shelters and modify the parking requirement for emergency shelters to require sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with Government Code Section 65583(a)(4). Amend the hours of operation to cover nighttime hours, and review and confirm the standards for toilets is not excessive relative to similar other uses, and overall ensure that standards for emergency shelters comply with state law (Government Code Section 65583(a)(4)).
- **Low-Barrier Navigation Centers:** Permit low-barrier navigation centers, defined as low-barrier, temporary service-enriched shelters to help homeless individuals and families to quickly obtain permanent housing as a permitted use subject only to ministerial approval in zones where mixed uses are allowed or in nonresidential zones that permit multifamily housing (Government Code Section 65662; AB 101).
- **Residential Care Facilities:** Review requirements for unlicensed and licensed group homes and larger group homes and permit them in all residential zones in a similar manner to other residential uses to comply with the City's obligation to affirmatively further fair housing pursuant to Government Code Section 8899.50 (b)(1) and Government Code Section 65583 (c)(10). The City will also review CUP findings for residential care facilities to ensure they are objective and do not serve as a barrier to development. If determined to be a barrier or subjective then the City will amend CUP findings for residential care facilities.
- **Single-Room Occupancy Units:** Amend the Development Code to comply with Government Code Section 65583 (c)(1) and remove the current limit of 15 guests in SRO units, change SRO to permitted use in RM-1, RM-2, RM-3, NMX, CMX, and RMX, and evaluate objective design standards for SROs to ensure that units are maintained and safe for all residents long term.
- **Farmworker and Employee Housing:** Amend the Development Code to comply with Government Code Section 65583 (c)(1) and permit employee housing for six or fewer as a residential use and permit agricultural labor housing in all zoning districts where agricultural uses are permitted.

- **Supportive Housing:** Allow for the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, to be allowed without a conditional use permit or other discretionary review in all zoning districts where multifamily and mixed-use development is permitted, consistent with Government Code Section 65651(a).
- **Definition of “Family”:** Amend the Development Code to add an inclusive definition of family and consistently replace the terms “single family” and multi-family” with “single-unit” and multi-unit” to ensure internal consistency.
- **Definition of “Tiny Home”:** Amend the Development Code to expand the definition of tiny homes to allow for modular homeownership on leased parcels.

The City will consider amending the Development Code to address the following development standards and barriers to housing opportunities:

- **Overlay Zone in Transit Rich and Urban Infill Sites:** Assess benefits of implementing SB 10 (2021) and if it is found to be beneficial then amend the Development Code to add an overlay zone which would allow up to 10 residential units in certain “transit rich” and “urban infill sites.”
- **Overlay Zone for Workforce Housing:** Assess benefits of implementing workforce housing and if it is found to be beneficial then amend the Development Code to add an overlay zone which would allow workforce housing in certain Commercial, Business Park, and Public Facilities zone districts.
- **Reduce Parking Requirements for Residential Care, General:** Amend the Development Code to reduce parking requirements to 1 space per employee and 1 space for every 7 residents. Parking stalls within residential garages count towards required parking spaces.

Responsibility	Planning & Development Department
Funding Source	General Fund
Timeframe	The City will initiate Development Code amendments by December 2025. In 2025, the City will assess the potential benefits of SB10 and Workforce Housing overlay zones to Fresno and if determined to be beneficial then the City will initiate a Development Code Amendment by 2026.
Objective	Annually review the effectiveness and appropriateness of the Development Code and process any necessary amendments to remove or mitigate potential constraints to the development of housing.

Goal 5: Fair and Equal Housing Opportunities

Program 26 – Fair Housing Services

The City will continue to contract with a fair housing service provider to support enforcement of state and federal Fair Housing Laws and provide fair housing services that include, but are not limited to, the following with an emphasis on providing targeted outreach and support to disproportionately burdened groups and areas of the city:

- Continue analyzing and addressing fair housing issues through the five-year review and update of the regional Analysis of Impediments to Fair Housing Choice, in alignment with HUD's updated guidelines. The City shall take meaningful actions to overcome patterns of segregation, promote fair housing choice, eliminate disparities in opportunities, and foster inclusive communities free from discrimination throughout the city by implementing the solutions developed in the Regional Analysis of Impediments to Fair Housing Choice (AI).
- Referring inquiries and landlord/tenant complaints concerning housing discrimination to the applicable regulatory body (State Department of Fair Employment and Housing, HUD, or private counsel) for processing.
- Disseminating fair housing information citywide by sponsoring workshops, housing information fairs, monitoring of affirmative marketing, and working closely with fair housing service providers to target outreach and programming to Black, Latino, and other disproportionately impacted groups, as well as neighborhoods experiencing high levels of housing issues.
- Disseminating fair housing information through radio, television, and other media in multiple languages and targeted neighborhoods to reach disproportionately impacted residents.
- Geographic coverage of the outreach should be targeted to the most vulnerable populations as depicted in Figure 1E-3.3 – Racial Segregation by Census Tract, Figure 1E-3.7-Distribution of Poverty, and Figure 1E-3.10 – Percentage of Population with a Disability.
- Advertising fair housing laws and complaint procedures through literature displays at the City. The City will provide displays to non-profit organizations such as Central California Legal Services, Lao Family Organization, Fresno Interdenominational Refugee Ministries, Fresno Center for New Americans, property management organizations, lenders, and other such organizations to help reach disproportionally impacted populations. Literature will be provided in English, Spanish, Hmong, and Punjabi.
- Improve Fair Housing complaint tracking and response; allow trusted nonprofit counselors to be added to tracking systems to aide their clients in receiving and understanding notifications on the complaint process.

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As most housing discrimination complaints in Fresno are related to a disability bias, the City will work with fair housing providers to provide additional educational resources in a variety of languages to both tenants and landlords related to disability rights in housing. The City will publicize fair housing services on its website, in City Hall, and in all housing-related programming. *[Source: 2015-2023 Housing Element, Program 26, modified]*

Responsibility	Planning & Development Department, fair housing service provider
Funding Source	CDBG
Timeframe	<p>Update the City of Fresno Analysis of Impediments to Fair Housing Choice by 2025.</p> <p>Provide funding, as available, to local fair housing service providers and provide services to 1,500 persons annually consistent with the Consolidated Plan and Action Plans.</p> <p>Complete ongoing implementation and annual reporting throughout the planning period.</p>
Objective	Ensure compliance with fair housing laws. Refer discrimination to appropriate State and Federal enforcement agencies. Mitigate impediments to fair housing opportunities throughout the city, with an emphasis on supporting the needs of populations and neighborhoods most impacted by fair housing issues.

Program 27 – Environmental Justice

The City has initiated the preparation of an Environmental Justice (EJ) Element that will include policies and actions to lessen pollution burden on disproportionately-impacted neighborhoods through urban greening, lessening impacts of industrial uses on residential areas, reducing impacts of extreme heat, and other actions to reduce pollution exposure, and promote equitable access to public facilities, healthy food, safe and sanitary homes, and recreation and physical activity. The EJ Element will include:

1. Objectives, policies, and implementation strategies to reduce the unique or compounded health risks in disadvantaged communities by means that include but are not limited to:
 - a. Reducing pollution exposure, including improving air quality
 - b. Promoting public facilities access
 - c. Promoting food access
 - d. Promoting safe and sanitary homes
 - e. Promoting physical activity

- 2. Objectives, policies, and implementation strategies to promote civic engagement in the public decision making process
- 3. Objectives, policies, and implementation strategies that prioritize improvements and programs that address the needs of disadvantaged communities

The EJ Element is expected to be complete and incorporated into the General Plan by June of 2026.

The City will monitor the impact of the EJ Element policies in the General Plan by developing a data tracking program to assess program outcomes in disadvantaged communities. Every five years, the City will collect data to assess its performance against a minimum of [five](#) of the following types of measures using 2024 as the base year. The City will adjust policies, actions, or the approach to improve performance as needed:

- Health outcomes of residents in disadvantaged communities
 - Number and percentage of homes that are within a half-mile of a grocery store or other entity that offers fresh food
 - Number of homes that are within a half-mile of a park or open space as defined in the Parks Master Plan
 - Tree canopy within disadvantaged areas
 - Number of homes that are within a half-mile of community facilities such as community centers, libraries, and hospitals or clinics
 - Number of homes that are within a half mile of high quality transit routes
 - Number of jobs created or people employed in disadvantaged communities
 - Amount of support (defined as technical assistance or financial support) for small businesses in disadvantaged communities through the City’s and County’s economic development departments.
 - Number of residents that participated in a city outreach event, City Council, Commission or City meeting, or completed a City-sponsored survey.
- *[Source: New program]*

Responsibility	Planning & Development Department in coordination with Department of Public Works, PARCS Department, Department of Public Utilities, Capital Projects Department, and Mayor’s Office of Community Affairs
Funding Source	General Fund

Timeframe	Update General Plan to incorporate Environmental Justice policies by June 2026. Define metrics for tracking program and establish baseline by December of 2025. Complete first tracking report by December of 2027 ⁹ . Implement the EJ Element at least annually and ongoing, including applying for funding annually or as available.
Objective	Prepare an EJ Element with actions to improve public health and quality of life in disproportionately-impacted neighborhoods, including racially and ethnically concentrated areas of poverty (R/ECAPs). <u>The City will target a 15 percent improvement in the metrics described above, once baselines are established.</u>

Program 28 – Equitable Community Investments

The City will continue to prioritize investment in underserved neighborhoods, which includes racially and concentrated areas of poverty, with strategic projects in the areas of parks and community centers, water and sewer infrastructure, pedestrian and bicycle safety, road improvements, transit electrification, youth programs, public safety, small business investment, and urban greening and beautification. In order to build upon past work and expand future investment for equitable community investments, the City will pursue a variety of activities including increasing investment, partnership, outreach, and transparency, which will include but not be limited to the following:

- New and improved community centers in West and Central Fresno. *(Timeframe/Objective: 5 new/improved community centers during 2023-2031 planning period)*
- Transform Fresno Greening Projects, which includes investment in new and improved parks, plazas and open space in Southwest Fresno, Chinatown, and Downtown. *(Timeframe/Objective: 7-8 improvements during 2023-2031 planning period)*
- Pedestrian, bicycle, and streetscape improvements, including streetlights, planting trees, new and improved crosswalks, filling sidewalk gaps, pedestrian and bicycle bridges. *(Timeframe/Objective: 5-6 projects during 2023-2031 planning period)*
- Purchase of over \$68 million in new zero-emission buses and expansion of transit service, including paratransit for persons with disabilities. *(Timeframe/Objective: Over 130 new vehicles by 2031)*
- Water, sewer, stormwater, and other infrastructure improvements to accelerate mixed-income infill housing development Downtown, Chinatown, and Southwest Fresno. *(Timeframe/Objective: \$293 million by 2031)*

- The investments listed above facilitate ongoing implementation and investment in the Southwest Fresno Specific Plan (SWFSP) area, including bicycle, pedestrian and trail facilities, Fresno Greening Projects, and construction of new parks. Specifically, the Southwest Fresno Trail, the Southwest Urban Forest Project, and the MLK Park are all under construction and expected to be completed during the 2023-2031 planning period. Progress on Southwest Specific Plan implementation will be monitored on an annual basis and adjustments made as appropriate to ensure meeting objectives.
- The investments listed above facilitate ongoing implementation and investment in the Downtown Neighborhoods Community Plan area, including Chinatown and Downtown urban greening, pedestrian, bicycle and streetscape improvements and infrastructure improvements. Specifically, the Chinatown Urban Greening project, Chinatown Streetscape Improvements and water and sewer main replacements are expected to be completed during the 2023 – 2031 planning period. Progress the Downtown Neighborhoods Community Plan implementation will be monitored on an annual basis and adjustments made as appropriate to ensure meeting objectives.

In addition to General Funds, major sources of funding for these programs include but are not limited to:

- An estimated \$40 million per year through Measure P to build new parks and improve existing parks and expand cultural programming opportunities prioritizing areas of greatest need.
- Measure C funds for bicycle, pedestrian, and other road infrastructure projects.
- \$293 million from the State of California for infrastructure improvements in Downtown Fresno. This includes the Downtown Fresno Capital Improvement Project (CIP), supported by \$47 million from the Infill Infrastructure Grant (IIG) program, which will include sewer main replacements across multiple streets, a water project, site preparations, surface improvements, urban greening, installation of pedestrian lighting and push buttons, and ancillary works, and construction of a centralized off-site parking structure.
- An estimated \$23 million in remaining Transformative Climate Communities grant funding, which will fund investments in trails, parks, sidewalks, educational facilities, and other infrastructure improvements.

City Departments are working to transparently track investment for the public to see what and where investment is taking place and to conduct outreach and partner with the community through actions that include but are not limited to:

- Developing an online tool accessible to the public to view the location, type, value, and status of public infrastructure projects.
- Publishing a quarterly report on the planned, obligated, underway, and completed infrastructure projects as they correspond to areas of greatest need.
- Evaluating annually the distribution of infrastructure funds from all funding sources corresponding to areas of greatest need.

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- Continuing to partner with local community-based organizations (CBOs) and local affordable housing developers, with a focus on building local capacity, to seek funding and implement programs in the areas of highest need in the city.

[Source: 2015-2023 Housing Element, Programs 21 and 27; modified]

Responsibility	All City Departments
Funding Source	General Fund; Capital Improvement Funds; state and federal funding as available including HUD Funds (CDBG).
Timeframe	<p>Annually prioritize investments and annually seek grant funding targeting areas of greatest need, including racially and ethnically concentrated areas of poverty</p> <p>Continue to implement place-based improvements throughout the 2023-2031 planning period in areas of greatest need, including racially and ethnically concentrated areas of poverty.</p> <p>Develop an online tool accessible to the public to view projects by July 2025.</p> <p>Once the tool is created, track infrastructure projects by opportunity area classification (e.g., low resource areas vs high resource areas) and report quarterly online and annually through the Annual Progress Report.</p> <p><u>As individual planning efforts are completed, implement the plans and evaluate their effectiveness annually, making adjustments as appropriate to ensure their objectives are achieved, such as compatibility between residential and industrial uses.</u></p> <p><u>If land use is changed from an adopted use in a specific plan, the City will evaluate impacts and create new targets to better balance for residential-industrial compatibility.</u></p>
Objective	See individual objectives above related to targeted investments.

Program 29 – Equitable Engagement

The Office of Community Affairs was created within the Mayor’s Office to provide greater access to historically underrepresented communities. The OCA offers services and resources for Fresno residents. It engages all members of the Fresno community by serving as the City government’s liaison to key constituent groups, associations, multicultural and immigrant populations, faith-based, civic and human service, and others including community benefit organizations. The OCA connects marginalized communities with City services and resources; these communities include the Asian/Pacific Islander community, Black Indigenous and People of Color community, Indian community, Latino community, and LGBTQ community with representation through community coordinators.

The goal of the OCA is to bring underserved communities a voice and create a network for community organizations, community members, and community businesses to feel represented, heard, and connected to city government. The OCA serves as a welcoming presence to make residents comfortable bringing questions, concerns, and comments to city hall, providing a connection with someone who can speak their language and understand their needs, and building trust. The City of Fresno leadership is committed to providing resources for underserved communities and the OCA is intended to bridge the gaps between City Hall and the residents of Fresno. *[Source: New program]*

Responsibility	Office of Community Affairs
Funding Source	General Fund
Timeframe	At least annually and ongoing
Objective	Expand outreach and public education strategies to increase engagement amongst historically underrepresented populations and residents with the greatest need, including within the context of the City's long range and community planning functions as well as the land use entitlement process.

Program 30 – Workforce Development

The City will work collaboratively with regional partners to improve job opportunities for residents in sectors that provide not only entry level employment opportunities, but paths that lead to higher paying jobs and better housing. This will include continuation of the following programs and expanding targeted job training as possible:

- Through the **One Fresno Youth Jobs Corps Program**, the City hires youth ages 16-30 years old, pays them a livable wage, provides training and wrap-around services and puts them on a career pathway for future City or outside organization employment in that field.
- **Local Conservation Corps (LCC)** LCC provides young adults (ages 18-26) with paid job training and educational opportunities. Corps members (participants) provide service to the community through paid vocational training while advancing their education.
- **Valley Apprenticeship Connections (VAC) Construction Pre-Apprenticeship Program** Fresno EOC VAC program provides a 12-week pre-apprenticeship training to prepare individuals for the construction industry.
- **Workforce Connection Young Adult Program** is an Academic Tutorial and Career Readiness Program providing a comprehensive array of services that focus on assisting young adults with one or more barriers to employment to prepare for post-secondary education and employment opportunities, attain educational and/or skills training credentials, and secure employment with career or promotional employment opportunities. Workforce Connection focuses primarily on serving youth who live south of Shields Ave. in the Fresno metropolitan area. Additionally, the program also serves Urban East, which encompasses Urban Fresno and Clovis to the east of Highway 41. *[Source: New program]*

Responsibility	Office of the Mayor; Fresno Regional Workforce Development Board; Economic Opportunities Commission
Funding Source	State and federal grant funding
Timeframe	Ongoing, continue to implement
Objective	Provide job training programs to improve economic opportunities

Goal 6: Energy Conservation and Sustainable Development

Program 31 – Reduce or Waive Fees for Vehicle Miles Traveled (VMT)

New CEQA rules on Vehicle Miles Traveled (VMT) require projects to mitigate the number of VMTs generated above the adopted threshold. Projects within 1/2 mile of high quality transit corridors are mostly exempt, as are projects that include a "high" amount of affordable housing. The City will determine what that percentage will be. The City is developing a VMT program which includes a VMT mitigation fee that would pay for active transportation capital improvements which reduce vehicle miles traveled. *[Source: New program, One Fresno Housing Strategy]*

Responsibility	Planning & Development Department
Funding Source	General Fund
Timeframe	Establish an affordable housing threshold by 2026 Establish VMT Mitigation Fee by 2026
Objective	Reduce costs and application processing times associated with VMT analysis for new developments that include affordable housing and support improvements for active transportation infrastructure

Goal 7: Prevent Displacement and Homelessness

Program 32 – Opportunity to Purchase Act

The City shall research best practices related to Right of First Refusal and Opportunity to Purchase Act (OPA) programs in California, and based on the findings of the research, consider establishing an OPA ordinance or similar policy that would give tenants and qualifying non-profits priority to purchase a building that has entered pre-receivership with the Anti-Slum Enforcement Team (ASET) Division. The City shall seek public input, coordinate with non-profits, and collaborate with the California Apartment Association (CAA) and Community Based Organizations (CBOs) that work closely with low-income communities in racially and ethnically concentrated areas, on the potential adoption of an OPA ordinance, including targeted outreach to stakeholders such as Central California Legal Services (CCLS) and organizations representing lower-income households and special needs groups. *[Source: New program, One Fresno Housing Strategy]*

Responsibility	Planning & Development Department, CBOs, and CAA
Funding Source	Private funding
Timeframe	Work with CBOs and CAA to collaborate on review of OPA programs and policies throughout 2025. Provide recommendations to the City in the form of a report by the end of 2026.
Objective	Allow qualifying tenants and local non-profits the opportunity to purchase existing buildings to be used and/or maintained for affordable housing, with 30 percent of purchases targeting relatively higher resource and income areas including RCAAs. Upon OPA Ordinance adoption, provide opportunity to purchase for 10% of buildings that enter pre-receivership.

Program 33 – Mobile Home Parks

The City shall maintain the responsibility for enforcement of the California Mobile Home Parks Act at all mobile home parks located within the city limits. Almost 4,000 mobile home units exist in Fresno [in 27 mobile home parks](#). Mobile home parks represent one of the few remaining sources of unsubsidized affordable housing in the city, and they also provide opportunities for homeownership to individuals and households who might not be able to afford other housing purchase options. As real estate prices rise, mobile home park owners may seek to close parks so that the land can be sold and converted to other uses. Deferred maintenance of a mobile home park can lead to substandard conditions that can also eventually lead to park closures. In an effort to preserve the city's mobile home parks, the City shall implement the following:

- [Enforce the California Mobilehome Parks Act throughout the City.](#)

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- [Evaluate the effectiveness of the existing Mobilehome Park Rent Review & Stabilization Ordinance and engage residents and commissioners in consideration of policy changes, including the rent review process.](#)
- [Establish regulations to protect affordable housing on property currently occupied by mobile home parks. If the property is proposed for conversion from a mobile home park, it will be required to redevelop with a number of covenanted affordable units equal to the number of mobile home units lost in the conversion, or 10 percent of new units, whichever is higher.](#)
- Continue to support the Mobile Home Rent Review & Stabilization Commission which serves the purpose of protecting mobile home park residents from excessive rent increases.
- [Provide reactive and proactive inspections of the conditions of mobile home parks. ~~Hold meetings at mobile home parks to explain the enforcement process.~~](#)
- [~~Provide and~~ annual notification to park owners about rent increase applications. ~~Hold meetings at mobile home parks to explain the enforcement process.~~](#)
- Maintain a list and map of mobile home parks in Fresno.
- Compile a list of resources and provide technical assistance to mobile home residents and park owners to facilitate the maintenance and preservation of mobile home parks. Provide relevant information to interested mobile home park residents, owners, and non-profit organizations.
- Make funding available for home repairs, including weatherization, to owner-occupied mobile homes of low-income homeowners.
- Promote available housing rehabilitation and weatherization resources on the City’s website, at public counters, and in libraries. [Provide relevant information to interested mobile home park residents, owners, and non-profit organizations. Offer assistance to homeowners in a variety of languages representative of Fresno including, but not limited to, Spanish, Hmong, and Punjabi.](#)
- Conduct targeted outreach to inform [property park owners, mobile home owners, and other eligible applicants](#) of rehabilitation assistance in local mobile home parks through the Mobile Home Park Repair Program, [and the State’s Manufactured Housing Opportunity & Revitalization Program \(MORE\).](#)
- Provide assistance with funding applications to mobile home park owners, residents, and non-profit organizations to assist in mobile home park preservation and improvement.
- Work with HCD to approve using PLHA funds to establish a mobile home repair program to provide critical repairs to owner-occupied mobile homes, including weatherization and improvements for indoor air quality. [Source: 2015-2023 Housing Element, Program 10a]

Responsibility	City Attorney’s Office, <u>Code Enforcement Division</u> ; Planning & Development Department
Funding Source	General Fund; PLHA

Timeframe	<p>Work with HCD to approve use of PLHA funds for a mobile home repair program in 2024.</p> <p>Compile a list of mobile home preservation experts and non-profits by the end of 2024 and maintain existing list of mobile home parks annually.</p> <p>Compile <u>and distribute</u> a list of financial resources for residents and park owners for maintenance and preservation biennially starting in 2025.</p> <p>Conduct biennial outreach to and engagement with mobile home park residents, park owners, preservation experts, and non-profit organizations interested in preservation of mobile home units, starting in 2025. <u>Begin outreach one month before every informative workshop by notifying community benefit organizations and posting on social media.</u></p> <p><u>Annually, report on the number of homeowners assisted, the type and volume outreach including meeting locations, number of proactive maintenance inspections conducted, and number of rent increases evaluated.</u></p>
Objective	<p><u>Preserve mobile homes as opportunities for homeownership to individuals and households who might not be able to afford other housing purchase options through code enforcement, funding opportunities, prevention of excessive rent increases, and resident engagement.</u></p> <p><u>Conduct proactive maintenance inspections of 13% of mobile home parks annually, exceeding the 5 percent required by HSC §18400.1.</u></p> <p><u>Conduct outreach meetings at 13 percent of mobile home parks annually.</u></p> <p><u>As rent increases are proposed, p</u>Protect mobile home park residents from excessive rent increases.</p> <p>and preserve mobile homes as opportunities for homeownership to individuals and households who might not be able to afford other housing purchase options through code enforcement, funding opportunities, and engagement.</p> <p>Aim to connect<u>Connect</u> a minimum of 23 lower-income families with rehabilitation, home repair, and weatherization grant assistance to preserve affordable ownership housing.</p>

Program 34 – Eviction Protection Program

The City shall continue to seek funding for the Eviction Protection Program to fight potentially unlawful evictions. The Eviction Protection Program (EPP) defends tenants renting an apartment or house in the city of Fresno from unlawful eviction. If the City determines a tenant is potentially facing unlawful eviction, the tenant may be eligible to receive a City-appointed attorney or legal services to assist in the judicial process at no charge. This program is open to any city of Fresno resident who is facing an unlawful eviction regardless of financial or documented status. Common reasons for unlawful evictions include retaliation for reporting code enforcement violations, discrimination, unlawful rent increases, and many more. *[Source: New Program, One Fresno Housing Strategy]*

Responsibility	City Attorney; Finance Department, Local Housing Trust Fund– Grants Management Unit
Funding Source	General Fund; US Treasury and CA Department of Housing and Community Development (ARPA)
Timeframe	Funding will be expended by the end of fiscal year 2025. The City will seek additional funding to support the Eviction Protection Program, an original element of the Emergency Rental Assistance Program. Marketing and outreach shall occur on an ongoing basis as funds are available.
Objective	Assist 500 tenants annually with eviction defense ranging from legal advice through representation in court.

Program 35 – Replacement Units

To reduce displacement risk and in accordance with California Government Code Section 65583.2(g), the City will require replacement housing units subject to the requirements of California Government Code Section 65915(c)(3) on sites identified in the sites inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to non-vacant sites and vacant sites with previous residential uses that have been vacated or demolished. *[Source: New Program]*

Responsibility	Planning & Development Department
Funding Source	General Fund; Developer Fees
Timeframe	Ongoing, the replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.
Objective	Prevent displacement and enforce the provision of replacement housing units subject to the requirements of California Government Code Section 65915(c)(3) and the Housing Crisis Act (Government Code Section 66300).

Program 36 – Homeless Assistance

The City is committed to addressing homelessness and is working on a variety of actions in collaboration with service agencies and providers to provide shelter, housing, and case management services to those in need. The City will apply or support applications for funding for, emergency shelters, transitional or supportive housing. The City will continue to use Emergency Solutions Grant (ESG) Program funds to support needed social services and review applications annually. The City is also utilizing the HOME Investment Partnerships (HOME) Program and is contracted with Fresno Housing to implement a tenant-based rental assistance program for persons that are homeless, threatened with homelessness, or in need of housing assistance after completing a transitional living program. The City will take the following actions to provide assistance and resources to those experiencing unsheltered homelessness:

- Cooperate with neighboring cities, the County, and other agencies in completing the Point-in-Time count every other year. Reach out to local colleges and universities and local and regional homeless service providers by July 2024 to identify partnership opportunities to conduct Point-in-Time counts.
- Establish a pilot program funded by Encampment Resolution Funding (ERF) to resolve the experience of unsheltered homelessness for people residing in encampments in the Downtown and Southern Blackstone Corridor areas (see [Figure 1E-3.33 map below in Chapter 3](#)) by establishing a Rapid Rehousing and Case Management Program for 100 persons for up to 24 months at certified Independent Living Homes (ILH) throughout the City.

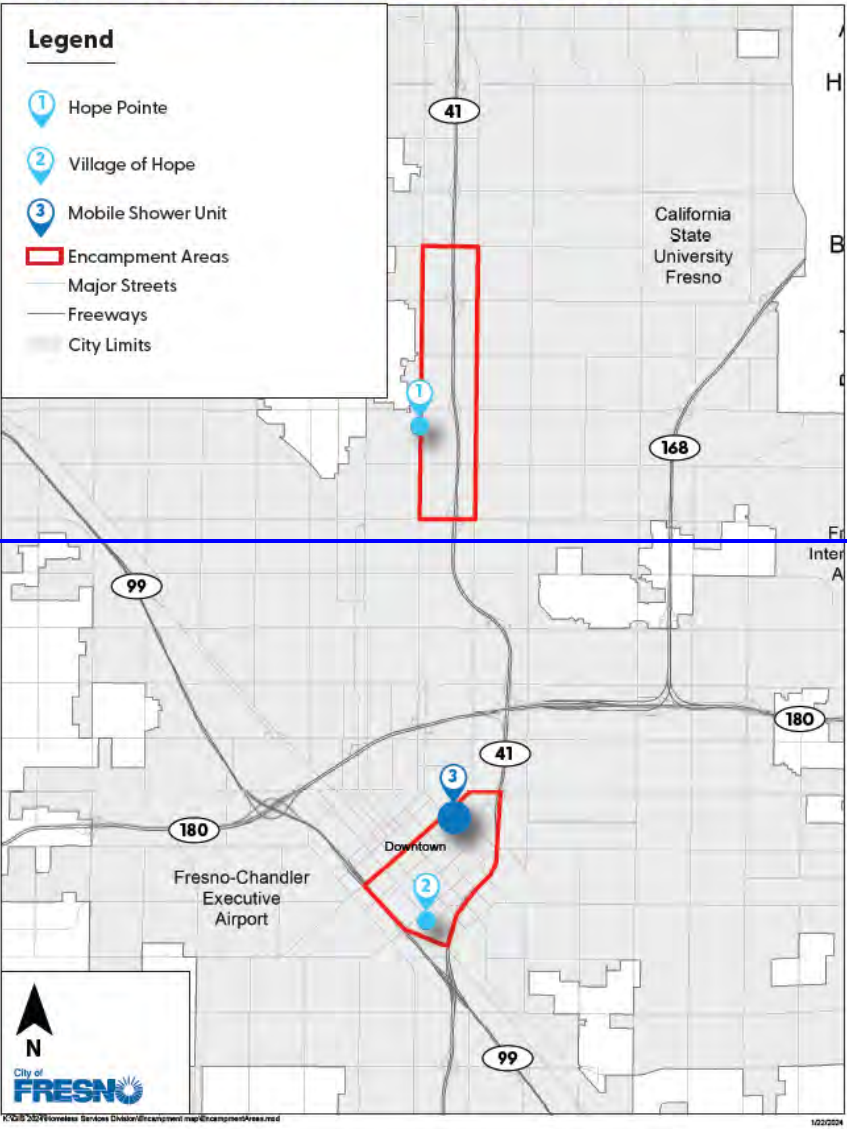
SECTION 1E-1: ACTION PLAN

- Provide available funding for emergency shelter types to accommodate the unhoused, including shelter for victims of domestic violence, facilities for LGBTQ+ community members, and facilities that serve families and households with dependent minors which may include but are not limited to pregnant parents, parenting youth, households engaged in reunification and/or child welfare services in need of funding to render said services with the goal of supporting a minimum of 500 shelter beds.
- Establish a reserve fund for operations, support services, maintenance, and repair for various types of shelters and activities (e.g., case management provided at shelters and triage centers, including sleeping cabins, and Project Homekey-funded shelters/triage centers).
- Support the temporary transition of former motels into emergency shelter and permanent supportive housing through private partnerships and the use of Low-Income Housing Tax Credits (LIHTC).
- Leverage the Homeless Assistance Response Team (H.A.R.T) to provide direct services, street outreach, and case management services, including outreach to link unhoused residents with mental health and substance treatment services.
- Support the Voucher Incentive Program (established in 2023) which recruits landlords to house families experiencing homelessness or who are at risk of homelessness. The Voucher Incentive Program provides financial compensation to landlords that, for the first time, rent units to Housing Choice Voucher holders who otherwise would not be able to identify a leasable unit.
- Work with local service providers to explore the feasibility of a safe parking program which would designate parking lots for people living out of their vehicles to safely stay overnight and provide services to help navigate them toward permanent housing.
- Provide mobile showers and restrooms for unhoused individuals through the Homeless Services Division.
- Provide crisis intervention training to City staff that work with the unhoused community.
- Assess how many youth are at risk of homelessness (couch surfing, aging out of foster care) and partner with local school districts and colleges to develop targeted strategies to address the needs of at risk youth. *[Source: 2015-2023 Housing Element, Program 9, modified with strategies from the One Fresno Housing Strategy]*

Responsibility	Planning & Development Department
Funding Source	HUD Funds - ESG, HOME, State Funds - Project Homekey, Homeless Housing Assistance Prevention (HHAP)
Timeframe	Identify partnership opportunities to conduct Point-in-Time counts and surveys by December 2024.

	Annual implementation as part of the Emergency Shelter Grant and Continuum of Care funding process and complete annual reporting for HUD entitlement funds throughout the planning period.
Objective	Invest in various housing and emergency shelter types to serve people experiencing homelessness with the goal of sustaining an inventory of at least 500 shelter beds and creating 400 new units of permanent supportive housing. Target investments in areas where the homeless population can more easily access services and public transportation in the central core of the city, including Downtown and along commercial corridors such as Blackstone Avenue.

City of Fresno ERF-3-R Encampment Area



Program 37 – At-Risk Housing

The City will continue to undertake the following activities during the Housing Element planning period to guard against the loss of covenanted affordable housing units available to lower-income households. The efforts listed below represent a varied strategy to mitigate potential loss of at-risk units due to conversion to market-rate units. These local efforts use existing City and local resources and include efforts to secure additional resources from the public and private sector should they become available.

- Contact property owners of units at risk of converting to market-rate housing within three years of affordability expiration to discuss the opportunity to preserve complexes as affordable housing.
- Provide ongoing preservation technical assistance and education to affected tenants and the community at-large on the need to preserve the existing affordable housing stock.
- Monitor covenanted affordable housing projects reaching the end of their covenant timeframes on an ongoing basis, at least annually, in coordination with other public and private entities to determine their interest in selling, prepaying, terminating, or continuing participation in a subsidy program.
- Monitor at-risk projects through the use of existing databases (e.g., HUD, State HCD and California Tax Credit Allocation Committee).
- Respond to any federal and/or state notices, including Notice of Intent to Pre-Pay, owner Plans of Action, or Opt-Out Notices filed on local projects, by contacting property owners upon receipt of notices.
- Work with Fresno Housing to determine the availability of tenant-based vouchers for tenants who choose to move from at-risk units or are displaced by conversion.
- Establish contact with public and non-profit agencies interested in purchasing and/or managing units at-risk to inform them of the status of such projects. Where feasible, provide technical assistance and support to these organizations with respect to financing. The City will actively pursue affordable housing opportunities and maintain a list of interested and qualified affordable housing developers.

In the event at-risk units are not preserved, the City shall require projects that received government funding and/or were granted a density bonus to comply with the required noticing procedures under state law, including providing at least three years notice prior to the conversion of any deed-restricted affordable rental units to market rate and providing additional notice at 12 and 6 months. The City shall also minimize displacement of current tenants by negotiating an anti-displacement policy or relocation mitigation with the owner, whenever possible, and providing support and education to tenants at least 6 months prior to conversion. [Source: 2015-2023 Housing Element, Program 24]

Responsibility	Planning & Development Department; affordable housing developers
Funding Source	HOME Program funds, LIHTC, Cap & Trade, other available funding sources
Timeframe	The City will monitor, every six months, the status of any HUD receipt/approval of Notices of Intent and Plans of Action filed by property owners to convert to market-rate units. The City will annually explore funding sources available to purchase affordability covenants on at-risk projects, transfer ownership of at-risk projects to public or non-profit agencies, purchase existing buildings to replace at-risk units, or construct replacement units. When covenants are expiring, contact property owners to gauge interest in continuing project affordability and pursue funding and preservation strategy on a project basis. Upon receipt of opt-out notices, the City will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures.
Objective	Preserve 313 at-risk units from converting to market rate housing. (<i>Planning Period 2021-2031</i>)

QUANTIFIED OBJECTIVES

Table 1E-1.1 summarizes the City’s quantified objectives for the 2023-2031 planning period by income group.

Table 1E-1.1: Summary of Quantified Objectives, 2023-2031

Program Types	Extremely Low-Income	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
New Construction						
2023-2031 RHNA	4,720	4,720	5,884	5,638	15,904	36,866
Rehabilitation						
Housing Rehabilitation (Program 223)	20	20	80			120
Conservation/Preservation						
Homebuyer Assistance (Program 19)			20	20		40
Housing Choice Vouchers (Program 20)	60	65	125			250
Homeless Assistance (Program 37)	500	400				900
At-Risk Housing (Program 38)			313			313

Source: City of Fresno, 2024.

SECTION 1E-2: SITES INVENTORY

SECTION 1E-2: SITES INVENTORY

Introduction

Government Code Section 65583(a) requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment. The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period. Government Code Section 65583(a) also requires an analysis of the relationship between zoning and public facilities and services to those sites.

Regional Housing Needs Allocation

California General Plan law requires each city and county to have land zoned to accommodate its fair share of the regional housing need. HCD allocates a numeric regional housing goal to the Fresno Council of Governments (FCOG). FCOG is then mandated to distribute the numerical goal among the 15 cities in the region and the County. This share for the FCOG region is known as the Regional Housing Needs Allocation (RHNA). The major goal of the RHNA process is to ensure a fair distribution of new housing construction among cities in the region and the County so that every community may plan for a mix of housing types for all economic segments.

The housing allocation targets are not building requirements; rather, they are planning goals for each community to accommodate through appropriate planning policies and land use regulations. Allocation targets are intended to ensure that adequate sites and zoning are made available to address anticipated housing demand during the Housing Element planning period.

The RHNA for the FCOG region covers an 8.5-year projection period (June 30, 2023, to December 31, 2031)¹ and is divided into four income categories: very low, low, moderate, and above moderate. As determined by FCOG, the City of Fresno's allocation is a total of 36,866 new housing units, divided among the four income categories as shown in **Table 1E-2.1**.

Table 1E-2.1: Regional Housing Needs Allocation (June 30, 2023, to December 31, 2031)

	Very Low Income (<50% of AMI)	Low Income (50% to 80% of AMI)	Moderate-Income (80% to 120% of AMI)	Above Moderate-Income (>120% of AMI)	Total
Housing Units	9,440 ¹	5,884	5,638	15,904	36,866

AMI = Area Median Income

¹ Extremely low-income allocation is equal to 50 percent of very-low income allocation (4,720 units).

Source: FCOG Sixth Cycle RHNA Final Methodology, July 2022.

¹ The Housing Element planning period differs slightly from the RHNA projection period. The Housing Element covers the planning period of December 31, 2023, through December 31, 2031.

State law also requires the City to identify the projected need for extremely low-income housing. The City assumes that 50 percent of the very low-income housing need is equal to the extremely low-income housing need. As such, there is a projected need for 4,720 extremely low-income housing units.

Approved Residential Projects

Jurisdictions may count toward the RHNA any housing units in residential development projects that are approved but have not yet been issued building permits or were issued permits after the start of the RHNA projection period (June 30, 2023). **Table 1E-2.3** includes approved residential development projects that are credited toward the RHNA. Only deed-restricted affordable units are counted toward the lower-income RHNA. Market rate multi-family rental units are counted as 50 percent moderate- and 50 percent above moderate-income based on market rents of recently built multifamily housing, which tends to be affordable to moderate income households (see **Table 1E.2.2** and associated analysis below). Where projects are described as luxury duplexes or gated communities, the units are all counted as above moderate-income rather than the 50/50 split. Market rate rental or ownership townhomes and other ownership housing is counted as above moderate-income housing. The Housing Element includes an implementation program to monitor the affordability of projects as they come to fruition to ensure that these assumptions remain valid. The City will adjust affordability assumptions in the inventory if rent and sale prices differ. If the adjustment of affordability assumptions results in a deficit in capacity to meet the RHNA, the City will take action to identify capacity to meet a shortfall in accordance with “no-net-loss” zoning requirements in Government Code Section 65863.

Approved residential projects also include single family residential subdivisions that are under construction. **Table 1E-2.4** lists these subdivisions with the number of unbuilt lots counted toward the RHNA. These single-family lots are counted as above moderate-income housing. In total, there are 2,757 units in approved developments counted toward the RHNA. This includes 152 extremely low-, 140 very low-, and 317 low-income deed-restricted affordable units. It also includes 1,041 market rate apartment units inventoried as moderate-income and 1,107 above-moderate-income units. These approved residential developments and subdivisions are shown on **Figure 1E-2.7**.

Affordability of Market Rate Multi-family

Based on a review of rental listings at recently built apartments, it was determined that new market-rate apartments in Fresno are generally affordable to moderate-income households. **Table 1E-2.2** below compares affordable monthly rents for moderate-income households earning 100 percent and 120 percent of the area median income (AMI) with 2024 listed rents for recently built market-rate complexes in the city. One-bedroom units are generally affordable to one- and two-person moderate income households earning 120 percent AMI. Two- and three-bedroom units are generally affordable to 2- and 3- person moderate-income households earning around 120 percent AMI. Three apartment complexes, Avalon Apartments, The Orchards Apartments at New Fig Garden, and The Villas at Fancher Creek, offer 1-bedroom units that are within reach for 2-person moderate income households earning between 100 percent and 120 percent AMI. The Villas at Fancher Creek also offer 1-bedroom, 2-bedroom, and 3-bedroom units that are within reach for moderate income households earning 100 percent AMI. Only a couple of the recent developments have listed rents that slightly exceed the affordable monthly rents for moderate-income households. Based on this analysis, market rate multifamily housing in the pipeline projects (Table 1E-2.3) are assumed to be 50 percent moderate-income and 50 percent above moderate-income.

SECTION 1E-2: SITES INVENTORY

Table 1E-2.2: Analysis of Market-Rate Rental Affordability

Income Level (2023)	Affordable Monthly Rent ¹			
	1-Person	2-Person	3-Person	4-Person
Moderate Income at 100% AMI	\$1,466	\$1,676	\$1,885	\$2,095
Moderate Income at 120% AMI	\$1,760	\$2,011	\$2,263	\$2,514
Apartment Complex (Year Built)	1-bedroom	2-bedroom	3-bedroom	
525 San Jose Apartments (2020)	\$1,850	\$1,950-\$2,095	\$2,350	
Avalon Apartments (2022)	\$1,595 - \$1,665	\$1,950 - \$2,040	\$2,225 - \$2,245	
B Street Apartments (2022)	N/A	\$1,650.00	\$1,850.00	
Brookside Villas (2019)	\$1,745.00	\$1,925 - \$2,000	N/A	
Casa di Fortuna Luxury Townhomes (leased) (2022)	N/A	\$1,995 - \$2,150	\$2,395.00	
Coronado Luxury Apartments (2023)	\$1,950-\$2,050	\$2,020-\$2,600	\$2,375	
Drew Court (2019)	N/A	\$2,090 - \$2,100	N/A	
The Orchards Apartments at New Fig Garden (2022)	\$1,595-\$1,645	\$1,850-\$1,895	\$1,995-\$2,195	
Rock Ranch Apartments (2021)	\$1,882 - \$1,964	\$1,945 - \$2,090	\$2,371.00	
Tempranillo Apartment Homes (2019)	\$1,975.00	\$2,163.00	\$2,369.00	
The District (condominiums) (2022)	\$1,690.00	N/A	N/A	
The Lark at Copper River (2020)	\$2,056 - \$2,136	\$2,067 - \$2,759	\$2,607 - \$3,157	
The Rousseau Luxury Apartments (2023)	\$1,850.00	\$1,995 - \$2,100	\$2,290 - \$2,400	
The Row (2019)	\$2,056 - \$2,137	\$2,200 - \$2,725	\$2,508 - \$2,736	
The Villas on Fancher Creek (2023)	\$1,175 - \$1,295	\$1,175 - \$1,525	\$1,395 - \$2,475	
Vintage Park (2018)	\$1,725 - \$1,805	\$1,975 - \$2,005	\$2,275 - \$2,355	

AMI = Area Median Income

¹ Affordable monthly rents based on 2023 HCD Income Limits.

Sources: City of Fresno and Ascent, April 2024.

https://rentgranville.com/estate_property/525-san-jose/; <https://www.avalonfresno.com/floorplans>; www.bstreetapts.com; https://rentgranville.com/estate_property/brookside-villas/; www.cdfhomes.com; <https://www.coronadofresno.com/floorplans>; www.drewcourt.com; <https://www.theorchardshomes.com/>; www.rockranchapts.com; www.liveattempranillo.com; https://rentgranville.com/estate_property/the-district/; www.liveatthelark.com/the-lark-at-copper-river-fresno-ca/; www.rousseauapts.com; www.therowresidences.com; www.affordablehousing.com/fresno-ca/the-villas-on-fancher-creek-578211/; www.vintageparkfresno.com

Table 1E-2.3: Planned or Approved Projects, City of Fresno, February 2024

ID	Project Name	APN(s)	Census Tract	Address	Tracking ID	Project Status	Units by Income Level					Total Units	Project Description	Phasing, Anticipated Build-out, and Known Barriers to Development	Projected Rents for Market Rate Projects
							ELI	VLI	LI	M	AM				
P-1	Village at West Creek North	47906013	9.01	571 E Jensen Ave	P23-04115	This project was approved and receive entitlement on December 22, 2023.	64	13	43	0	1	121	Development of 121 affordable rental housing units as Phase 1 of the West Creek Village master planned community by Self Help Enterprises. Funded by LIHTC, NTHF, HOME, and CA Housing Accelerator with 55-year Declaration of Restrictions. It is a mixture of two and three-story buildings with 38 one-bedroom units, 51 two-bedroom units, and 32 three-bedroom units. Residential Multi-family, Medium High Density (RM-1) Zone District at 25 dwelling units/acre.	3 phases – expect to start phase 1 by January 2025 but challenge is getting funded because it’s oversubscribed.	Will be dictated by funding source but in phase one 30 units will be for very low income.
P-2	Step Up on 99	44923201	20	1240 N Crystal Ave 102	P21-02291, B23-05208, B23-05213, and B23-07481	This project was entitled in June 2021 and submitted for building permits in May 2023. Building permits were issued (at risk) on June 30, 2023. Construction is underway as of February 2024.	21	28	13	0	1	63	Hotel conversion to deed-restricted affordable units and one manager’s unit and construction of one new building on APN 44923201. Fresno Housing Authority. Homekey and LIHTC funded FHA project; 21 units at 30% AMI, 8 units at 40% AMI, 20 units at 50% AMI, and 13 units at 60% AMI, and 1 manager’s unit at market rate. Neighborhood Mixed Use (NMX) Zone District at 29 dwelling units/acre.	Phasing: 1) demolition of current lobby/on-site manager building; 2) adaptive reuse of existing motel rooms; 3) additional landscaping and outdoor community spaces. Anticipated completion by Dec 2024.	N/A
		44923202													
P-3	Peach-Tulare Apartments	46309011	29.03	N/A	P19-06061	This project was approved and received entitlements on August 28, 2020 and June 6, 2021. Entitlements extended through August 27, 2025.	0	0	0	65	64	129	129 units of market rate rental two- and three-bedroom apartment units. House demolished on APN 46309057 under demolition permit B21-04991. Residential Multi-family, Urban Neighborhood (RM-2) Zone District at 30 dwelling units/acre.	Unknown	Unknown
		46309028													
		46309057													
		46309059													
P-4	Maple Luxury Living Duplexes	47130228	13.04	2056 S Maple Ave	P20-01643	This project was approved and received entitlements on 10/29/2021. The entitlement will expire on 10/21/2024 unless it receives an extension. Submitted for building permits on 3/17/2021 but building permits have not yet been pulled.	0	0	0	0	23	23	23 units of luxury market rate duplexes. Residential Single-family, Medium Density (RS-5) Zone District at 12 dwelling units/acre.	Barriers identified by applicant: price of lumber and interest rates	Unknown
					B21-02221 to B21-02232										
P-5	Jensen-Maple Mix of uses on one parcel (RM-3, CC, and IL)	48003060	12.02	4645 E Jensen Ave	P20-00636, P24-01220, P24-01186, AD23-03130, BG23-00006	This project was approved and received entitlements on March 5, 2021. Site grading and utility improvements are underway but building permits have not yet been issued.	0	0	0	75	75	150	Mixed-use commercial, light industrial, and 150 market rate multi-family. Four-story rental residential units and a day care center. Rental studio, one-, and two-bedroom apartment units. Residential Multi-family, High Density (RM-3) Zone District at 13 dwelling units/acre (43 du/acre for RM-3 part of the parcel). Approximately 31,000 sq ft of commercial proposed on Community Commercial (CC) and Light Industrial (IL) zoned part of the parcel.	Unknown	Unknown

ID	Project Name	APN(s)	Census Tract	Address	Tracking ID	Project Status	Units by Income Level					Total Units	Project Description	Phasing, Anticipated Build-out, and Known Barriers to Development	Projected Rents for Market Rate Projects
							ELI	VLI	LI	M	AM				
P-6	The Park	46828205T	1	829 Fulton St	P21-04764	This project was approved and received entitlements on December 27, 2021.	0	0	0	81	80	161	Mixed-use with ground floor commercial and five floors of 161 rental one-bedroom apartment units. Downtown Core (DTC) Zone District at 206 dwelling units/acre. Parcels 4688205t and 22T are owned by the Redevelopment Agency of Fresno and APN 46828223T is a City-owned parking lot	Unknown	Unknown
		468282022T													
		468282023T													
P-7	Villa Di Abaldo	40353228	1	8715 N Chestnut Ave	P21-06232, P23-01723	This project was approved and received entitlements on May 11, 2023.	0	0	0	16	16	32	32 unit multi-family apartment complex with two-bedroom apartment units. House demolished under demolition permit B22-00480. Residential Multi-family, Medium High Density (RM-1) Zone District at 15 dwelling units/acre.	Unknown	Unknown
P-8	The Palms at Alluvial	40450029	55.08	2806 E Alluvial Ave	P2200795, B22-18089, and B22-18926 to B22-189239	This project was approved and received entitlements on December 2, 2022. Building permits were issued on September 26, 2023. Construction is underway as of February 2024.	0	0	0	0	28	28	Gated duplex community - 13 duplexes with two- and three-bedroom units and 2 single family residential detached units (T-6402). Residential Single-family, Medium Density (RS-5) Zone District at 10 dwelling units/acre.	Anticipated completion in Fall 2024	Not sure of rents, but will be market rate – will depend on construction costs and more
P-9	Bath Apartments	46202009	55.09	255 N Clovis Ave	P20-04549, B23-11359, B23-11808 to B23-11812, P22-03017	This project was submitted for entitlement review on March 5, 2021, and approved on August 8, 2022. Then the project was submitted for building permit review on July 31, 2023.	0	0	0	54	54	108	108 market rate rental one-, two- and three-bedroom apartment units in 6 apartment buildings. Commercial Mixed Use (CMX) Zone District at 22 dwelling units/acre.	Barrier: owner is delayed in taking the next steps.	Unknown
P-10	DADA Lofts	46620528	30.04	1433 Broadway	P21-05557, B22-19096, and B22-18971, P22-04143, P22-03142	This project was approved for entitlement on August 16, 2022 and an appeal request was made on October 24, 2022. The appeal was denied on October 5, 2023, and the project was entitled on October 31, 2023. The two buildings (Front and Rear) were submitted for building permits review on December 28 and 29, 2022 respectively and as of February 2024, the application is still being processed.	0	0	0	19	18	37	Downtown apartment units with 31 studio flats, 3 lofts, and 3 two-story townhome rental units in two buildings. Downtown Core (DTC) Zone District at 82 dwelling units/acre.	No completion date set yet because more funding is needed. Barriers identified by applicant: construction costs are high; bank did not appraise high enough; grants sometimes trigger prevailing wage which can actually increase the funding gap.	No projected rents yet, but want a mix with affordable

ID	Project Name	APN(s)	Census Tract	Address	Tracking ID	Project Status	Units by Income Level					Total Units	Project Description	Phasing, Anticipated Build-out, and Known Barriers to Development	Projected Rents for Market Rate Projects
							ELI	VLI	LI	M	AM				
P-11	Kings Canyon-Backer Mixed-Use	47008103	13.01	4648 E Kings Canyon Rd	P21-05694, AD23-05726, AD23-04481, B22-18546, P22-02542, P21-05694	This project was approved and received entitlements on July 1, 2022. Phase 1 Office building is under construction but building permit application for Phase 2 has not yet been submitted.	0	0	0	12	12	24	Phase 2 Mixed-use retail/commercial and multi-family. Mixed-use with commercial/retail and 4 rental apartment units on the ground floor and 20 rental apartment units on three floors above. Commercial Mixed Use (CMX) Zone District at 38 dwelling units/acre.	Unknown	Unknown
		47008104													
		47008105													
P-12	Mander Villa Apartment Complex	50504018	42.18	7018 W Barstow Ave	P21-04839	This project was submitted for entitlement on September 2, 2021, and approved on April 17, 2023.	0	0	0	16	16	32	32 market rate rental two-bedroom apartment units	Estimated construction in 2026.	Unknown
P-13	Fresno Rescue Mission - RTC 2	44209058T	20	2341 N Parkway Dr	P23-03411	This project was approved and receive entitlement on November 3, 2023	0	0	49	0	0	49	This Rescue the Children facility by Fresno Mission is a phased community of 49 multi-family factory-built modular homes to offer supportive affordable housing for graduates of the Rescue the Children programs and other displaced low-income individuals. Phase 1 is land, site and infrastructure development, Phase 2 is the installation of 20 modular homes, and Phase 3 is the installation of 39 modular homes and a community center. The homes vary in size from 288 square feet to 912 square feet fabricated in one, two or three unit sections and some stacked in two-floor configuration. Upon building permits being issued, it will take approximately six months for Phase 1 infrastructure to prepare the site and another six months for the completion of Phase 2. Phase 3 installation will be completed upon the funding availability for them or within one year after the completion of Phases 1 & 2, whichever is first. This is an all residential project in a Neighborhood Mixed Use (NMX) Zone District at 37 dwelling units/acre.	No planned phasing No expected start date Barriers to development identified by applicant: having difficulties with affordable housing contracts with the City	N/A
P-14	One Fresno at Manchester Center Mall	43718120	51	1901 E Shields Ave Building 101	P23-00890	This project was approved and entitled on August 4, 2023.	0	0	0	305	305	610	Conversion of existing commercial/office space to rental dwelling units within the Manchester Mall. The project is planned for construction in three (3) phases (unit counts approximate): Phase 1 includes 165 studios and 56 one-bedroom units, totaling 221 units; Phase 2 includes 63 studios and 15 one-bedroom units, totaling 78 units; Phase 3 includes 211 studios and 71 one-bedroom units, totaling 282 units. This is adding residential to an existing mall that currently has no residential and is zoned Commercial Regional (CR) Zone District at 22 dwelling units/acre.	Unknown	Unknown

SECTION 1E-2: SITES INVENTORY

ID	Project Name	APN(s)	Census Tract	Address	Tracking ID	Project Status	Units by Income Level					Total Units	Project Description	Phasing, Anticipated Build-out, and Known Barriers to Development	Projected Rents for Market Rate Projects
							ELI	VLI	LI	M	AM				
P-15	Latitudes at Armstrong	31025013	58.05	2594 N Armstrong Ave	P22-02376 and B22-19031 to B22-19091, AD24-00894, AD24-00884, P23-02822	This project was submitted for entitlement on June 20, 2022, and received approval on August 15, 2023. Applicant submitted construction drawings to City for building plan check review on December 23, 2022, and is making corrections in preparation to resubmit to City.	0	0	0	32	32	64	64 market rate rental one-, two- and three-bedroom apartment units. Residential Multi-family, Medium High Density (RM-1) Zone District at 15 dwelling units/acre.	Under construction with anticipated completion of Fall 2025	Unknown
P-16	Helm Tower Office and Lofts	46621204	1	1105 Fulton St	P22-01922	This project was submitted for entitlement on May 16, 2022, and approved for entitlement on January 8, 2024.	0	0	0	50	49	99	Conversion of an existing vacant 10-story retail building into mixed-use retail and 99 units of market rate multi-unit residential. Mixed-use with retail on ground floor and floors 2 through 10 converted into rental studio apartment units. Downtown Core (DTC) Zone District at 341 dwelling units/acre.	Unknown	Unknown
P-17	Green Valley Apartments	47216201	14.07	717 S Adler Ave	P22-02697	This project was submitted for entitlement review on July 15, 2022, and approved on April 12, 2023.	0	0	0	4	4	8	8 units market rate multi-family rental three-bedroom apartment units. Commercial Mixed Use (CMX) Zone District at 31 dwelling units/acre.	Anticipate building permits may take 2 months, but no other issues at this time	Unknown
P-18	Ashlan Inn	51010047S	38.09	4278 W Ashlan Ave	P22-00797 and B22-12673	This project was approved and entitled on August 15, 2022. Then received building permits on August 15, 2023, and construction is underway as of February 2024.	0	0	0	62	63	125	Hotel to dwelling unit conversion to 125 housing units. This is an all-residential project and the development will occur within one two-story building and all of the units are studios including 7 units that are accessible to persons with disabilities. Commercial General (CG) Zone District at 32 dwelling units/acre.	Unknown	Unknown
P-19	Majestic Palms Apartments	51203108	42.18	4879 N Bryan Ave	P22-03852 B23-09554, B23-09692 to B23-09702, B23-10443, and B23-09554	This project was submitted for entitlement review on October 4, 2022, and received approval on January 8, .2024. The project was submitted for building plan check review on August 7, 2023, and as of June 2024, is still under review.	0	0	0	71	70	141	141 market rate rental one-, two-, and three-bedroom apartment units and one manager's unit. Regional Mixed Use (RMX) Zone District at 18 dwelling units/acre.	Completion: Summer 2026 Barriers identified by applicant: Accela more challenging than previous in-person processing	\$2,000-\$3,500
P-20	Avalon Commons Buildings 1 thru 5	40407150T	55.09	7521 N Chestnut Ave	P21-02506, B22-18206, B22-18342 to B22-18345	This project was approved and entitled on June 25, 2022. Then received building permits on October 18, 2023, and construction is underway as of February 2024.	0	34	25	46	0	105	This is an affordable multi-family housing project by Fresno Housing utilizing LIHTC and NPLH funding and exercising an affordable density bonus to get a 33% increase in total allowable unit. This project includes twelve one- and two-story buildings with 105 total units and a unit breakdown of 16 one-bedroom, 53 two-bedroom, and 36 three-bedroom units. This project was entitled in June 2021 under application P21-02506 and 60 of the units are currently under construction. The other 45 units have not been submitted for building permit plan review yet. Residential Single-family, Medium Density (RS-5) Zone District at 15 dwelling units/acre.	Completion: Fall 2024	7521 N Chestnut Ave

ID	Project Name	APN(s)	Census Tract	Address	Tracking ID	Project Status	Units by Income Level					Total Units	Project Description	Phasing, Anticipated Build-out, and Known Barriers to Development	Projected Rents for Market Rate Projects
							ELI	VLI	LI	M	AM				
P-21	Parkside Inn	44927056T	20	1429 W Olive Ave	P22-04444	This project was submitted for entitlement review on November 17, 2022, and approved on June 7, 2023.	15	6	17	1	0	39	Deed-restricted lower -income housing development by the Fresno Housing Authority. Hotel Conversion (27 units) and 12 new multi-family units. Specific levels of affordability are undetermined at the moment but will be affordable to lower-income. Rental studio, one-, two-, three-bedroom, and special needs apartment units and one manager's unit. Neighborhood Mixed Use (NMX) Zone District at 22 dwelling units/acre.	Completion: Spring 2026 Phase 1: 27 units, hope to start next spring Phase 2 16+units, hope to apply next year Barriers identified by applicant: Competitive funding; Accela more challenging than previous in-person processing	N/A
P-22	Self-Help Enterprises 6 SFRs	47716201T	9.02	2304 S Walnut Ave	P22-00670, B24-01581, B24-01583, B24-01584, B24-01586, B24-01590, and B24-01591	This project was approved and received entitlements on July 8, 2022. Then submitted for building plan check review on February 8, 2024, and is still under review.	0	0	6	0	0	6	Custom affordable deed-restricted single family residential (6 units) by Self Help Enterprises. Deed-restricted at 50% to 80% AMI, HOME and PLHA 30-year Declaration of Restrictions. Residential Single-family, Medium Density (RS-5) Zone District at 8 dwelling units/acre.	No planned phasing Expected completion date mid Jan 2025 Barriers, coordination with utilities, and some problems with private owner	This property will not have rents, it will be homeownership
P-23	San Joaquin Hotel	42504139	46.02	1309 W Shaw Ave	N/A	This project was submitted for entitlement review on December 20, 2022.	0	59	0	0	0	59	Hotel conversion to dwelling units (69 units total, 24 units for chronic homelessness and 35 for youth). Funded by Project Homekey. Phase 1 - 10 ground floor units have been entitled and completed. Remaining 59 units have not yet been completed. Commercial Mixed Use (CMX) Zone District at 40 dwelling units/acre.	Unknown	N/A
P-24	Self-Help Enterprises 11 SFRs	47714530T	9.02	84 E Geary St	P22-00671, B23-13767, B23-13774, B23-13775, B23-13777, B23-13779 to B23-13781, and B23-13783 to B23-13786	This project was approved and received entitlements on June 20, 2022. Then submitted for building plan check review on September 7, 2023..	0	0	11	0	0	11	Custom affordable deed-restricted single family residential (11 units) by Self Help Enterprises. Deed-restricted at 50% to 80% AMI, HOME and PLHA 30-year Declaration of Restrictions. Residential Single-family, Medium Density (RS-5) Zone District at 2.5 dwelling units/acre.	No phasing Expected completion date is Sept 2024 Barriers, coordination with utilities, and some problems with private owner	This property will not have rents, it will be homeownership
		47714531T													
		47714532T													
		47714533T													
		47714542T													
		47714544T													
		47714545T													
P-25	Audubon Park Apartments	40257008	44.11	555 W Audubon Dr	P19-04137	This project was approved and received entitlements on February 12, 2020.	0	0	0	0	63	63	Expansion of existing Audubon Park Apartments to add an additional 63 units of market rate rental studio, one-, two-bedroom apartment units with underground parking garage. Residential Multi-family, High Density (RM-3) Zone District at 19 dwelling units/acre.	Completion: Summer 2026 Barriers identified by applicant: Accela more challenging than previous in-person processing	\$2,500-3,500; luxury multifamily, above moderate-income
		40257009													

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ID	Project Name	APN(s)	Census Tract	Address	Tracking ID	Project Status	Units by Income Level					Total Units	Project Description	Phasing, Anticipated Build-out, and Known Barriers to Development	Projected Rents for Market Rate Projects
							ELI	VLI	LI	M	AM				
P-26	Sarah's Court	31310124	14.11	200 N Salma Ave	B22-09529 P21-00561	This two-phase 240 affordable unit project was approved and received entitlements on August 30, 2022. Building Permits were issued on January 5, 2023, for 120 units under Phase 1 and construction is underway. The 120 units for Phase 2 have not been submitted for building permit plan check review.	0	0	120	0	0	120	Part of Fancher Creek Town Center. 240 multi-family deed-restricted affordable units, with Phase 1 (120 units being built by June 2024) and Phase 2 (120 units). Funded by LIHTC and HOME funds. Commercial Regional (CR) Zone District at 46 dwelling units/acre.	Phase 1 anticipated opening in Fall 2024 Phase 2: potential barrier is being able to receive LIHTC	N/A
P-27	Ambassador Hotel	44923111	20	1804 W Olive Ave	B22-12938	Under the Emergency Housing Program this project was not required to be entitled. This project did receive building permits on August 16, 2023, and completed construction on October 12, 2023.	52	0	0	0	0	52	Conversion of two-story hotel into 52 affordable housing units including 8 accessible to persons with disabilities. All the units are studios. The project is Homekey funded with a 55-year Declaration of Restrictions. Neighborhood Mixed Use (NMX) Zone District at 50 dwelling units/acre.	Project is completed and occupied	N/A
P-28	Willow Apartments	40409046 and 40409047	55.09	7345 and 7355 N Willow Ave	B20-01446 to B20-01461	This three-phase multi-family residential project was approved for entitlement on May 19, 2008. The first two phases of this project received building permits on August 3, 2023, and construction is underway.	0	0	0	132	133	265	This is a 265 unit multi-family residential apartment complex with 24 two-story apartment buildings consisting of a mix of one-, two-, and three-bedroom. The three-story community center includes one manager's unit. This is a three phase project and the 176 units currently under construction represent 16 buildings and a clubhouse in the first two phases. Phase 3 has not been issued building permits. Residential Multi-family, Medium High Density (RM-1) zoning at 16 du/acre.	Multiple phases with phase 1 under construction and estimated to be complete in 14 months; phase 2 estimated to be complete in about 3 years; third phase is unknown at this time.	Unknown
P-29	Heritage Estates	47706004T	9.02	123 -139 E Pitt Ave, 122 – 141 E Belgravia, 121 – 148 E Tower Ave, 2305 - 2389 S Modoc St	P23-02692	All residential building templates were approved in May 2024. All 33 SFRs have been submitted for plan check in June 2024. All 33 SFRs have received at-risk foundation only permits in July 2024, which means they can begin laying underground utilities and concrete foundations prior to receiving building permits.	0	0	33	0	0	33	This is an affordable homeownership development project by Fresno Housing. The project will consist of 33 single family homes, with the first homes estimated to be available by August 2025.	Groundbreaking happened September 2024.	This property will not have rents, it will be homeownership
Total							152	140	317	1,041	1,107	2,757			

APN = Accessor's Parcel Number, N/A = Not Available, DU = Dwelling Units, ELI = Extremely-low Income, VLI = Very-low Income, LI = Low-income, M = Moderate-income, AM = Above-moderate Income

Source: City of Fresno and Ascent, September 2024.

Table 1E-2.4: Vacant Land with Final Subdivision Maps Under Construction, City of Fresno, June 2023

Map Number	Recorded Year	Number of Single-Family Lots	Number of Permits Issued Prior to June 18, 2023	Number of Unbuilt Single Family Lots Counted in 6 th Cycle	Income Category
5388	2023	42	16	26	Above Moderate
6139	2017	102	92	10	Above Moderate
6162	2021	83	26	57	Above Moderate
6201	2022	97	0	97	Above Moderate
6224	2021	349	86	263	Above Moderate
6238	2023	47	34	13	Above Moderate
6258	2021	98	87	11	Above Moderate
6285	2021	181	165	16	Above Moderate
6295	2021	110	71	39	Above Moderate
6299	2023	218	56	162	Above Moderate
6308	2023	209	34	175	Above Moderate
6336	2022	72	26	46	Above Moderate
6400	2023	72	20	52	Above Moderate
Total		1,680	713	967	

Source: City of Fresno, June 2023.

Sites Inventory

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the region's projected growth (RHNA).

Fresno has many vacant residential development opportunities along with underutilized non-vacant sites with redevelopment potential with sufficient capacity to meet and exceed the identified housing need for 2023-2031. The detailed sites inventory is contained in Section 1E-7 (Detailed Sites Inventory Tables), **Table 1E-7.1** and **Table 1E-7.2**. The opportunities shown in this inventory consist of vacant and non-vacant land in residential, mixed-use sites, and commercial districts that allow residential development. No identified constraints on these sites would prevent development or reuse during the Housing Element period.

Methodology

The following is a description of the methodology used to estimate housing unit capacity on vacant and non-vacant sites within Fresno and to classify sites by income level.

Income Assumptions

Density can be a critical factor in the development of affordable lower-income housing. Higher density development can lower per-unit land cost and facilitate construction in an economy of scale. The following describes the assumptions used to determine the inventoried income categories and the realistic buildout capacity for each site.

Lower-Income Sites

State law (Government Code Section 65583.2(c)(3)) establishes a “default density standard” of 30 units per acre for Fresno, which is categorized as a metropolitan jurisdiction because the population exceeds 100,000. This is the density that is “deemed appropriate” in State law to accommodate the City’s lower-income RHNA. Most zoning districts in Fresno allow for this density; however, many of these zones use height to regulate the maximum building envelope rather than a residential density standard.

To accelerate housing production in infill areas the City adopted amendments to remove maximum density limitations in the Mixed Use Districts, to modify the restriction that prohibits ground floor residential uses in mixed-use, and to allow ministerial approval of multi-family residential uses within the Priority Areas for Development. The City performed an analysis to determine the following maximum achievable densities under the height, setback, and other development standards for the mixed use zoning districts:

- CMS (Commercial Main Street): 48 units per acre
- CMX (Corridor/Center Mixed Use): 75 units per acre
- CR (Commercial – Regional): 80 units per acre
- NMX (Neighborhood Mixed Use): 64 units per acre
- RMX (Regional Mixed Use): 90 units per acre

The Downtown Development Code establishes unlimited densities for the three Downtown Districts (Downtown Core (DTC), Downtown General (DTG), and Downtown Neighborhood (DTN)) as well as the Apartment House (AH) Overlay zone. To determine achievable densities in the Downtown, the City analyzed development trends of residential projects since 2008. The average number of units per floor for projects in Downtown Fresno was 18.9 units per floor. Multiplying that average by the allowed number of stories for Downtown Districts and the AH overlay, the City determined the following potential densities for these zones:

- DTC (Downtown Core): 283 units per acre (15 stories)
- DTG (Downtown General): 189 units per acre (10 stories)
- DTN (Downtown Neighborhood): 113 units per acre (6 stories)
- DTN-AH (Apartment House) Overlay: 57 units per acre (3 stories)

Based on the density analysis of mixed use and Downtown Districts, it was determined that the following zoning districts in Fresno allow at least 30 units per acre:

- RM-2 (Residential Multi-Family, Urban Neighborhood): 16-30 units per acre
- RM-3 (Residential Multi-Family, High Density): 30-45 units per acre
- DTC (Downtown Core): No density or Floor Area Ratio (FAR) limits, 190 foot height limit
- DTG (Downtown General): No density or FAR limits, 140 foot height limit
- DTN (Downtown Neighborhood): No density or FAR limits, 90 foot height limit
- AH (Apartment House) Overlay: No density or FAR limits, 35 foot height limit
- NMX (Neighborhood Mixed Use): min. density 12 units/acre, no max. density
- CMX (Corridor/Center Mixed Use): min. density 16 units/acre, no max. density (note: General Plan requires a minimum 40 percent residential use)
- RMX (Regional Mixed Use): min. density 30 units/acre, no max. density (note: General Plan requires a minimum 30 percent residential use)
- CMS (Commercial - Main Street): no density limit
- CR (Commercial – Regional): no density limit

Sites larger than 0.5 acres and within a zoning district listed above were included in the inventory as meeting the lower-income RHNA, except as described below.

Moderate-Income Sites

Zoning districts that allow multi-family residential at densities less than 30 units per acre are assumed to accommodate the moderate-income RHNA. In Fresno, this includes two zoning districts:

- RM-1 (Residential Multi-family, Medium High Density), which allows for multi-family at a density of 12-16 units per acre; and
- RM-MH (Mobile Home Park), which allows for the development of mobile home parks at a density of 12-16 units per acre.

Above Moderate-Income Sites

Zoning districts that allow primarily single-family housing are counted in the above moderate-income inventory. This includes the following zoning districts:

- RE (Residential Estate): up to 0.15 units/acre
- RS-1 (Residential Single-family, Extremely Low Density): up to 1.0 unit/acre
- RS-2 (Residential Single-family, Very Low Density): up to 2.5 units/acre
- RS-3 (Residential Single-family, Low Density): up to 3.5 units/acre

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- RS-4 (Residential Single-family, Medium Low Density): 3.5-6.0 units/acre
- RS-5 (Residential Single-family, Medium Density): 5.0-12.0 units/acre

In addition, sites smaller than 0.5 acres with the zoning districts listed above as meeting the “default density” for lower-income sites are counted in the above moderate-income sites inventory, assuming that these sites are too small to accommodate subsidized lower-income developments.

While the inventory assumes single family homes on these sites, it is important to note that many of these zones allow a broader variety of housing types including duplexes, Senate Bill (SB) 9 lot splits, and Accessory Dwelling Units (ADUs).

Realistic Capacity

Government Code Section 65583.2(c) requires, as part of the analysis of available sites, a local government to calculate the projected residential development capacity of the sites identified in the housing element that can realistically be achieved. The housing element must describe the methodology used to make this calculation. Jurisdictions have two options to make this calculation: 1) use the minimum densities, or 2) use a realistic density based on typical densities of other residential developments at similar affordability levels and other adjustment factors to account for land use controls and infrastructure availability.

Capacity Assumptions on Residential Districts

In order to develop assumptions of realistic density for each of the zones where housing is an allowed use, City staff reviewed the density of recently approved and built residential projects from 2018 to 2023. **Table 1E-2.5** outlines density assumptions by zone. A separate methodology, which is described below, was used to determine realistic density assumptions for the mixed use zones to reflect the recent (2022) amendments to remove maximum density limitations.

The realistic residential development potential of vacant and non-vacant sites has been assumed to be between 60 to 95 percent of the maximum permitted density, depending on the zone, for Residential Single Family (RS) and Residential Multi Family (RM) Districts. As shown below in **Table 1E-2.5**, project examples from 2018-2023 in the RS and RM Districts varied in range, sometimes exceeding the maximum allowed densities and other times not meeting the minimum. There is one site in the vacant inventory that is zoned Mobile Home Park (RM-MH). Because there are not any recent examples of mobile home park developments, the realistic density of 8.5 units per acre was set based on the average density of surrounding mobile home parks.

Table 1E-2.5: Density Assumptions for Residential Districts

Zone District	Min. Density DU/ Acre	Max Density DU/ Acre	Project Examples (2018-2023)				Density Assumptions		
			Number	DU/Acre Average	Actual Percent of Max	DU/Acre Range	Assumed Percent of Max	Realistic Density DU/Acre	Affordability Level
Residential Single Family (RS) Districts									
RE	N/A	0.2	N/A	N/A	N/A	N/A	80%	0.1	Above Moderate
RS-1	N/A	1.0	N/A	N/A	N/A	N/A	80%	0.8	Above Moderate
RS-2	N/A	2.5	N/A	N/A	N/A	N/A	80%	2	Above Moderate
RS-3	N/A	3.5	16	3.3	95%	2-7	95%	3.3	Above Moderate
RS-4	N/A	6.0	39	5.0	80%	3-9	80%	4.8	Above Moderate
RS-5	N/A	12.0	99	8.3	68%	3-26	70%	8.4	Above Moderate
Residential Multi-Family (RM) Districts									
RM-1	12	16.0	25	13.9	87%	4-21	85%	13.6	Moderate
RM-2	16	30.0	16	17.8	59%	14-30	60%	18	Very Low/Low (> 0.5 acre), Moderate (< 0.5 acre)
RM-3	30	45.0	2	34.5	77%	25-44	75%	33.8	Very Low/Low (> 0.5 acre), Moderate (< 0.5 acre)
Other									
RM-MH	12	16.0	0	N/A	N/A	N/A	N/A	8.5	Moderate

N/A = Not Applicable, RE = Residential Estate, RS-1 = Residential Single-Family, Extremely Low Density, RS-2 = Residential Single-family, Very Low Density, RS-3 = Residential Single-family, Low Density, RS-4 = Residential Single-family, Medium Low Density, RS-5 = Residential Single-family, Medium Density, RM-1 = Residential Multi-family, Medium High Density, RM-2 = Residential Multi-Family, Urban Neighborhood, RM-3 = Residential Multi-Family, High Density, RM-MH = Mobile Home Park
Source: City of Fresno and Ascent, June 2023.

Capacity Assumptions on Mixed Use Sites

To accelerate housing production in infill areas, the City adopted zoning amendments to remove maximum density limitations in the Mixed Use Districts, modify the restriction that prohibits ground floor residential uses in mixed-use, and allow ministerial approval of multi-family residential uses within the Priority Areas for Development. The City performed an analysis to determine the following maximum achievable densities under the height, setback, and other development standards for the mixed use zoning districts.

Commercial and Mixed Use Zones

Table 1E-2.6 identifies the five mixed-use and commercial zones included in the inventory that allow residential development. The three mixed use zones (NMX, CMX, RMX) require residential development and do not allow 100 percent non-residential developments except on lots smaller than 20,000 square feet or more than 1,000 feet from a planned or existing bus rapid transit (BRT) route. The CMS and CR zones allow but do not require residential to be included in all developments. These zones allow both standalone residential and standalone commercial developments.

However, all five zones have some level of restrictions on ground floor residential uses in order to activate the sidewalk. In the MX zones, residential is not allowed on the ground floor within 200 feet of an intersection of two or more major streets with the exception of main building entrances and active community spaces. In the CMS and CR zones, ground floor residential is not permitted along arterials or collectors. In addition, there are requirements for active ground floor uses for developments close to transit stations in all five zones. Within 100 feet in each direction of an existing or planned BRT station, no less than 60 percent of the building frontage along public streets must be occupied by food and beverage sales, entertainment and recreation, general personal services, artist's studios, eating and drinking establishments, personal services, general retail, or convenience retail uses. Other high-activity uses that typically operate at night and on weekends may be approved at the discretion of the Review Authority.

As described above, in 2022 the City modified standards in the commercial and mixed use zones to facilitate higher residential densities. One of the key changes was to remove the maximum residential density and instead rely on height. As part of this effort, the City created conceptual sites plans to determine reasonable densities under the Citywide Development Code. The Citywide Development Code Section 15-309 defines FAR as the measure of intensity of non-residential development, so it was not applied to Mixed Use Development. The conceptual plans reflected required commercial components. The anticipated densities were significantly higher than what had been previously allowed in the commercial and mixed use zones. Because the zoning amendment is so recent, there are only a few projects that have been submitted or approved under the new standards. However, given the significant increase in allowed density and the minimum residential requirements for several of the mixed use zones (described above), it is realistic to assume development in these mixed use zones will be at much higher densities.

Looking at development trends on mixed use zoned sites over the past five years (i.e., since 2018), 48 percent of developments have been commercial (including 100 percent commercial developments and commercial that is part of a mixed use project) and 52 percent have been residential. The sites inventory applies an assumption of 50 percent of the identified reasonable density in commercial and mixed use zones to account for commercial development in mixed use zones, as shown in **Table 1E-2.6**. Mixed-use sites account for 29 percent of all residential capacity identified, including 52 percent of lower-income housing capacity.

Table 1E-2.6: Density Assumptions for Mixed Use Zones

Zone District	Zone District Name	Min. Density (DU/Acre)	Calculated “Reasonable” Density (DU/Acre)	Density Assumptions		Allowed Land Uses
				Assumed Percent Residential	Realistic Density (DU/Acre)	
NMX	Neighborhood Mixed Use	12	64	50%	32.0	Horizontal or vertical mixed use, standalone residential, standalone non-residential is only permitted on lots smaller than 20,000 square feet or further than 1,000 feet from a planned or existing BRT route
CMX	Corridor/Center Mixed Use	16	75	50%	37.5	
RMX	Regional Mixed Use	30	90	50%	45.0	
CMS	Commercial – Main Street	N/A	48	50%	24.0	Vertical or horizontal mixed use, standalone residential, standalone commercial
CR	Commercial – Regional	N/A	80	50%	40.0	

Source: City of Fresno and Ascent, June 2023.

Recent Project Examples in Mixed Use Zones

Recent development trends in Fresno reflect a high demand for residential development, which has resulted in developments that emphasize residential development over exclusively non-residential developments. Most mixed-use projects that have been approved or are in the development process are primarily residential, with just enough ground-floor retail to occupy the ground floor. Even with the provision of ground-floor commercial space, most of these developments were able to achieve or exceed the previously established maximum allowable residential densities, further demonstrating the strength of residential development over commercial development in Fresno. Staff anticipates that this trend will continue, and land zoned for mixed use will achieve residential densities at or above the previously maximum allowed.

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The following are examples of recent projects in mixed use zones that are at various stages.

Hageman Apartments

The Hageman Apartments is zoned CMS with a density of 42 dwelling units per acre. This project is located at 1010 E Home Avenue (APN 451-122-24), which is a 0.24 acre site in the Tower District near Fresno City College. It will be a three-story vertical mixed-use development with 10 units of affordable housing; 91 percent residential and 6 percent retail/office. The project received approval for entitlement in 2018 and is in building permit review as of September 2024.



The Hardison

The Hardison is zoned NMX with a density of 106 dwelling units per acre. It is located at 2049 Broadway Street (APN 459-296-03), which is 0.17 acres and located in Downtown Fresno. It will be a four-story vertical mixed-use site with 26 units of market-rate housing; 75 percent residential and 25 percent retail/office. The project received entitlement approval in 2020 and is in building permit review as of September 2024.



Brandhaven Senior Apartments

The Brandhaven Hageman Apartments are zoned CR with a density of 118 dwelling units per acre. They are located at 150 N Salma Avenue (APNs 313-920-03, 05, 06, and 07), which is a 1.52-acre site in southeast Fresno. It is a three story 100 percent residential development with 178 affordable units and two manager units. The project received approval for entitlement in 2020 and completed construction in 2023.



Downtown Zoning Districts

Downtown sites account for 11 percent of all residential capacity identified, including 16 percent of the lower-income housing capacity. As described above, the Zoning Code establishes unlimited densities for the three Downtown Districts (Downtown Core (DTC), Downtown General (DTG), and Downtown Neighborhood (DTN)) as well as the Apartment House (-AH) Overlay zone. To determine achievable densities in the Downtown, the City analyzed development trends of residential projects since 2008. The average number of units per floor for projects in Downtown Fresno was 18.9 units per floor. Multiplying that average by the allowed number of stories for Downtown Districts, the City determined the following potential densities for these zones:

- DTC (Downtown Core): 283 units per acre (Maximum 15 stories)
- DTG (Downtown General): 189 units per acre (Maximum 10 stories)
- DTN (Downtown Neighborhood): 113 units per acre (Maximum 6 stories)
- DTN-AH (Apartment House) Overlay: 57 units per acre (Maximum 3 stories)

However, recent development projects have not been built at the maximum heights allowed in the downtown zones. Instead, developments in the DTC zone ranged from 4-11 stories; developments in the DTN zone ranged from 2-4 stories; and developments in the DTN-AH zone were typically 2 stories. Looking at actual built and approved projects in the downtown zones during the 2018-2023 timeframe shows densities within the range of 65-247 units per acre, depending on the zone. The realistic densities used in the sites inventory analysis are based on median densities for projects approved in 2018-2023 unless otherwise noted in **Table 1E-2.7**.

Table 1E-2.7: Density Assumptions for Downtown Districts

Zone District	Zone District Name	Maximum Number of Stories	Project Examples (2018-2023)				Realistic Density DU/Acre
			Number	DU/Acre Average	DU/Acre Median	DU/Acre Range	
Downtown Districts							
DTC	Downtown Core	15	5	136	90	81-247	90
DTG*	Downtown General	10	N/A	N/A	N/A	N/A	83
DTN	Downtown Neighborhood	6	6	72	76	36-94	76
DTN-AH**	Apartment House Overlay	3	3	32	N/A	17-47	32

*There were no projects in the DTG zone. The realistic density is calculated as an average between the DTC and DTN realistic densities since the DTG zone allows 10 stories of development, which is halfway between the 15 allowed in the DTC and the 6 allowed in the DNT zone.

**There were no projects in the DTN-AH zone during the 2018-2020 timeframe. The density analysis is based on development projects from 2008-2013 as described in the previous housing element.

Source: City of Fresno and Ascent, June 2024.

Recent Project Examples in Downtown Zones

The following are examples of recent developments in the Downtown zones. Both of these projects are at densities that greatly exceed the realistic densities used in the sites inventory calculations.

The Monarch @ Chinatown

The Monarch @ Chinatown is zoned DTN with a density of 106 dwelling units per acre. It is located at 1101 F Street (APN 467-065-15), which is 0.60 acres. It is a four-story vertical mixed-use project with 52 affordable housing units; 93 percent residential and 7 percent retail. The project received approval for entitlement in 2020 and completed construction in 2023.



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The Park

The Park is zoned DTC with a density of 206 dwelling units to the acre. It is located at 829 Fulton Street, APN 468-282-05T, which is 0.78 acres and located in Downtown Fresno. It will be a six-story vertical mixed-use project with 161 housing units; 83% residential and 17% retail/office. The project received approval for entitlement in August 2024 and has not submitted for building permits yet.



Non-Vacant Sites

State law allows jurisdictions to rely on non-vacant and underutilized sites to accommodate the RHNA. However, non-vacant sites can present challenges for residential redevelopment and must therefore be analyzed closely to determine suitability. Jurisdictions must consider the extent to which existing uses may constitute an impediment to additional residential development, past experiences converting existing uses to higher density residential development, lease or contract requirements limiting residential redevelopment, development trends, market conditions, and regulatory or other incentives.

Jurisdictions that rely on non-vacant sites to accommodate more than 50 percent of the lower-income RHNA must include substantial evidence that the existing use on each non-vacant site in the inventory will not create an impediment to development during the planning period (Government Code Section 65583.2(g)(2)). After accounting for capacity in approved projects, on vacant sites, and projected accessory dwelling units (ADUs), the sites inventory relies on non-vacant sites to meet only 22 percent of the lower-income RHNA. The non-vacant sites included in this Housing Element sites inventory have been vetted through a site-by-site analysis to only include sites deemed to have a great potential for redevelopment during the planning period. The sites generally fall into five categories, which are described in more detail below.

A. Agricultural Uses Planned for Residential

There are several hundred acres of agricultural land, mostly on the periphery of city limits, that have been annexed into the city and zoned for residential development. Many of these sites have approved tentative subdivision maps and are planned for residential development in the short-term. Several of the sites are fallowed farm fields that are no longer actively farmed, and several are immediately adjacent to recently built residential subdivisions. The City reviewed the initial list of non-vacant sites with agricultural uses and removed sites with active agricultural uses, such as vineyards or orchards, or farms owned and operated by active farmers that seemed likely to continue operations during the planning period. Examples of non-vacant sites with agricultural uses are shown below (see Site Examples A1 and A2).

Site Example A1: Agricultural use with residential subdivision map





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Site Example A2: Fallowed agricultural field





The following are five examples of residential development projects built in recent years on agricultural sites that are similar to the types of sites included in the sites inventory. Project Example A1 is a 240-unit affordable housing development called Sarah's Court that is being built as part of a multi-phase residential and commercial mixed use development, Fancher Creek Town Center. Project Example A2, The Row, is a market rate apartment project within a residential and commercial mixed use development built on agricultural land. Project Examples A3-A5 are examples of single family residential subdivisions built on agricultural land.



Project Example A1: Sarah's Court Affordable Housing on Agricultural Land

Project Description		Before	After
Affordable Apartments	Pipeline Project (under construction). Sarah's Court, APN 462420001 – 05 & 00F at 200 N Salma Ave. Phase I - 120 low income apartment units (under construction) and Phase II – 120 low income units in building permit review		

Project Example A2: Market Rate Apartments on Agricultural Land



Project Description		Before	After
Market Rate Apartments	The Row apartments and commercial, horizontal mixed use, 56801022 -30.		

Project Example A3: Single Family Residential on Agricultural Land


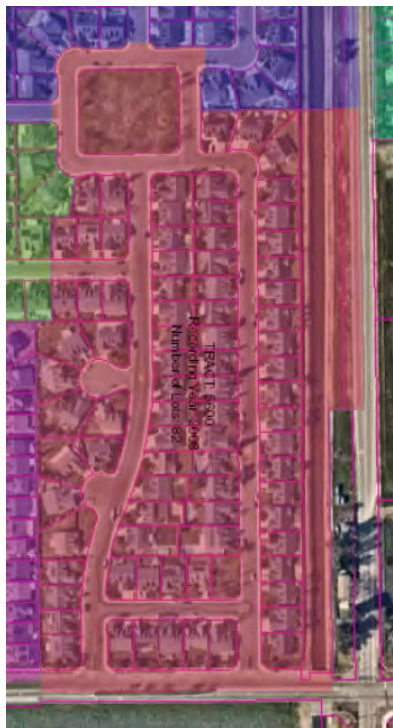
Project Description		Before	After
Market Rate Single Family Residential	Single Family Residential subdivisions at northwest corner of Kings Canyon Rd and Fowler Ave (FM 5232, 5932, 6103, 6104, and 6291)		

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Project Example A4: Single Family Residential on Agricultural Land

Project Description		Before	After
Market Rate Single Family Residential	Single Family Residential subdivisions at northwest corner of Kings Canyon Rd and Fowler Ave (FM 4380, 4582, 4737, and 4831)		

Project Example A5: Single Family Residential on Agricultural Land

Project Description		Before	After
Market Rate Single Family Residential	Single Family Residential subdivisions at southwest corner of Grantland Ave and Barstow Ave (FM 5600)		

B. Largely Vacant Residential Land

A few of the non-vacant sites are large and mostly vacant parcels with a single house that are planned for development at much higher densities. Many of these sites have a tentative subdivision map and are adjacent to other existing subdivisions. It is common in Fresno for the existing home to be demolished to make way for new residential subdivision development. The City estimated that about 25 percent of the time an existing home will remain and be identified as a remainder lot in the tract map. Examples of non-vacant sites in this category are shown below (see Site Examples B1 and B2).

Site Example B1: Largely vacant residential land with tentative subdivision map





Site Example B2: Largely vacant residential land adjacent to other residential





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The following are three examples of residential development projects built in recent years on rural residential sites that are similar to the types of sites included in the sites inventory. Project Example B1 is a 66-lot single family residential tentative subdivision map approved on a 15.60-acre rural residential parcel. Project Example B2, Avalon Commons, is a 105-unit mixed-income apartment project currently (2024) under construction on a 7.11-acre parcel that was previously used as a rural residence with a landscaping business. Project Example B3 is a 28-unit market rate apartment project called the Palms at Alluvial built on a 4.67-acre rural residential site. In all these examples the original residence was demolished (or will be demolished) and replaced by new single family or multifamily development.

Project Example B1: Single Family Residential Tentative Map

Project Description		Before	After
Market Rate Single Family Residential	APN 31602201, 2149 S Clovis Ave, Approved Tentative Tract Map 5672		

Project Example B2: Avalon Commons Mixed Income Housing

Project Description		Before	After
Affordable and Market Rate Apartments	Pipeline Project (under construction). Avalon Commons, APN 40407150T at 7521 N Chestnut Ave. Phase I – 34 units very low income, 25 units low income, and 46 above moderate apartment units (under construction). Was a landscaping business.		

Project Example B3: The Palms at Alluvial Market Rate Apartments

Project Description		Before	After
Market Rate Apartments	Pipeline Project (under construction). The Palms at Alluvial, 28 market ate apartment units, APN 40450028 and 29 at 2806 E Alluvial Ave.		

C. Mostly Vacant Land With Paving or Minor Improvements

Several sites would be considered vacant land by most standards, but because there are minor improvements or remnant paving from prior uses, they are considered non-vacant by HCD standards. Examples of non-vacant sites in this category are shown below (see Site Examples C1 and C2).

Site Example C1: Mostly vacant land with paving and vehicle access


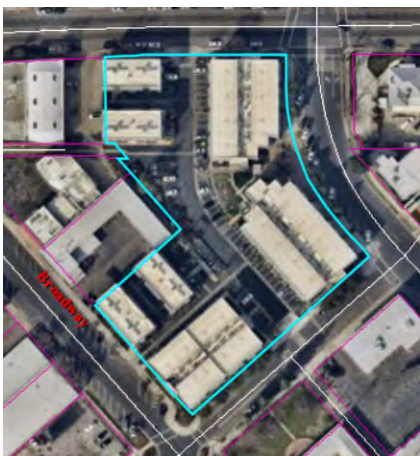
SECTION 1E-2: SITES INVENTORY

Site Example C2: Mostly vacant City-owned land with minor improvements

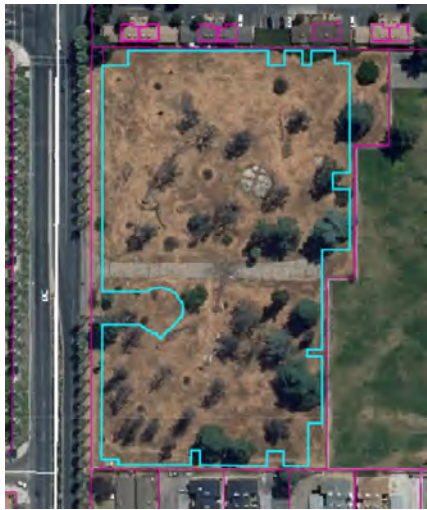



The following are three examples of residential development projects built in recent years on sites that were mostly vacant but had paving or other minor site improvements. Project Example C1, Iron Bird Lofts, is a 80-unit market rate apartment project built on a 2.17-acre site that had previously been two retail buildings which were demolished around 1994. Project Example C2, Las Palmas de Sal Gonzales is a 135-unit affordable housing development built on a 4.50-acre site that used to have an office facility that was demolished around 1997. Project Example C3 is a 5-unit single family project built on a 0.60-acre site that had previously been an office building.

Project Example C1: Iron Bird Lofts

Project Description		Before	After
Market Rate Apartments	Iron Bird Lofts (constructed) APN 46618245S, 101 Fulton St,		

Project Example C2: Las Palmas de Sal Gonzales

Project Description		Before	After
Affordable Apartments	Las Palmas De Sal Gonzales, APN 47216008, 5070 E Kings Canyon Rd, affordable housing		

Project Example C3: Single Family Infill Development

Project Description		Before	After
Market Rate Apartments	Single family homes, APN 46822320, 450 to 496 M St		

D. Existing Non-Residential Uses on Large Lots With Infill Potential

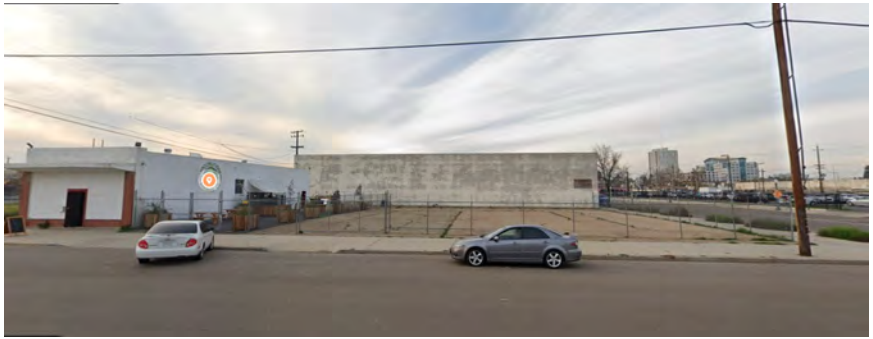
There are several non-vacant sites with existing non-residential uses that only cover a small portion of the site. In many cases the parcels are large enough for the existing uses to remain and the undeveloped portion of the site to be developed with housing at high densities allowed under the mixed use or downtown zoning districts (see Site Example D1 below). In other cases, the existing non-residential use is marginal and would likely be demolished and replaced with residential or mixed use (see Site Example D2 below).

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Site Example D1: Commercial strip center on large lot with infill potential






Site Example D2: Commercial building on corner lot with infill potential





The following are four examples of affordable housing developments built in recent years on underutilized infill sites. All of these developments are on sites that had existing commercial uses with large surface parking lots, similar to many of the nonvacant sites in the sites inventory. Project Example D1 is a planned senior affordable housing development that is proposed on a 6.22-acre City-owned site that used to be occupied by a commercial building. The existing building has been demolished to make way for the new housing development. Project Example D2, Clinton Family Apartments, is a 77-unit affordable housing development within a horizontal mixed use project that is currently (2024) under construction. The mixed-use project will replace an existing commercial strip center and several adjacent residences. The parcels were consolidated and the existing buildings were demolished. Project Example D3, The Link, is an 88-unit vertical mixed use affordable housing development constructed on a 2.91-acre site that had previously been occupied by a commercial business. The existing buildings were demolished. Project Example D4, The Arthur at Blackstone, is also an affordable housing development that replaced an existing commercial building and surface parking lot on five adjacent parcels with 41 units of affordable housing and new commercial in a mixed-use development.

Project Example D1: Planned Senior Affordable Housing



Project Description		Before	Now	Planned
Affordable Senior Apartments	Proposed affordable senior housing and senior center. APN 42625317, 4343 N Blackstone Ave. Horizontal mixed/use. Mostly Vacant City-Owned Property (Commercial Bldg/Parking Lot not in use, demolished)			

Project Example D2: Clinton Family Affordable Apartments

Project Description		Before	After
Affordable Apartments	Clinton Family Apartments (under construction), APN 44409220, 22, 26, 27 and 28, 1538 E Clinton Ave, 77 affordable units, horizontal mixed-use		

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Project Example D3: The Link Affordable Apartments

Project Description		Before	After
Affordable Apartments	The Link (constructed), APN 45106416, 1661 E Home Ave, vertical mixed use with 88 affordable housing units on the upper floors and commercial/office uses on the first floor, and located on a corner with an existing commercial building.		

Project Example D4: The Arthur at Blackstone Affordable Housing

Project Description		Before	After
Affordable Apartments	The Arthur at Blackstone (under construction), APN 44310408T, 09T, 10, and 23, 3039 N Blackstone Ave, 41 affordable units/mixed use on a corner lot with an existing commercial building.		

E. Parking lots

The initial list of non-vacant sites included several dozen parking lots, mostly in the downtown area that were associated with existing commercial or office uses, places of assembly, or were standalone paid parking areas. While all of these parking lots provide opportunity for infill development downtown, the City was selective with which parking lots were included in the Housing Element inventory given the continued reliance on parking in the short-term. Only about half of the initial list of parking lots are included in the inventory. Parking lots that were significantly underutilized, deteriorating, or abandoned were included, as well as parking lots owned or leased by state or local jurisdictions that were not in heavy use. The City reviewed the publicly owned parking lots carefully for appropriateness and removed those not deemed available during the housing element planning period. Site Examples E1 and E2 below demonstrate typical sites that fit within this category.

Site Example E1: Overflow parking lot for adjacent church



Site Example E2: Parking lot, not in use



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The following are three examples of affordable and market rate housing developments built in recent years on parking lots. Project Example E1, Brio on Broadway, is a vertical mixed use, market rate housing development built on a 1.34 acre commercial site that was mostly used as surface parking. Project Example E2, Renaissance at Santa Clara, is a 70-unit affordable housing development built on two adjacent parcels totaling 0.74 acres, one of which was an overflow parking lot for an adjacent commercial use. Project Example E3 is a 30-unit market rate apartment development on a 1.01 acre parking lot that was regularly used for a farmers market. Similar to most of the parking lot sites included in the sites inventory, all of these project examples are in Downtown Fresno. The sites are similar in size and location to the other parking lot sites included in the inventory.

Project Example E1: Brio on Broadway

Project Description		Before	After
Market Rate Apartments	<p>Brio on Broadway, APN 46619328, 1636 Broadway Avenue, vertical mixed-use.</p> <p>Parking lot, not in use and commercial building on corner lot with infill potential.</p>		

Project Example E2: Renaissance at Santa Clara

Project Description		Before	After
Affordable Apartments	<p>Renaissance at Santa Clara, affordable apartment units, APN 46708231 and 32, 1505 Santa Clara Street.</p>		

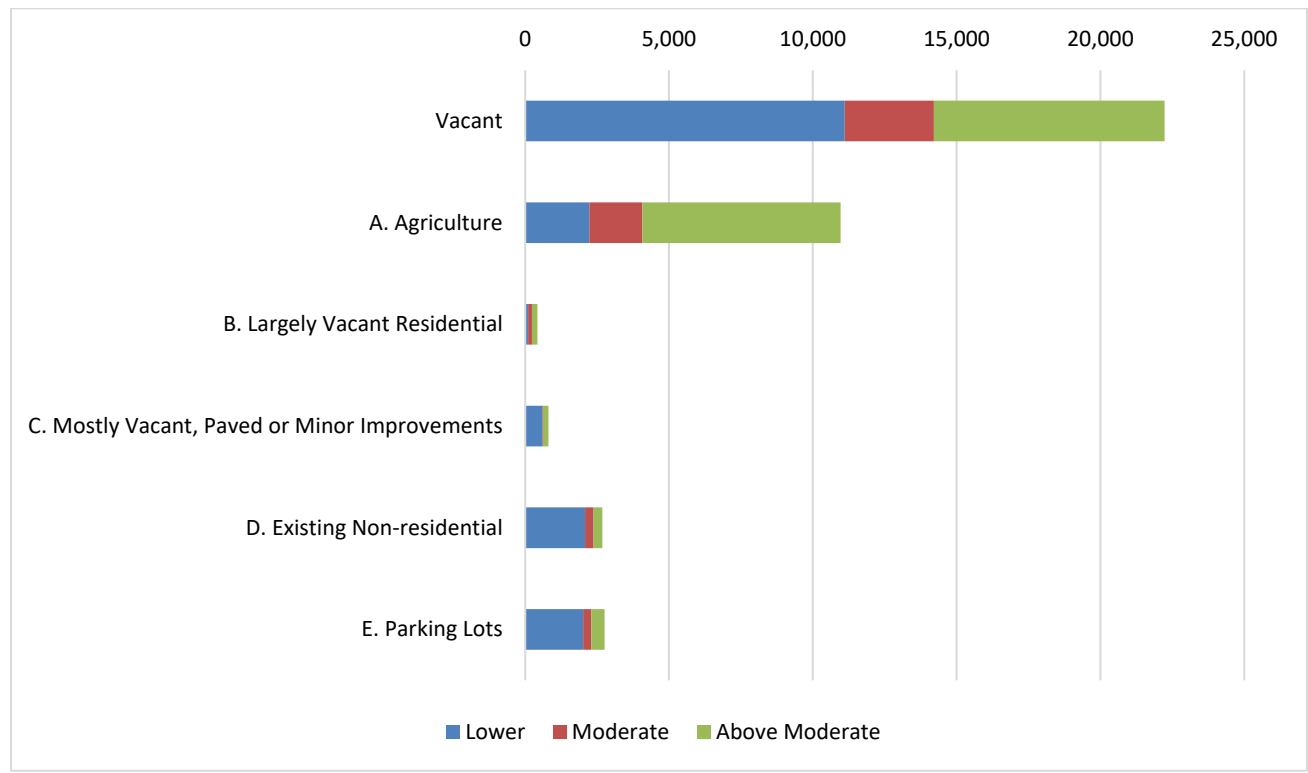
Project Example E3: 2: 1612 Fulton Street

Project Description		Before	After
Market Rate Apartments	1612 Fulton Street was a parking lot (with regular farmers market) and now market rate apartments. APN 46614416 Fulton Street.		

Summary of Non-Vacant Site Categories

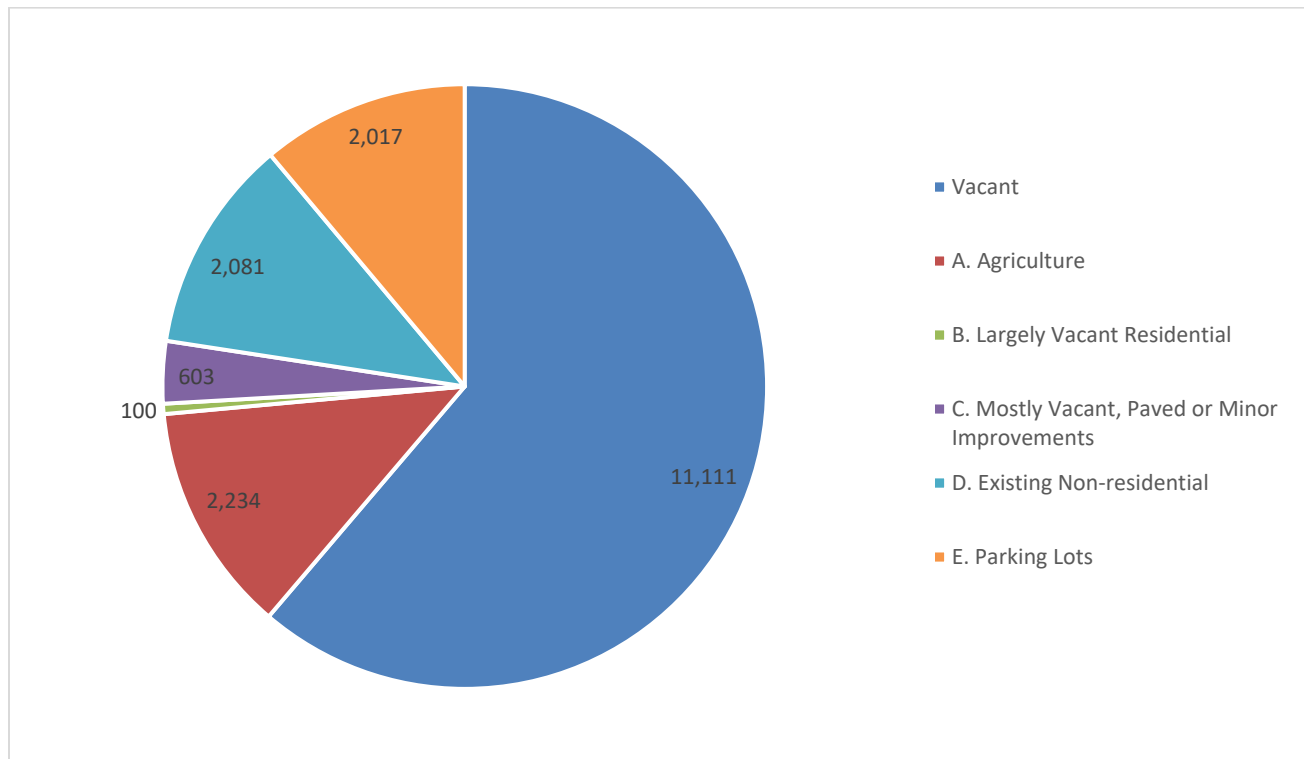
Figure 1E-2.1 shows unit capacity by income level by type of site, including vacant and the five types of non-vacant sites: A) agricultural uses planned for residential, B) largely vacant residential land, C) mostly vacant land with paving or minor improvements, D) existing non-residential uses on large lots with infill potential, and E) parking lots. In all income levels, a majority of the housing capacity on sites in the inventory (not including pipeline project or ADUs) is on vacant sites (51 percent).

Figure 1E-2.1: Housing Capacity on Vacant and Non-Vacant Sites by Category, All Income Levels



Source: Ascent, July 2024.

Figure 1E-2.2 shows unit capacity of lower-income sites by type of site. A majority of the lower-income capacity is on vacant sites (59 percent). Of the non-vacant site categories, sites categorized as existing agriculture have the highest capacity of 2,234 lower-income units, and sites categorized as parking lots have the second highest capacity at 2,017 lower-income units.

Figure 1E-2.2: Lower-Income Site Capacity by Category

Source: Ascent, September 2024.

Publicly Owned Sites

There are about 50 sites in the sites inventory that are owned by various public agencies, including the City of Fresno, Fresno Housing Authority, Redevelopment Agency ([now the Successor Agency](#)), and the State of California. City staff has reviewed the list of publicly-owned sites carefully to understand ownership, whether the sites are already planned for housing development, any known barriers to development, and whether or not existing uses would need to be relocated. City staff removed [over more than 100](#) sites that are unlikely to develop for a variety of reasons, [including site location within airport safety zones; sites planned for local or state infrastructure; sites with existing uses; awkwardly shaped and landlocked sites; and sites located adjacent to industrial uses.](#) The remaining sites included in, [and identified known information about the publicly owned sites in the inventory.](#) ~~Table 1E-2.9 shows represent the~~ publicly-owned [and generally barrier-free sites that remain in the inventory](#) with information about ownership, ~~known barriers,~~ and ~~remaining~~ steps to development. This includes 8 sites that are non-vacant, including 3 lower-income sites located in the Downtown with total capacity for 1,146 units; and 3 above moderate income sites, also mostly smaller high-density zoned sites in the Downtown with total capacity for 72 units. [All sites in the inventory are zoned to allow for residential development, and m](#)Most of the publicly-owned sites in the inventory are vacant, including 9 vacant lower-income sites with capacity for 896 units, 2 moderate-income sites with capacity for 59 units, and 31 above moderate-income sites with capacity for 267 units. This is in addition to the public sites identified in Table IE-2.8 that will be supported by improvements through the Downtown Fresno CIP.

Downtown Fresno Housing Projects Supported by Infill Infrastructure Grant

Several sites in the inventory have been identified as catalyst infill sites through the Infill Infrastructure Grant program. The City of Fresno was awarded \$49 million through the State’s Infill Infrastructure Grant Program – Catalytic Qualifying Infill Area (IIGC) in the 2022-2023 fiscal year. The primary goal of IIGC is to promote infill housing development by providing financial assistance for Capital Improvement Projects (CIPs) that are an integral part of, or necessary to facilitate the development of, Catalytic Qualifying Infill Areas. Under the program, grants are available as gap funding for infrastructure and other capital improvements necessary for specific residential or mixed-use infill development proposals.

The Downtown Fresno CIP supported by the IIGC grant includes sewer main replacements across multiple streets, a water project, site preparations, surface improvements, urban greening, installation of pedestrian lighting and push buttons, and ancillary works, and construction of a centralized off-site parking structure.

These improvements will allow for development of nine housing projects in Downtown Fresno, shown in Table 1E-2.8 and Figures 1E-2.3-1E-2.5. These projects encompass multiple sites that are under the ownership of the City of Fresno, the Fresno Housing Authority, and private entities. Of 863 total units anticipated to be developed, 457 are planned to be restricted to lower-income households, including 86 units for extremely low-income households, and the remaining 405 units are anticipated to be market rate, which are assumed to provide a 50/50 mix of moderate- and above moderate-income housing.

The grant does not provide funding for the housing developments themselves. However, each planned housing development has a plan to assure financial feasibility in time to meet required IIGC program milestones. These projects are currently in the design phase, and entitlements are expected to be requested by May 2025.

Table 1E-2.8: Downtown Fresno Infill Infrastructure Grant Sites

City Project ID	Site ID	APN	Ownership	Calculated Project Acres	Units by Income Level					Total Units	Site Description
					ELI	VLI	LI	M	AM		
HD1	1617	46615314	Private Owner	0.55		75				75	The Business Journal parking lot and right of way. HD1 is planned for student housing.
HD2	2473	46620656T	Housing Authority (HACF)	0.47		62				62	Parking lot for IRS building. Housing Authority owned site. Assumed that IRS building will remain. HD2 is planned for student housing.
HD3	1617	46615318	Private Owner	0.85	16	48				64	The Business Journal parking lot and right of way. HD3 is planned to receive Low Income Housing Tax Credits.
		ROW	City of Fresno								
HD4	2473	46620656T	Housing Authority (HACF)	0.47	15	40				55	Parking lot for IRS building. Housing Authority owned site. Assumed that IRS building will remain. HD4 is planned to receive Low Income Housing Tax Credits.
HD 5	1615	46620650T	City of Fresno	0.95				56	56	112	Parking lot across from IRS building in Downtown Fresno. On this site is proposed Market 1 by Fresno Housing with 112 market rate units. No development project submitted in Accela. There is currently a lease agreement in place for Fresno County. The most recent extension dated September 16, 2022 allowed a five-year extension expires December 31, 2027
		46620651T									
HD 6	1618	46615315	Private Owner	0.91				50	50	100	Closed CVS parking lot and right of way.

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City Project ID	Site ID	APN	Ownership	Calculated Project Acres	Units by Income Level					Total Units	Site Description
					ELI	VLI	LI	M	AM		
		ROW	City of Fresno								On this site is proposed Market 2.
HD 7	2484	46704023ST	City of Fresno	2.32	26	74		97	97	294	Recently demolished building on the parcel owned by the City. The other parcel is privately-owned owned by Fresno Sports and Events Partners Inc
		46704020S	Private Owner								
HD 8	1525	46707115	Private Owner	0.78	21	50				71	Abandoned building
		46707120	Private Owner								
HD 9	2485	46707402	Private Owner	0.33	8	22				30	Existing commercial buildings
TOTAL				7.63	86	371	0	203	203	863	

Source: City of Fresno, September 2024.

Figure 1E-2.3: IIGC Sites HD1 - HD6 (Fulton Street)



Figure 1E-2.4: IIGC Site HD7 (H Street Site in the South Stadium District)



Figure 1E-2.5: IIGC Sites HD8 - HD9 (Bing Kong and Peacock Sites in Chinatown)



Table 1E-2.9: Publicly-Owned Sites

Site ID	APN	Address	Zoning Code	Acres	Capacity (Units)			Ownership	Existing Use	Status and Remaining Steps
					Lower	Moderate	Above Moderate			
287	45603034T	5471 E Belmont Ave	RM-1	4.17		57		City of Fresno	Vacant; potential brownfield remediation	In September 2024, the City of Fresno will release a Request for Proposal (RFP) for the development of a vibrant community featuring 24 ARPA funded tiny homes on wheels and 26 ERF funded prefabricated micro homes, totaling 50 homes, all provided by the City. The development will include a community center, trail, or park. The submission deadline will be November 2024. Construction is anticipated to start in October 2025 and be completed in August 2026
304	31332107T		RS-4	0.45			2	City of Fresno	Vacant; near future retail center and BRT	
535	47005201T	3702 E Ventura St	NMX	3.40	109			City of Fresno	Vacant	
	47005202T	3754 E Ventura St	NMX							
	47005203T	3745 E El Monte Way	RS-5							
660	45205308	1556 E Olive Ave	CMS	0.17			4	Fresno Irrigation District	Vacant	
708	45021106T	929 N Fruit Ave	RS-5	0.21			2	City of Fresno	Vacant	As of September 2024, this property has not been declared a surplus site.
714	45015401T	761 W Hammond Ave	RM-1	0.16		2		State of California	Vacant	
987	51135201ST		RS-4	0.26			1	City of Fresno	Vacant	As of September 2024, this property has not been declared a surplus site.
1096	46404059T		RS-4	0.98			5	State of California	Vacant	City surplus site
1097	46404073T		RS-4	2.32			11	State of California	Vacant	City surplus site
1098	46431210T	1108 S Roeding Dr	RS-4	0.18			1	State of California	Vacant	City surplus site
1099	46431211T	1122 S Roeding Dr	RS-4	0.23			1	City of Fresno	Vacant	City surplus site
1100	46431212T	1136 S Roeding Dr	RS-4	0.24			1	City of Fresno	Vacant	City surplus site
1101	46431213T	1150 S West Ave	RS-4	0.46			2	City of Fresno	Vacant	City surplus site
1102	46431214T	1164 S West Ave	RS-4	0.39			2	City of Fresno	Vacant	City surplus site
1103	46427237T	1212 S West Ave	RS-4	1.05			5	City of Fresno	Vacant	City surplus site
1124	46410208T	2022 S West Ave	CMX	0.27			10	City of Fresno	Vacant	No known barriers to development. As of September 2024, this property has not been declared a surplus site.
1129	47704075ST	901 W Atchison Ct	RM-2	1.19	21			Housing Authority (HACF)	Vacant	Though the Housing Authority does not have development plans in place for these properties at this time, Lot acres have been reduced to usable portion of the site.
1130	47704075ST	901 W Atchison Ct	RM-2		88			Housing Authority (HACF)	Mostly vacant. Community	

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Site ID	APN	Address	Zoning Code	Acres	Capacity (Units)			Ownership	Existing Use	Status and Remaining Steps
					Lower	Moderate	Above Moderate			
				4.91					garden on portion of site.	
1131	47704073T	555 W California Ave	CMX	8.06	302			Housing Authority (HACF)	Vacant	
1151	47712113T	33 E Atchison St	RS-5	0.21			2	Redevelopment Agency (RACF)	Vacant	
1153	47712105T		NMX	0.37			12	Redevelopment Agency (RACF)	Vacant; adjacent sites.	City surplus site adjacent to privately owned site 1152. Could be consolidated with nearby parcels to become a larger development opportunity.
	47712106T									
1365	46724601T	731 E California Ave	NMX	2.92	93			Housing Authority (HACF) Redevelopment Agency (RACF)	Vacant	Site within the West Fresno CAN! Choice Neighborhood Initiative planned for new housing. Phase 1: 60 new affordable units in vertical mixed-use development slated for planning application submittal in Q4 of 2025; entitlement approval in Q2 of 2026, construction drawings in Q3 of 2027; and building permit issuance in Q2 of 2028.
	46724506T	537 Inyo St								
	46724505T	811 Waterman Ave								
	46724504T	813 Waterman Ave								
	46724503T									
	46724507T	661 E California Ave								
	46724511T	854 Klette Ave								
	46724509T									
	46724512T	864 Klette Ave								
	46724508T									
	46724510T	842 Klette Ave								
	46726201T									
	46726202T	851 Klette Ave								
	46726203T									
	46726204T	601 E California Ave								
1386	46718609T	1128 Collins Ave	RS-5	0.34			3	City of Fresno	Vacant	As of September 2024, this property has not been declared a surplus site.
1391	46715507T	1107 B St	RS-5	0.15			1	Redevelopment Agency (RACF)	Vacant parcel adjacent to 4 other vacant parcels.	City surplus site
1418	46517421T	1511 B St	RS-5	0.13			1	Redevelopment Agency (RACF)	Vacant	City surplus site
1419	46517422T	1515 B St	RS-5	0.13			1	Redevelopment Agency (RACF)	Vacant	City surplus site
1436	46411313T	130 W Lemon Ave	RS-5	0.14			1	Redevelopment Agency (RACF)	Vacant	City surplus site
1489	46706124T	1535 Fresno St	DTN	0.34			25	State of California	Vacant	Site is planned for transit-oriented development according to the High Speed Rail Station Master Plan. Status of State’s plan for this site is unknown.
1490	46706123T		DTN	0.12			9	State of California	Vacant	
1492	46706211T	1526 Fresno St	DTN	0.26			20	State of California	Vacant	

Site ID	APN	Address	Zoning Code	Acres	Capacity (Units)			Ownership	Existing Use	Status and Remaining Steps
					Lower	Moderate	Above Moderate			
1493	46706203T	1141 G St	DTN	0.26			20	State of California	Parking	
1523	46707410T	930 E St	DTN	0.35			26	City of Fresno	Parking Lot adjacent to privately-owned site 1522. Potential lot consolidation for a larger development opportunity	As of September 2024, this property has not been declared a surplus site.
1529	46707316T	730 F St	DTN	0.60	46			Redevelopment Agency (RACF)	Vacant	These properties were declared surplus in 2024 and RACF will follow the SLA guideline.
1530	46707305T	723 G St	DTN	0.09			7	Redevelopment Agency (RACF)	Vacant	These properties were declared surplus in 2024 and RACF will follow the SLA guideline.
1531	46707306T		DTN	0.18			13	Redevelopment Agency (RACF)	Vacant	These properties were declared surplus in 2024 and RACF will follow the SLA guideline.
1532	46708116T	655 G St	DTN	0.35			26	City of Fresno	Paved	In June 2024, this project was declared surplus.
1562	46705013ST	555 H St	DTN	1.41	107			State of California	Vacant	Part of the property is abandoned for widening of Caesar Chavez underpass.
1573	46822212T	550 M St	DTG	0.30			25	Redevelopment Agency (RACF)	Vacant	As of September 2024, this property has not been declared a surplus site. The RACF is preparing to take this to the Fresno City Council for surplus site declaration consideration in 2025.
1574	46822215T	525 N St	DTG	0.60	50-			Redevelopment Agency (RACF)	Vacant	As of September 2024, this property has not been declared a surplus site. The RACF is preparing to take this to the Fresno City Council for surplus site declaration consideration in 2025.
	46822216T	505 N St								
1576	46822301T	461 N St	DTG	0.43	-		36	Redevelopment Agency (RACF)	Vacant	As of September 2024, this property has not been declared a surplus site. The RACF is preparing to take this to the Fresno City Council for surplus site declaration consideration in 2025.
	46822302T	453 N St								
	46822319T	461 N St								
1579	46819534T	2402 Ventura St	DTG	0.73	61			Redevelopment Agency (RACF)	Only counting vacant part of parcel	As of September 2024, this property has not been declared a surplus site. The RACF is preparing to take this to the Fresno City Council for surplus site declaration consideration in 2025.
1580	46819213T	2504 Ventura St	DTG	0.95	79			Redevelopment Agency (RACF) owns two parcels four parcels are privately-owned as of September 2024	Vacant	As of September 2024, this property has not been declared a surplus site. The RACF is preparing to take this to the Fresno City Council for surplus site declaration consideration in 2025.
	46819214T	2518 Ventura St								
	46819236	530 O St								
	46819237	534 O St								
	46819222	2526 Ventura St								
	46819227	2534 Ventura St								
1606	46621522T	1822 Fresno St	DTC	2.78	250			State of California	Parking lot	State-owned site within the Station Master Plan Area (“Merchant’s Lot). City will work with State to pursue development.
1607	46621426T		DTC	0.78	70			City of Fresno	Parking lot	Will serve as temporary parking until parking garage behind Hotel Fresno is built. Hotel Fresno has recently been converted to affordable housing. Permits are not being sold for this lot and parking is being deferred to this lot. As of September 2024, this

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Site ID	APN	Address	Zoning Code	Acres	Capacity (Units)			Ownership	Existing Use	Status and Remaining Steps
					Lower	Moderate	Above Moderate			
	46621427T									property has not been declared a surplus site. These parcels are RDAF parcels to be disposed of going to the Hotel Fresno group
1610	46703039ST	1705 Fresno St	DTC	2.25	202			State of California	Dairy Semi-truck parking	Will serve as temporary parking until parking garage behind Hotel Fresno is built. Hotel Fresno has recently been converted to affordable housing. Permits are not being sold for this lot and parking is being deferred to this lot.
1612	46504038ST	1301 H St	DTC	2.98	268			City of Fresno	Small building on site	This is a brownfield site acquired by the City in 2002. In 2023, the City was awarded \$3,122,648 in ECRG grant funding from DTSC to remediate the hazardous site for future Affordable housing. Our team is currently working with DTSC to complete the remediation by 2026. The proposed reuse consists of developing a micro home community of 26 prefabricated units of 100% Affordable rental housing. The units will be reserved for households at or below 30% AMI and will see unhoused individuals transition to permanent housing.
1613	46620518T	1408 H St	DTC	0.29			26	State of California	Vacant	
1811	44405116T		RS-5	0.12			1	City of Fresno	Vacant	As of September 2024, this property has not been declared a surplus site.
1891	50409212T		RS-5	1.74			15	City of Fresno	Vacant	As of September 2024, this property has not been declared a surplus site. It is proposed to be disposed of to a developer for a mixed-housing project.
2396	46707307T		DTN	0.28			21	City of Fresno	Vacant	City surplus site
2486	44502013T	3374 E Shields	O	2.8	224			State of California	Vacant Building: Dept of Water Resources	This project is on state surplus land (per State Executive Order N-06-19), and the State is partnering with the City to develop the site as multi-unit housing. The state completed its RFP process at the end of 2023 and selected Alexis Laing as the Developer. Project is now in predevelopment. Development of the 2.8 acre site with multi-unit housing including 50% 3-bedroom units and with a range of affordability in two phases: Ph. 1 includes 84 units and deeper affordability with a special needs set-aside. Ph 2 is anticipated at 140 units with higher AMI unit mix. Development will include energy efficient plumbing and lighting fixtures, as well as drought tolerant landscaping and hydrozones to maximize water efficiency on site. Each building will achieve a minimum silver LEED or GreenPoint rating. Solar PW panels will be installed on both projects. Phases 1 and 2: Due Diligence, Community Outreach, Entitlement, Financing 11/23 – 5/25; Construction 11/25
TOTAL				55.24	2,042	59	339			

Source: City of Fresno, September 2024.

Suitability of Large Sites

There are 10 vacant sites and 12 non-vacant sites included in the lower-income inventory that are larger than 10 acres. While the allowable density on these sites exceeds the default density of 30 units per acre, qualifying them as lower-income sites, the size and sheer number of units allowed make it more likely that they would be further subdivided and/or built with a mix of housing types at various income levels. Several assumptions are applied to large sites to reflect more realistic assumptions for the mix of incomes that could be accommodated on the sites.

Most of these large sites are in the West Area Neighborhood Specific Plan (WANSP) boundary, west of Highway 99. The City is in the process of developing a Specific Plan for the future growth and development in this area. The Specific Plan is scheduled to be considered for adoption in the first quarter of 2025. The Draft Specific Plan calls for land use changes; however, because it is not yet adopted, the Draft Housing Element reflects the currently adopted land use designations. Once the Specific Plan has been adopted, the Draft Housing Element will be updated to reflect the new designations. There is a significant amount of developable land in the area, so many of the sites in the inventory are within the plan area boundary. Because the area has been and continues to transition from agriculture to urban development, many of the sites are larger in size than sites in other parts of the city.

Most of the large sites in the WANSP area are located along the Shaw Avenue Corridor, in an area referred to as the West Shaw Avenue Town Center. Assumptions for the Town Center parcels are described in more detail in the following section below.

Based on recent examples of large site developments (refer to **Table 1E-2.12**), large scale 100 percent affordable projects with more than 150 units have successfully been built in Fresno. For example, Parc Grove Commons is an affordable development with 215 units. Given this trend, the Housing Element assumes that if a site's total capacity is 250 units or fewer, it is feasible to develop the site as 100 percent affordable housing. For larger sites where the total capacity exceeds 250 units, it is assumed that the project would be subdivided to create a mixed-income development, with 20 percent lower-income units, 60 percent moderate-income units, and 20 percent above moderate-income units. This is similar to how Fancher Creek and West Creek Village were developed (see **Table 1E-2.11**).

Two of the four large vacant sites outside of the West Shaw Avenue Town Center boundary are owned by the Fresno Housing Authority (Sites 988 and 1129/1130). Site 988 is a 14.57-acre parcel zoned RM-2, while Site 1129/1130 is an 11.3-acre split zoned parcel, with a 6.10-acre portion of the site zoned RM-2. It is realistic to assume that these RM-2 sites will be developed with 100 percent affordable housing given ownership by the Housing Authority (see **Table 1E-2.10** below).

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Of the non-vacant sites, there are four large RM-2 sites outside of the Town Center (Sites 808, 979, 1076, and 1223). The non-vacant RM-2 sites include an 18.8-acre parcel currently in agricultural use on South Walnut Avenue (Site 1223), an 18.4-acre parcel on West Whites Bridge Avenue also currently in agricultural use (Site 1076), and a 28.37-acre parcel split-zoned parcel of which 22.57 acres is zoned RM-2 (Site 979). There is also one large non-vacant site zoned RM-3 (Site 853) at 6277 W Shaw Ave that is currently in agricultural use. The sites inventory applies an assumption of 20 percent lower-income, 60 percent moderate-income, and 20 percent above moderate-income housing on these parcels (see **Table 1E-2.10** below).

The last parcel in **Table 1E.2-10** is a 10.6-acre parcel zoned RMX (APN 417-34-223) on the corner of West Shaw Avenue and Blackstone Avenue. There are two small retail uses on the site, including a restaurant and an eyeglass store, as well as a residence that collectively cover about half of the site. The sites inventory assumes only 60 percent of the site is developed with residential infill housing and the remaining 40 percent remains occupied by existing uses.

In total, the inventory assumes 3,279 units on the eleven large sites shown in **Table 1E-2.10**, including 1,480 lower-income units, 1,329 moderate income-units, and 470 above moderate-income units.

West Shaw Avenue Town Center

One of the areas with the greatest amount of future housing potential is the West Shaw Avenue Town Center, which is envisioned in the General Plan to be developed as a high-density, urban mixed-use corridor supported by enhanced transit service. There are 29 sites in the West Shaw Avenue Town Center mostly designated for mixed use development; 11 sites are larger than 10 acres and are considered “large sites.” Because all of the sites are concentrated in one area, the assumptions described below are applied to all sites within the Town Center, not just large sites.

While the Draft Specific Plan does not call for any specific phasing of the Town Center, given the scale of the Town Center, it is expected that it will develop over a longer timeframe than the 8-year housing element planning period. Also, given the large size of the mixed use sites and the lack of existing retail in the area, it is anticipated that there will be a greater percentage of commercial uses compared to the smaller, infill parcels located on mixed use corridors where there is already a significant amount of existing retail. To reflect this, the sites inventory applies the following assumptions to both small and large sites in the West Shaw Avenue Town Center:

- **Mix of uses.** Sites designated mixed-use in the Town Center are assumed to have 60 percent residential and 40 percent commercial. This is slightly higher than the 30-40 percent residential that is required in the mixed use designations. This assumption for the mix of uses is layered on top of the 50 percent likelihood assumptions applied to the site, which already accounted for a portion of the site developing as commercial.

- **Mix of incomes.** Sites in the Town Center that allow 30 units per acre, qualify as “lower-income,” and have a capacity of 250 units or fewer are counted as 100 percent affordable. The remaining sites are counted as 20 percent lower-income, 60 percent moderate-income, and 20 percent above moderate-income to reflect a vision of a variety of housing types and to avoid a concentration of lower-income units on large sites. This applies to sites designated CMX, RMX, and RM-2. The parcel designated RM-1 is assumed to be moderate-income.
- **Development phasing.** Only 50 percent of the capacity of the sites in the Town Center is counted in the sites inventory to reflect an assumption that about half of the area could build out during the Housing Element planning period. Rather than selecting which parcels to include and which to exclude, the 50 percent capacity assumption is applied to all sites in the Town Center. This is shown in the table as “50% Likelihood.” This means that what is shown as the total capacity for each individual site is significantly less than the actual realistic capacity for the site.

Figure 1E-2.6 shows the sites within the West Shaw Avenue Town Center and **Table 1E-2.11** summarizes the inventoried capacity by land use designation. In total, there are 3,227 units counted in the sites inventory in this area, including 1,177 lower-income, 1,585 moderate-income, and 395 above moderate-income units.

To help achieve the assumptions used in the sites inventory, the Housing Element includes an implementation program to help facilitate the subdivision of large sites into parcels that are more appropriately sized for affordable housing.

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Table 1E-2.10: Large Sites (Excluding West Shaw Avenue Town Center)

Site ID	APN	Parcel Size (Acres)	Zone	Location/ Site Description	Lower-Income Units	Moderate - Income Units	Above-Moderate Units	Total Inventoried Units	Assumptions	Existing Use
Vacant Large Sites										
768	506-13-039	10.48	RM-2	Near W Sierra Ave & N Vista Ave	189	0	0	189	100% Lower	Vacant
780	504-09-209	13.1	RM-2	N Hayes Ave near W Herndon Ave	236	0	0	236	100% Lower	Vacant
988	511-02-301	14.57	RM-2	5677 W Dakota Ave (Housing Authority site)	262	0	0	262	100% Lower	Vacant
1129 / 1130	477-04-075ST	11.30 (split-zoned); 6.10-acres zoned RM-2	RM-2	901 W Atchison Ct. (Housing Authority site)	109	-	-	109	100% Lower	Vacant
Non-Vacant Large Sites										
127	417-34-223	10.65	RMX	Corner of Blackstone and Shaw (20 W Shaw Ave)	57	172	57	286	60% Res, 40% Com 20% Lower, 60% Mod, 20% Above-Mod	Assortment of uses, portion of site is vacant
808	505-08-042S	11.92	RM-2	N Bryan Ave at Bullard Ave	214	0	0	214	100% Lower	Agriculture
853	512-03-203	19.23	RM-3	6277 W Shaw Ave	130	389	130	649	20% Lower, 60% Mod, 20% Above-Mod	Agriculture, canal through middle of parcel

Site ID	APN	Parcel Size (Acres)	Zone	Location/ Site Description	Lower-Income Units	Moderate - Income Units	Above-Moderate Units	Total Inventoried Units	Assumptions	Existing Use
979	512-04-317S (28.37-acre parcel with split zoning)	22.57-acre portion	RM-2	Corner of W Ashlan Ave & N Grantland Ave	81	244	81	406	20% Lower, 60% Mod, 20% Above-Mod	Agriculture
1076	326-10-076	18.38	RM-2	3555 W Whites Bridge Ave	66	199	66	331	20% Lower, 60% Mod, 20% Above-Mod	Agriculture
1223	328-08-001S	18.80	RM-2	2867 S Walnut Ave	68	203	68	339	20% Lower, 60% Mod, 20% Above-Mod	Agriculture
2478	310-20-103	58.05	RM-2	3518 N Fowler	68	122	68	258	20% Lower, 60% Mod, 20% Above-Mod	Residential/ Agriculture
TOTAL					1,480	1,329	470	3,279		

Source: City of Fresno and Ascent, September 2024.

SECTION 1E-2: SITES INVENTORY

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Table 1E-2.11: West Shaw Avenue Town Center Sites

Site ID	APN	Total Parcel Size (Acres)	Zoning	Location/Site Description	Max Density	Total Capacity at Max Density	Inventoried Capacity				Assumptions	Existing Use
							Lower-Income Units	Moderate-Income Units	Above-Moderate Units	Total Units		
Vacant Sites												
816	505-06-008 (38.33 acre parcel, split zoning)	13.26 portion	RM-1	6785 W Barstow Ave	16	212	0	-90	0	90	50% Likelihood 100% Mod	Vacant
817		16.98 portion	CMX		75	1,274	38	115	38	191	50% Likelihood 60% Res, 40% Com	
818		7.80 portion	CMX		75	585	18	53	18	89	20% Lower, 60% Mod, 20% Above-Mod	
819	505-06-074	24.05	RM-2	W Scott Ave near W Barstow Ave and End of N Ensenada Ave (consolidated sites)	30	735	44	132	44	220	50% Likelihood 20% Lower, 60% Mod, 20% Above-Mod	Vacant
	505-06-066	1.33										
820	505-06-070	0.45										
826	505-06-024	3.30	CMX	6130 W Shaw Ave	75	248	37	0	0	37	50% Likelihood 60% Res, 40% Com 100% Lower	Vacant
827	505-06-068	5.15	CMX	6010 W Shaw Ave	75	387	58	0	0	58	50% Likelihood 60% Res, 40% Com 100% Lower	Vacant
828	505-06-067	9.20	CMX	End of W Keats Ave	75	690	103	0	0	103	50% Likelihood 60% Res, 40% Com 100% Lower	Vacant
830	508-03-025	13.27	RMX	N Island Waterpark Dr at canal	90	1,194	36	107	36	179	50% Likelihood 60% Res, 40% Com 20% Lower, 60% Mod, 20% Above-Mod	Vacant
831	508-03-004	5.56	RMX	5708 W Shaw Ave	90	500	75	0	0	75	50% Likelihood 60% Res, 40% Com 100% Lower	Vacant
2315	508-03-014	22.38	CMX	North of W Shaw Ave, south of Island Waterpark	75	1,678	50	151	50	251	50% Likelihood 60% Res, 40% Com 20% Lower, 60% Mod, 20% Above-Mod	Vacant
2316	508-03-026	7.23	RMX	North of W Shaw Ave, south of Island Waterpark	90	651	0	98	0	98	50% Likelihood 60% Res, 40% Com 100% Lower	Vacant
2317	508-03-005	11.16	RMX	N Lola Ave at W Shaw Ave	90	1,005	30	90	30	150	50% Likelihood 60% Res, 40% Com 20% Lower, 60% Mod, 20% Above-Mod	Vacant

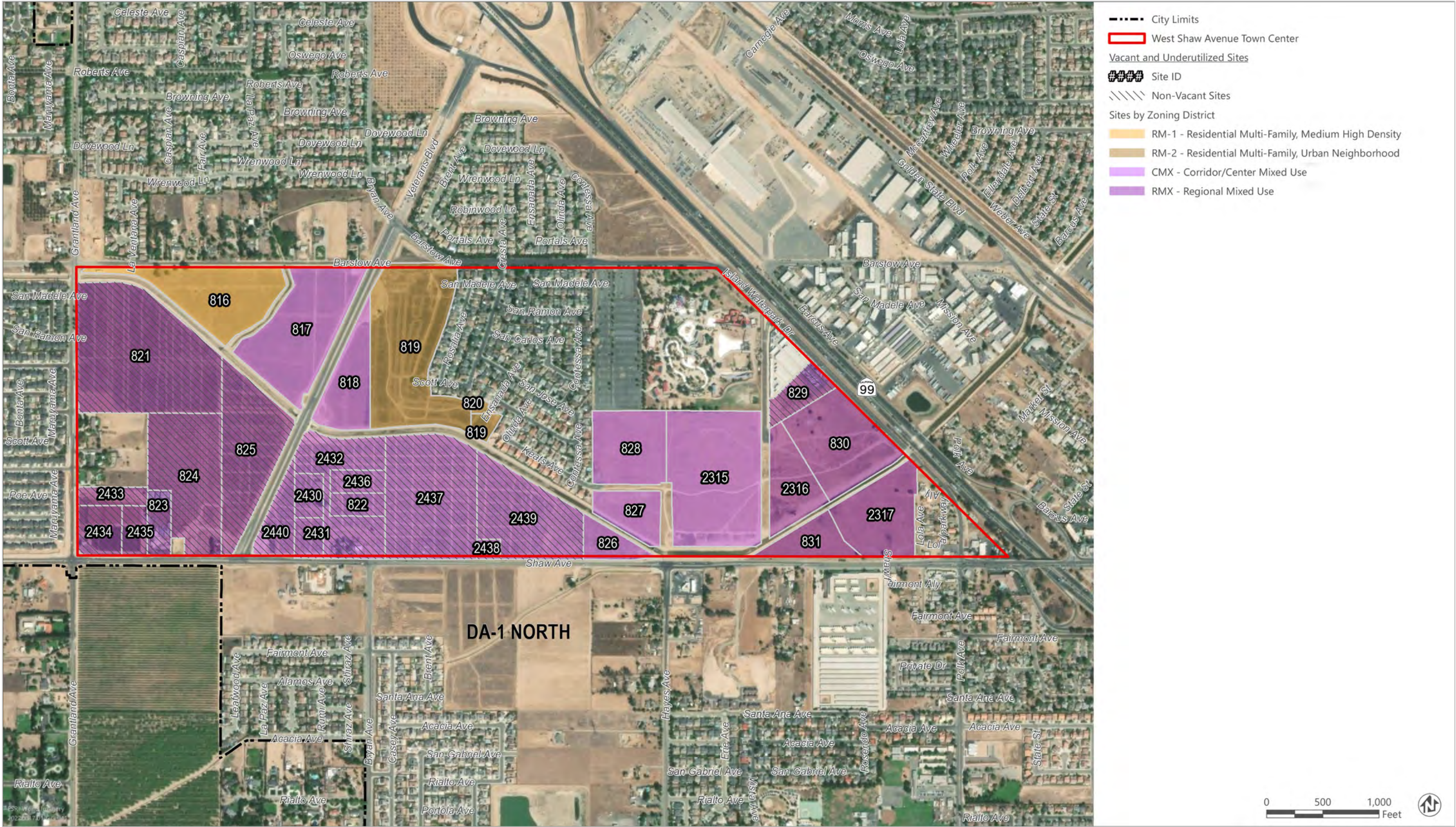
SECTION 1E-2: SITES INVENTORY

Site ID	APN	Total Parcel Size (Acres)	Zoning	Location/Site Description	Max Density	Total Capacity at Max Density	Inventoried Capacity				Assumptions	Existing Use
							Lower-Income Units	Moderate-Income Units	Above-Moderate Units	Total Units		
Non-Vacant Sites												
821	505-06-007	28.65	RMX	5326 N Grantland Ave	90	2,578	77	232	7	386	50% Likelihood 60% Res, 40% Com 20% Lower, 60% Mod, 20% Above-Mod	Agriculture
822	505-06-033	2.30	CMX	North of W Shaw Ave and N Bryan Ave intersection	75	173	26	0	0	26	50% Likelihood 60% Res, 40% Com 100% Lower	Agriculture
823	505-06-020	2.84	RMX	6824 W Shaw Ave	90	255	38	0	0	38	50% Likelihood 60% Res, 40% Com 100% Lower	Residence and trucking
824	505-06-076	16.52	RMX	6730 W Shaw Ave	90	1,486	45	134	45	224	50% Likelihood 60% Res, 40% Com 20% Lower, 60% Mod, 20% Above-Mod	Agriculture and residence
825	50-506-016S (19.09 acre parcel, split zoning)	14.93 portion	RMX	W Shaw Ave east of N Grantland Ave	90	1,343	40	121	40	201	50% Likelihood 60% Res, 40% Com 20% Lower, 60% Mod, 20% Above-Mod	Agriculture
2440		4.20 portion	CMX		75	315	9	28	9	46		
829	508-03-027	3.62	RMX	N Island Waterpark Dr	90	325	49	0	0	49	50% Likelihood 60% Res, 40% Com 100% Lower	Part of parcel vacant
2430	505-06-041	2.31	CMX	6556 W Shaw Ave	75	173	26	0	0	26	50% Likelihood 60% Res, 40% Com 100% Lower	Agriculture
2431	505-06-042	2.12	CMX	W Shaw Ave north of intersection with N Bryan Ave	75	159	24	0	0	24	50% Likelihood 60% Res, 40% Com 100% Lower	Agriculture
2432	505-06-034	11.00	CMX	6518 W Shaw Ave	75	825	124	0	0	124	50% Likelihood 60% Res, 40% Com 100% Lower	Agriculture and residence
2433	505-06-036	2.34	RMX	North of W Shaw Ave & N Grantland Ave intersection	90	210	32	0	0	32	50% Likelihood 60% Res, 40% Com 100% Lower	Agriculture
2434	505-06-037	3.93	RMX	6972 W Shaw Ave	90	353	53	0	0	53	50% Likelihood 60% Res, 40% Com 100% Lower	Agriculture and farmstand
2435	505-06-038	2.30	RMX	East of 6972 W Shaw Ave	90	207	31	0	0	31	50% Likelihood 60% Res, 40% Com 100% Lower	Agriculture

Site ID	APN	Total Parcel Size (Acres)	Zoning	Location/Site Description	Max Density	Total Capacity at Max Density	Inventoried Capacity				Assumptions	Existing Use
							Lower-Income Units	Moderate-Income Units	Above-Moderate Units	Total Units		
2436	505-06-034	2.30	CMX	North of W Shaw Ave & N Bryan Ave intersection	75	173	26	0	0	26	50% Likelihood 60% Res, 40% Com 100% Lower	Agriculture
2437	505-06-017	20.31	CMX	6392 W Shaw Ave	75	1,523	46	137	46	229	50% Likelihood 60% Res, 40% Com 20% Lower, 60% Mod, 20% Above-Mod	Agriculture
2438	505-06-039	0.85	CMX	West of 6150 W Shaw Ave	75	64	10	0	0	10	50% Likelihood 60% Res, 40% Com 100% Lower	Agriculture
2439	505-06-040	14.31	CMX	6150 W Shaw Ave	75	1,073	32	97	32	161	50% Likelihood 60% Res, 40% Com 20% Lower, 60% Mod, 20% Above-Mod	Agriculture
TOTAL							1,177	1,585	395	3,227		

Source: City of Fresno and Ascent, September 2024.

SECTION 1E-2: SITES INVENTORY
Figure 1E-2.6: West Shaw Avenue Town Center Sites, Fresno 2023



Source: City of Fresno and Ascent, June 2023

Large Site Examples

The sites inventory assumes that larger parcels could be further subdivided to create smaller developable sites for housing at a range of income levels. There are several recent developments that serve as examples that this is possible. **Table 1E-2.12** depicts recent examples which include below market rate units and the following section provides more detail for each project.

Table 1E-2.12: Summary of Recent Developments on Large Sites

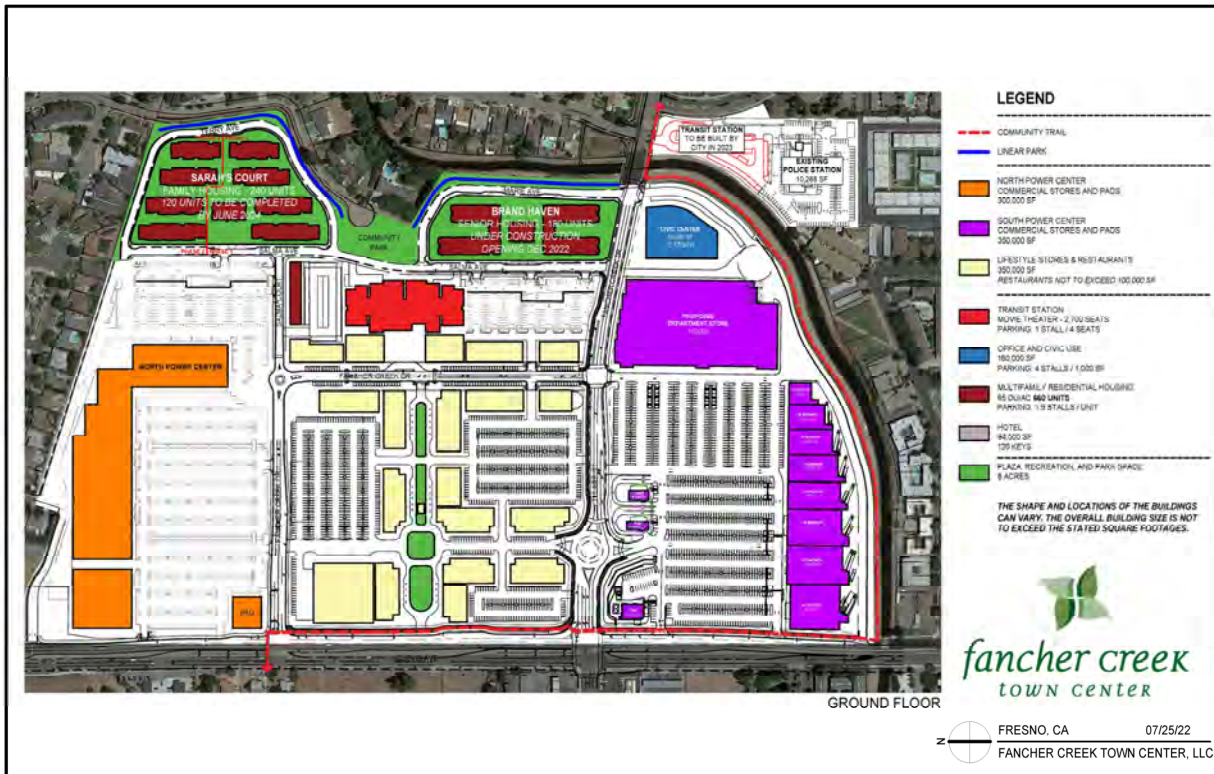
Project	Total Size (acres)	Deed-Restricted Affordable	Market Rate	Total Units
Fancher Creek Town Center	91 acres	420	240	660
The Vineyards	38.92 acres	158	0	158
West Creek Village	120 acres	120	135	255
Parc Grove Commons	24 acres	213	2	215
Campus Pointe	27.45 acres	0	550	550
Avalon Commons	7.1 acres (total site: 17.8 acres)	104	1	105

Source: City of Fresno and Ascent, July 2024.

Fancher Creek Town Center

The Fancher Creek Town Center is a recent example of a large-scale, mixed-use project that provides a mix of affordable and market rate housing integrated into a shopping and employment district, with well over one million square feet of commercial, office, civic, hotel, theater, plaza, recreation, and park uses. The Fancher Creek Town Center encompasses three 2015-2023 Fresno Housing Element Sites (APNs 31302101 at 46.84 acres, 31310124 at 40.08 acres, and 31310122 at 4.14 acres) for a total of 91 acres. The project includes 660 multi-family residential units across three projects: the constructed Brandhaven Senior Affordable Housing with 180 units, the Sarah's Court Family Affordable Housing with 120 units in Phase 1 (under construction) and an additional 120 units planned, and a planned four-story 240-unit market rate multifamily residential building. This project is an example of a large site that was developed with 63 percent lower-income housing (i.e., 420 affordable units) and 36 percent market rate (240 units).

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Fancher Creek Town Center Site Plan

Source: City of Fresno, 2024.

The Vineyards California Armenian Home Community – Senior Housing

California Armenian Home, a not-for-profit corporation, donated 40-acres of land to develop The Vineyards, a continuing care retirement community. The Vineyards opened for residency in January 2018 and includes a total of 158 units featuring 12 resort-style independent living villas with two car garages, 60 independent living apartments, and 50 assisted living and 36 memory care apartments. The Vineyards was developed on a prior 2015-2023 Fresno Housing Element Site (APN 31328043) at 22.22 acres. The Vineyards also offers outdoor amenities such as gardens, courtyards, patios, sheltered walkways, open park space, fountains, and large outdoor pavilions.



Image of The Vineyard

Source: Life at the Vineyards.

West Creek Village

The West Creek Village Project is a 120-acre multi-phase mixed-use project consisting of single-family homes, multi-family mixed-income housing, a new community park and approximately 323,000 square feet of medical, business, and retail. All three phases of the West Creek Villages are planned on an 18-acre site. All properties were annexed into the city after the 2015-2023 Housing Element. The overall project was conceived from the Southwest Fresno Specific Plan adopted in 2017.

The West Creek Village project includes the built West Fresno Center – Fresno City College (600 E Church Avenue), entitled/permits issued City of Fresno community park, proposed commercial, approved tract map for Emerald Creek single family residential (134 units) subdivision, and entitled Phase 1 of the Villages at West Creek by Self Help Enterprises with 121 supportive multi-family housing units (120 affordable units and 1 market rate manager’s unit) consisting of 38 one bedroom, 51 two bedrooms and 32 three bedrooms. The Villages at West Creek assumes 53 percent of the restricted units will serve households with incomes less than 30 percent of AMI; 11 percent for households with incomes less than 50 percent of AMI; and 36 percent for households earning less than 60 percent of AMI; and 1 percent will be a manager’s unit. Additionally, the project will set aside a minimum number of units for farmworkers and those impacted by homelessness.

SECTION 1E-2: SITES INVENTORY



West Creek Village Site Plan

Source: City of Fresno, 2024. Blue Ocean Development, 2021.

Parc Grove Commons

Parc Grove Commons, a two- and three-story affordable housing community consisting of 215 units in 32 buildings, was developed in two-phases in 2011 and 2014 by the Fresno Housing Authority. This development is all residential on a 24-acre site made up of four parcels (10.63, 7.73, 4.51, and 1.74 acres respectively). Parc Grove Commons has 67 extremely and very low-income units, 146 low-income units, and 2 manager's units.



Parc Grove Commons Site Plan

Source: City of Fresno, 2024.

Campus Pointe

Campus Pointe is a 48.18-acre horizontal mixed-use development containing senior and student housing owned by Fresno State University and a local developer. The 550 units of residential was built in four phases. Phase one residential was the Palazzo at Campus Pointe apartments built in 2009 on 11.18 acres (244 units). Phase two residential was the Palmilla at Campus Pointe apartments built in 2012 is on 5.74 acres (144 units). Phase three residential was the Maravillosa-Luxury Senior Living apartments built in 2021 on a 3.66-acre site (142 units). Phase 4 residential, on a 6.56-acre site, is under construction is an extended stay Hyatt House with 138 rooms offering condo-like living and is scheduled for completion in 2025. The retail portion of the development was built in 2015 and includes 20.73 acres plus parking.



Source: City of Fresno, 2024.

Avalon Commons

Avalon Commons is a 105-unit affordable multi-family housing project by Fresno Housing utilizing Low Income Housing Tax Credits (LIHTC) and No Place Like Home (NPLH) funding. The project is located at Chestnut and Alluvial Avenue in northeast Fresno. The original site was approximately 18 acres and was subdivided into two parcels, an 11.5-acre parcel for Rocky Ranch luxury apartments and a 7.1-acre site for Avalon Commons. Avalon Commons was approved and entitled on June 25, 2022. Construction is underway with a slated completion date of July 1, 2025. There will be two phases of this development. Phase I contains 60 units, including 59 affordable units. Phase II will include 45 affordable units.

AB 725 Compliance

Assembly Bill 725 (2021) – which requires that at least 25 percent of the remaining above moderate-income RHNA be accommodated on sites that have a density standard that allows at least four units of housing, and that at least 25 percent of the remaining moderate-income RHNA be accommodated on sites that allow at least four units of housing but a density of no more than 100 units per acre. After counting the units in planned and approved projects and final subdivision maps, the remaining RHNA is 13,830 above moderate-income units and 4,597 moderate-income units. In order to comply with AB 725, the sites inventory must include 3,458 above moderate-income units and 1,149 moderate-income units on sites meeting the above mentioned criteria.

The Housing Element sites inventory meets the requirements of AB 725 through the following:

- Sites smaller than 0.5 acres that are zoned as high density residential (RM-2, RM-3), mixed use and commercial (NMX, CMX, RMX, CR, CMS), and Downtown districts (DTN, DTC, DTG, DTG-AH) are counted toward the above moderate-income inventory. All of these sites have zoning that allows at least four units of housing.
- Sites larger than 10 acres and all sites within the West Shaw Avenue Town Center that meet the default density standard for lower-income RHNA (i.e., 30 units per acre) are counted in the sites inventory with a mix of incomes, generally 20 percent lower-income, 60 percent moderate-income, and 20 percent above moderate-income. This assumption helps to ensure the inventory complies with AB 725.
- The moderate-income RHNA is met on sites within the RM-2 and RM-MH zones, both of which allow at least four units of housing per site but are well below the 100 units per acre maximum identified in AB 725.

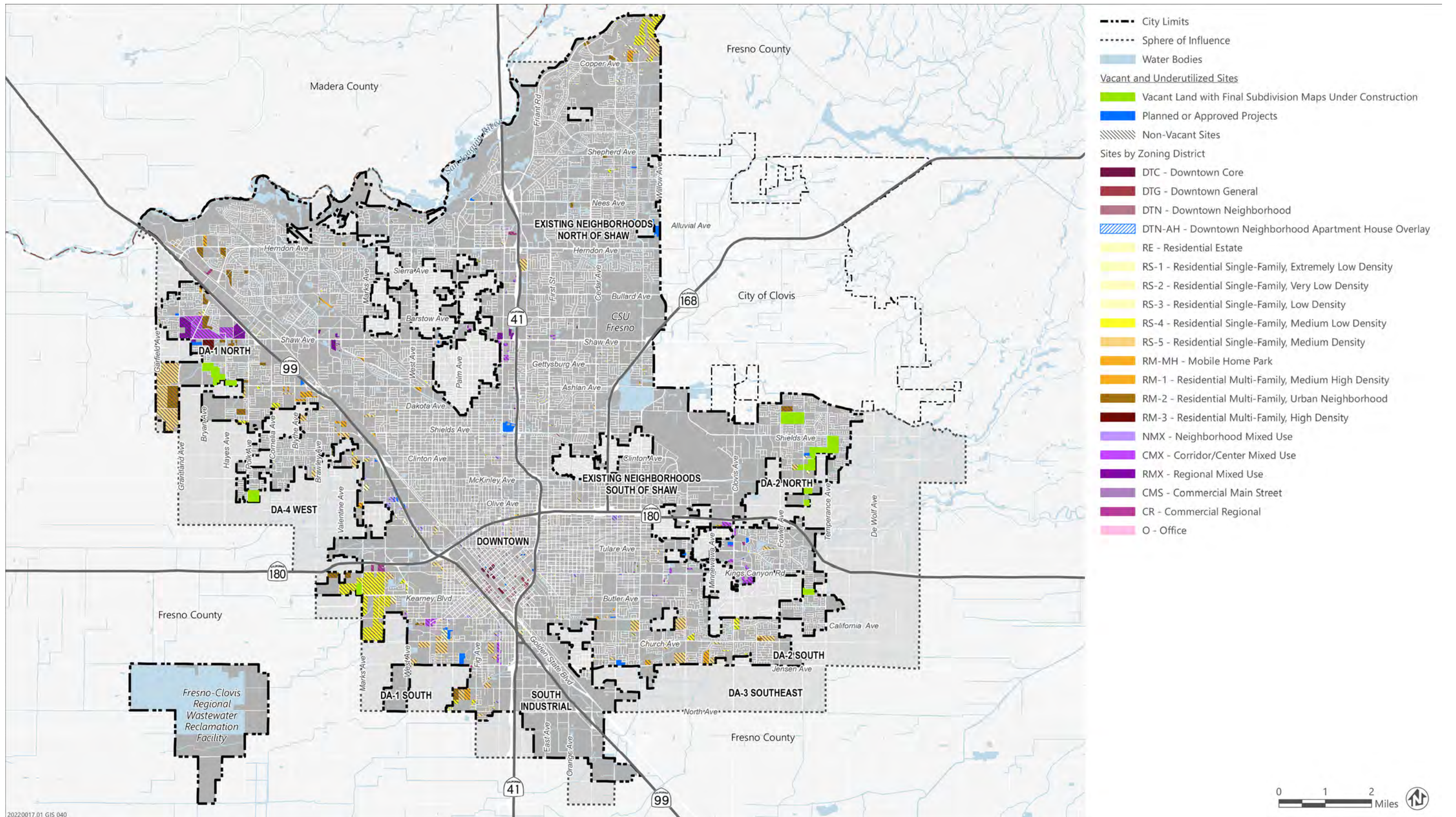
Table 1E-2.12 below summarizes how the Housing Element complies with AB 725. The sites inventory includes capacity for 3,483 above moderate-income units on sites complying with AB 725 criteria, which exceeds the target of 3,458 above moderate-income units; and the inventory includes capacity for 4,756 moderate-income units on sites complying with AB 725 criteria, which also exceeds the target of 1,149 moderate-income units.

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Table 1E-2.12: AB 725 Compliance

Capacity (Units)	Above Moderate Income	Moderate Income
RHNA	15,904	5,638
Approved Projects	1,107	1,041
Final Subdivision Maps	967	-
Remaining RHNA	13,830	4,597
25% of Remaining RHNA (AB 725 Target)	3,458	1,149
Capacity on Qualifying Sites	3,483	4,756

Source: City of Fresno and Ascent, 2024.



Source: City of Fresno and Ascent, June 2023.

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Sites Identified in Previous Housing Elements

Per statute (Government Code Section 65583.2I), a non-vacant site identified in the previous planning period and a vacant site that has been included in two or more previous consecutive planning periods can only be used to accommodate the lower income RHNA if the site is subject to a program in the housing element allowing residential development by right for housing developments in which at least 20 percent of the units are affordable to lower-income households.

Several sites included in the inventory for lower-income housing have been included in previous housing element planning periods. However, the City cannot easily distinguish which vacant sites were included in the Fourth Cycle Housing Element lower-income sites inventory. The sites inventory identifies all sites – vacant and non-vacant – that were included in the Fifth Cycle Housing Element and applies the by-right policy to all the identified lower-income sites. These sites are identified in **Table 1E-7.1** and **Table 1E-7.2** in Section 1E-7 (Detailed Sites Inventory Tables). The Housing Element includes a policy that commits the City to allowing residential use by right on these sites when at least 20 percent of the units are affordable to lower income households.

Accessory Dwelling Units

Per state law, a projection of the number of ADUs expected to be built within the eight-year planning period can also be considered as part of the inventory. The City has seen an increase in ADU production in recent years, particularly since 2018 when the state passed several bills to facilitate ADUs statewide. **Table 1E-2.14** shows the total number of ADU building permits issued by year since 2018, which equates to an average of 11 ADUs per year. For the purpose of the Housing Element, it is assumed that ADU production will continue at the same pace experienced since 2018, resulting in 94 ADUs counted toward the 2023-2031 RHNA (8.5 year planning period). The City has included a program to monitor compliance with State law and facilitate construction of ADUs.

Table 1E-2.14: ADU Building Permits, 2018-2023

Year	ADU Permits Issued
2018	2
2019	4
2020	6
2021	19
2022	22
Average	11
Projected ADUs	94

Source: City of Fresno and Ascent, 2023.

SECTION 1E-2: SITES INVENTORY

Because regional affordability analysis of ADUs was not available for Fresno County, the City applied rental rates for one- and two-bedroom units as a proxy for ADU rental rate. According to 2017-2021 ACS 5-year estimates, the median gross rent for one-bedroom units in Fresno is \$873 per month, and \$941 per month for two-bedroom units. Low-income households in Fresno County can afford between \$1,091 (one-person households) and \$1,558 (four-person households) in monthly housing costs without being cost burdened (see **Table 2-24**). Comparing rental rates with the affordability of low-income households demonstrates that ADUs are appropriate to credit toward the City's lower-income RHNA, based on the median price of one- and two-bedroom units. However, the City has decided to take a conservative approach and assume that 30 percent of ADUs will be affordable to lower-income households, 40 percent affordable to moderate-income households, and 30 percent affordable to above moderate-income households. Based on this methodology, the sites inventory includes a projection of 94 ADUs, including 28 affordable to lower-income households, 38 affordable to moderate-income households, and 28 affordable to above moderate-income households.

RHNA Summary

Table 1E-2.15 provides a summary of Fresno's ability to meet the 2023-2031 RHNA of 36,866 housing units. Within the city limits, available vacant and underutilized sites are adequate to accommodate the RHNA for all income categories. The city has capacity for 18,783 lower-income units, which is 3,459 lower-income units in excess of the lower-income RHNA.

Table 1E-2.15: RHNA Summary, Fresno, June 2023

Project	Units by Income Level				Total Units
	VLI	LI	MI	AMI	
2023-2031 RHNA	9,440	5,884	5,638	15,904	36,866
Planned or Approved Projects (Table 1E-2.3)	292 ¹	317	1,041	1,107	2,757
Vacant Land with Final Subdivision Maps Under Construction (Table 1E-2.4)	0	0	0	967	967
Capacity on Vacant Sites (Table 1E-7.1)		11,111	3,096	8,025	22,232
Capacity on Underutilized Non-vacant Sites (Table 1E-7.2)		7,035	2,488	8,127	17,650
Accessory Dwelling Units (Table 1E-2.13)		28	38	28	94
Total Capacity		18,783	6,664	18,254	43,700
Surplus/Shortfall		3,459	1,026	2,350	6,834

VLI = Very-low Income, LI = Low-income, M = Moderate-income, AM = Above-moderate Income

¹ Includes Extremely-low Income and VLI units

Source: City of Fresno and Ascent, 2024.

Availability of Infrastructure and Services

Realistic site development potential indicated in the sites inventory is consistent with the development capacity reported in the Fresno General Plan Urban Form, Land Use, and Design Element. Full urban-level services are available throughout the city and specifically to each site in the inventory. Such services are more than adequate for the potential unit yield on each site. Specifically, water and sewer services are available or are programmed to be made available for all the sites included in the inventory, indicating the capacity to accommodate the City's total share of the RHNA.

Infrastructure Current Availability

The City of Fresno Department of Public Utilities (DPU) provides potable water to the majority of the city and non-potable water to a small portion of the city for irrigation. The city currently receives water from four water supply sources:

1. Surface water that is delivered to the city by two separate sources:
 - a. Fresno Irrigation District (FID) Agreement for Kings River water.
 - b. United States Bureau of Reclamation (USBR) Central Valley Project (CVP) Friant Division Contract for San Joaquin River water.
2. Groundwater that is pumped from wells located within the city.
3. Recycled water that is treated at the Fresno-Clovis Regional Wastewater Reclamation Facility (RWRF) and North Fresno Wastewater Reclamation Facility (NFWRF). This water may be used for non-potable uses.

The City's 2020 Urban Water Management Plan (UWMP) demonstrates that under normal water year, single dry water year, and five-year consecutive drought, the City's water supplies are adequate to meet projected demands. The UWMP analysis includes current water demands within the city as well as anticipated water demands associated with future development projects and planning areas within the Fresno General Plan Sphere of Influence (SOI) through 2045. The City has always met system water demand and regardless of regional hydrology is projected to meet existing and future water demands.

SECTION 1E-2: SITES INVENTORY

The City has adopted long-range capital and strategic programs through the City of Fresno Metro Plan, City of Fresno Recycled Water Master Plan, and City of Fresno Wastewater Master Plan. The City has also adopted the State's 2013 CalGreen Building Code, Model Water Efficient Landscape Ordinance, and Graywater Standards, which combine for a 10- to 20-percent reduction in water use in most new construction. General Plan Policy RC-6-b directs the City to adopt and implement ordinances, standards, and policies to achieve the intent of the City of Fresno Urban Water Management Plan, Fresno-Area Regional Groundwater Management Plan, and City of Fresno Metropolitan Water Resources Management Plan to ensure a dependable supply of water. General Plan Policy RC-6-c directs land use and development projects to adhere to the objective of the Fresno Metropolitan Water Resources Management Plan to provide sustainable and reliable water supplies to meet the demand of existing and future customers through 2045.

The City completed construction on the 80-mgd Southeast Surface Water Treatment Facility (SESWTF) in 2018, while the City's Northeast Surface Water Treatment Facility (NESWTF) currently has a 30-mgd capacity and the capability to expand up to 60 mgd. The City is also planning to develop additional groundwater recharge facilities that would optimize use of available surface water supplies in normal and wet years. The timing for the NESWTF expansion and the development of additional groundwater recharge facilities will be examined as part of the City's future Metro Plan update and determined based on need as the city grows and demands increase. The City also plans to continue expanding its recycled water distribution system to offset potable water demands.

A substantial reduction in water demand followed the completion of residential meter installation in 2013 combined with drought restrictions and water conservation messaging. As a result, demand has averaged roughly 120,000 acre-feet per year (afy) for 2018 to 2020 instead of growing to roughly 170,000 afy by 2020 as projected in the 2014 Metro Plan. The increase in use of surface water supplies combined with decrease in demands through conservation is allowing the groundwater basin to recover. These developments positioned the City to participate in development of the North Kings Groundwater Sustainability Plan (GSP) and to meet the requirements of the 2014 Sustainable Groundwater Management Act (SGMA).

The City of Fresno is the regional sewer agency for the Fresno-Clovis Metropolitan Area. The City owns and maintains the wastewater collection system that serves the city and the other participating agencies. The City also owns and operates the Fresno-Clovis Regional Wastewater Reclamation Facility (RWRF), located southwest of the city, and the North Fresno Water Reclamation Facility.

The City of Fresno Department of Public Utilities (DPU) manages the sewer system through the implementation of the sewer maintenance program provided in its Sewer System Management Plan and the construction of sewer development projects recommended in its Wastewater Collection System Master Plan (Master Plan). The Master Plan evaluates sewer system capacity under existing and anticipated future conditions based on the buildout of development to the City's SOI as represented in the Fresno General Plan. The 2015 Master Plan incorporated all of the recommended sewer projects into a Capital Improvement Program for implementation to 2025. The City of Fresno has been regularly implementing various elements of the Capital Improvement Program since the adoption of the Master Plan.

The capacity analysis conducted in the 2015 Master Plan determined that the collection system has sufficient capacity to convey Base Water Flow, Peak Dry Weather Flow, and Peak Wet Weather Flow. However, there were a few areas where deficiencies were found in the existing and future sewer collection system capacity and improvement projects were recommended. Most improvements identified were driven by future development, which consist of new sewers that serve future growth or improvements to existing facilities that are needed to serve future growth. The City's first priority is to upgrade existing facilities and then build new trunks to serve future users. Improvement projects in the Master Plan were organized into four phases spanning from 2014 through 2030.

General Plan Objective PU-4 directs the City to ensure provision of adequate trunk sewer and collector main capacities to serve existing and planned urban development, consistent with the Wastewater Master Plan. Supporting policies include continued coordination and consultation with the City of Clovis, to plan and construct sewer collection facilities, pursuing construction of new or replacement sewer trunk facilities or other alternatives consistent with the Wastewater Master Plan, and pursuing enlargement or extension of the sewage collection system to serve planned urban development.

The permitted wastewater treatment capacity of the RWRF is currently 91.5 million gallons per day (mgd) as an annual monthly average flow, and 101 mgd as a maximum monthly average flow. The 2015 Master Plan determined the existing annual monthly average flow at the RWRF to be about 64.7 mgd. Therefore, the RWRF has sufficient capacity for existing influent flows and to accommodate growth for several years to come. Nonetheless, the City is required by State statutes to begin planning for increased capacity when flows reach 75 percent of the current design capacity.

Additionally, in 2017, Phase I of a tertiary treatment system was completed at the RWRF. The current design flow for the tertiary treatment system is 5.0 mgd but can be expanded in two subsequent phases to 15 mgd (Phase II) and ultimately 30 mgd (Phase III). The City of Clovis maintains the rights and capacity to discharge 9.3 mgd to the facility. The City of Fresno maintains the rights to the remaining capacity.

Infrastructure Future Availability

The Fresno General Plan Program Environmental Impact Report (PEIR), adopted July 2021, identified the need for the expansion of existing and development of new water supply and wastewater collection infrastructure and treatment facilities. These improvements are based on build out of the General Plan. While the sites inventory represents a fraction of General Plan build out, infrastructure improvements will ensure adequate level of water and wastewater services to future development on identified sites.

SECTION 1E-2: SITES INVENTORY

To address water supply capacity for the General Plan 2035 horizon, the City, by approximately 2025, will construct an approximately 30-mgd expansion of the existing northeast surface water treatment facility, an approximately 20-mgd surface water treatment facility in the southwest portion of the city, a 25,000 acre-foot/year tertiary recycled water expansion to the RWRF, 65 new groundwater wells, a 2.0 million gallon potable water reservoir (Water Storage Tank T2) near the intersection of Clovis and California Avenues, a 4.0 million gallon potable water reservoir (Water Storage Tank T5) near the intersection of Ashlan and Chestnut Avenues, a 4.0 million gallon potable water reservoir (Water Storage Tank T6) near the intersection of Ashlan Avenue and Highway 99, 50.3 miles of regional water transmission mains ranging in size from 24-inch to 48-inch, and 95.9 miles of 16-inch transmission grid mains.

To address wastewater capacity, for the General Plan 2035 horizon, the City, by approximately 2025, will construct an approximately 70 million gallons per day (mgd) expansion of the RWRF and approximately 0.49-mgd expansion of the North Facility and a 24 mgd wastewater treatment facility within the Southeast Development Area, and a 9.6 mgd expansion at the RWRF. By approximately after the year 2025, the City will construct a 24 mgd wastewater treatment facility within the Southeast Development Area, and a 9.6 mgd expansion at the RWRF. The City will also construct capacity improvements along sewer trunk lines.

The Housing Element is consistent with adopted General Plan land use policy. As determined in the PEIR for the General Plan, planned infrastructure improvements will ensure sufficient future water and sewer capacity to accommodate the planned development, including the identified housing need (RHNA).

Environmental Constraints and Hazards

Below is a description of potential environmental constraints and hazards pertinent to the city of Fresno and how they relate to the sites in the inventory.

Flooding

The Federal Emergency Management Agency (FEMA) develops flood maps that identify areas with the highest risk of flooding. **Figure 1E-2.8** shows the locations of the existing FEMA 100-year flood zones in the city of Fresno with the Housing Element sites. While the majority of the sites in the inventory are not within a 100-year flood zone, 28 sites are within this zone (see **Table 1E-7.1** and **Table 1E-7.2**). Siting a development in a 100-year flood zone is not an impediment to construction because a minimal amount of fill can be added to the site to mitigate the potential flood risk. Construction can occur as long as the completed floor level is one foot above flood elevation. These sites must also comply with the City's Flood Plain Ordinance, which protects against risk to new and existing development by requiring any building proposed within a special flood hazard area to obtain a building permit and provide information specifically related to flood risk. The permit is reviewed by the Building Official, who has been designated as the Flood Plain Administrator, to ensure that the project will be reasonably safe from flooding and will not adversely increase flood risk elsewhere. Therefore, the presence of a 100-year flood zone will not preclude development on any of the sites in the inventory or expose future residents to potential harm.

Airport Safety Zones

There are two public airports in the city, Fresno-Yosemite International Airport and Fresno Chandler Executive Airport, and one private airport open to public use, Sierra Sky Park. The Fresno County Airport Land Use Commission (ALUC) provides guidance to local jurisdictions on determining appropriate and compatible adjacent land uses through an Airport Land Use Compatibility Plan (ALUCP). The ALUCP establishes six airport safety zones to identify the areas surrounding an airport that could be impacted by an airport accident (see **Figure 1E-2.9**). Each of the six zones have land use compatibility standards that restrict the development of land uses that could pose particular hazards to the public or to vulnerable populations in case of an aircraft accident. The accident risk level is highest within Zone 1 (Runway Protection Zone) and diminishes with each subsequent zone, with Zone 6 (Traffic Pattern Zone) having the lowest accident risk level. Structures of any kind (except for ones set by aeronautical function) are prohibited in Zone 1. Residential development is limited to very low density residential in Zones 2, 3, 4 and 5. There are no limits on residential in Zone 6 areas.

There are a number of sites in the inventory that are within zones that prohibit or severely limit residential development (i.e., Zones 1, 2, 3, and 4), making development on these sites infeasible or not possible and should be removed from the inventory (see **Figure 1E-2.9**). The ALUC recently (October 2, 2023) approved the adoption of an amended Airport Influence Area (AIA) for the Fresno-Chandler Executive Airport that changed the boundaries of the airport safety zones. Upon receiving this new data, the sites inventory was updated to remove sites within Zones 1-4 of the new AIA for Fresno-Chandler Executive Airport.

Other Constraints and Hazards

In terms of other potential constraints, a small portion of the city north of Cooper Avenue is within a Military Training Flight Route, where there are a few above moderate and lower-income sites in the inventory. The City is required to send development applications under training routes to the military for review and comment. The military then reviews the development application for compatibility with surrounding military activities and submits any comments to the City. This process would not preclude development on these sites and the referral process has not resulted in delays or other barriers to development.

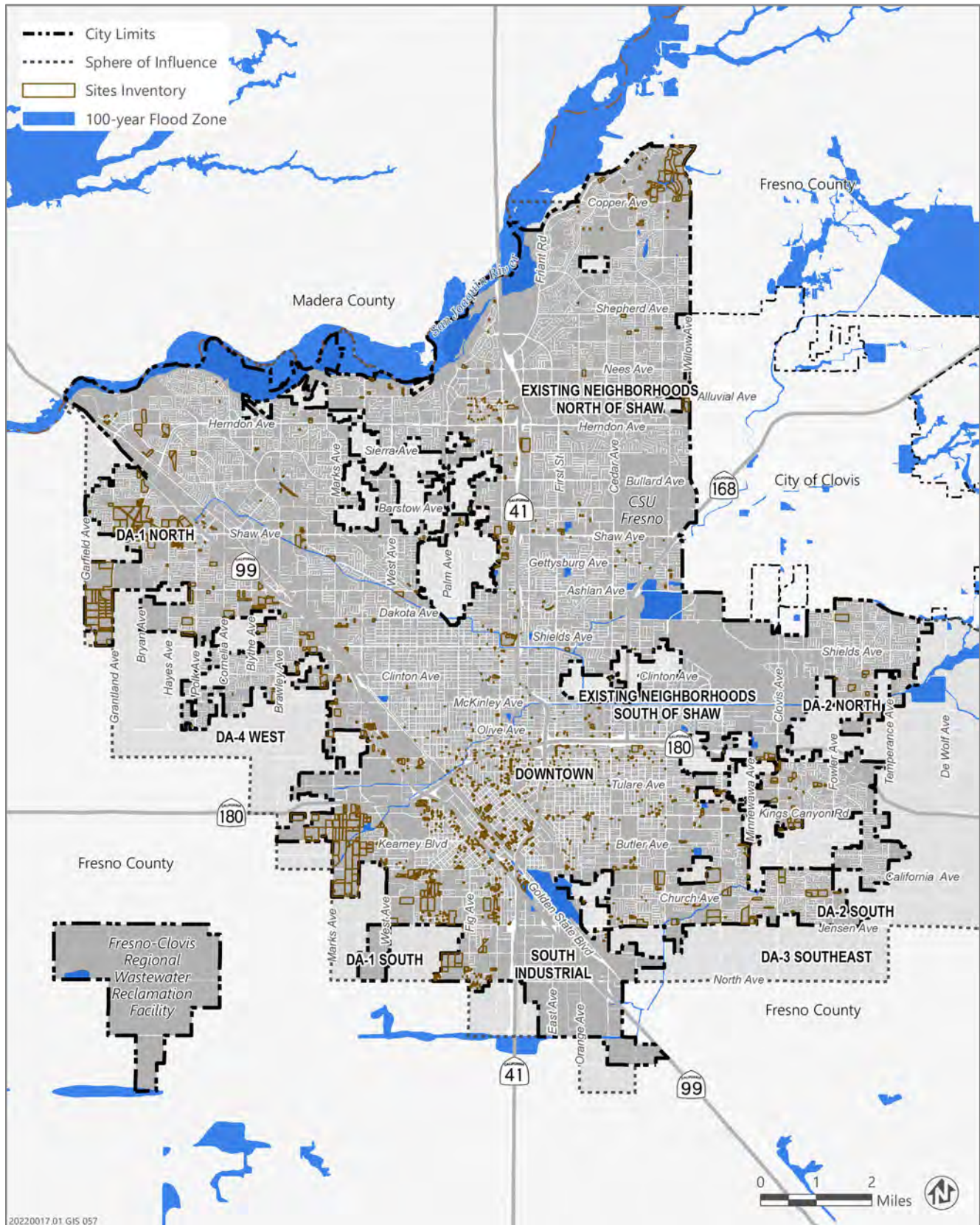
Wildfire threats are minimal in the city, as the city lacks steep topographies and is largely urbanized or made up of working agricultural land. The city is not located within a very high fire hazard severity zone and therefore no sites in the Housing Element are at risk.

Williamson Act contracts, which allow local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use is another potential constraint to residential development. However, none of the sites in the inventory have Williamson Act contracts.

SECTION 1E-2: SITES INVENTORY

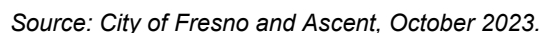
There are no other known environmental constraints or conditions within the city that could preclude development on identified sites within the planning period, including hazards, and related land use controls, shape, access, property conditions, contamination, easements, or overlays. However, there are some areas with existing industrial uses, specifically in Southwest Fresno, that are transitioning to facilitate more residential and mixed use development. Based on public comments, the City closely reviewed sites in this area and removed sites that would be most impacted by existing industrial uses during the Housing Element planning period.

Figure 1E-2.8: Environmental Constraints and Hazards, 100-year Flood Zones, Fresno 2023



Source: City of Fresno and Ascent, October 2023.

Figure 1E-2.9: Environmental Constraints and Hazards, Airport Safety Zones, Fresno 2023



Financial Resources

The City utilizes several sources of funding to assist in the provision of quality housing to lower-income residents (see **Table 1E-2.16** and **Table 1E-2.17** for a list of available funding mechanisms in Fresno). Several funding programs from the U.S. Department of Housing and Urban Development (HUD) allow the City to fund community development and housing activities. The City of Fresno receives federal funding as an entitlement jurisdiction for the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) program, Emergency Solutions Grant (ESG), and Housing for Persons with HIV/AIDS (HOPWA) funds from HUD. **Table 1E-2.16** shows funds received through these programs for the years 2019 through 2022. On average the City received about \$7 million in CDBG, \$3.3 million in HOME, \$600,000 in ESG, and nearly \$700,000 in HOPWA funds during this timeframe.

The City also received Permanent Local Housing Allocation (PLHA) in 2020 and 2021 and Homeless Housing Assistance and Prevention (HHAP) in 2020 through 2022. Other one-time sources of funding in recent years included CARES Act, American Rescue Plan funds, and Encampment Resolution funds to prevent, prepare for, and respond to the spread of COVID-19 during the pandemic; prevent eviction; and address homeless encampments and emergency shelter.

Affordable housing developers are eligible for several federal and state funding programs. Three of the most significant programs include the Low-Income Housing Tax Credit (LIHTC) program, Affordable Housing and Sustainable Communities (AHSC) program, and Project Homekey.

Created by the 1986 Tax Reform Act, the LIHTC program has been used in combination with City and other resources to encourage new construction and rehabilitation of rental housing for lower-income households. The program provides investors an annual tax credit over a 10-year period, provided that the housing meets the following minimum low-income occupancy requirements: 20 percent of the units must be affordable to households at 50 percent of AMI or 40 percent of the units must be affordable to those at 60 percent of AMI. The total credit over the 10-year period has a present value equal to 70 percent of the qualified construction and rehabilitation expenditure. The tax credit is typically sold to large investors at a syndication value.

The AHSC program, funded through the State's Cap and Trade program, provides an additional source of funding for affordable housing. This program awards funding to both public and private entities to build transit-oriented affordable housing and supporting transportation infrastructure, such as pedestrian improvements and bike lanes. The program awards are determined with a points formula; 0.25 points are awarded to projects which directly implement a policy in a long-range planning document (e.g., General Plan, Specific Plan), including new development on sites contained within the housing element's sites inventory.

SECTION 1E-2: SITES INVENTORY

Project Homekey leverages a combination of federal and state funding streams to provide grant funding to projects that will provide interim or permanent housing options for people experiencing homelessness or who are at risk of severe illness from COVID-19. This program awards funding to public entities for the acquisition and rehabilitation of a variety of housing types – including hotels, motels, vacant apartment buildings, and residential care facilities. Funding is allocated by region based on the region’s proportionate shares of people experiencing homelessness (indicated by 2021 Homeless Point-in-Time Counts) and severely cost-burdened extremely low-income households.

Table 1E-2.16: Housing Funding Resources, City of Fresno, 2019-2022

Funding Program	2019	2020	2021	2022	Average	Description
Community Development Block Grant (CDBG)	\$6,942,458	\$7,112,639	\$7,184,218	\$6,839,072	\$7,019,597	Fair housing, public services, senior paint program, owner-occupied rehab, park improvements, neighborhood street improvements, micro enterprise, section 108 loan repayment
HOME Investment Partnerships (HOME)	\$3,037,353	\$3,255,075	\$3,289,681	\$3,625,073	\$3,301,796	Affordable housing development, CHDO, TBRA
Emergency Solutions Grant (ESG)	\$585,863	\$610,018	\$606,586	\$603,908	\$601,594	Outreach/emergency shelter, homeless prevention, rapid rehousing, HMIS
Housing for Persons with HIV/AIDS (HOPWA)	\$564,747	\$636,124	\$714,258	\$875,943	\$697,768	Services for low-income persons living with HIV/AIDS and their families
Permanent Local Housing Allocation (PLHA)	-	\$3,407,603	\$ 5,296,470	-	\$4,352,037	Affordable housing development, first time homebuyer assistance, home repair (mobile homes)
Homeless Housing Assistance and Prevention (HHAP)	-	\$6,158,246	\$2,911,171	\$7,524,257	\$5,531,225	Shelter services and street outreach
Community Development Block Grant CARES Act (CDBG-CV)	-	\$7,980,086	-	-	N/A	Shelter operations, medical clinic investments, medical clinic operations, tenant/landlord counseling, shelter acquisition/conversion/rehab
Emergency Solutions Grant CARES Act (ESG-CV)	-	\$10,948,953	-	-	N/A	Deposit assistance, shelter operations, street outreach, HMIS
HOME American Rescue Plan (HOME-ARP)	-	-	\$11,922,873	-	N/A	Affordable housing development, supportive services, acquisition, and development of non-congregate shelters
Low Income Housing Trust Fund (LHTF)	-	-	\$5,000,000	-	N/A	Affordable housing development
American Rescue Plan Act (ARPA)	-	-	\$14,200,000	-	N/A	Affordable housing development and landlord incentives
Encampment Resolution Funding (ERF)	-	-	-	\$5,070,058	N/A	Encampment resolution and shelter

Source: City of Fresno and Ascent, 2022

SECTION 1E-2: SITES INVENTORY

Table 1E-2.17: Other Financial Resources and Programs

Program Name	Description	Eligible Activities
Federal Programs		
Community Development Block Grant (CDBG)	Grants administered and awarded by the state on behalf of the United States Department of Housing and Urban Development (HUD) to cities through an annual competitive process.	Acquisition Rehabilitation Homebuyer Assistance Economic Development Infrastructure Improvements Homeless Assistance Public Services
HOME Investment Partnership Act Funds	Flexible grant program for affordable housing activities awarded by the state on behalf of HUD to individual cities through an annual competitive process.	Acquisition Rehabilitation Homebuyer Assistance New Construction
Section 8 Rental Assistance Program	Rental assistance payments to owners of private market-rate units on behalf of very low-income families.	Rental Assistance
Section 203(k)	Single-family home mortgage program allowing acquisition and rehabilitation loans to be combined into a single mortgage.	Land Acquisition Rehabilitation Relocation of Unit Refinancing of Existing Indebtedness
State Programs		
Emergency Shelter Grant Program	Program funds to rehabilitate and operate emergency shelters and transitional shelters, provide essential social services, and prevent homelessness	Support Services Rehabilitation Transitional Housing Supportive Housing
Rural Development Loans and Grants	Capital financing for farmworker housing. Loans are for 33 years at 1 percent interest. Housing grants may cover up to 90 percent of the development costs of housing. Funds are available under the Section 515 (Rental Housing), Section 502 (Homeownership Loan Guarantee), Section 514/516 (Farm Labor Housing), and Section 523 (Mutual Self-Help Housing) programs.	Purchase Development/Construction Improvement Rehabilitation
Multifamily Housing Program (MHP)	Deferred payment loans for new construction, rehabilitation, acquisition, and preservation of	New Construction Rehabilitation

Program Name	Description	Eligible Activities
	permanent and transitional rental housing.	Acquisition Preservation
California Housing Finance Agency (Cal HFA) Residential Development Loan Program	Low interest, short-term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Down Payment Assistance Program to provide subordinate loans to first-time buyers. Two funding rounds per year	New Construction Rehabilitation Acquisition
California Housing Finance Agency (Cal HFA) Homebuyer's Down Payment Assistance Program	The Forgivable Equity Builder Loan gives first-time homebuyers a head start with immediate equity in their homes via a loan of up to 10% of the purchase price of the home. The loan is forgivable if the borrower continuously occupies the home as their primary residence for five years.	Homeowner Assistance
Low-Income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing.	New Construction Rehabilitation
California Self-Help Housing Program	Grants to cities and nonprofit developers to offer homebuyer assistance, including down payment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment, and construction period expenses for homeownership projects	Predevelopment, Site Development, Site Acquisition Rehabilitation Acquisition/rehab Down Payment Assistance Mortgage Financing Homebuyer Counseling
Tax Exempt Housing Revenue Bond	Supports low-income housing development by issuing housing tax-exempt bonds requiring the developer to lease a fixed percentage of the units to low-income families at specified rental rates.	New Construction Rehabilitation Acquisition
Affordable Housing Sustainable Communities Program (AHSC)	This program provides grants and/or loans, or any combination, that will achieve GHG emissions reductions and benefit Disadvantaged Communities through increasing accessibility of affordable housing, employment centers, and key destinations via low-carbon transportation.	New Construction
Local Programs		
Habitat for Humanity Greater Fresno Area	Homeownership through sweat equity. Homeowners also receive counseling and training on homeownership and maintenance. Homeowners buy their completed homes from Habitat for Humanity and repay them over 30	Homebuyer Assistance Homebuyer Counseling

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Program Name	Description	Eligible Activities
	years through an affordable mortgage.	
Fresno County Housing Assistance Rehabilitation Program (HARP)	Provides loans to eligible low and moderate income homeowners to rehabilitate their affordable homes in the unincorporated area and partner cities to bring the homes up to current building code health and safety standards. Loans are currently zero interest with affordable monthly payments based on the family's income.	Rehabilitation
Fresno County Rental Rehabilitation Program (RRP)	Provides loans to eligible rental housing owners with low-/mod-income tenants, to rehabilitate affordable rental units in the unincorporated area and partner cities, to bring the rental units up to current building code health and safety standards. Loans are zero interest and amortized over 20 to 30 years (with a balloon payment at 20 years), based upon the income of the rental-housing owner and the case flow of the rental project	Rehabilitation
Fresno County Homebuyer Assistance Program (HAP)	Provides homebuyer down payment and mortgage assistance loans to enable eligible low- and moderate-income families to purchase their first home in the unincorporated area and partner cities. Homes to be purchased must meet current building code health and safety standards. Loans are zero interest with payments deferred for 30 years or until the primary mortgage is fully paid, whichever occurs first.	Homebuyer Assistance
Fresno County Affordable Housing Development Program (AHDP)	Provides gap-financing loans to nonprofit organizations and other eligible developers to construct new affordable housing, including multi-family rental housing projects and single-family owner-occupied housing projects. May also be used to substantially rehabilitate existing affordable housing projects.	New Construction Rehabilitation
Fresno County Mobilehome Park Program (MPP)	Provides zero-interest loans to help finance the preservation of affordable mobile home parks and development of new affordable mobile home parks.	New Construction Acquisition and Preservation
Private Resources/Lender/Bank Financing Programs		
Federal National Mortgage Association (Fannie Mae) Community Homebuyers Program	Fixed rate mortgages issued by private mortgage insurers.	Homebuyer Assistance
	Mortgages that fund the purchase and rehabilitation of a home.	Homebuyer Assistance Rehabilitation
	Low down payment mortgages for single-family	Homebuyer Assistance

Program Name	Description	Eligible Activities
	homes in underserved low-income and minority cities.	
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable rental housing. Nonprofit and for-profit developers contact member banks.	New Construction Rehabilitation Acquisition
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to nonprofit and for-profit developers and public agencies for affordable low-income ownership and rental projects.	New Construction
Freddie Mac	Home Works: Provides first and second mortgages that include rehabilitation loan. County provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify	Homebuyer Assistance combined with rehabilitation
Northern California Community Loan Fund (NCCLF)	Offers low-interest loans for the revitalization of low-income communities and affordable housing development	Acquisition Rehabilitation New Construction
Low-Income Investment Fund (LIHF)	Provides below-market loan financing for all phases of affordable housing development and/or rehabilitation.	Acquisition Rehabilitation New Construction

Source: City of Fresno and Ascent, June 2023.

SECTION 1E-2: SITES INVENTORY

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SECTION 1E-3: LOCAL ASSESSMENT OF FAIR HOUSING

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Introduction

Land use policies and planning directly impact the ability of individuals and families to live in neighborhoods that offer high levels of opportunity. This includes access to high-performing schools, availability of jobs, and safe convenient access to transit and services. Despite the long-standing federal mandate established by the Fair Housing Act (FHA)¹ – which prohibits discrimination concerning the sale, rental, and financing of housing based on race, color, religion, national origin, sex, familial status, and disability status – people within protected classes continue to encounter limits in housing choice and mobility.

Background

Government Code Chapter 15 Section 8899.50, signed into law in 2018 under Assembly Bill (AB) 686, requires all public agencies in California to “administer its programs and activities relating to housing and community development in a manner to affirmatively further fair housing (AFFH), and take no action that is materially inconsistent with its obligation to affirmatively further fair housing.” Under California law, AFFH means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”²

This means cities and counties are required to take deliberate actions to address disparities in housing needs, access to opportunity, and settlement patterns for protected populations. Consistent with Government Code Section 65583, housing elements are required to address the following components:

- **Inclusive and Equitable Outreach:** Local jurisdictions must make a diligent effort to equitably include all community stakeholders in the housing element participation process.
- **Assessment of Fair Housing:** All housing elements must include an assessment of integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.
- **Analysis of Sites Inventory:** Local jurisdictions must evaluate and address how particular sites available for housing development will meet the needs of households at all income levels. The housing element must analyze and conclude whether the identified sites improve or exacerbate conditions for fair housing.

¹ 42 U.S.C. §§ 3601-3631

² California Department of Housing and Community Development, *Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements (April 2021 Update)*, April 27, 2021, preface page, https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf.

- **Identification of Contributing Factors:** Based on findings from the previous steps, housing elements must identify, evaluate, and prioritize the contributing factors related to fair housing issues.
- **Policies and Actions to Affirmatively Further Fair Housing:** Local jurisdictions must adopt fair housing goals and actions that are significant, meaningful, and sufficient to overcome identified patterns of segregation and affirmatively further fair housing. The housing element should include metrics and milestones for evaluating progress and fair housing results.

Outreach

As part of the Multi-Jurisdictional Housing Element update process, the City hosted and participated in a variety of outreach efforts. The purpose of outreach was to solicit feedback from local stakeholders and members of the community to inform the assessment of housing needs and program development. This Assessment of Fair Housing includes a summary of outreach activities conducted through the process. A full summary of outreach efforts for the Multi-Jurisdictional Housing Element update can be found in Chapter 2, Public Outreach and Engagement.

Study Sessions

A study session was held with the City Council on September 15, 2022, to discuss the Housing Element Update and process. The study session was open to the public and held in person, with a livestream option to reach members of the public who could not attend in person. Commentary was limited and no public comment related to fair housing was received at the meeting; instead, commissioners and council members expressed concern regarding the implications of new and changing housing legislation on small cities with limited financial resources.

Community Workshops and Meetings

The City held a number of community workshops and meetings to solicit feedback from the community and stakeholders on the Housing Element update. In addition to the workshops and consultations facilitated with California Coalition of Rural Housing (CCRH) and Fresno Council of Governments (FCOG), the City worked with a local nonprofit with roots in the community, Every Neighborhood Partnership (ENP), to conduct supplemental outreach to solicit as much input as feasible to inform the update to the Housing Element. Workshops and meetings were conducted throughout the span of the project, starting in August of 2022. A series of joint community meetings were then held by the City of Fresno Long Range Planning and Housing Divisions between October 27 and November 28, 2022. Several additional meetings were held in February and March of 2023. More information about the City's diligent efforts to engage with the public, and summaries of the feedback received, are described in more detail in Section 1E-6: Public Outreach and Engagement.

The City notified the community with flyers distributed in English, Spanish, Hmong, and Punjabi through the FCOG listserv of regional stakeholders and community based organizations (CBOs) and through Fresno Housing. Linguistic interpreters were available for Spanish, Hmong, and Punjabi monolingual speakers. Materials in Spanish, Hmong and Punjabi were available in-person at several workshops and then online at the project website, accessible via link or QR code.

More than 250 community participants attended the City’s workshops and meetings for the Housing Element update. The following describes some of the most relevant themes and feedback received.

- **Critical Housing Issues.** Community members expressed that some of the most critical issues in Fresno are related to lack of affordability and frequently changing housing costs, infrastructure needs, lack of information and education, and lack of community amenities.
- **Most Impacted Groups.** Participants identified a number of special needs groups that are most impacted by housing needs such as residents with low- and extremely low- incomes, undocumented residents, people experiencing homelessness, seniors, single-parent households, people with disabilities and mental disabilities, and college students/youth.
- **Fair Housing Needs.** When asked about Fresno’s most significant fair housing issues, participants noted historical disinvestment in southwest and west Fresno, inability to access credit, housing costs, and access to opportunities. Some of the suggestions for programs to include in the Housing Element include: more landlord education and incentives for Housing Choice Vouchers (HCVs), regular roundtable meeting with community leaders, and better promotion of ongoing/current information via social media.
- **Suggestions and Solutions.** Participants expressed support for building more affordable housing and suggested the City develop more programs to provide financial assistance to low-income families, funding to rehabilitate homes, rent control, and more housing near amenities like grocery stores. Participants also made suggestions for increasing community involvement in the Housing Element update.

Following the workshops, the City posted copies of the workshop presentations on the Fresno County Multijurisdictional Housing Element Update website in multiple languages for residents to access at their convenience. Feedback received during the workshops was used to inform this assessment as well as associated programs, as identified in **Table IE-3.18**, Factors Contributing to Fair Housing Issues. For a full summary of the workshops, see Section 1E-6, Public Outreach and Engagement.

Regional Focus Groups

As described in Chapter 2 of the Multi-Jurisdictional Housing Element, two regional focus groups were held as part of the Housing Element development process. Stakeholders included representatives from FCOG member jurisdictions including County of Fresno, City of Fresno, City of Clovis, City of Fowler, City of Parlier, City of Sanger, and City of Selma. Other organizations and stakeholder represented at the focus groups include California Apartment Association (CAA), California Rural Legal Assistance (CRLA), Envision Realty, Northern California Carpenters Council (NCCRC), Building Industry Association (BIA), Fresno Housing, The Fresno Center, and We Plan Cities.

Participant groups were presented with information about the Housing Element process, particularly sections regarding community needs and fair housing, and were given the opportunity to weigh in on community needs. Some key topics that came up as regional housing issues include: corporate acquisition of mobile home parks, lack of reliable access to water and other infrastructure such as internet access and cell phone reception, over-reliance on commercially zoned property to accommodate RHNA (not much higher density zoning in the County relative to commercial), outdated community plans hindering development, and difficulties securing funding for new housing in low resource areas. There was also a fair amount of discussion on the need for more outreach and education to increase awareness/accessibility of existing assistance programs, and financial literacy to help low-income residents better compete for affordable housing/home ownership opportunities. Attendees highlighted the gap between program eligibility and the ability to afford available housing, as some applicants to affordable housing programs make too much money to qualify but still can't afford housing without the program's assistance. At a recent workshop for community members interested in participating in a down payment assistance program, none of the attendees qualified because their incomes were higher than 80 percent of the area median income. For other community members, being able to show an income level of at least twice the rent of an apartment in the area is impossible.

During one of the focus group meetings, a participant referenced the Llaves de tu Casa Iniciativa which is a financial education program open to all County of Fresno residents but with a focus on increasing Latino homeownership rates. The partners driving the initiative are NAHREP (National Association of Hispanic Real Estate Professionals) Fresno, the City of Fresno, Federal Home Loan Bank (FHLBank) of San Francisco, Self-Help Enterprises, and Union Bank. The Llaves De Tu Casa Iniciativa program consists of down payment and closing cost assistance, home buyer grants, comprehensive home buyer education and counseling including first-time home buyer workshops and flexible mortgage products and programs for Fresno neighborhoods. As a follow-up to the regionwide stakeholder focus groups, a group of initiative members representing various organizations and companies met to discuss housing needs and programs for the regional Housing Element effort.

Regional and Local Stakeholder Consultations

To ensure that the City solicits feedback from all segments of the community, consultations were conducted with service providers and other stakeholders who represent different socioeconomic groups. Throughout the summer and fall of 2022, several interviews were conducted with stakeholders who work in areas such as housing, homelessness, and other social services in Fresno and throughout the Fresno County area.

The following organizations and stakeholders provided one-on-one input or written feedback on housing needs and programs in Fresno. Note, this is not an extensive list of all of the organizations and stakeholders that participated in the process of the Housing Element update.

- Leadership Counsel for Justice and Accountability
- Central Valley Urban Institute
- Resources for Independence Central Valley
- Law Office of Patience Milrod – Civil Rights Attorney

- BIA of Fresno/Madera Counties
- Fair Housing Council of Central California (FHCCC)
- Fresno Housing
- Fresno-Madera Continuum of Care
- Llaves De Tu Casa Iniciativa
- Nor Cal Carpenter's Union

In each consultation, stakeholders were asked about: opportunities and concerns for housing in the region, housing needs by type, barriers and unmet needs, constraints, and housing conditions. Stakeholders were also asked about equity and fair housing such as “What factors limit or deny civil rights, fair housing choice, or equitable access to opportunity? What actions can be taken to transform racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement)? What actions can be taken to make living patterns more integrated and balanced?”

Common themes in stakeholder responses were concerns about affordability, including the location of affordable housing in undesirable areas and the gap between housing affordability and program income limits. Limited capacity and resources include funding, time, staff, infrastructure, labor supply etc. The opportunities and suggestions for future housing in the region that stakeholders proposed are local rent controls to manage affordability and reduce displacement risk, code enforcement to ensure a safe and habitable housing stock, taking advantage of State incentives to build more housing in high opportunity areas, funding fair housing groups such as FHCC to enforce fair housing laws, establishing a land trust, acknowledging a labor shortage in residential construction, and adjusting regulations or encouraging development of a variety of unit types and sizes throughout the jurisdiction to promote mobility and integration.

Stakeholders also highlighted the unique needs of community members who are undocumented including how it is impossible to achieve homeownership and challenging to have the required proof of income for rental housing. Several stakeholders identified lack of credit and low incomes as a barrier to many residents in accessing stable housing. The following describes some of the themes and feedback from the consultations.

- **Opportunities and Concerns.** Stakeholders described the rising cost of housing, the shortage of affordable housing available in the city, increasing rates of homelessness, sprawl in the city, infrastructure, the need for multifamily or single-family unit types, not enough accessible units for people with disabilities, substandard housing conditions, and insufficient code enforcement as concerns. Stakeholders noted that some opportunities include: availability of vacant land, repurposing old buildings into housing, tools for process streamlining, more incentives, proactive code enforcement, and requirements for inclusionary development.

- **Housing Barriers/Needs.** Stakeholders described housing costs, inaccessibility of listings, and credit checks as barriers for residents to get into housing. Stakeholders also expressed that there has been insufficient progress toward meeting the lower-income Regional Housing Needs Allocation (RHNA) referring to units for low-, very low-, and extremely low-income households (i.e., not enough affordable housing being built). Most of the stakeholders encouraged the City to provide more funding for home repairs and maintenance. Stakeholders noted the economic disadvantages to market rate developers to build affordable housing and identified processing times and general costs as significant constraints.
- **Equity and Fair Housing.** Stakeholders encouraged the City to proactively AFFH and incorporate fair housing into Housing Element programs. In terms of factors that limit or deny civil rights, fair housing choice, and/or equitable access to opportunities, stakeholders noted access to credit, deposit and income requirements, language barriers, lack of inclusionary housing requirements, and poor financial education. Someone also noted that previous evictions and criminal records create barriers to equity. Lastly, stakeholders described how fringe/sprawl development patterns have resulted in disproportionate resources and opportunities.
- **Other Topics and Suggestions.** Some of the other key topics that came up were the increased costs and competition for housing due to COVID, the need for long term rental assistance in Fresno, infrastructure costs and water accessibility, inclusionary housing, code enforcement, community land trusts, mobile home park protections, and capacity building for lower income residents and nonprofits/community-based organizations. Stakeholders encouraged the City to include specific programs and timelines with designated responsible parties.

Fair Housing Assessment

This section serves as an assessment of fair housing practices in the city of Fresno and has been prepared pursuant to Government Code Section 65583 (c)(10). It examines existing conditions and demographic patterns including patterns of integration and segregation within the city, concentrated areas of low- and moderate-income housing, and areas of low and high opportunity. Information on Fresno is also compared to regional trends, describing settlement patterns across the Central Valley. The analysis is primarily based on data from the U.S. Census American Community Survey (ACS), the HCD AFFH Tool, and the City's Analysis of Impediments to Fair Housing Choice (Draft – February 2020). A regional assessment of Fair Housing in Fresno County is provided in Chapter 3: Regional Assessment of Fair Housing.

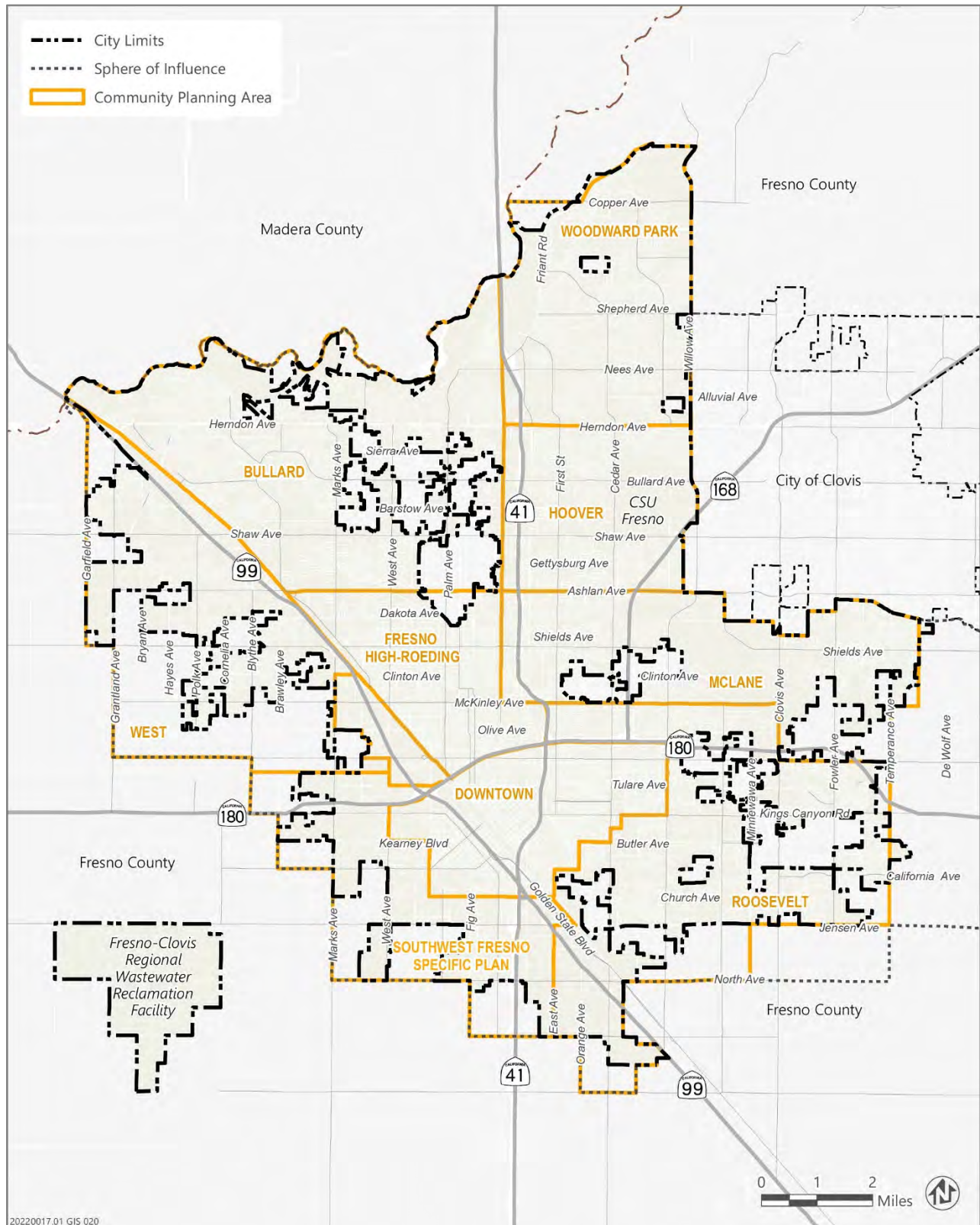
This section is organized by fair housing topics. For each topic, the regional assessment is first, followed by the local assessment. Strategies to address the identified issues are included throughout the section. This section also includes an analysis of the Housing Element sites inventory as compared with fair housing factors. Through discussions with housing service providers, fair housing advocates, and this assessment of fair housing issues, the City of Fresno identified factors that contribute to fair housing issues. These contributing factors are included in **Table 1E-3.24, Factors that Contribute to Fair Housing Issues** with associated actions to meaningfully affirmatively further fair housing related to these factors. Additional programs to affirmatively further fair housing are included in Section 1E-1: Action Plan.

Notes on Geospatial Analysis

In this report, “neighborhoods” are approximated by an aggregation of census tracts. Census tracts are statistical geographic units defined by the U.S. Census Bureau for the purposes of disseminating data. Throughout this report, neighborhood level segregation measures are calculated using census tract data. However, some data is reported at the census block or census block group (block groups) level. Fresno County is used as the primary point of comparison for regional trends. References to the “Central Valley” refer to the San Joaquin basin within Fresno County.

Figure 1E-3.1 displays a neighborhood map for the city of Fresno. Throughout this document, the following neighborhood names will be used to generally categorize census tract or block group data. This report uses an expansive definition of Downtown. The General Plan directed that the Downtown Planning Area be further refined through specific and community plans which include the plan areas for the Downtown Neighborhood Community Plan and the Southwest Fresno Specific Plan. While these areas are functionally similar, these neighborhoods vary culturally, rich with strong communities such as the city’s historic Chinatown.

Figure 1E-3.1: Neighborhood Map, City of Fresno



Source: City of Fresno, 2022.

Patterns of Integration and Segregation

Race and Ethnicity

As described in the Regional Multi-Jurisdictional Housing Element (Chapter 3), the racial and ethnic representation of residents in the County set the baseline, and closely correspond to those in the city of Fresno. Countywide, the majority of the population in most jurisdictions is Hispanic (of any race). Similarly, the city of Fresno's Hispanic population constitutes nearly half of all residents (49.7 percent). Countywide and within the city, Hispanic representation has grown significantly since the 2000 Census. In real numbers, the Hispanic population increased from 170,520 people to 261,751 over the 20-year timeframe, a 53.5 percent increase (see **Table 1E-3.1**).

Table 1E-3.1: Population by Race and Hispanic Origin, Fresno, 2000-2020

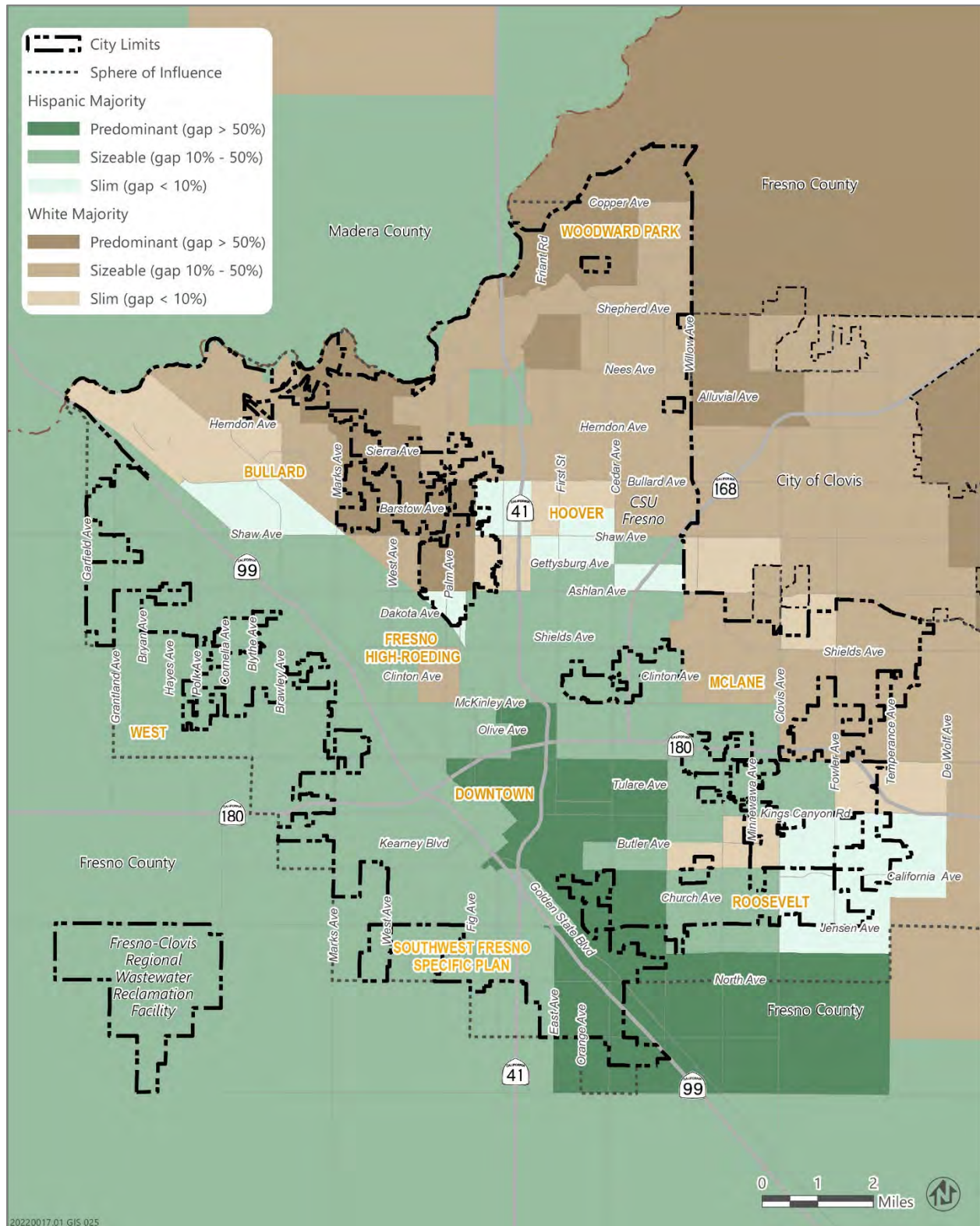
	2000		2010		2020	
	Number of People	Percent	Number of People	Percent	Number of People	Percent
White	159,473	37.3%	148,598	30.0%	137,216	26.1%
Black or African American	34,357	8.0%	37,885	7.7%	36,089	6.9%
American Indian and Alaska Native	3,259	0.8%	3,127	0.6%	2,445	0.5%
Asian	47,136	11.0%	60,939	12.3%	73,892	14.0%
Native Hawaiian and Other Pacific Islander	427	0.1%	663	0.1%	726	0.1%
Some Other Race	728	0.2%	984	0.2%	1,026	0.2%
Two or More Races	11,752	2.7%	10,414	2.1%	13,002	2.5%
Hispanic or Latino	170,520	39.9%	232,055	46.9%	261,751	49.7%
Total	427,652		494,665		526,147	

Source: U.S. Census Bureau, ACS16-20 and ACS05-10 (5-year Estimates), Table B03002. U.S. Census Bureau, 2000 Decennial Census Table H007.

Residents identifying as White are the second largest population segment in the city of Fresno, comprising a quarter of the city's total population. Since 2000, the percentage of the city's White population has decreased, from 159,473 people (37.3 percent of the city) in 2000 to 137,216 (26.1 percent) in 2020. Asian or Pacific Islanders comprise Fresno's third largest population segment, making up 14.0 percent of the city, roughly similar to their 2000 population share of 11.0 percent. From 2000 to 2020, Fresno gained an additional 26,700 Asian or Pacific Islander residents. During this 20-year timeframe, the city also experienced a decrease in Black or African American residents and Native American residents.

Figure 1E-3.2 displays the distribution of households in Fresno by race and Hispanic origin. While Fresno's population is relatively evenly distributed throughout the city, the spatial distribution of the population indicates considerable levels of segregation by race and ethnicity. As shown in the figure, Hispanic residents are more concentrated in the southern half of the city, specifically in the Downtown, while neighborhoods in the northern half of the city have a greater predominance of White residents.

Figure 1E-3.2: Population by Race and Hispanic Origin, Fresno, 2019



The dissimilarity index provides another measure of the magnitude of segregation within a city or county. The dissimilarity index measures the degree to which two specific groups are distributed across a geographic area. The score varies between 0 and 100 and measures the percentage of one group that would have to move across neighborhoods to be distributed the same way as the second group. A dissimilarity index of 0 indicates conditions of total integration under which both groups are distributed in the same proportions across all neighborhoods. A dissimilarity index of 100 indicates conditions of total segregation such that the members of one group are located in completely different neighborhoods than the second group. For example, if an index score is above 60, more than 60 percent of people in the specified area would need to move to eliminate segregation. The following can be used to interpret the index:

- Less than 40: Low Segregation
- Between 40 and 54: Moderate Segregation
- Greater than 55: High Segregation

Table 1E-3.2 displays the dissimilarity index scores in the city compared to the county. It is important to note that the dissimilarity index uses White residents as the primary comparison group. That is, all dissimilarity index values compare racial and ethnic groups against the distribution of White residents and do not directly measure segregation between two minority groups (e.g., Black or African American, and Hispanic/Latino segregation). The dissimilarity index scores are intended to contextualize the level of segregation between racial and ethnic groups city- and countywide. As shown below, the dissimilarity index for Black or African American residents is 0.49 in this city. This would mean that nearly half of Black or African American (or White) residents would need to move to a different neighborhood to achieve balance in the demographics.

Table 1E-3.2: Dissimilarity Index Scores for City of Fresno and Fresno County, 2020

Race/Ethnicity	City of Fresno	Fresno County
American Indian/Alaska Native	0.66	0.66
Asian	0.39	0.41
Pacific Islander	0.79	0.82
Black or African American	0.49	0.54
Hispanic/Latino	0.39	0.45
Other	0.73	0.72
Multiracial/ Two or More Races	0.33	0.31
Total Non-White Population vs. White	0.36	0.40

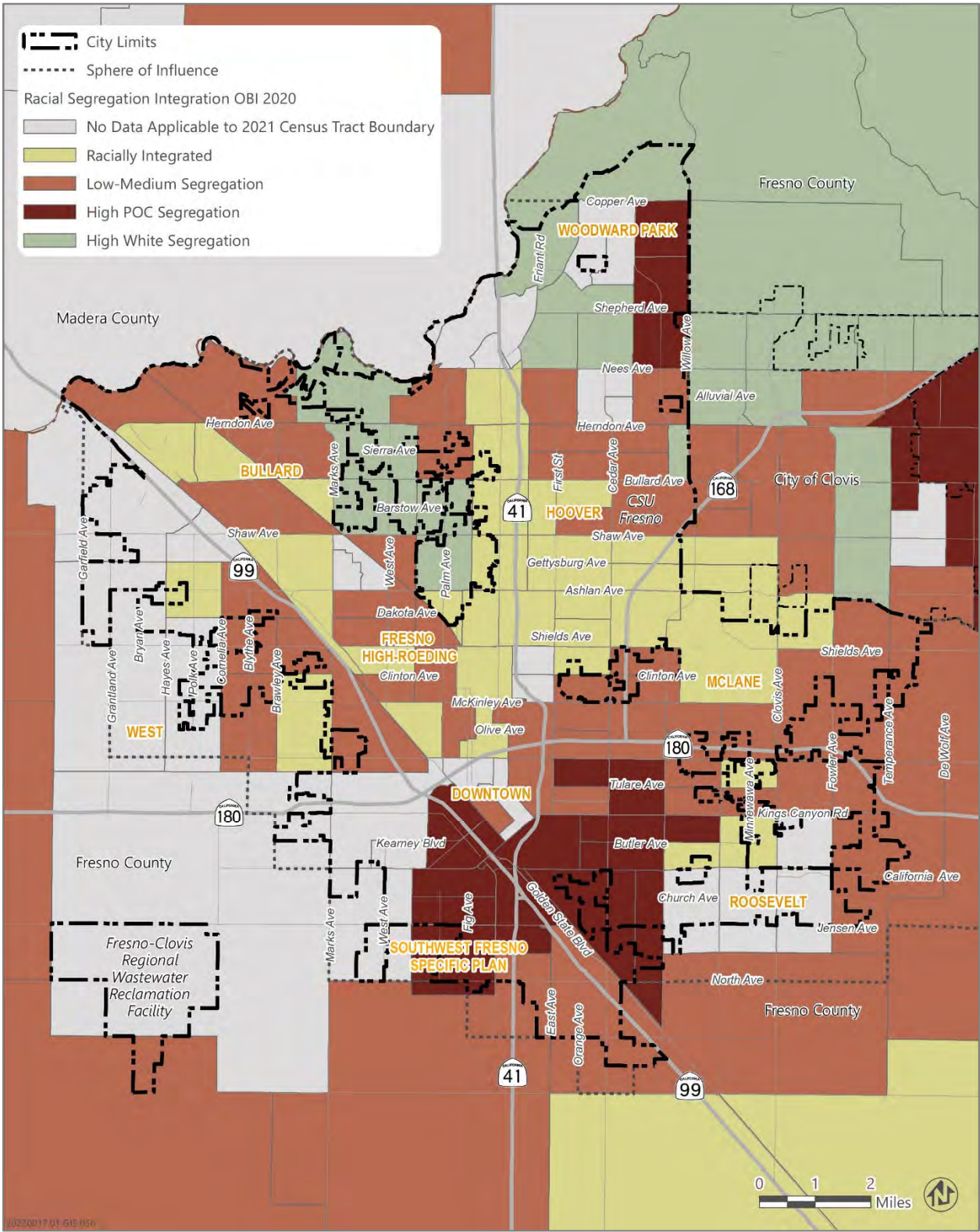
Source: U.S Census ACS 5-Year Estimates, 2020, Table B03002.

As discussed previously, White, and Hispanic/Latino groups comprise the majority of the population in the city (77.2 percent). The dissimilarity index shows that there is a low magnitude of segregation between these respective groups (0.39). This is comparable, but lower, than patterns countywide (0.45). The dissimilarity index also shows that the highest levels of segregation within the city are between Pacific Islander (0.79), American Indian/Alaska Native (0.66) and other racial/ethnic groups not listed (0.73). However, when calculating and analyzing the dissimilarity index, it is important to note that dissimilarity index values are less reliable for a population group if that group represents less than 5 percent of the jurisdiction's total population, approximately. Scores are innately higher because there is a smaller population size relative to the total.

Asian residents on the other hand account for 14 percent of the city's total population and the dissimilarity index score between Asian and White residents is 0.39 which is the same as the score between White and Hispanic/Latino groups. These scores are below the threshold of 0.40 which would indicate lower levels of segregation amongst the city's census tracts based on numerical statistics. The dissimilarity index scores for the total Non-White population indicate that the county as a whole has moderate and higher levels of racial/ethnic segregation, with dissimilarity index scores of 0.36 and 0.40, in the city and county respectively.

Figure 1E-3.3 below visualizes racial segregation/integration measures based on methodology from the Othering & Belonging Institute (OBI) and 2021 census tract boundaries. OBI's data compares integrated neighborhoods to highly segregated White neighborhoods and highly segregated neighborhoods that are predominantly populations of color (POC). In the figure below, South Fresno stands out with the highest POC segregation. While there are more tracts in northern Fresno with highly segregated White neighborhoods (shown in green below), there are two census tracts in the Woodward Park area that are classified with high POC segregation. The central core of established neighborhoods surrounding the Shaw Avenue corridor are more racially integrated with most neighborhoods on the outskirts of those neighborhoods experiencing low to medium segregation (as indicated by the yellow cluster in the central core and lighter red color surrounding those tracts in **Figure 1E-3.3**). It is worth noting that several census tracts throughout the city do not have data assigned to them. This includes tracts in the Woodward Park, West, Downtown, and Roosevelt areas.

Figure 1E-3.3: Racial Segregation/Integration by Census Tract, City of Fresno

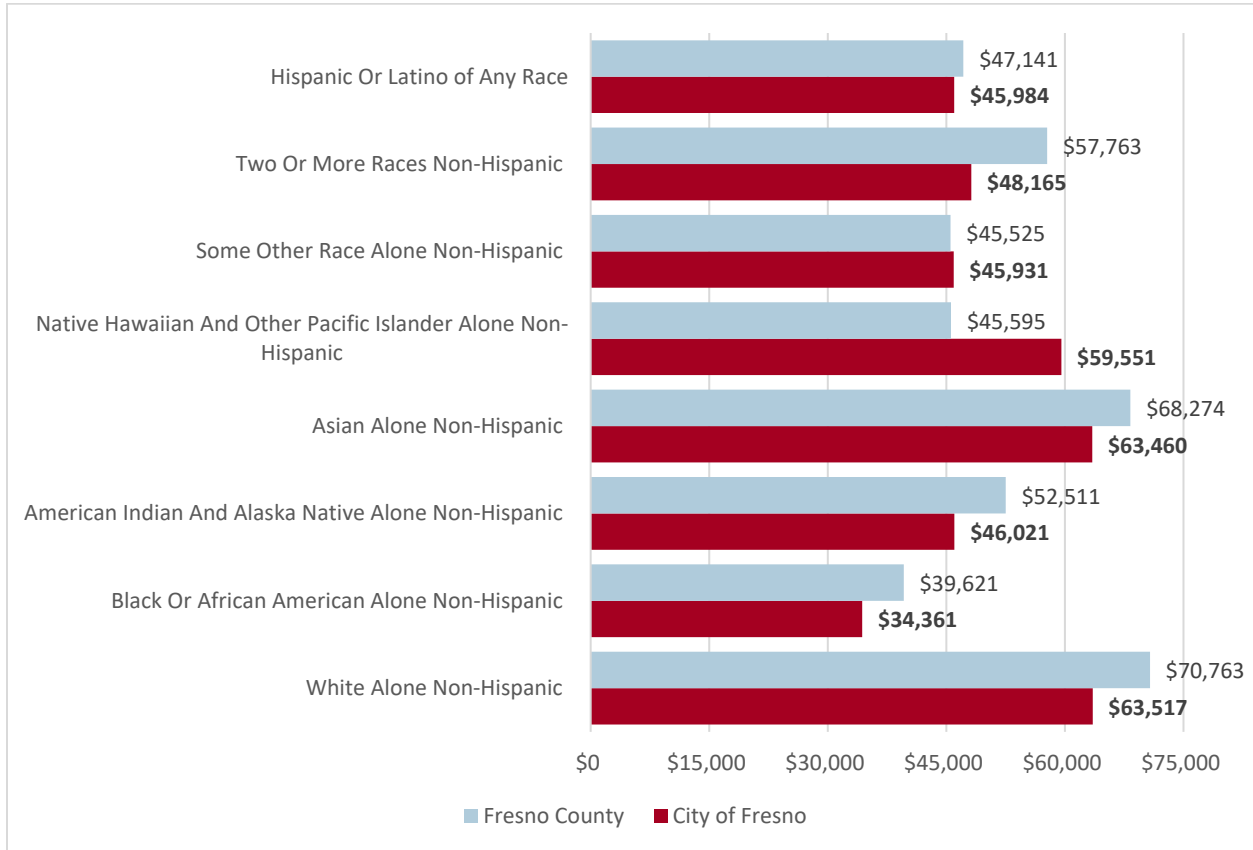


Source: Data downloaded from HCD AFFH Data and Mapping Tool 2.0 in 2023, based on 2021 census tract boundaries and data from the Othring & Belonging Institute 2020.

Income Distribution

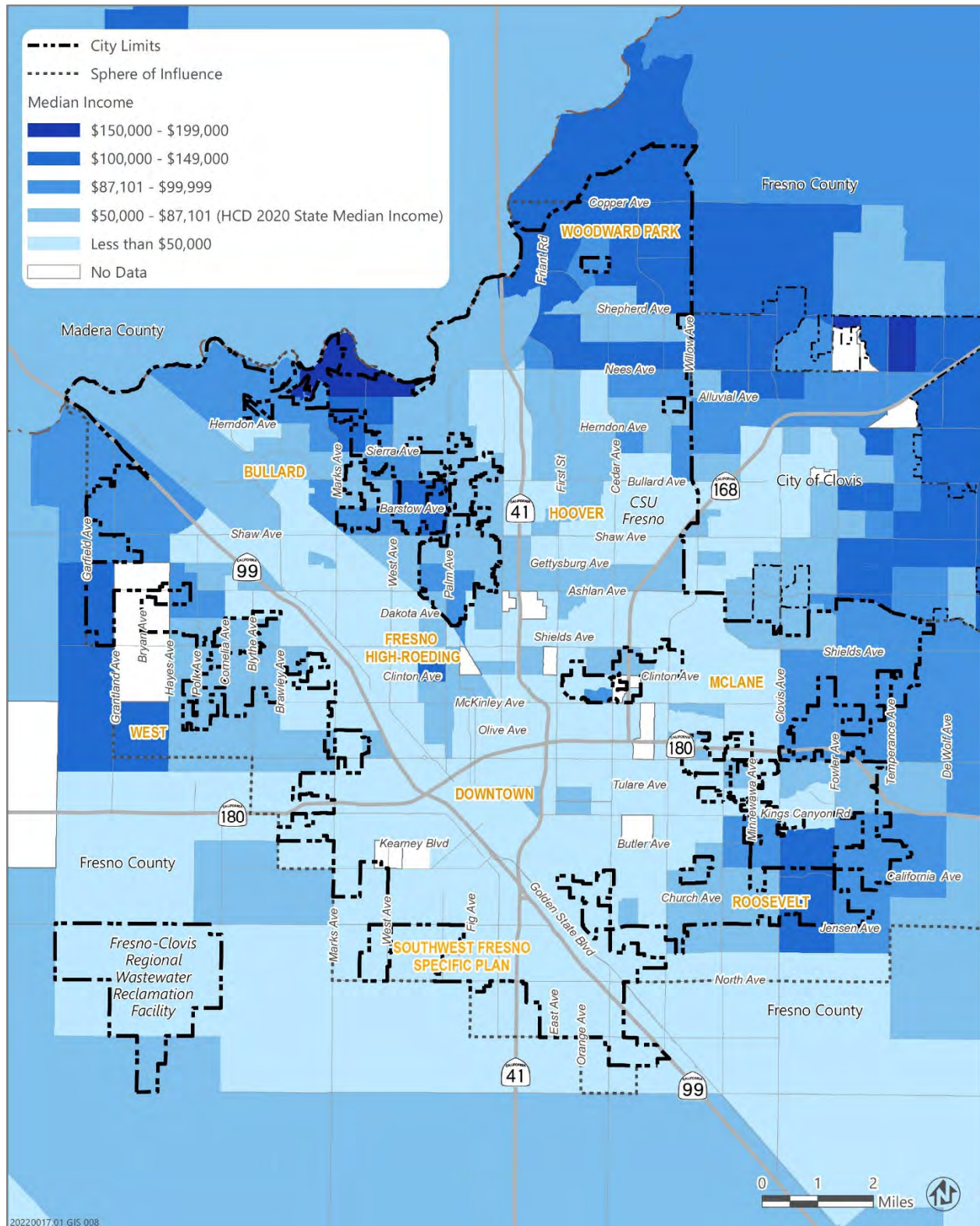
In 2020, Fresno's citywide median household income was \$53,368 which was below the Fresno County median income of \$57,109 and the statewide median income of \$78,672. Median incomes by racial group, shown below in **Figure 1E-3.4**, vary greatly. White and Asian households had median incomes that are very close at \$63,517 and \$63,460 respectively. Hispanic households had a median income that was approximately \$17,500 less than White and Asian households at \$45,984 while Black or African American households had the lowest median household income at \$34,361. These trends are also displayed for the whole of Fresno County where Hispanic households had a median income of \$47,141 compared to \$70,763 for White households and \$68,274 for Asian households while Black or African American households had a median income of \$39,621.

Figure 1E-3.5 displays the distribution of households in the city by median household incomes. North, northwest, west, and east neighborhoods of the city, including portions of the Woodward Park, Bullard, West, and Roosevelt community areas, have the highest median incomes relative to the rest of the city. Census block groups that most closely match the city's median incomes (\$50,000-\$87,100) and are generally in line with the statewide average median income of \$78,672, are located in between the highest and lowest median income neighborhoods. While the city's average annual median income was \$53,368, most of the city has incomes that are less than \$50,000. Compared to the trends in residential integration and segregation shown in **Figure 1E-3.3** above, incomes tend to be lowest where there is "low to medium segregation" and "high POC segregation," particularly in Downtown and inner core neighborhoods, such as west Fresno adjacent to SR 99, south Fresno, Jane Addams and Jefferson. Residents in high poverty areas tend to have lower levels of access to opportunity due to the absence of critical resources and disinvestment in their communities. As poverty increases, disparities in access to opportunities often increase among population groups and disadvantaged communities become even more isolated.

Figure 1E-3.4: Median Household Income by Race, Fresno, 2020

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B19013.

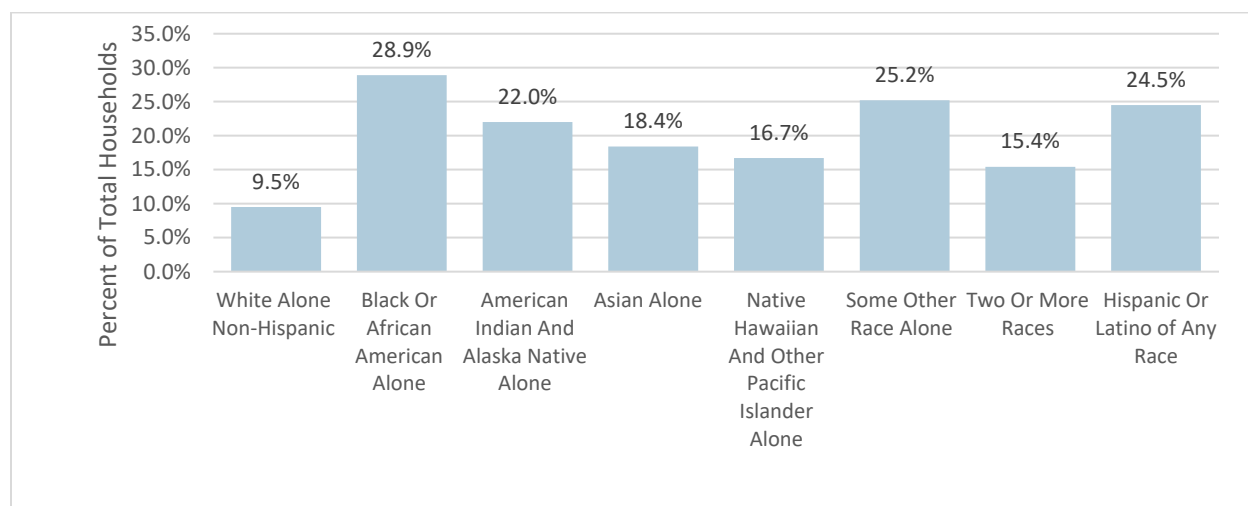
Figure 1E-3.5: Median Household Income, Fresno, 2019



The Area Median Income (AMI) for Fresno County is \$80,300 in 2022. In 2022, a family of four making \$27,750 or less would be classified as extremely low income in Fresno. In the city of Fresno, 15.8 percent of households make less than 30 percent of the AMI, which is considered extremely low income. This income equates to a wage of \$14.76 per hour for a single wage-earner, which is below the minimum wage in Fresno (\$15.50 per hour). An extremely low-income family of four described above could afford a monthly housing cost of approximately \$694. As reported in the regional assessment of fair housing, only 7.0 percent of units in the city of Fresno rent for less than \$1,000 monthly, while 54.0 percent rent for \$1,001 to \$1,500 monthly, 30.0 percent rent for \$1,501 to \$2,000 monthly, and 10.0 percent rent for above \$2,000 monthly, making it very hard for extremely low-income families to afford housing and support themselves.

As such, most block groups in the city have high levels of poverty on average than other cities in the state, and the overall poverty rate in Fresno is 19.2 percent. Despite Fresno being the country's most agriculturally productive region, it has become known for its high levels of poverty and unemployment.³ There are large disparities among racial and ethnic groups with regard to poverty (see **Figure 1E-3.6**). Black or African American, "Other Race," and Hispanic populations experience the greatest rates of poverty in Fresno, while the White population has the least amount of poverty (less than 10 percent) among all population groups. Exposure to poverty varies by location in the city, with some areas of the city experiencing higher rates of poverty than others. Specifically, block groups in south and west Fresno tend to have higher exposure to poverty, while the city's northernmost block groups have relatively low levels of poverty (see **Figure 1E-3.7**).

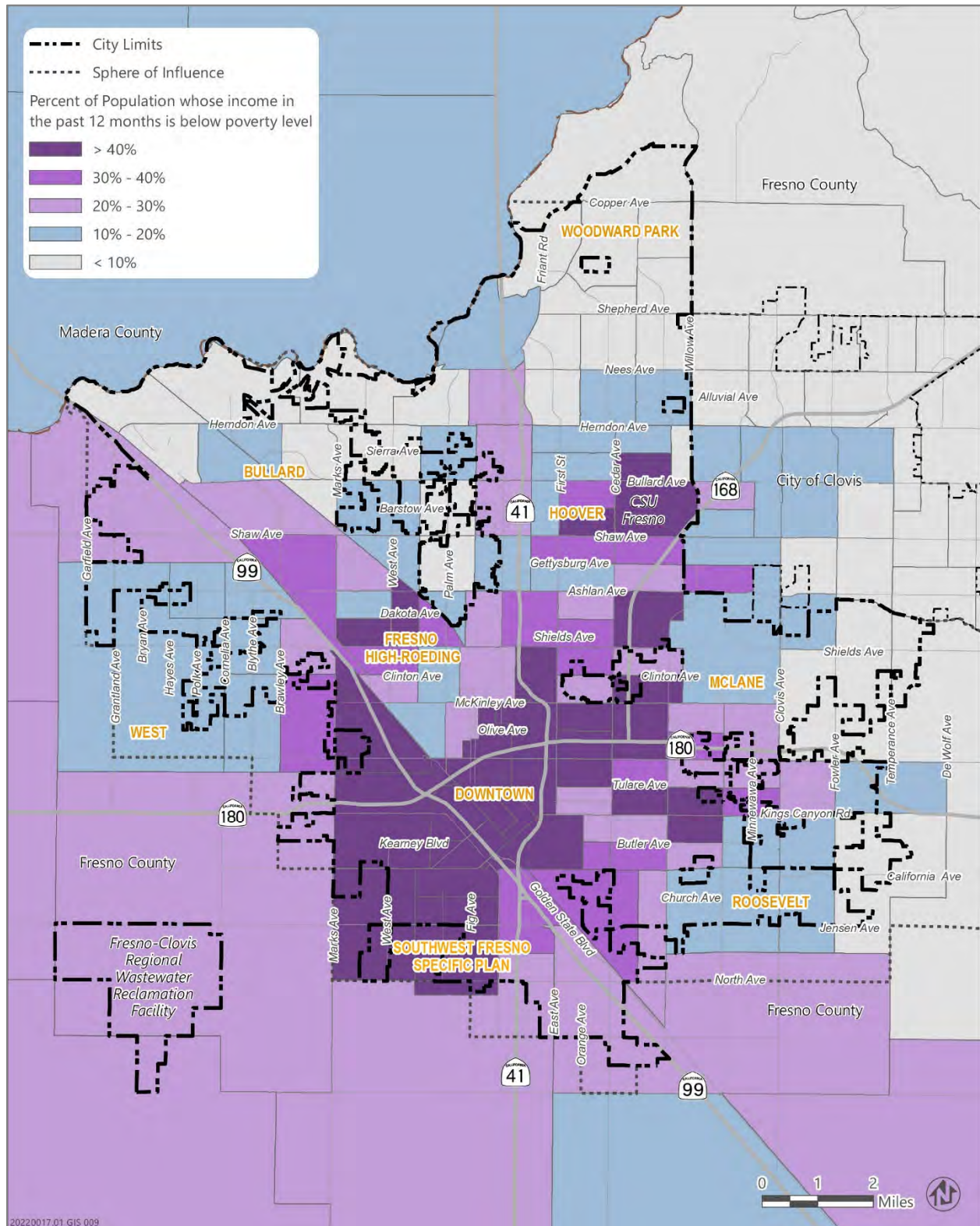
Figure 1E-3.6: Percent of Households in Poverty by Race or Hispanic Origin, Fresno, 2020



Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B17010A.

³ Benner, C. and Pastor, M. 2015. *Equity, Growth, and Community: What the Nation Can Learn from America's Metro Areas*. "Struggle and the City: Conflict-Informed Collaboration." University California Press. Pp. 130-160. Accessed via: <https://www.jstor.org/stable/10.1525/j.ctt1ffjnd4.9>.

Figure 1E-3.7: Distribution of Poverty, Fresno, 2019



Familial Status

The FHA also bans discrimination based on "familial status," which refers to the presence of at least one child under 18 years old. Housing discrimination based on familial status can occur when a landlord, property manager, real estate agent, or property owner treats someone or a group of people differently because they have a family with children under the age of 18. In Fresno County, the majority of households are family households (72.3 percent). Family households are defined by California law as a household of two or more people, regardless of relationship status. Approximately 67.8 percent of households in the city of Fresno are family households including 40.7 percent married couple households, 9.4 percent of households that are unmarried cohabitating couples, and an additional 17 percent of households with alternative compositions such as single-parent households.

As shown in **Table 1E-3.3**, 34.3 percent of households in the city had a child under the age of 18 according to ACS. Since 2000, the overall share of families with children in the city of Fresno has declined by 22.1 percentage points despite an increase in the number of families overall. A similar decline occurred at the regional level, where families with children decreased from 55.8 percent of all households in 2000 to 35.4 percent in 2020, despite gaining over 30,000 additional families with children.

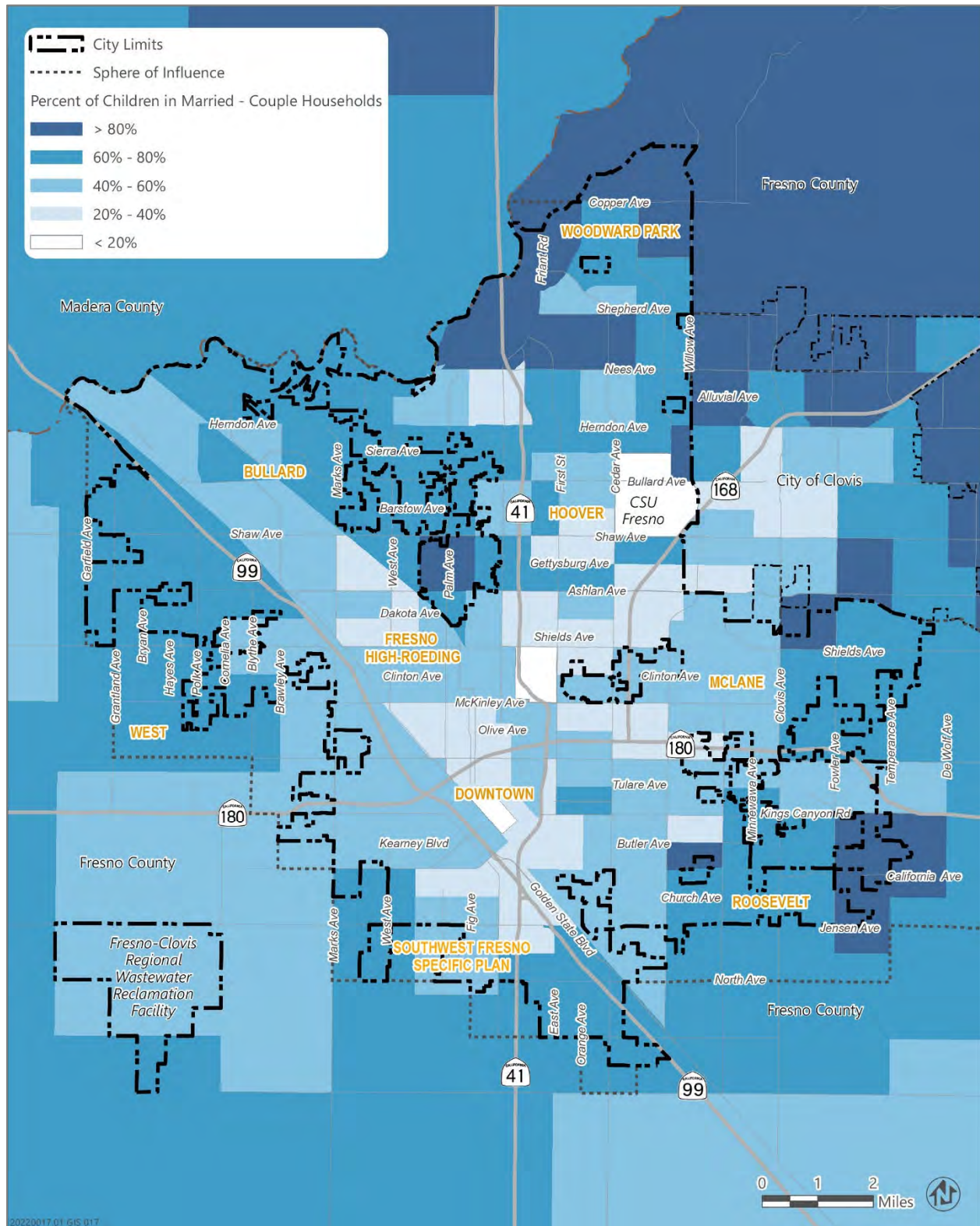
Table 1E-3.3: Families with Children, Fresno, 1990-2020

	Number of Families	Percent of all Households	Number of Families	Percent of all Households	Number of Families	Percent of all Households
	2000		2010		2020	
City of Fresno	44,690	56.4%	59,626	53.0%	58,288	34.3%
Fresno Region	79,423	55.8%	112,139	52.3%	109,759	35.4%

Source: Decennial Census, ACS. 2020 Analysis of Impediments to Fair Housing Choice. U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B11012.

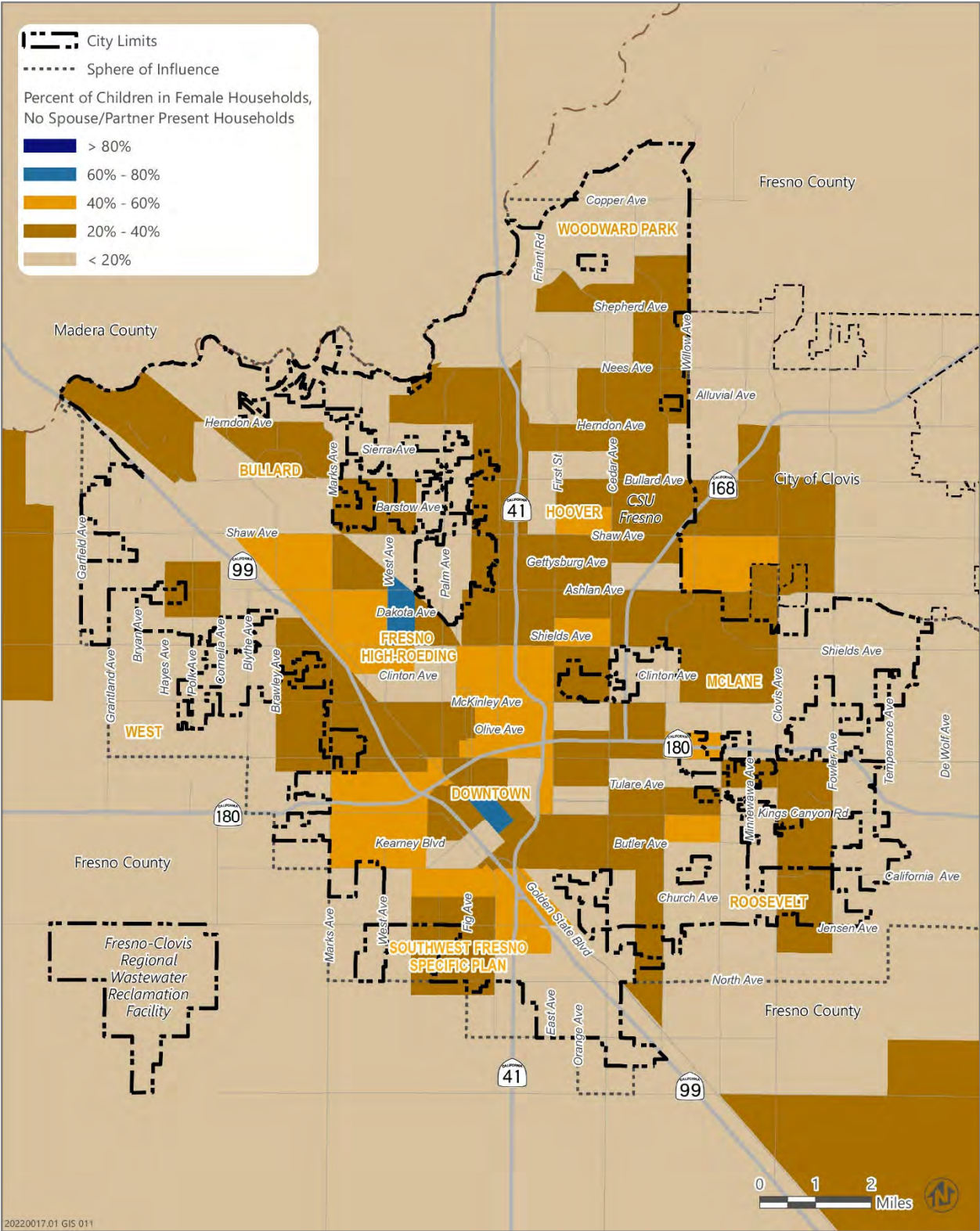
Figure 1E-3.8 shows the distribution of children in married couple households, while **Figure 1E-3.9** shows the distribution of children in female-headed households with no partner or spouse present. Most of Fresno County has moderate to high rates of children in married-couple households especially in the unincorporated county areas. Generally, throughout the San Joaquin Valley, areas where residences are typically more dispersed and uses are more agricultural or limited by topography have higher rates of families with children than is found in the central and southern neighborhoods of the city of Fresno. Within the city, there is a greater presence of children living in married couple households in the west and northwest neighborhoods. The inner city near Downtown has smaller populations of children living in married couple households.

Figure 1E-3.8: Percent of Children in Married Couple Households, Fresno, 2019



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on 2015-2019 American Community Survey data.

Figure 1E-3.9: Percent of Children in Single-Female Headed Households, Fresno, 2019



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on 2015-2019 American Community Survey data.

As described in the Regional Assessment of Fair Housing (Chapter 3 of the Multi-Jurisdictional Housing Element), female-headed households tend to live in and around the cities of Fresno and Clovis. This could be due to the proximity of schools, transit, services, and jobs in an incorporated city; however, the urban areas of the county also have a greater range of housing types that single-female headed households can afford. While female-headed households compose 30.7 percent of households in the city overall, there are several neighborhoods where they are the predominant household type. As shown in **Figure 1E-3.9**, there are several tracts in Fresno, predominantly along State Route 41, State Route 99 and State Route 180, with proportions of female-headed households that comprise 40 to 80 percent of the total households. Female-headed households are also predominant in the Woodward Park area in northern Fresno, the neighborhood areas in the east bordering old town Clovis (generally surrounding Clovis Avenue), and the Roosevelt community area in southern Fresno surrounding Kings Canyon Road and California Avenue.

Female-headed households have special housing needs because they tend to be either single-parents or single-elderly adults that are living on low- or poverty-level incomes. In 2021, According to the U.S. Department of Justice, Office of Juvenile Justice, 9.5 percent of children living with two parents lived below the poverty level, compared to 31.7 percent of children living with a single parent. Children living with only their mothers in 2021 were more than twice as likely to live in poverty than those living with only their fathers (35.0 percent vs. 17.4 percent)⁴. Comparing **Figures 1E-3.8** and **1E-3.9** with **Figures 1E-3.5** and **1E-3.7**, a connection can be made to higher concentrations of single parent households and higher poverty levels and lower median incomes in Fresno. Single-parent households with children often require special consideration and assistance as a result of their greater need for affordable housing, accessible day care, health care, and a variety of other supportive services. Because of their relatively lower household incomes, single-parent households are more likely to experience difficulties in finding affordable, decent, and safe housing and the presence of a child in the household tends to receive unequal treatment in the rental housing market. Fresno ranks fourth worst among the 50 most populous U.S. cities for the percentage of single mothers with an income below the poverty line (63.1 percent). Single mothers in this city can expect to spend 31.8 percent of their income on rent annually.⁵

Population with Disabilities

The U.S. Census Bureau defines disability as one of the following: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. Persons with disabilities tend to have lower fixed-incomes, higher health care costs, and special housing needs. Persons with disabilities typically have special housing needs because of their physical and/or developmental capabilities, fixed or limited incomes, and higher health costs associated with their disabilities.

⁴ Office of Juvenile Justice and Delinquency Prevention. 2022. “Poverty status of children by family structure.” Accessed via: <https://ojjdp.ojp.gov/statistical-briefing-book/population/faqs/qa01203#:~:text=In%202021%2C%209.5%25%20of%20children,17.4%25>

⁵ Solum, A. 2022. “Where Single Mothers Fare Worse Economically – 2022 Study.” Accessed via: <https://smartasset.com/data-studies/where-single-mothers-fare-worse-economically-2022>

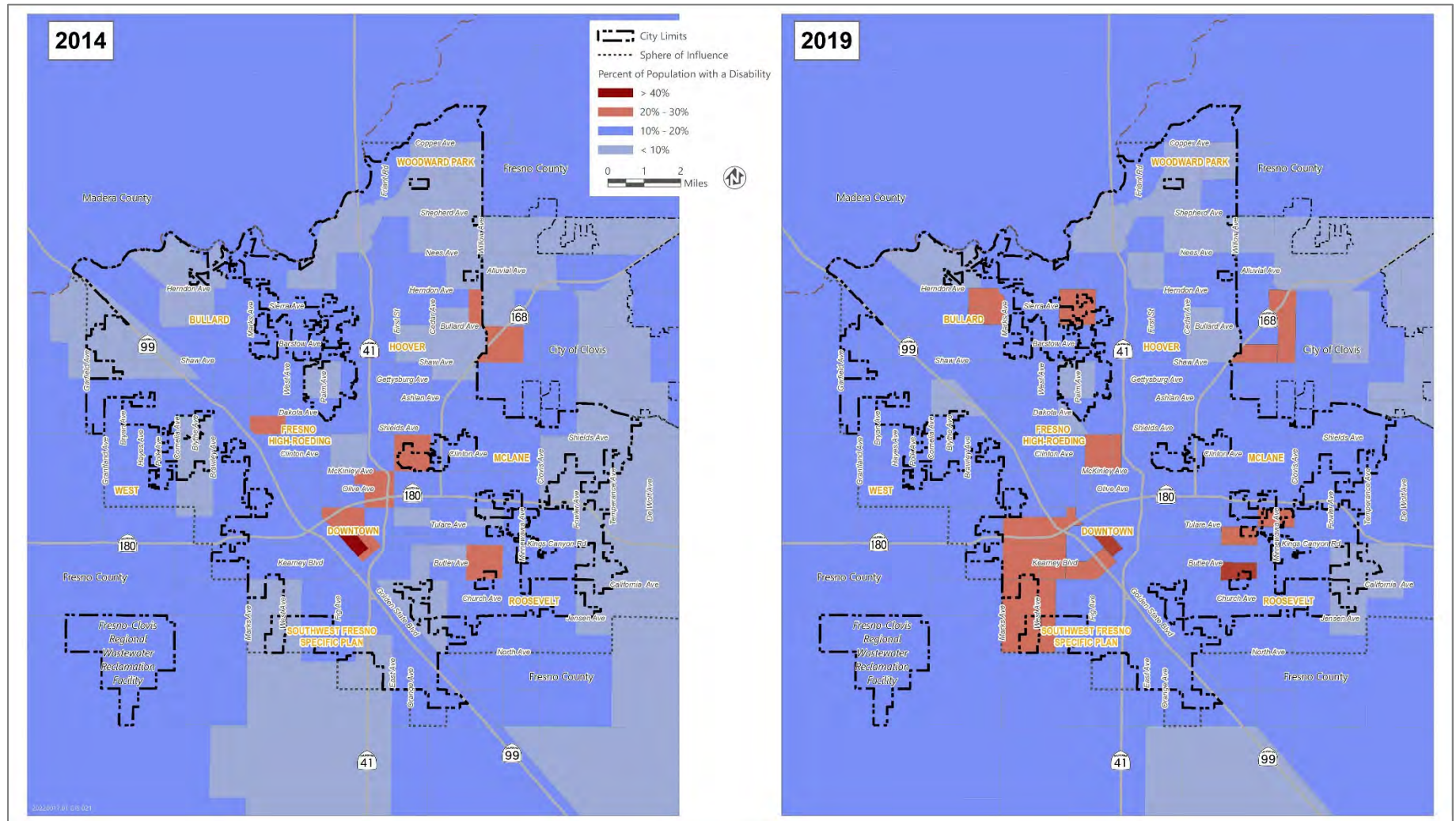
According to 2016-2020 ACS 5-Year Estimates, 14.3 percent of Fresno’s population has a disability, which is slightly higher than the county rate of 13.0 percent. By disability type, the city is similar to the region, with ambulatory difficulties being the most prevalent disability type (affecting 50.1 percent of the city of Fresno population and 49.7 percent of the regional population with one or more types of disability). Cognitive and independent living difficulties are the next most prevalent, affecting 44.0 percent and 39.5 percent of the disabled population. Smaller percentages of the population are affected by hearing difficulties, vision difficulties, and self-care difficulties.

Figure 1E-3.10 shows the population of persons with a disability by census tract in the city using ACS data from 2015-2019. As stated in the Regional Assessment of Fair Housing (Section 3 of the Multi-Jurisdictional Housing Element), the only areas in Fresno County having a concentration of persons with a disability over 20 percent are in the cities of Fresno and Clovis, suggesting a correlation between housing opportunities for seniors in more urbanized areas with access to public transportation, services, and amenities. The other jurisdictions in Fresno County either contain a population of which less than 10 percent of the population reports a disability, or the jurisdiction is split between areas of less than 10 percent, and 10 to 20 percent of the households experiencing one or more disabilities. Within Fresno, households with a disability have higher concentrations in southwest Fresno, the Fresno High-Roeding neighborhood in central Fresno, the McLane neighborhood west of the airport, and a small tract of the Bullard neighborhood. These areas correlate with the neighborhoods with supportive housing and assisted care facilities for seniors and others that may require supportive housing.

Fresno residents with disabilities are served by the Fresno County Senior Resource Center, which operates an Adult Protective Services program, assisting both disabled adults and seniors with all requests for assistance. The Fresno County Human Services System Department of Adult Services also provides housing and basic needs assistance to elderly persons. The Fresno/Madera Area Agency on Aging (FMAAA) provides connections to programs, services, and resources elderly residents can use to maintain and improve their quality of life as they age.

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Figure 1E-3.10: Percentage of the Population with a Disability in City of Fresno



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on 2010-2014 and 2015-2019 American Community Survey data.

Concentrated Areas of Race and Income

Areas of Poverty

One indicator of segregation is the presence of racially concentrated areas of poverty. Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) are neighborhoods in which there are both racial concentrations and high poverty rates. The Department of Housing and Urban Development's (HUD's) definition of a R/ECAP is:

- A census tract that has a Non-White population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, AND a poverty rate of 40 percent or more; OR
- A census tract that has a Non-White population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the county, whichever is lower.

Households within R/ECAP tracts frequently represent the most disadvantaged households within a community and often face a multitude of housing challenges. Overrepresentation of Black and Hispanic populations in areas of concentrated poverty can exacerbate racial disparities related to safety, employment, access to jobs and quality education, and conditions that lead to poor health. Areas of concentrated poverty generally have less private investment from financial institutions, grocery stores, and other retail outlets. R/ECAPs are meant to identify where residents may have historically faced discrimination and continue to be challenged by limited economic opportunity. As will be discussed later in the section on Fresno's local history, concentrated areas of poverty today were shaped by various land use practices that were historically used in communities across the nation to spatially segregate neighborhoods, including redlining and racially restrictive covenants.

Figure 3-15 of the regional assessment displays R/ECAPs in the Fresno County region, [based on ACS data from 2009-2013](#). While the region as a whole appears to be fairly integrated economically and racially, concentrated poverty and racial segregation remains a major concern in several communities throughout the San Joaquin Valley. As the largest city in the region, Fresno has the highest number of R/ECAPs. [Based on this data](#), ~~there are were currently~~ 39 census tracts ~~that are~~ designated as R/ECAPs in the city of Fresno. Approximately 40 percent of Fresno residents live in R/ECAP census tracts. Hispanic residents make up the majority of the population living in R/ECAP tracts. Recalling **Figure 1E-3.2** which shows where predominant concentrations of various racial/ethnic groups live in Fresno and **Figure 1E-3.3** which shows racial segregation/integration, individual R/ECAPS can be linked to census tracts with predominant Hispanic populations where there are high concentrations of POC segregation. Looking at familial status, recalling **Figure 1E-3.9**, more than half of the families living in Fresno's R/ECAP tracts have children.

Figure 1E-3.11 displays R/ECAPs in the city of Fresno, [based on ACS data from 2009-2013](#). R/ECAP census tracts cover all Downtown neighborhoods, such as Jane Addams, Edison, Lowell, and Jefferson, as well as west and south Fresno. There are also two R/ECAP census tracts in the Bullard neighborhood of northern Fresno, in or near the campus of Fresno State University. A third isolated R/ECAP in the Bullard neighborhood is located around State Route 41. [-It is important to note that no newer analysis currently exists that specifically identifies R/ECAPs. For a better understanding of the current landscape, refer to Figure 1E-3.14, which displays the composite analysis of TCAC Opportunity Areas, including areas of “high segregation and poverty.” These maps provide more recent insights into areas of concentrated segregation and poverty and are useful for understanding the current landscape.](#)

As will be discussed in more detail in a later section, several policies and historical forces⁶ have contributed to the formation of R/ECAPs in Fresno and other communities across the country, including:

- Redlining: The discriminatory practice of denying loans and other financial services to residents of certain areas based on racial or ethnic composition has left lasting impacts on community development and wealth accumulation.⁷
- Discriminatory Housing Practices: Including restrictive covenants, racial steering, and unequal lending practices, which limited where minority populations could live and invest.⁸
- Urban Renewal: Policies aimed at redeveloping urban areas often displaced minority communities, further entrenching segregation and poverty.⁹
- Economic Disparities: Structural economic inequalities, including low engagement in the labor market and wage gaps, have exacerbated poverty levels in these communities.¹⁰
- Education Inequality: Income disparities and unequal educational resources have perpetuated limited social mobility for residents of R/ECAPs.¹¹

⁶ San Joaquin Valley Fair Housing and Equity Assessment, 2014. Available via:

https://academics.fresnostate.edu/oced/documents/SJV_Fair-Housing-and-Equity-Assessment_April-2014.pdf

⁷ Aguilera, D. October 2015. “Rare Maps Reveal Fresno’s Overlooked History of Segregation.” Accessed via: <https://www.kvpr.org/community/2015-10-27/rare-maps-reveal-fresnos-overlooked-history-of-segregation>

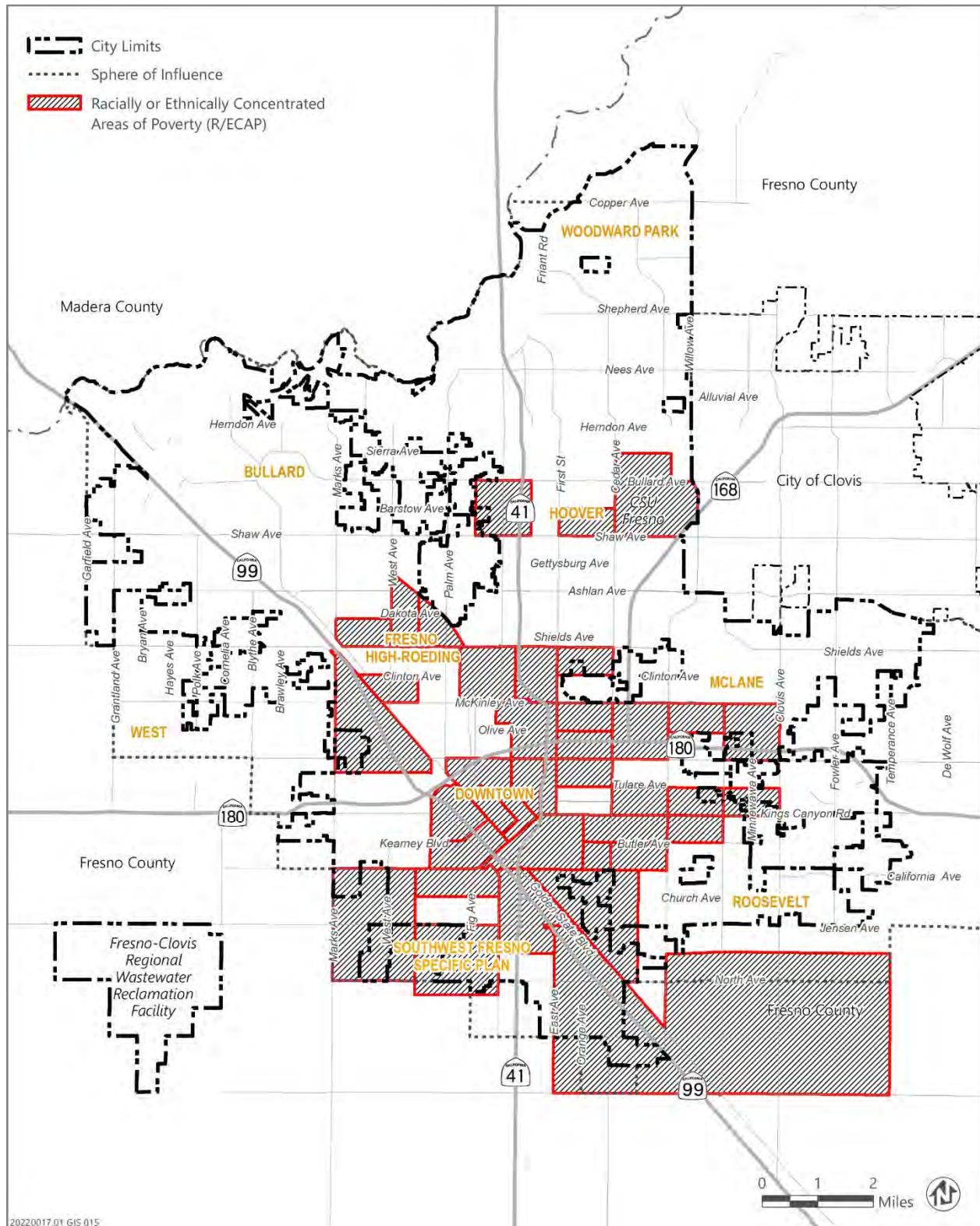
⁸ Ramon D. Chacon, “A Case Study of Ghettoization and Segregation: West Fresno’s Black and Chicano Community During the 1970s,” Stanford Center for Chicano Research. Working Paper Series No. 12 (Jan 1986).

⁹ San Joaquin Valley Fair Housing and Equity Assessment, 2014. Available via:

https://academics.fresnostate.edu/oced/documents/SJV_Fair-Housing-and-Equity-Assessment_April-2014.pdf

¹⁰ Montalvo, M. December 2022. “Labor leaders sound the alarm about low-wage job growth in California’s Central Valley.” Accessed via: <https://fresnoland.org/2022/12/09/labor-leaders-sound-the-alarm-about-low-wage-job-growth-in-californias-central-valley/>

¹¹ Californians for Justice.

Figure 1E-3.11: Racially/Ethnically Concentrated Areas of Poverty, Fresno, ~~2017~~2013

Source: Data download from the HCD AFFH Mapping tool in 2021. Based on R/ECAP data from HUD [2013-2017](#) and [2009-2013 ACS](#).

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Moreover, there are systemic and structural issues which have contributed to the perpetuation of concentrated poverty including but not limited to: high unemployment rates and low engagement in the labor market, wage gaps, limited social safety nets, and disparities in access to educational resources. Relative to other areas in the city, R/ECAPs in Fresno tend to exhibit the following characteristics:

- Higher percentages of non-White populations (**Figure 1E-3.2**) and medium to high rates of segregation for populations of color (**Figure 1E-3.3**)
- Median incomes less than \$50,000 per year (**Figure 1E-3.5**)
- Higher poverty rates (**Figure 1E-3.7**)
- Higher rates of children in single-family households (**Figure 1E-3.9**)
- Lower academic performance and fewer educational resources based on the 2021 TCAC Opportunity Index (**Figure 1E-3.15**)
- Low engagement with the labor market (**Figure 1E-3.17**)
- Poor environmental conditions (**Figure 1E-3.23** through **Figure 1E-3.25**)
- Higher percentages of Housing Choice Voucher usage (**Figure 1E-3.29**)
- Higher rates of overcrowding (**Figure 1E-3.30**) and housing cost burden (**Figure 1E-3.31** and **Figure 1E-3.32**)

In contrast, the communities north of Shaw including Woodward Park, Bullard, and also the McLane community are not characterized as racially or ethnically concentrated areas of poverty. These communities developed in the 1980s amidst construction of the State Route 99, 41, and 180 freeway loops around Downtown. As shown in the demographic analysis above, there is less racial and ethnic diversity in these communities. **Figure 1E-3.3** indicates that these neighborhoods have higher rates of integration as compared to central core neighborhoods. Regarding income distribution, household incomes are generally higher around the northern fringes of the city. In fact, these communities are characterized as racially concentrated areas of affluence. This is described in more detail in the following section.

Furthermore, the built environment, or the physical resources built for the residents of Fresno, can have a significant impact on quality of life. Some ways the built environment can affect quality of life positively include physical activity, good housing conditions, and access to healthy food and healthcare. Physical activity includes walkability, bikeability, park access, and in Fresno's hot summers, tree canopy coverage. Housing conditions can be measured by the level of repair and maintenance needed. Access to healthy foods can include the number of and distance to grocery stores. Healthcare access can include the number of and distance to hospitals, clinics, and doctor's offices. When comparing Fresno's R/ECAPs to Fresno's Racially or Ethnically Concentrated Areas of Affluence (RCAAs – see next section for definition and location) in terms of the built environment the following is known about the quality of life:

- **Walkability:** Based on data from the 2017 Fresno Active Transportation Plan (ATP) there is a much higher percentage of sidewalk gaps in R/ECAPs compared to RCAAs. The gaps in the R/ECAPs occur within existing neighborhoods, in neighborhoods adjacent to freeways, and along major roadways in Southwest Fresno.
- **Bikeability:** Based on data from the ATP, there is a much higher percentage of bikepath gaps in R/ECAPs compared to RCAAs. The gaps in the R/ECAPs occur throughout and are most notable in Downtown Fresno, Southwest Fresno, and the eastern portion of the Fresno High-Roeding.
- **Walkability and Bikeability:** Based on data from the 2017 Fresno Active Transportation Plan there is a much higher percentage of trails in the RCAAs compared to the R/ECAPs. In 2019, the RCAAs had 18 miles of trails and one of those trails, the Fresno Sugar Pine Trail, connects to miles of Clovis trails.
- **Walkability and Bikeability:** In the 2019 Fresno Network Expansion Feasibility Plan, the City evaluated all proposed unfunded trails identified in the ATP based on the Active Transportation Prioritization Tool adopted with the ATP. The criterion included access and equity, connectivity, traffic control, mode shift, and user comfort. The R/ECAPs have 30 segments of needed trails totaling 16.5 miles whereas the RCAAs areas have 10 segments totaling 3.16 miles. Twenty-eight of the trails in the R/ECAP scored a higher priority than all the trail needs in the RCAAs.
- **Park Access:** In 2024, there are two regional, three community, and 13 neighborhood parks for a total of 18 City parks in R/ECAPs and one regional, three community, and six neighborhood parks for a total of 10 City parks in RCAAs areas. The RCAAs areas have 15 Clovis or Central Unified School District campuses with open campus policies, which allow residences to use outdoor courts and playfields and structures after school and on weekends. These school campuses have similar amenities to neighborhood and community parks.
- **Park Access:** The parks in the R/ECAPs were built between 1903 and 2014 with the median year being 1968 and the parks in the RCAAs areas were built between 1988 and 2006 with the median year being 1994. In 2016, during the Parks Master Plan process the park consultants evaluated 50 percent of the parks in the R/ECAPs to be in poor condition and 50 percent in fair condition. Whereas, in the RCAAs areas, the parks were considered fair to good condition.
- **Park Access:** The Measure P tax initiative went into effect in 2020 and required at least 50 percent of the funds be allocated to the highest need neighborhoods in Fresno. Through analysis, the Fresno PARCS Department determined the highest need neighborhoods by census tract. There are no highest need neighborhood census tracts in the RCAAs areas while there are 21 in the R/ECAPs.
- **Tree Canopy Coverage:** In 2024, the City completed an Urban Forest Management Plan. The Plan conducted an analysis to determine a planting priority score for all census tracts in the city. Among all census tracts the lowest score was zero, the highest 78, and the median 22. The R/ECAPs had 20 census tracks above the median and the RCAAs areas had two.

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- **Housing Conditions:** In 2010, the City did a windshield neighborhood condition survey as part of the General Plan update. The study concluded that the housing was in good condition in the RCAAs areas and in fair to poor condition in the R/ECAPs.
- **Healthy Food:** According to the USDA Economic Research Service, in 2019, there were 12 census tracts with low income and low access to food and most were in Southwest Fresno.
- **Healthcare:** According to FELT there are eight hospitals and clinics within or near the RCAAs areas and eleven in the R/ECAPs. There is a large network of doctor's offices along Herndon Avenue between Highways 99 and 41 near the RCAAs areas and in Downtown Fresno within the R/ECAPs.

To improve the quality of life and access to opportunities in R/ECAPs, the Housing Element includes several key programs and initiatives, summarized below (see Section 1E-1 Action Plan for more details on each of these programs).

- **Program 2 – Variety of Housing Opportunities in High Resource Areas.** Increase the availability of affordable housing units in higher resource areas to alleviate pressure in R/ECAP areas, reduce housing cost burdens, and improve living conditions.
- **Program 11 – Incentives for Housing Development.** Provide incentives to encourage private developers to include affordable housing in their projects.
- **Program 19 – Home Buyer Assistance.** Promote homeownership programs that provide down payment assistance and affordable mortgage options for low-income families.
- **Program 22 – Housing Rehabilitation.** Launch a housing rehabilitation program that offers grants or low-interest loans to homeowners for repairs and maintenance. Provide resources and support for weatherization and energy efficiency upgrades.
- **Program 23 – Comprehensive Code Enforcement.** Implement code enforcement initiatives to ensure landlords maintain rental properties to health and safety standards.
- **Program 27 – Environmental Justice.** Prepare an Environmental Justice Element with actions to improve public health and quality of life in disproportionately impacted neighborhoods focusing on: equitable distribution of parks, recreation facilities, and other beneficial civic and cultural facilities; planting native trees and vegetation in neighborhoods with less tree canopy coverage; access to multi-modal transportation opportunities; and healthy food access.
- **Program 28 – Equitable Community Investments.** Develop publicly accessible tools for the evaluation and tracking of infrastructure projects in areas of greatest need (high segregation & poverty, low resource, and moderate resource).
- **Program 29 – Equitable Engagement.** Expand outreach and public education strategies to increase engagement amongst historically underrepresented populations and residents with the greatest need.

- **Program 30 – Workforce Development.** Provide job training programs to improve economic opportunities, reduce poverty, and increase financial stability.
- **Program 33 – Mobile Home Parks.** Protect mobile home park residents from excessive rent increases and preserve mobile homes as opportunities for homeownership to individuals and households who might not be able to afford other housing purchase options.
- **Program 34 – Eviction Protection Program.** Defend tenants renting an apartment or house in the city of Fresno from unlawful eviction.
- **Program 36 – Homeless Assistance.** Invest in various initiatives to provide housing, emergency shelter, and essential services to people experiencing homelessness.

Description of R/ECAP Areas

The Downtown neighborhoods are some of the oldest in Fresno, as the city began as a railroad town around the Central Pacific Railroad Depot in 1872. Spurred by the railroads and expanding agricultural opportunities, the town grew quickly and in 1885 was incorporated into a city. Many of the immigrants that first arrived were ethnic minorities, who settled in downtown neighborhoods such as Chinatown, Armenian Town, German Town and Italian Town. The town expanded rapidly and between 1913 and 1929, eleven high-rise buildings rose to create a distinct Fresno skyline. However, the Great Depression, redlining practices, and the construction of freeways that cut through these neighborhoods left their mark and contributed to the decline of these neighborhoods over time. However, over the last decade, residents and community leaders have worked together to reinvest in Downtown neighborhoods. A new Development Code was put in place to streamline development, the Southwest Fresno Specific Plan was adopted, and the Transform Fresno Program resulted in over \$120M in investment in Southwest Fresno, [Downtown](#) and Chinatown, and a new community college opened its doors in the neighborhood in 2024. [There are several R/ECAPS in the Downtown Neighborhoods Community Plan area and these are discussed below.](#)

[**Lowell / Jefferson Neighborhood:** This R/ECAP consists of 515 acres just north of Downtown, between Divisadero and State Route 180. The neighborhood began developing in 1884. It has a mix of single family and multifamily housing, and strong historic character. Over time, with construction of the freeways, and migration to the suburbs, it became a mostly rental neighborhood, with many low-quality post WWII apartment buildings constructed as a result of past zoning policies that were not place-based. The neighborhood was also redlined. Current statistics show that over 40% of the population is living below the poverty level and 80% of the households are renters, 20-40% of which are cost-burdened. The neighborhood is also pollution burdened due to proximity to freeways, and has lower access to cars, healthy food, parks, and community facilities. Finally, the low-income population in the area has a high level of displacement risk.](#)

To address concerns related to incompatible development and quality of life, the Fulton-Lowell Specific Plan was adopted in 1996, and a Design Review Committee was created to ensure new development was compatible with the neighborhood. Subsequently, the City adopted the Downtown Neighborhoods Community Plan and Fulton Corridor Specific Plan, with an accompanying new Development Code that incorporated all applicable provisions of the original specific plan and design guidelines. At the same time, this neighborhood was part of a focused effort to revitalize disadvantaged neighborhoods in and around the Downtown called Restore Fresno. This effort focused on developing leadership capacity among the residents and addressing grassroots issues. The Lowell Community Development Corporation (CDC) was part of these efforts and continues work in the neighborhood today, and was consulted during development of the Housing Element. These new planning efforts helped to conserve the historic character of the neighborhood and build capacity among the residents to effectuate positive change.

Housing Element workshops were conducted in or near this neighborhood on November 16, 2022, March 1, 2023 and August 9, 2023. Community feedback from the workshops was carefully considered and incorporated into the housing element Action Plan.

To further support this neighborhood and promote equitable quality of life, the following Housing Element programs would be most applicable:

- Program 18: Mixed Income Neighborhood Trust (the first trust of this kind has been established in the neighborhood and is being administered by the Lowell CDC).
- Program 19: Home Buyer Assistance Program
- Program 22: Housing Rehabilitation Program
- Program 23: Comprehensive Code Enforcement
- Program 32: Opportunity to Purchase Act
- Program 34: Eviction Protection Program
- Program 36: Homeless Assistance Program

Downtown: The 1,000-acre Downtown Neighborhood is located south of Divisadero and bounded by State Routes 41 and 99. Downtown is the oldest part of Fresno and was long the retail, entertainment, and cultural center for not only Fresno, but the surrounding region. Redlining relegated Chinese and other ethnicities, and their businesses, to the west side of the railroad tracks. As the City grew and freeway construction enabled new suburbs and suburban malls, commercial activity in Downtown began to decline. State routes 180, 41, and 99 further isolated downtown from the surrounding neighborhoods upon which it depended for its economic well-being. In the 1960s, the best thinking was to replicate suburban conditions in downtowns, resulting in the conversion of Fulton Street to a pedestrian mall. Unfortunately, this and the continuing outward suburbanization continued to negatively impact commerce and quality of life in downtown. Many large department stores relocated to the suburban malls where commercial activity continues to be focused today.

Downtown Fresno is now in transition, with new priorities established in the Downtown Neighborhoods Community Plan and Fulton Corridor Specific Plan adopted in 2016. While it still has challenges around underperforming retail and lack of round the clock activity, it is the city's largest job center, with over 30,000 jobs, and has the highest concentration of historic resources within the City of Fresno. It is slated to be the location of the nation's first High Speed Rail Station at Mariposa and G Streets. In the last decade, several blocks of new multi-unit and mixed-use development have occurred, mostly in the northern subarea, called the Cultural Arts District or the Mural District. Several projects called out in the plans have been or are being implemented, including the removal of the Fulton Mall and reconstruction of Fulton Street, Chinatown Urban Greening, enhancement of Mariposa Plaza, street upgrades, and sewer and water upgrades.

Disparities in access to opportunity that still exist in the Downtown include average median incomes less than city average of \$53,368, poor access to neighborhood serving retail and commercial uses, insufficient access to parks and open space, and aging infrastructure. Downtown has a higher pollution burden due to proximity to three freeways: SRs, 99, 180, and 41. In addition the amount of impervious surfaces results in higher levels of extreme heat. There is a high concentration of individuals experiencing homelessness and individuals with disabilities in the Downtown area; however, government services and high-quality transit opportunities are also concentrated Downtown.

Housing Element workshops were conducted in or near this neighborhood on November 16, 2022, March 1, 2023 and August 9, 2023. Community feedback from the workshops was carefully considered and incorporated into the housing element Action Plan.

Opportunities to promote equitable quality of life in Downtown Fresno include the following Housing Element Programs:

- Program 7: Adaptive Reuse
- Program 24: Special Needs Housing
- Program 25: Development Code Amendments ...to Reduce Barriers to Housing Development

- Program 28: Equitable Community Investments

Edison Neighborhood: This area consists of 1,560 acres located adjacent to and west of Downtown, bounded on the east by State Route (SR) 99, on the west by Thorne and West Avenues, and on the south by Church Avenue. This area is a multi-ethnic community that was the center of Fresno’s Black community. It includes older residential neighborhoods that are aligned on the original street grid, oriented to the UP railroad tracks; a testament to its original connection to Downtown. Key features of the built environment include Chandler Executive Airport (1929), a designated historic resource, Edison High School, and more churches per capita than any other neighborhood in Fresno.

The area was redlined, graded as C and D on the Home Owners’ Loan Corporation (HOLC) Residential Security Map. Construction of SR 99 bifurcated vibrant neighborhoods and cut off this area from Downtown and Chinatown, which was its commercial center. The walkable historic pre-WWII neighborhood fabric was also disrupted by Urban Renewal policies and projects of the 1960s and 1970s, resulting in long-standing cleared vacant lots, public housing, and other developments on “superblocks” with buildings not oriented to the street. Subdivision infill occurred in the 1980s, resulting in patchwork development. School desegregation was implemented in the 1970s. In 1977, the Edison Community Plan was adopted, covering this neighborhood as part of a much larger area west of Downtown.

Indicators of disparities include high segregation of people of color; over 40% of households living under the poverty level; 20-30% of households include individuals with disabilities; and high displacement risk. Housing stock is older and in need of repairs and/or weatherization. Additional environmental factors include lack of neighborhood retail access and high pollution burden due to freeway proximity.

The neighborhood is in transition today, with a focus on revitalization as part of the Downtown Neighborhoods Community Plan. In 2018, the City was awarded \$65 million in Transformative Climate Community funds, enabling investments of over \$100 million to occur in the Edison Neighborhoods, Southwest Fresno, Downtown, and Chinatown. Investments underway include public transit (new routes provided with enhanced 15-minute frequency) and improvements being made to Frank H. Ball, Sunset, Maxie L Parks, and Neilsen Park. Pedestrian improvements are being made on Cesar Chavez (previously California) Blvd and Church Avenue. A new Community College was recently constructed on Church Avenue just south of the Edison neighborhood.

Housing Element workshops were conducted in or near this neighborhood on November 28, 2022, March 14, 2023 and July 20, 2023. On June 18, 2024, a Climate Adaptation-Environmental Justice Workshop was held in the neighborhood that included fair housing concepts. Community feedback from the workshops was carefully considered and incorporated into the housing element Action Plan.

Opportunities to promote equitable quality of life in the Edison neighborhood include the following Housing Element Programs:

- Program 19: Homebuyer Assistance Program

- [Program 22: Housing Rehabilitation](#)
- [Program 23: Comprehensive Code Enforcement](#)
- [Program 24: Special Needs Housing](#)
- [Program 27: Environmental Justice; Program](#)
- [28: Equitable Community Investments](#)

Southeast Neighborhood: This primarily residential neighborhood consists of a 2,400-acre area to the east of Downtown, bounded by SR 41 on the west, SR 180 on the north, Chestnut on the east, and the railroad tracks, Butler, and Cesar Chavez on the south. The western portion of this neighborhood is the oldest, developed in the early 1900s. The area east of Orange and Cedar Avenues developed from the 1930s through the 1950s. Huntington Boulevard was the first subdivision on the eastern edge of Fresno's parent grid (and western edge of this neighborhood) and was platted in 1911 as a streetcar suburb as part of the Alta Vista Tract. Huntington Boulevard is an eclectic mix of architectural styles that were popular from 1911 through the 1960s, including Craftsman bungalows and period revival buildings. Of interest is the economic mix of buildings from upscale mansions to more modest residences for the middle class and working class. This early neighborhood influenced the surrounding neighborhoods, which were mostly working-class bungalow-style homes. Roosevelt High School was constructed in 1928 and there are six more elementary schools in the neighborhood.

Like other neighborhoods within the Downtown Neighborhoods Community Plan area, this neighborhood was redlined. Abandonment of the streetcar in 1929 and the typical early zoning codes were factors that lead to the strip commercial development along the corridors seen today. This neighborhood was also influenced by freeways on its western and northern boundaries, and SR 41 facilitated the City's expansion to the north. When the Roosevelt Community Plan, which covered this area, was initially adopted in 1978, the need for updated infrastructure to facilitate orderly development did not happen in this neighborhood, leaving this area vulnerable to piecemeal rezoning of strip commercial and high-density residential uses. School and park development was unable to keep up with the rapid population growth. Recent investments in building neighborhood capacity (Restore Fresno), rezoning of corridors to mixed use development, designation of the Huntington Blvd neighborhood as a historic district, adoption of the DNCP and investment in high quality transit (BRT "lite) along Cesar Chavez Blvd are leading to neighborhood transformation.

Indicators of disparities in access to opportunities include high segregation of people of color (primarily Hispanic), in southern half of neighborhood; 30-40% of households with incomes below the poverty level in the western portion of the neighborhood; and 40-60% of renter households cost burdened. Over 20% of households are experiencing overcrowding in the southern half of the neighborhood, and the neighborhood is categorized as having moderate displacement risk. The population in this area has lower access to cars, healthy food, and community facilities such as parks and libraries. It also has higher extreme heat risk due to low tree canopy coverage.

Today, the Southeast neighborhood is still predominantly residential. Strip commercial development still lines the major east-west corridors of Butler, Cesar Chavez (previously Kings Canyon), and Tulare Avenues. However, due to its inclusion in the DNCP, and also due to earlier planning efforts related to the Roosevelt Community Plan, the area is in transition, with a major investment in BRT made along the Cesar Chavez corridor in 2018 (the city's highest ridership corridor) connecting residents in this area to Downtown to the west and shopping and schools to the east. Holmes and Romain parks serve the west side of the project area, and these have both had recent investments in amenities, play equipment, and restrooms. Street improvement projects are underway on First Street and Chestnut Avenue that include new bicycle facilities. Investments in leadership capacity have been made through Restore Fresno and the Hidalgo Community Development Corporation now operates in the neighborhood, helping to connect residents to resources.

Housing Element workshops were conducted in or near this neighborhood on October 27, 2022, July 28, 2023 and March 11, 2023. On June 29, 2024, a Climate Adaptation-Environmental Justice Workshop was held in the neighborhood that included fair housing concepts. Community feedback from the workshops was carefully considered and incorporated into the housing element Action Plan.

Opportunities to promote equitable quality of life in the Southeast neighborhood include the following Housing Element Programs:

- Program 3 – Encourage and Facilitate Accessory Dwelling Units and Small Homes;
- Program 22 – Housing Rehabilitation
- Program 23 – Comprehensive Code Enforcement;
- Program 24 – Special Needs Housing
- Program 26 – Fair Housing Services
- Program 27 – Environmental Justice
- Program 28 – Equitable Community Investments
- Program 29 – Equitable Engagement;
- Program 30: Workforce Housing
- Program 34: Eviction Protection

Jane Addams Neighborhood: This neighborhood consists of 1,155 acres located between the Golden State/Union Pacific Railroad alignment on the east and Marks, Hughes and West Avenues on the west. The area is physically isolated from its surroundings by the railroad and has poor internal connectivity as it is bifurcated by SR 99. Key features of the built environment include Roeding Park and Fresno Chaffee Zoo in the southern half and several mobile home parks.

The Jane Addams community was originally rural in nature and consists of small homes on large lots. Tielman Elementary school was constructed in 1911. The Golden State Highway was expanded and redesignated as State Route 99 in 1964, which exacerbated the north/south barrier through the neighborhood. Hotels and motels were constructed along the freeway in the 1950s and 60s, which became blighted and magnets for criminal activity. Because the area was mostly developed while in the County, the roads did not meet City standards, lacking curb, gutter, sidewalks, and street trees. Past policies (or lack thereof) related to freeway construction and City-County coordination of growth and development resulted in negative impacts to this neighborhood.

Today the Jane Addams neighborhood is still largely rural in nature. It is home to several mobile home parks and Jane Addams Elementary School, as well as a patchwork of heavy commercial uses. The area lacks neighborhood-scale open space and commercial amenities. An estimated 30-40% of the residents have incomes below the poverty level. Renter households comprise 40-60% of the neighborhood and 15-30% of the residents are recipients of Housing Choice Vouchers.

Disparities that exist in the neighborhood include poor connectivity within and with surrounding areas, lacking pedestrian and bicycle infrastructure, poor open space access (although Roeding Park is part of this neighborhood, it is difficult to access), and high pollution burden due to freeway proximity.

The neighborhood is in transition today, as public investments are being made in housing, transportation, sewer and water infrastructure, and parks. Among these are conversion of the hotels and motels on Parkway Drive in the project area to Project Homekey transitional housing, and a Parkway Drive Plan to improve the environment and provide freeway buffering and beautification along that corridor. In addition, McKinley Blvd is being widened and enhanced with pedestrian improvements; a pedestrian overcrossing connecting Parkway Drive and Roeding Park is in the early planning stages. The Jane Addams Community Development Corporation has been operating in this area since the Restore Fresno initiative in 2015, helping to build resident leadership capacity.

Opportunities to promote equitable quality of life in the Jane Addams neighborhood include the following Housing Element Programs:

- Program 3: Encourage and Facilitate ADUs
- Program 27: Environmental Justice
- 28: Equitable Investments
- Program 33: Mobile Home Park

The R/ECAPS that are southwest, ~~and~~ southeast, ~~and~~ north of Downtown, in Central Fresno, including the outer portions of Southwest Fresno, and portions of the Roosevelt ~~and~~ McLane and Fresno High-Roeding Communities were affected by these same factors. While redlining did not occur south of Church Avenue, State Routes 41, ~~and~~ 99, and 168 traverse those neighborhoods. In addition, poor coordination between City and County planning resulted in the County allowing residential development to occur in these areas in spite of the fact that the City had planned industrial development in the areas south of Downtown from as early as 1918 due to the abundance of transportation options available, including (freeways and rail). The City is investing in these neighborhoods as well, with several specific planning efforts complete or underway, including the Southwest Specific Plan and the Central Southeast Specific Plan, ~~and the South Central Specific Plan~~. These areas are further described below.

Southwest Neighborhood: This 3,255-acre area is the southwestern continuation of the Edison Neighborhood, bounded by SR 180 to the north, North Avenue on the south, Valentine, Marks, Hughes and Walnut on the West, and West and Thorne on the east. Even as an area that developed post WWII, it has experienced many of the same influences as the Edison neighborhood. Initially agricultural land, the area developed as a patchwork of agricultural, residential, and industrial uses, with some commercial sprinkled throughout, resulting in land use incompatibilities. Urban Renewal policies resulted in clearing land for redevelopment that sometimes was left vacant for long periods of time. In addition, much of the transportation network developed in the County, lacking bicycle and pedestrian facilities. The construction of SR 99 cut this area off from its commercial center in Chinatown/Downtown and very little neighborhood serving commercial uses were developed to serve the neighborhoods, leaving residents to travel to other neighborhoods for daily shopping needs, banking, and other services.

The following indicators point to disparities in access to opportunity: 30-40% of the population lives below the poverty line; individuals with disabilities comprise 20-30% of neighborhood residents; and data shows high segregation of people of color. About half of the households are renter households, and rental housing along the Church, Jensen, and North corridors has the highest cost burden. Overcrowding is occurring in over 20% of households between Cesar Chavez Blvd and Church Avenue and in the area between Elm Avenue and SR 41. The area has moderate displacement risk and high pollution burden due to freeway proximity and legacy land uses. It also is at risk for extreme heat due to low tree canopy of 8%, compared to the citywide average of 15%. Other environmental justice concerns include access to public facilities, safe and sanitary housing, and healthy food.

Today, the Southwest Neighborhood is in transition pursuant to the adoption of the Southwest Fresno Specific Plan in 2017, which sought to enhance the plan area by incentivizing housing and commercial development, prioritizing parks and public facilities, and rezoning industrial land to other uses. A brownfields program was started in 2018 and an areawide plan to remediate and catalyze brownfields development was adopted for Elm Avenue in 2019.

Implementation of the Southwest Specific Plan began in 2018 through the Transform Fresno program, which resulted in over \$100 million in investment in the plan area, financing a portion of a new community college and the surrounding complete streets, a new park, a shared mobility program, planting of street trees, and more. At least 600 dwelling units of various types, including market-rate single family, are currently in the entitlement process and expected to begin construction in 2025. Southwest Fresno Development Corporation initiated a Homebuyer Education Program to prepare Southwest Fresno residents to purchase the new homes.

Housing Element workshops were conducted in or near this neighborhood on November 28, 2022, March 14, 2023 and July 20, 2023. On June 18, 2024, a Climate Adaptation-Environmental Justice Workshop was held in the neighborhood that included fair housing concepts. Community feedback from the workshops was carefully considered and incorporated into the housing element Action Plan.

Opportunities to promote equitable quality of life in Southwest Fresno include targeting the following Housing Element Programs:

- Program 3: Encourage and Facilitate Accessory Dwelling Units
- Program 19: Homebuyer Assistance Program
- Program 22: Housing Rehabilitation
- Program 23: Comprehensive Code Enforcement
- Program 24: Special Needs Housing
- Program 27: Environmental Justice
- Program 28: Equitable Community Investments.
- Program 30: Workforce Development

Central Southeast Neighborhoods: This area consists of 2,200 acres adjacent to the eastern boundary of the DNCP, bounded by Belmont Avenue to the north, East Avenue to the west, Church Avenue to the south, and Peach Avenue to the east. Today the plan area includes approximately 30,624 people and 9,150 homes, and is characterized by a blend of older single-family and multi-family housing developments, industrial facilities, public facilities, vacant land, and commercial areas. This area developed post WWII, from the 1950s to the 1980s and includes both higher density single family neighborhoods laid out on small blocks within a gridded street system and later subdivisions with curved streets and cul-de-sacs. Early development in the area consisted of the Fresno County Fairgrounds, established in 1884. Other key elements of the neighborhood include Fresno Pacific University (1964), and the Fresno IRS processing center (now vacant) which was approved in the early 1970s to provide jobs for 4,000 employees. As noted in the Roosevelt Community Plan, the area was often passed over for new investment due to lack of adequate infrastructure and the predominant direction of growth to the north of the city.

SECTION 1E-3: LOCAL ASSESSMENT OF FAIR HOUSING

The City's facilitation of growth to the north had a negative impact on this area. When the Roosevelt Community Plan, which covered this area, was initially adopted in 1978, the need for updated infrastructure to facilitate orderly development was not prioritized in this neighborhood, leaving this area vulnerable to piecemeal rezoning of strip commercial and high-density residential uses. School and park development was unable to keep up with the rapid population growth.

As of 2018, this neighborhood was more ethnically diverse and with a higher percentage of children than the City as a whole, and consisted of 71% renter households. An estimated 47% of the adult population has not graduated high school and 53% of the neighborhood's households had incomes below the poverty level. The neighborhood includes a high percentage of population that does not own a car, low healthy food access, higher risk of extreme heat, high levels of cost burdened renters, and overcrowding, as well as low access to community facilities such as parks and libraries.

Today the area is in transition, with investments in neighborhood capacity (Restore Fresno), rezoning of corridors to mixed use development, and investment in high quality transit (BRT) along Cesar Chavez Blvd. The IRS site is now vacant and could be available for housing. Sidewalks are being constructed in the neighborhood on the southeast corner of Tulare and Chestnut, near Burroughs Elementary School, and ITS technology is being installed along the Cesar Chavez corridor, all of which are contributing to neighborhood transformation.

A Housing Element workshop was conducted in this neighborhood on November 1, 2022. On June 29, 2024, a Climate Adaptation-Environmental Justice Workshop was held in the neighborhood that included fair housing concepts. Community feedback from the workshops was carefully considered and incorporated into the housing element Action Plan.

Opportunities to promote equitable quality of life in Southeast Fresno include targeting the following Housing Element Programs:

- Program 3 – Encourage and Facilitate Accessory Dwelling Units and Small Homes
- Program 22 – Housing Rehabilitation
- Program 23 – Comprehensive Code Enforcement
- Program 24 – Special Needs Housing
- Program 26 – Fair Housing Services
- Program 27 – Environmental Justice
- Program 28 – Equitable Community Investments
- Program 29 – Equitable Engagement;

- [Program 30: Workforce Development](#)
- [Program 34: Eviction Protection](#)

McLane Neighborhood: This large area, the subject of a Community Plan, consists of 16 square miles, bounded on the north by Ashlan Avenue, the south by McKinley and Belmont Avenues, the east by Locan Avenue, and the west by Blackstone. Key features include the Fresno Yosemite Airport and Manchester Mall. According to the McLane Community Plan, adopted in 1976, the Plan area was fairly orderly and balanced. The area began to develop in the 1940s with the anticipation of Fresno State College locating at Blackstone and Shields, the current location of Manchester Mall. The area primarily developed during post WWII, between the 1950s and the 1980s. The plan notes that multi-unit development had increased from 11% of the housing stock in 1960 to 37% in 1978. Heavy commercial uses and the then new Manchester Mall were located on Blackstone Avenue, while office uses were primarily located on Fresno, First, and Shields Avenues. The area was affected by freeways, as during the period when the community plan was written, rights of ways for SRs 41 and 168 had been cleared, but no construction had taken place for several years, causing uncertainty. Growth to the northeast caused bypassed parcels and sporadic rural residential development east of Clovis Avenue. In general, during the 1970s, the housing conditions were above average, the median income was higher than the Fresno average, and the community had above-average indicators of health.

Today, the McLane area is categorized as 40-60% renter households and the area between Ashlan, McKinley and SRs 41 and 168 is the most cost burdened. Higher poverty areas are on both sides of the three freeways that bound or traverse the area: SRs 41, 180, and 168, while incomes increase east of Willow Avenue. An estimated 30-60% of households in the area between SR 41 and First Street depend on Housing Choice Vouchers, one of the highest rates in the city. The northern portion of the McLane area is racially integrated, while the southern portion is less so. The McLane community has a high pollution burden from airport emissions and well as two freeways, as well as low tree canopy and high urban heat.

The McLane area has developed according to the community plan. The airport expanded and an airport environs plan was adopted to protect the surrounding area from airport noise. Land use and street circulation was adjusted around the airport to include compatible uses such as industrial. The freeways were constructed. Manchester Mall developed, peaked, and is now being repurposed into educational, office, and residential uses. Blackstone has become the city's first BRT corridor. Current investments include construction of the Midtown Trail which traverses the area, a terminal expansion at the airport, numerous traffic improvements including pedestrian amenities, and a new park is being designed at Dakota and Barton. Fresno Interdenominational Refugee Ministries is located in this neighborhood and serves the needs of over 10,000 refugees in the Fresno area, primarily refugees of Southeast Asian, Slavic and African origin.

Housing Element workshops were conducted in or near this neighborhood on August 31, 2022, November 16, 2022, and August 9, 2023. On April 23, 2024, a Climate Adaptation-Environmental Justice Workshop was held in the neighborhood that included fair housing concepts. Community feedback from the workshops was carefully considered and incorporated into the housing element Action Plan.

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Opportunities to promote equitable quality of life include targeting the following Housing Element Programs to the McLane neighborhood:

- Program 3: Encourage and Facilitate Accessory Dwelling Units
- Program 19: Homebuyer Assistance Program
- Program 22: Housing Rehabilitation
- Program 23: Comprehensive Code Enforcement
- Program 27: Environmental Justice
- Program 28: Equitable Community Investments
- Program 30: Workforce Development
- Program 34: Eviction Protection Program

Fresno High-Roeding Neighborhood. This neighborhood is located in the northern portion of the Fresno High/Roeding Community Plan area and consists of approximately 950 acres bounded by Dakota on the north, Palm on the east, Clinton on the south, and SR 99 on the west. This area developed between the 1950s and 1980s and is within the environs of SR 99. This neighborhood has low food access and very low parks access. Over 40% of all households in this neighborhood live below the poverty level, are renter households, and 60-80% of the households are cost-burdened. Overcrowding is high, with over 20% of households overcrowded. Displacement risk is moderate.

Current investments in this area include a road and sidewalk improvement project in the area bounded by Clinton/Hughes/Shields/West.

Housing Element workshops were conducted near this neighborhood on November 16, 2022, and August 9, 2023. On June 1, 2024, a Climate Adaptation-Environmental Justice Workshop that included fair housing concepts was attended by residents from this neighborhood. Community feedback from the workshops was carefully considered and incorporated into the housing element Action Plan.

Opportunities to promote equitable quality of life in the Fresno High-Roeding Park Neighborhood include targeting the following Housing Element Programs:

- Program 3: Encourage and Facilitate Accessory Dwelling Units
- Program 19: Homebuyer Assistance Program
- Program 22: Housing Rehabilitation
- Program 23: Comprehensive Code Enforcement

- [Program 27: Environmental Justice](#)
- [Program 28: Equitable Community Investments](#)
- [Program 30: Workforce Development](#)

The R/ECAPS in north Fresno developed ~~later. The neighborhood in the Bullard Community at Shaw and Blackstone was developed between the 1950s and the 1980s in the County, and parts of it were then annexed into the City. Factors that contribute to it include its eastern interface with Blackstone Avenue, a large commercial corridor, and the proximity of the then newly expanded State Route 41. The previously quiet neighborhood was affected by high traffic volumes and noise from the commercial interface much like those affected by the Downtown freeway construction, and have unique factors contributing to their current condition.~~

El Dorado Park Neighborhood. Located in the Hoover Community west of Fresno State, this neighborhood is occupied by a mix of low income residents and families. Much of the housing stock was cheaply built in the 1960s for students by absentee landlords and has not been well maintained. In recent years, newer student housing has been constructed, accommodating students, while some of the older off-campus student housing has turned over and is being rented to low-income non-student residents. The El Dorado Park Neighborhood Plan, incorporated into the Hoover Community Plan in 2009, was an effort to revitalize this near-campus neighborhood. After the plan was adopted, Fresno Housing revitalized two aging apartment buildings and provided upgraded deed restricted housing for this neighborhood. This inspired neighboring property owners to make improvements to their properties as well, and the PARCs Department now runs programs from a church property in the neighborhood. The momentum generated by the planning and revitalization efforts resulted in the construction of a new community center, which opened after the pandemic. The center has a gym, educational programs, after-school programs, and activities for seniors.

Even after adoption of the El Dorado Park Neighborhood Plan, the neighborhood is still in transition, with high levels of poverty, renter households, and cost burden. A 15-30% utilization of Housing Choice Vouchers exists in this neighborhood. Significant social disparities exist in the community and are most prevalent between the Fresno State area and El Dorado Park. Fresno State owns many of the adjacent parcels surrounding the campus and provides amenities such as libraries, athletic and recreational facilities, and dining facilities that are intended to serve its student population. By contrast, El Dorado Park has aging infrastructure and experiences higher levels of crime. Both Fresno State and El Dorado Park have high pollution exposure due to proximity to freeways and the Fresno Yosemite Airport.

Recent investments include a new Class IV bike path along Barstow Avenue, the northern boundary of the neighborhood.

SECTION 1E-3: LOCAL ASSESSMENT OF FAIR HOUSING

Housing Element workshops were conducted in or near this neighborhood on February 25, 2023 and July 22, 2023. On June 1, 2024, a Climate Adaptation-Environmental Justice Workshop was held in the neighborhood that included fair housing concepts. Community feedback from the workshops was carefully considered and incorporated into the housing element Action Plan.

Opportunities to promote equitable quality of life in the El Dorado Park neighborhood include targeting the following Housing Element Programs:

- Program 19: Homebuyer Assistance Program
- Program 22: Housing Rehabilitation
- Program 23: Comprehensive Code Enforcement
- Program 27: Environmental Justice
- Program 28: Equitable Community Investments.

Shaw/Marks Neighborhood. Located in the southwest corner of the Bullard Community Plan, this 785-acre R/ECAP is located in the southwest quadrant of the intersection of Shaw and Marks Avenues, bounded by Shaw Ave on the north, Marks Avenue on the east, and bounded by the SR 99 corridor and the UP railroad tracks on the west. While the Bullard Community Plan area generally scores high on measures related to income, socio-economic conditions, and environmental conditions, this particular area is subject to pollution burden. Compared to the rest of the Bullard Community Plan area, this neighborhood has lower incomes, a higher proportion of renter households (40-60% compared to under 20% for much of the plan area), and higher utilization of Housing Choice Vouchers (5-15% compared to less than 5% for most of the plan area).

Housing Element workshops were conducted near this neighborhood on November 9, 2022 and March 1, 2023. Community feedback from the workshops was carefully considered and incorporated into the housing element Action Plan.

Opportunities to promote equitable quality of life in the Shaw/Marks Neighborhood include targeting the following Housing Element Programs:

- Program 19: Homebuyer Assistance Program
- Program 22: Housing Rehabilitation
- Program 23: Comprehensive Code Enforcement
- Program 27: Environmental Justice
- Program 28: Equitable Community Investments

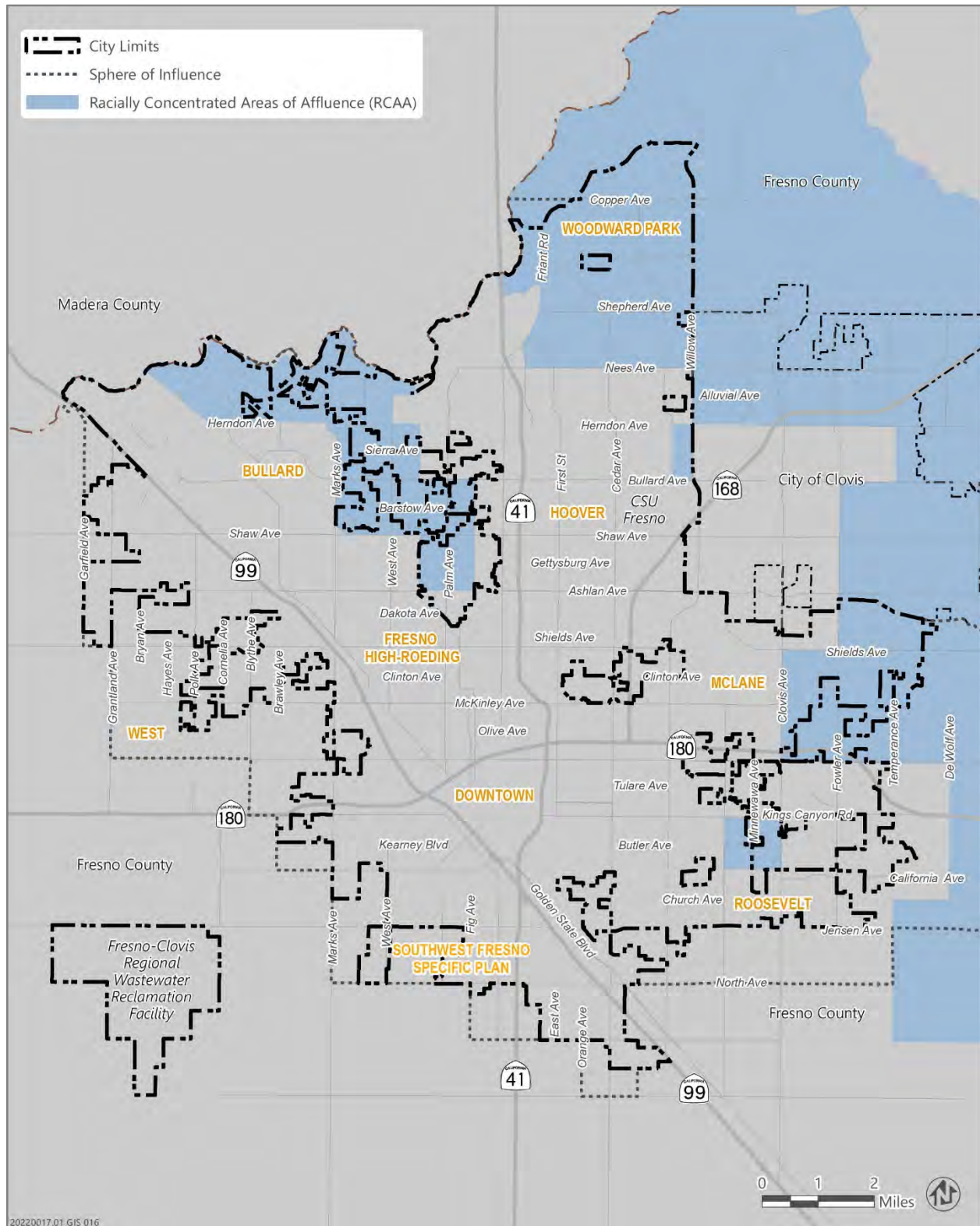
- [Program 30: Workforce Development](#)

Areas of Affluence

Racially or Ethnically Concentrated Areas of Affluence (RCAAs) are neighborhoods in which there are both high concentrations of White households and high household income rates. Using HCD's methodology for identifying RCAAs in California, RCAAs in Fresno County are census tracts with: 1) an average total White population that is 1.25 times higher than the average total White population in the Fresno County region and 2) a median household income that is 1.5 times higher than the Fresno County AMI in 2019. Based on this methodology, there are several RCAAs in Fresno County (see Figure 3-16, Regional RCAAs) including in the cities of Fresno and Clovis. As shown in the figure, RCAAs are present in unincorporated islands including additional unincorporated areas east of Clovis and Fresno.

Figure 1E-3.12 displays a closer look at RCAAs in the city of Fresno. There are 18 RCAA tracts within the city limits. Several of the RCAA tracts overlap with areas that are not incorporated into Fresno city limits as of 2022. Within Fresno City, RCAAs are generally found in the North and Northeast Fresno neighborhoods, often characterized by high property values, excellent schools, and well-maintained infrastructure. Neighborhoods deemed as RCAAs include portions of the Woodward Park, Bullard, McLane, and Roosevelt community areas.

Figure 1E-3.12: Racially/Ethnically Concentrated Areas of Affluence, Fresno, 2019



Source: Data download from the HCD AFFH Mapping tool in 2021.

Several policies and historical forces have contributed to the formation of RCAAs. Areas of affluence in Fresno largely developed as a result of newly constructed freeways and new subdivision development at the outer edges of the city where land was less expensive. Historically, lending practices have favored white, affluent borrowers, facilitating easier access to home loans and homeownership in these areas while zoning regulations favored single-family homes and large lot sizes limiting the availability of affordable housing to maintain high property values. Affluent households began to purchase new single family homes on inexpensive land in north and northeast Fresno. These northern suburbs have the advantage of Clovis Unified School District's high performing schools and a healthcare sector along Herndon Avenue. Affluent northern neighborhoods are also well served by large amounts of park land since they were developed more recently when the City established a mechanism to require land dedication and fees for park development, while many of the central neighborhoods in Fresno lack convenient access to parks and fall well below the City standard of 3.0 acres per 1,000 residents, since these neighborhoods were developed prior to having park dedication and development requirements.

As will be discussed, these neighborhoods have the greatest access to resources including positive educational outcomes, high labor market engagement (despite having further proximity from major employment centers), and healthier environmental conditions relative to the region. Compared to other areas in the city, RCAAs have distinct characteristics:

- Predominantly white population (**Figure 1E-3.2**)
- Median household incomes greater than \$100,000 per year (**Figure 1E-3.5**)
- Significantly lower poverty rates (**Figure 1E-3.7**)
- Higher percentages of children in married-couple households (**Figure 1E-3.8**) than single-parent households (**Figure 1E-3.9**)
- Lower rates of people living with disabilities (**Figure 1E-3.10**)
- Positive educational outcomes based on the 2021 TCAC Opportunity Index (**Figure 1E-3.15**)
- Greater labor market engagement (**Figure 1E-3.17**)
- More positive environmental conditions Index (**Figure 1E-3.23** through **Figure 1E-3.25**)
- Higher percentage of owner-occupied units (**Figure 1E-3.28**)
- Lower rates of housing cost burden (**Figure 1E-3.31** and **Figure 1E-3.32**)

The Housing Element includes the following programs, many of which are already established and ongoing, which will help to promote inclusivity, affordability, and diversity in RCAAs (see Section 1E-1 Action Plan for more details on each of these programs):

- **Program 2 – Variety of Housing Opportunities in High Resource Areas.** Create additional capacity for multi-unit lower-income housing units in high and highest resource areas.
- **Program 3 – Encourage and Facilitate Accessory Dwelling Units.** Promote the construction of ADUs to increase affordable housing options and diversify housing types in RCAAs.

- **Program 11 – Incentives for Housing Development.** Encourage the development of affordable housing in RCAAs by providing financial and regulatory incentives.
- **Program 14 – Partnerships with Affordable Housing Developers.** Partner with affordable housing developers and stakeholders to facilitate the development of housing affordable to low-very low- and extremely low- income households, with at least 40 percent developed in high or highest resource areas to facilitate housing mobility for lower-income households and special-needs groups.
- **Program 20 – Housing Choice Voucher Incentive Program.** Provide housing vouchers and subsidies to low-income families, allowing them to move to RCAAs. Partner with landlords and property managers in RCAAs to encourage participation in voucher programs.
- **Program 26 – Fair Housing Services.** Provide training and resources for landlords and property managers on fair housing laws and best practices to prevent bias based on race, ethnicity, income, or family status.

Contributing Factors to Patterns of Segregation

Municipal land use policies (e.g., zoning, code enforcement, and redevelopment) are one of the focal determinants affecting race and class segregation. In most cities throughout the San Joaquin Valley, it is common for higher income areas (e.g., RCAAs) to be zoned single family or low density residential, while lower-income areas (e.g., RECAPs) contain most of the higher density residential zoning. This trend is applicable to development patterns in Fresno particularly in new growth areas, such as Northeast Fresno, which start out with predominantly single family development then fill in with higher density residential later. Regulatory constraints have perpetuated patterns of spatial inequality since middle- and lower-income households have traditionally been excluded from these high opportunity areas.

Access to Opportunity

Since 2017, the Tax Credit Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD) have developed annual maps of access to resources such as high-paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and environmental indicators to provide evidence-based research for policy recommendations. This effort has been dubbed “opportunity mapping” and is available to all jurisdictions to assess access to opportunities within their community.

HCD defines access to opportunity as a concept to approximate place-based characteristics linked to critical life outcomes.¹² Improving access to opportunity means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to “high resource” neighborhoods. This encompasses education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food, and healthy environment (air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions).

The opportunity mapping process includes three domains: economic, environmental, and education. Each domain uses a number of indicators to determine its individual score. **Table 1E-3.4** shows the full list of indicators. The indicators are then averaged into a composite index score.

Table 1E-3.4: Domains And List Of Indicators For Opportunity Maps

Domain	Indicators
Environmental	CalEnviroScreen 4.0 pollution indicators and processed values
Economic	Poverty
	Adult education
	Employment
	Job proximity
	Median home value
Education	Math proficiency
	Reading proficiency
	High School graduation rates
	Student poverty rates
Poverty and Racial Segregation	Poverty: tracts with at least 30 percent of population under federal poverty line
	Racial Segregation: Overrepresentation of people of color relative to the county (i.e., Tracts with a racial location quotient higher than 1.25 for Black or African American, Hispanic, Asian, or all people of color in comparison to the county)

Source: CA Fair Housing Task Force, *Methodology for TCAC/HCD Opportunity Maps*, December 2021.

The opportunity mapping tool maps areas of highest resource, high resource, moderate resource, moderate resource (rapidly changing), low resource, and high segregation and poverty.

- **Highest Resource.** Areas designated as “highest resource” are the top 20 percent highest-scoring census tracts in the region. It is expected that residents in these census tracts have access to the best outcomes in terms of economic opportunities, health, and education attainment.
- **High Resource.** Census tracts designated “high resource” score in the 21st to 40th percentile compared to the region. Residents of these census tracts have access to highly positive outcomes for health, economic, and education attainment.

¹² California Department of Housing and Community Development (HCD) AFFH Guidance Memo, April 2021 update, pg. 34.

- **Moderate Resource.** “Moderate resource” areas are in the top 30 percent of the remaining census tracts in the region and those designated as “moderate resource (rapidly changing)” have experienced rapid increases in key indicators of opportunity, such as increasing median income, home values, and an increase in job opportunities. Residents in these census tracts have access to either somewhat positive outcomes in terms of health, economic attainment, and education; or positive outcomes in a certain area (e.g., score high for health, education) but not all areas (e.g., may score poorly for economic attainment).
- **Low Resource.** Low-resource areas are those that score in the bottom 30 percent of census tracts and indicate a lack of access to positive outcomes and poor access to opportunities.
- **High Segregation and Poverty.** The final designation are those areas identified as having “high segregation and poverty;” these are census tracts that have an overrepresentation of people of color compared to the county as a whole, and at least 30 percent of the population in these areas is below the federal poverty line (\$27,750 annually for a family of four in 2022).

Overall, in comparison to other more affluent areas of California, the San Joaquin Valley has very little access to opportunity.¹³ **Figure 1E-3.13** shows the composite score of the 2022 TCAC Opportunity Areas in the Fresno County region. As shown in the figure, most of Fresno County is a mix of low-resource or moderate-resource areas and areas of high segregation and poverty. There are pockets of high-resource designations throughout incorporated areas and in the northeast and eastern portions of the county. Lower resource areas of high segregation and poverty are identified in the western unincorporated areas of the county.

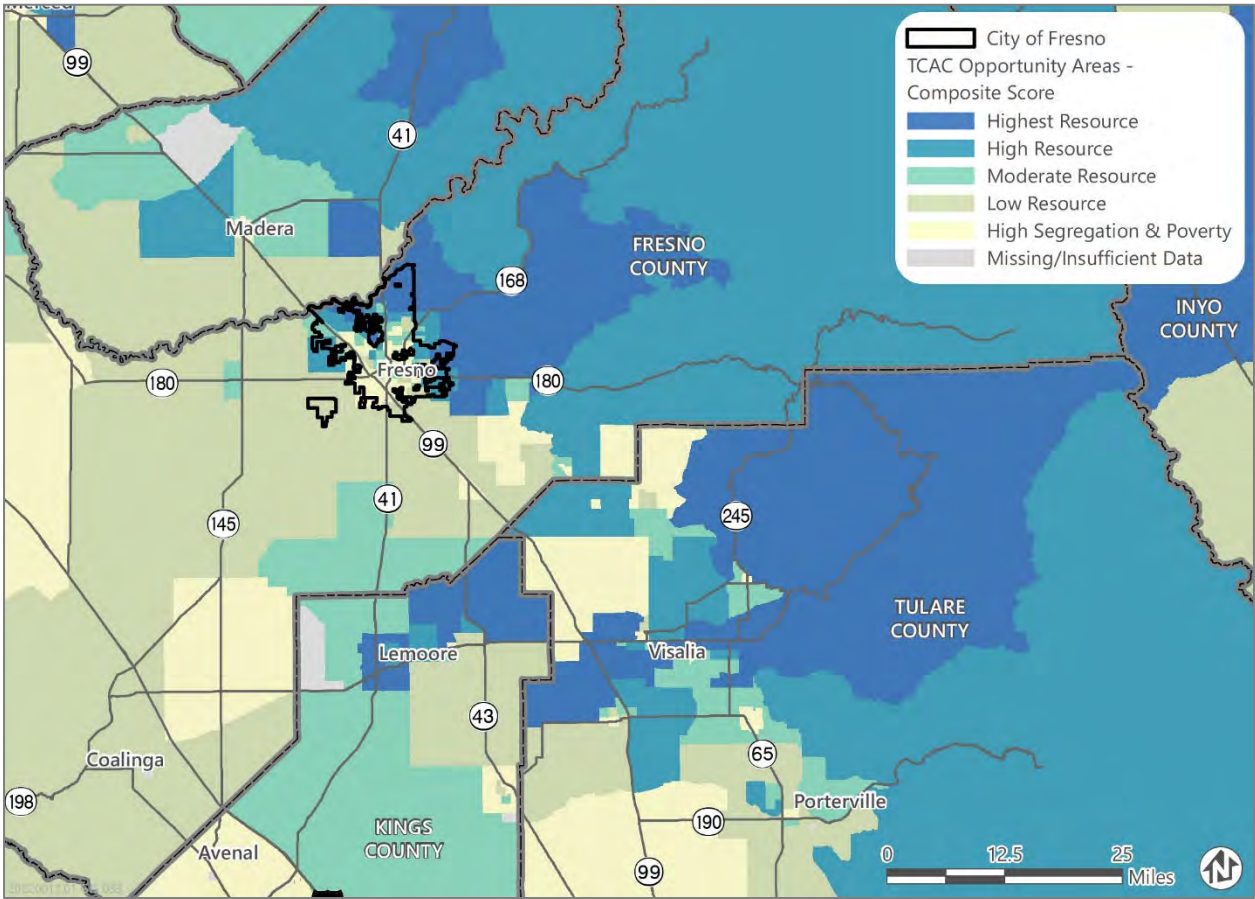
Figure 1E-3.14 shows a closer look at the TCAC Opportunity Areas in the city of Fresno. As the largest city in the county, Fresno has the greatest variation in resource area designations among the incorporated cities of Fresno County. Growth areas on the periphery of established neighborhoods along the northern and eastern edges of the city are designated moderate and high resource designations, including an annexation area, designated as highest. The central portion of the city is designated as low resource and high segregation and poverty.

Across the nation, affordable housing has been disproportionately developed in minority neighborhoods with high poverty rates, thereby reinforcing the concentration of poverty and racial segregation in low opportunity and low resource areas. Fresno is no different. While communities of color account for more than half of the population in the county, the county’s racial inequities persist across all indicators of community health and well-being. These inequities threaten future economic prosperity¹⁴.

¹³ San Joaquin Valley Fair Housing and Equity Assessment, 2014. Available via: https://academics.fresnostate.edu/oced/documents/SJV_Fair-Housing-and-Equity-Assessment_April-2014.pdf.

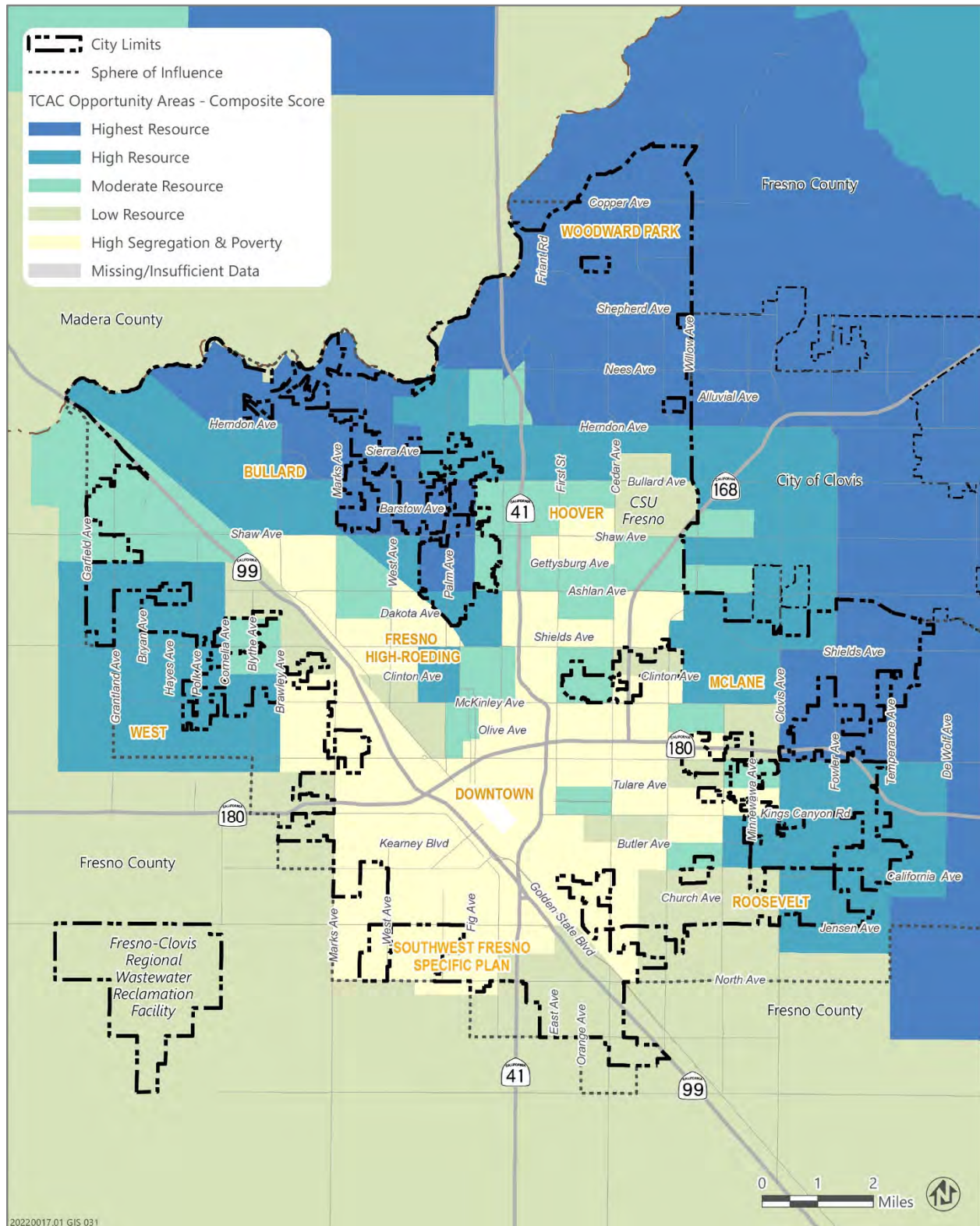
¹⁴ PolicyLink, 2017. Advancing Health Equity and Inclusive Growth in Fresno County. Accessed via: <https://www.policylink.org/sites/default/files/advancing-health-equity-and-inclusive-growth-in-fresno.pdf>.

Figure 1E-3.13: TCAC Opportunity Areas - Composite Score, Region, 2022



Source: Data downloaded from the California State Treasurer TCAC/HCD Opportunity Area Maps in 2022.

Figure 1E-3.14: TCAC Opportunity Areas - Composite Score, Fresno, 2022



Source: Data downloaded from the California State Treasurer TCAC/HCD Opportunity Area Maps in 2022.

Educational Opportunity

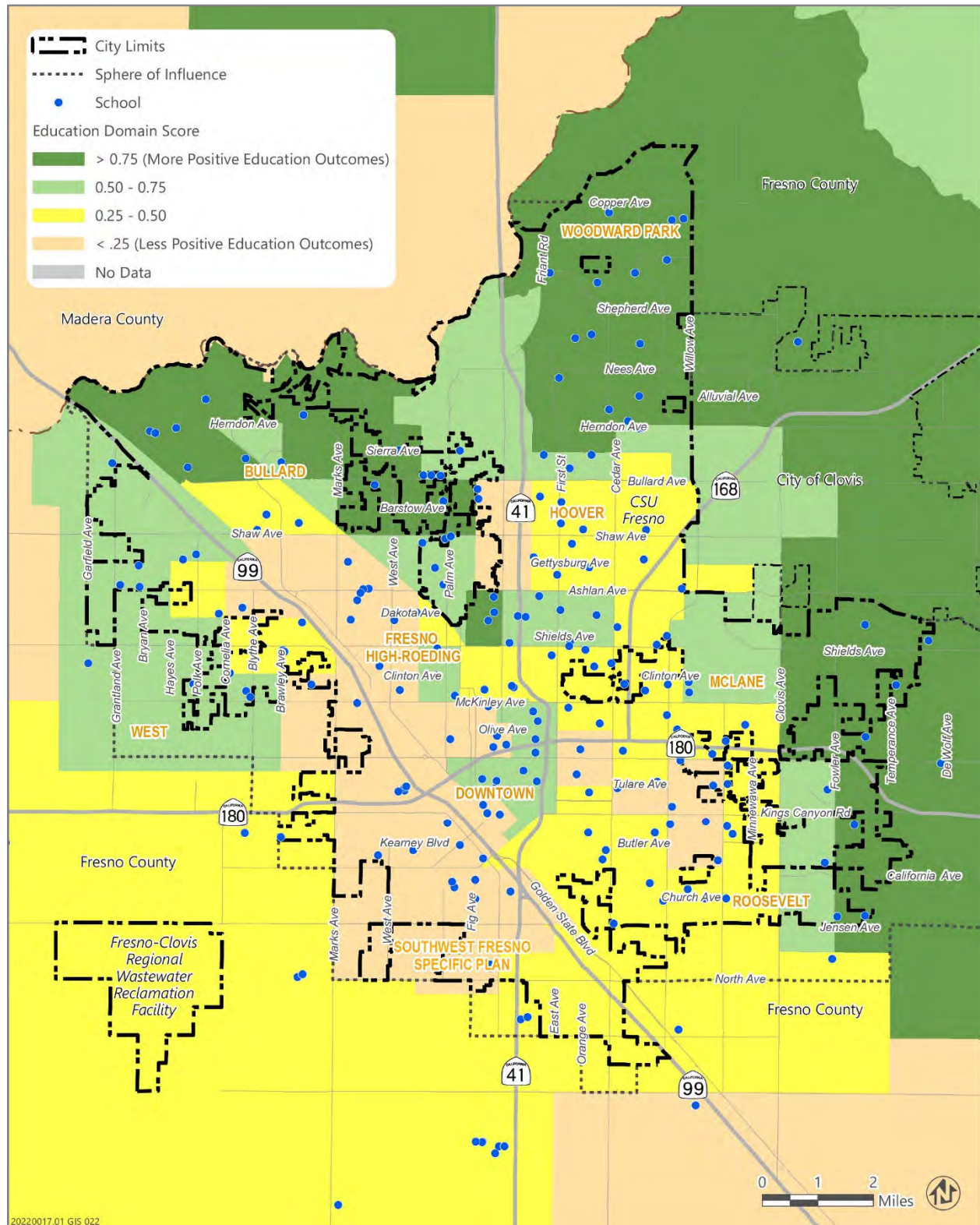
School proficiency is an indication of the quality of education that is available to residents of an area. High quality education is a vital community resource that can lead to more opportunities and improve quality of life. Historically, neighborhoods or communities with higher median incomes and home values have had access to higher-performing schools than residents of lower-income neighborhoods since income distribution influences home values and property taxes, and therefore funding for public schools.

Each year, the California Department of Education (DOE) publishes performance metrics for public schools in the state, including student assessment results for English Language Arts and Mathematics as they compare to the state grade-level standards and demographic characteristics of each school's student population. Historically, school districts with higher concentrations of affordable housing typically have lower test scores in schools. The characteristics reported on include rates of chronic absenteeism and suspension, percentage of students that are socioeconomically disadvantaged, percentage of students that are in foster care, percentage of students learning the English language, and the percentage of high school students that are prepared for college. Students who are eligible for free or reduced-priced meals, or who have parents or guardians who did not receive a diploma are also considered socioeconomically disadvantaged. TCAC and HCD rely on this data from DOE to determine the expected educational outcome in each census tract and block group within the state. TCAC and HCD's educational domain score reflects mathematics proficiency, reading proficiency, high school graduation rates, and student poverty rates of all schools for which this data is available, culminating in a score ranging from 0 to 1, with higher values being the most positive expected educational outcome.

Figure 1E-3.15 shows the 2021 TCAC/HCD education domain score in Fresno. Access to proficient schools among block groups varies significantly throughout the city. Clovis Unified School District and Central Unified School District are performing best as indicated in this map. Block groups in north Fresno, which have higher proportions of white residents, have the highest school proficiency index scores (greater than .75). Despite the presence of CSU Fresno and University High School, a top 100 school by U.S. News and the highest ranked high school in Fresno, census tracts surrounding the CSU Fresno campus scored between 0.25 and 0.5 indicating less positive education outcomes. The area is classified as a racially concentrated area of poverty, and as described above and shown in **Table 1E-3.4**, student poverty rates are a determining variable in measuring educational opportunity and outcomes. School proficiency index scores are lowest in the southern and western portions of the city, areas in which Hispanic and Black or African American residents generally reside, and within Fresno Unified and Washington Union school districts.

SECTION 1E-3: LOCAL ASSESSMENT OF FAIR HOUSING

Figure 1E-3.15: TCAC Opportunity Areas - Education Score, Fresno, 2021



Source: Data downloaded from the HCD AFFH Data Tool in 2021. Note that this data is based on 2021 TCAC Opportunity Areas as the 2022 data by indicator is not yet available through the HCD AFFH Tool.

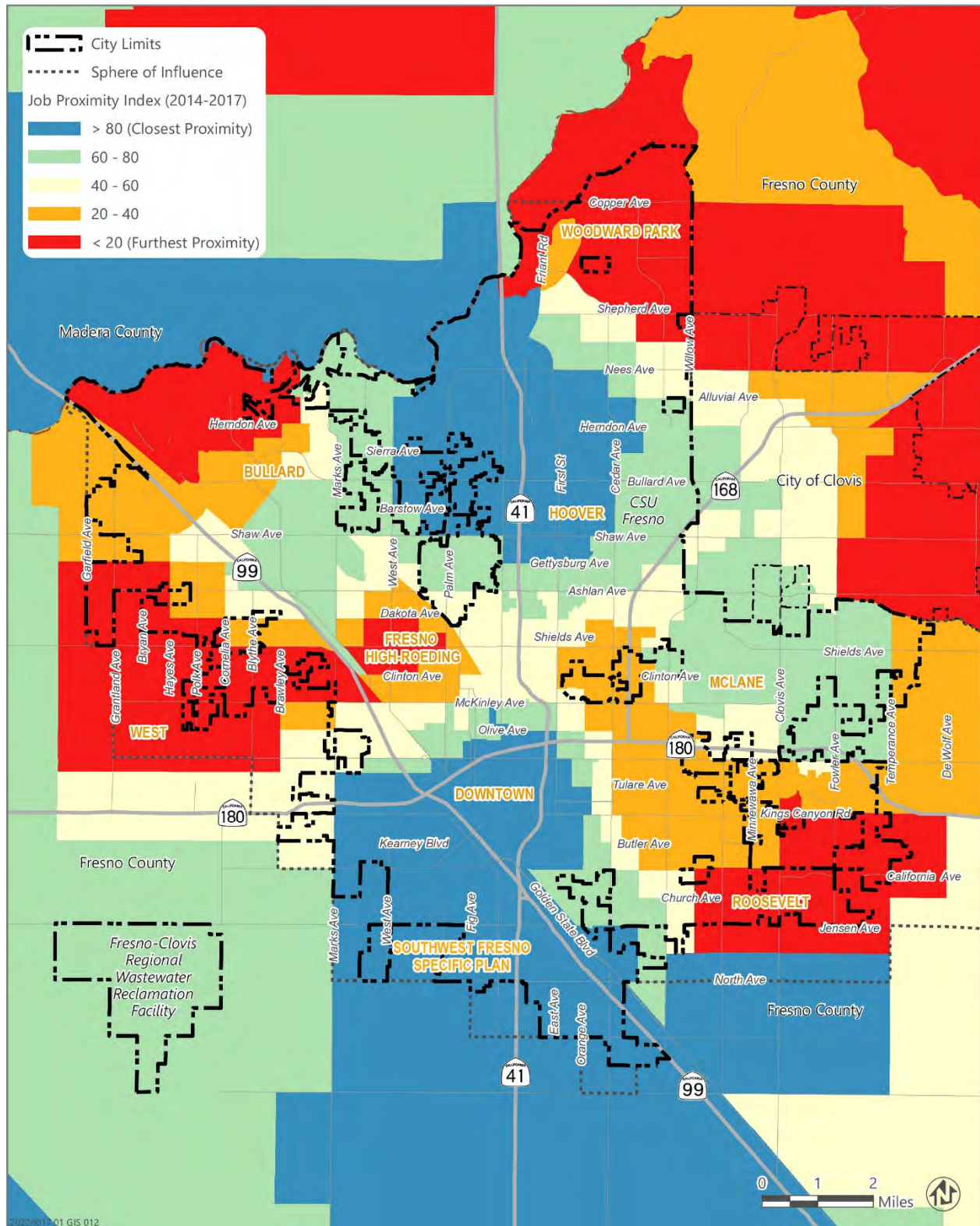
Results from the survey conducted for the 2020 Analysis of Impediments to Fair Housing Choice in Fresno echoed concerns surrounding disparate access to proficient schools, with approximately 40 percent of survey respondents noting that schools in the city are not equally provided for. In addition, public comments received on the Draft Housing Element expressed concerns that students in certain areas of the city, particularly in R/ECAP areas, face unsafe and challenging conditions traveling to and from school. This is due to the lack of or incomplete sidewalks, stormwater drainage, and streetlights in these areas; coupled with inefficient public transportation options in neighborhoods at the fringes of the city; and the use of local roads by heavy-duty truck traffic. These conditions also have a significant impact on the quality of the environment in which learning is taking place. The City intends to prepare an Environmental Justice element that will dive deeper into these issues to develop specific actions related to educational opportunity and equitable access.

Employment Opportunity

Although neighborhoods with jobs in close proximity are often assumed to have good access to jobs, distance alone does not capture any other factor such as transportation options, the type of jobs available in the area, or the education and training necessary to obtain them. There may be concentrations of jobs and low-income neighborhoods in urban centers, but many of the jobs may be unattainable for residents of low-income neighborhoods. This section analyzes both the labor market engagement and jobs proximity indices, developed by HUD, which together offer a better indication of job accessibility for residents of specific areas. The jobs proximity index measures the physical distance between place of residence and job locations, with employment centers weighted more heavily. It also takes into account the local labor supply (i.e., competition for jobs) near such employment centers. The Labor Market Engagement Index is based on unemployment rate, labor force participation rate, and the percentage of the population age 25 and over with a bachelor's degree or higher. For both indices, census block group results are standardized on a scale of 0 to 100 based on relative ranking nationally. A higher score indicates stronger job proximity or labor force participation.

Figure 1E-3.16 shows the Jobs Proximity Index in Fresno. Fresno generally has moderate levels of jobs proximity. Block groups with high proximity to jobs are well-distributed across the city indicating employment centers. Jobs Proximity Index scores are higher for Downtown neighborhoods as well as in north Fresno around the Hoover neighborhood and California State University (CSU) Fresno. Additionally, data shows that the majority of workers employed in the city both live and work in Fresno (56.8 percent) while a lower proportion of residents live in Fresno but commute to employment elsewhere (43.2 percent).

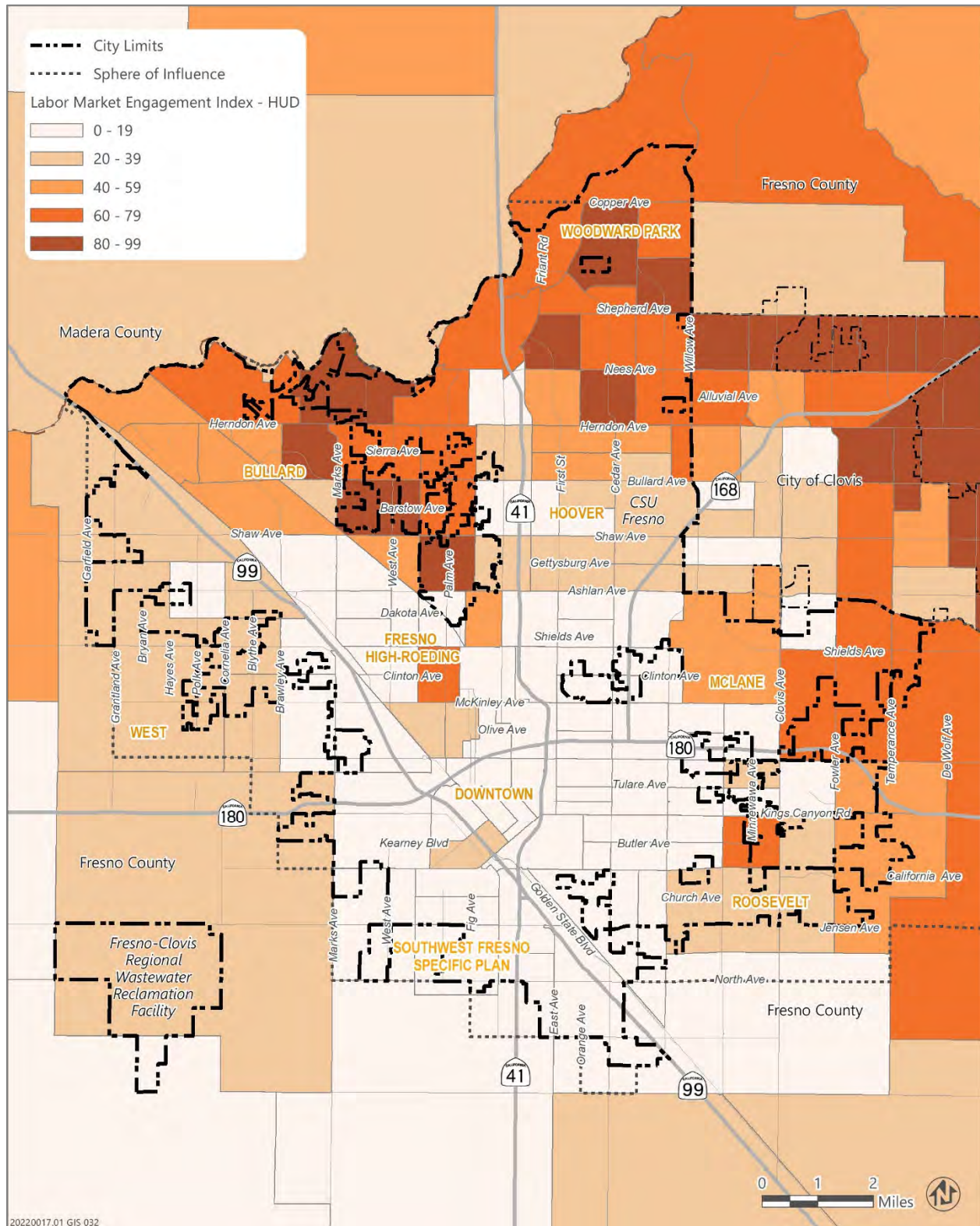
Figure 1E-3.16: Jobs Proximity Index, Fresno, 2017



Source: Data downloaded from the HCD AFFH Data Tool in 2021. Based on 2014-2017 HUD Jobs Proximity Index.

Figure 1E-3.17 maps Labor Market Engagement Index scores for block groups in Fresno. Despite being one the largest cities in the county, there are stark disparities in labor market engagement in that most of Fresno’s southern block groups indicate low levels of engagement with the labor market. Regionally, the highest labor force engagement scores are in the unincorporated county islands in northern Fresno and the majority of Clovis and unincorporated area immediately adjacent to Clovis on the east. While block groups in north Fresno display high levels of labor market engagement, the southern areas of the city have low levels of engagement with the labor market, which can indicate high unemployment rates and/or low educational attainment. Compared to **Figure 1E-3.7** above, Distribution of Poverty, the population living below the poverty line generally has higher levels of jobs proximity compared to the population in the city as a whole but lower levels of labor market engagement, indicating an inability to access jobs due to factors other than proximity or a choice to not engage in the labor market. Comparing **Figures 1E-3.5** and **1E-3.7**, not engaging in the labor market can be a contributing factor to lower median incomes and poverty. Interviews with stakeholders in the city conducted for the 2020 Analysis of Impediments to Fair Housing Choice indicated that contributing factors to lower labor market engagement may also be a result of lack of access to transportation and/or mismatches between available jobs and worker education and skillsets.

Figure 1E-3.17: Labor Market Engagement Index, Fresno



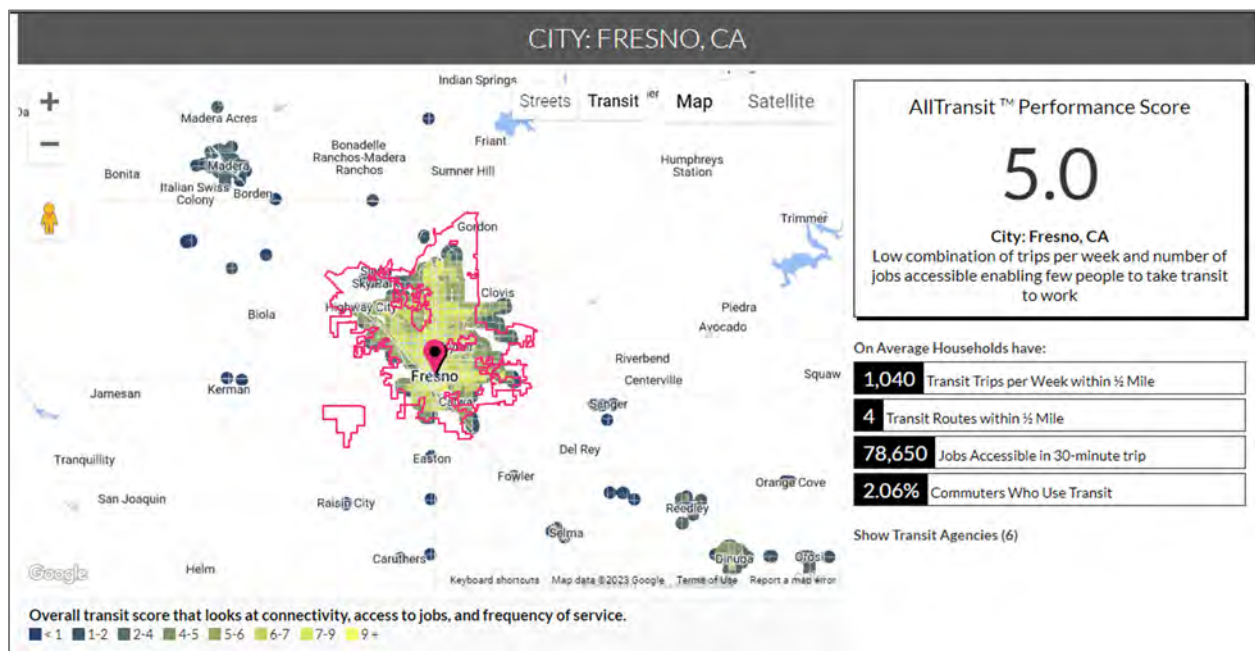
Source: Data downloaded from the HCD AFFH Data Tool in 2021. Based on HUD Labor Market Engagement Index.

Transit Mobility

Transit mobility refers to an individual's ability to navigate the city and region on a daily basis to access services, employment, schools, and other resources. Indicators of transit mobility include the extent of transit routes, proximity of transit stops to affordable housing, and frequency of transit. The city of Fresno is generally car-dependent but there is some variation in level of transit access, walkability, and access to amenities.

AllTransit is one type of transit and connectivity analytic tool developed by the Center for Neighborhood Technology for the advancement of equitable communities and urban sustainability¹⁵. The tool analyzes the transit frequency, routes, and access to determine an overall transit score at the city, county, and regional levels. Geographic regions (e.g., cities, counties, Metropolitan Statistical Areas (MSAs)) are scored on a scale of 0 to 10, with 10 being complete transit connectivity. The Multi-Jurisdictional Housing Element Chapter 3, Table 3-18 displays AllTransit Performance Scores for all Fresno County jurisdictions based on data from 2019. **Figure 1E-3.18** below shows Fresno's performance score representing average household transit access. Fresno's score is 5.0, indicating a low combination of trips per week and number of jobs accessible, enabling fewer people to take transit to work. Overall, Fresno has a higher performance score than the county (3.2) however the city of Fresno represents an outlier both in terms of population size, degree of urbanization, and transit accessibility amongst jurisdictions in the county. It should be noted that since the last update of AllTransit analytics in 2019, transit routes have been added, frequencies increased, and fares reduced.

Figure 1E-3.18: AllTransit Performance Score, Fresno, 2019



Source: AllTransit.cnt.org, 2019

¹⁵ Center for Neighborhood Technology, 2019, AllTransit™, alltransit.cnt.org

There are three major public transit operators that serve the residents in the city and county of Fresno. The City of Fresno's Fresno Area Express (FAX) is the largest transit operator, offering high capacity fixed-route services and a demand responsive service for disabled riders (Handy Ride). The City of Clovis' Stageline offers four fixed routes with 30-minute headways, limited weekend fixed-route service, and a demand responsive paratransit service (Round Up). In smaller cities and rural communities, the Fresno County Rural Transit Agency (FCRTA) provides limited fixed route service and demand responsive services within and between communities through several community-focused transit subsystems. FCRTA links to FAX and Stageline services in the Fresno-Clovis Metropolitan Area (FCMA).

Fresno residents are primarily served by FAX, operated by the City of Fresno. FAX operates on a modified grid system and provides service on 18 transit routes on weekdays and weekends. The fixed route system consists of 10 lines that provide service in a predominantly north-south direction, seven east-west cross-town lines, and a 15.7-mile Bus Rapid Transit (BRT) line that operates on Blackstone Avenue from north Fresno to Downtown and on Ventura/Kings Canyon from Downtown to Clovis Avenue. In addition to the BRT, FAX operates 15-minute frequencies on Route 9 (Shaw Avenue), Route 34 (First Street), and Route 38 (Cedar Avenue). To better serve residents in neighborhoods on the fringe, FAX recently extended Route 45 farther into West Fresno and extended Route 34 farther into South Central Fresno. They also recently upgraded Route 34 to a 15-minute frequency route. The system is designed to facilitate bus travel by making transfers convenient between intersecting lines and between seven lines that converge Downtown at Courthouse Park. The FAX system map is shown in **Figure 1E-3.19**. Note that the figure does not reflect the most recent extensions of Routes 34 and 45 into West and South Central Fresno.

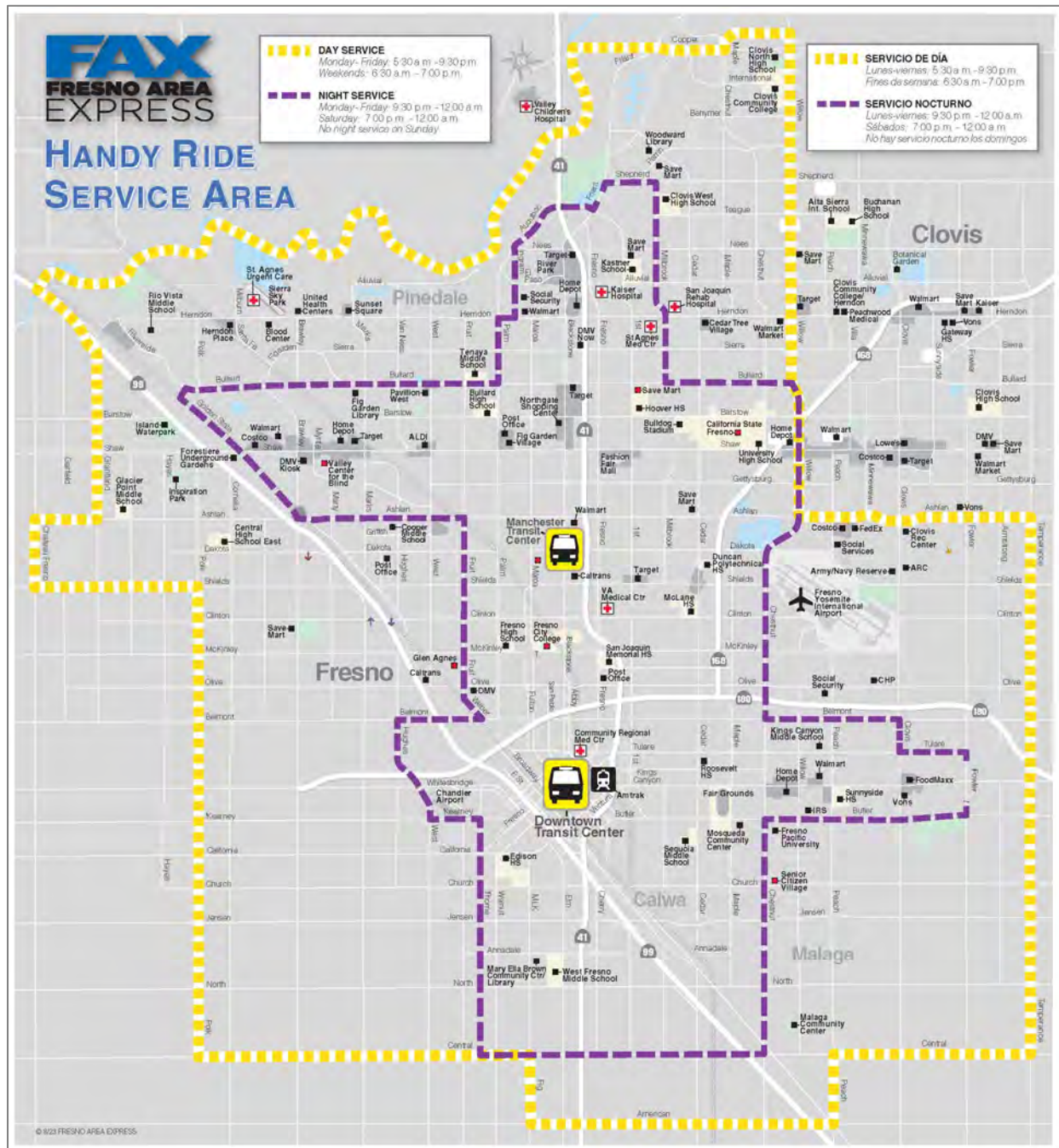
FAX generally serves the Fresno-Clovis Metropolitan Area. Within the city of Fresno, FAX is strongly connected to the Central Business District. The Central Business District is the local and regional governmental center for federal, state, county, city, and educational offices, and contains the Community Regional Medical Center and a regional shopping center (Fulton Street). The Fresno Convention Center, two major hotels, various private office buildings, Amtrak, the regional bus station, and the future high-speed rail station, are also located in this area. Seven of FAX's 18 routes converge in the Central Business District and other routes serve several other regional centers of employment. Residents living on the fringe of the city experience barriers to public transportation access as there are fewer routes available in these areas. The fringe includes both disadvantaged neighborhoods which are more strongly reliant on public transportation and high resource neighborhoods in North, Northwest, and East Fresno.

FAX Handy Ride is a shared ride, curb-to-curb service, provided from any origin to any destination throughout the service area for any trip purpose. The accommodation service was designed to meet the transportation needs of eligible persons with disabilities who cannot functionally use the FAX City bus system. Service hours for Handy Ride mirror those of FAX fixed route service, and reservations are required one day in advance of the scheduled trip to comply with ADA regulations. A limited number of will calls are provided each day based on availability, with priority going to medical appointments. FAX is in full compliance with the ADA. The Handy Ride service area mirrors the FAX fixed route service area plus three-quarters of a mile. The service area for Handy Ride is shown in **Figure 1E-3.20**. The current service area is bounded by Copper Avenue on the north, Central Avenue on the south, Grantland/Polk Avenue on the west, and Willow/Temperance Avenue on the east.

1E-3-61



Figure 1E-3.20: Handy Ride Service Area Map, 2023



Source: City of Fresno, Department of Transportation, 2023.

Figure 1E-3.21 displays HUD’s Transportation Cost Index for the region and **Figure 1E-3.22** displays a closer look at index scores in the city of Fresno. While access to low-cost transportation is moderate and relatively uniform throughout most neighborhoods in the city, block groups in Downtown, proximate to the Yosemite International Airport and CSU Fresno campus, and in centrally located established neighborhoods have lower transportation cost levels with the lowest levels located at the major transportation hubs of Herndon and Blackstone Avenues and the Central Business District in Downtown. Higher transportation costs exist in neighborhoods that are on the fringe of the city. According to the 2020 Analysis of Impediments, transit usage is highest in South and West Fresno and lowest in the city’s most northern block groups. Within the region, Black or African American, Hispanic, and Asian or Pacific Islander populations below the poverty line use public transportation more than White populations. Overall low levels of transit performance in Fresno combined with moderate levels of access indicates potential challenges for residents without access to vehicles in accessing needed services and amenities. Transit fares in the city are now the lowest they have ever been, with expanded free fares to children under 12 and Veterans/Active Military. As part of the Zero Fare Clean Air Act, on May 13, 2022, Kaiser Permanente Fresno awarded grant funds to FAX to subsidize fares for Reduced Fare riders. Reduced Fare riders include seniors 65 or older with ID, Medicare card holders, and persons with disability placards. This project is supported by Kaiser Permanente Northern California Community Benefit Programs. Then in January 2023, Fresno State University, State Center Community College District, and Fresno Unified School District started subsidizing transit fares for students, faculty, and staff. Despite this, there are still barriers to mobility for residents, particularly those living on the fringe of the city. Barriers include lengthy travel times due to long bus wait times, lack of direct routes, and route limitations requiring residents to use multiple modes of transportation to reach their first and last stop. High transportation costs also contribute to overall low levels of affordability in Fresno. For a typical household in Fresno, combined housing and transportation, makes up an estimated 61 percent of household income according to the 2020 Analysis of Impediments to Fair Housing Choice. For a moderate-income household in the region, the proportion jumps to 71 percent. Notably, combined housing and transportation costs are lower closer to the city center and are generally higher further out from the city.

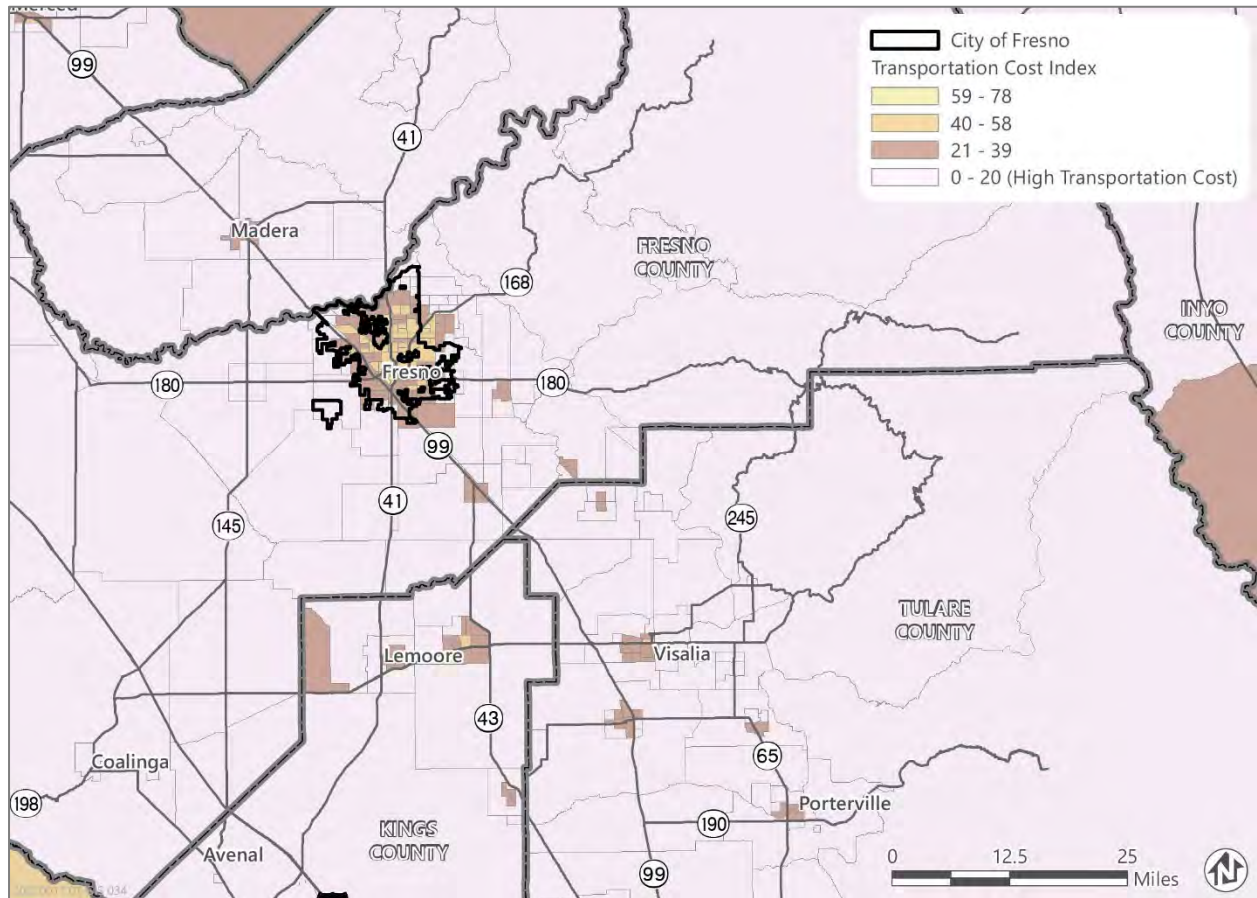
According to comments received during the public review process for the Draft Housing Element, other issues related to transit mobility in the city are:

- Inadequate and/or absent infrastructure to facilitate safe and efficient active transportation, including but not limited to sidewalks, curbs, stormwater drainage, streetlights, crosswalks, and protected bike lanes.
- Inadequate and/or absent protection from extreme weather, including climate-related weather events, such as extreme heat and flooding, that impact walking, biking, and public transportation use. This includes but is not limited to the availability of shade (e.g., trees, structures), shelter, sidewalks, and stormwater drainage.
- The presence of high volumes of traffic, including heavy-duty truck traffic, on roadways used by pedestrians or bicyclists, including in and near areas zoned for industrial land uses and along designated truck routes.

SECTION 1E-3: LOCAL ASSESSMENT OF FAIR HOUSING

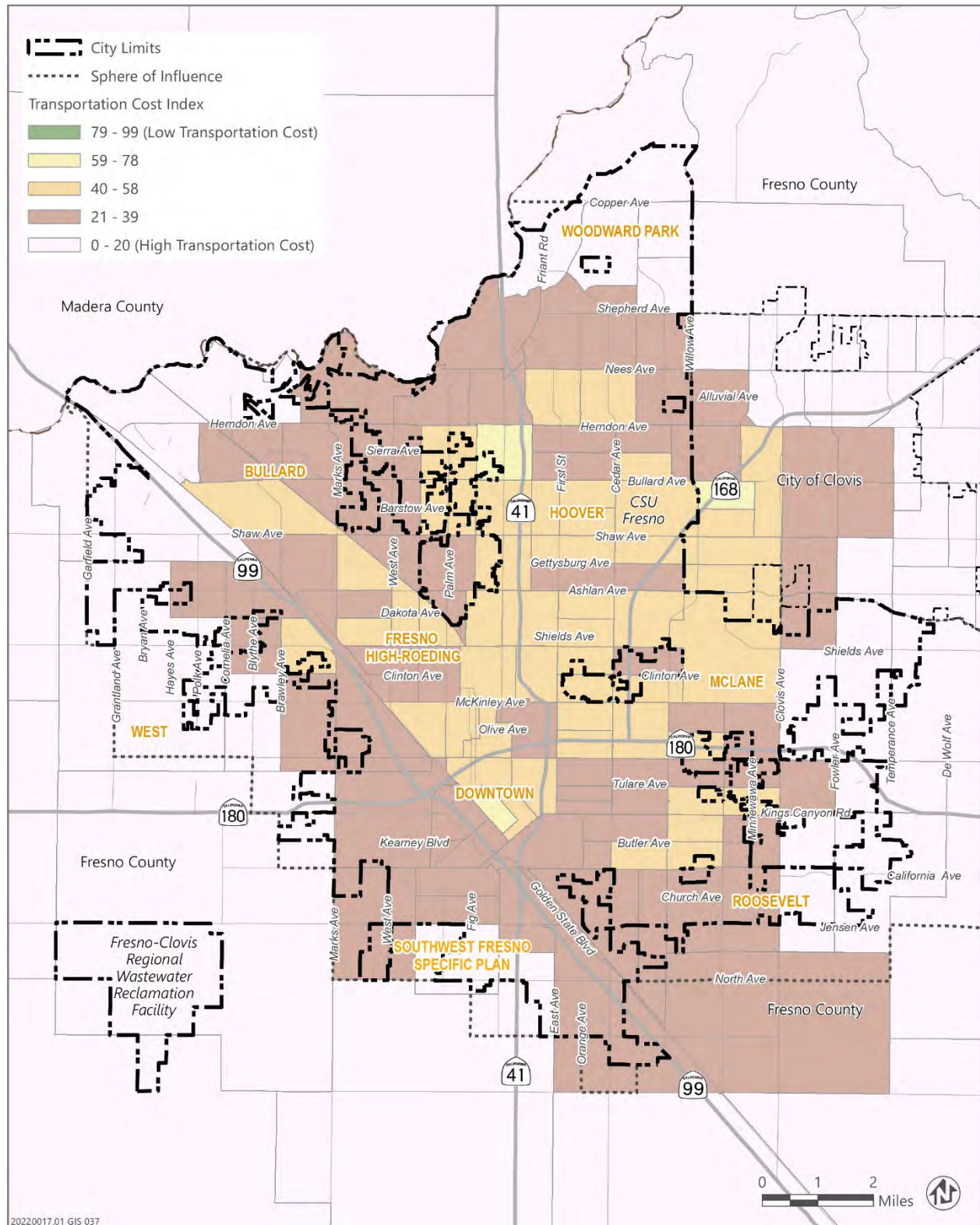
To address these issues, the Housing Element includes a program to direct investments to address infrastructure and public service deficiencies in high-need areas including areas classified as high segregation and poverty, low resource, and moderate resource in **Figure 1E-3.14**. As funding allows, the City will prioritize neighborhood infrastructure improvements such as water, sewer, curbs, gutters, sidewalks, streets, curb ramps, driveway approaches, curb cuts, and streetlights in areas of greatest needs in coordination with new residential developments.

Figure 1E-3.21: Transportation Cost Index, Fresno County Region, 2017



Source: Data downloaded from the HCD AFFH Data Tool in 2021. Based on 2013-2017 HUD Low Cost Transportation Index.

Figure 1E-3.22: Transportation Cost Index, Fresno, 2017



Source: Data downloaded from the HCD AFFH Data Tool in 2021. Based on 2013-2017 HUD Low Cost Transportation Index.

Environmental Health and Opportunity

CalEnviroScreen was developed by the California Environmental Protection Agency (CalEPA) to evaluate pollution sources in a community while accounting for a community's vulnerability to the adverse effects of pollution. Measures of pollution burden and population characteristics are combined into a single composite score that is mapped and analyzed. Higher values on the index indicate higher cumulative environmental impacts on individuals arising from these burdens and population factors.

The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also considers socioeconomic factors such as educational attainment, linguistic isolation, poverty, and unemployment. The TCAC Environmental Health Index summarizes this into a map to identify potential exposure to harmful toxins at a neighborhood level. Index values range from 0 to 100 and the higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.

Fresno has long struggled with environmental, health, and economic disparities, including high concentrations of poverty, air pollution, and toxin and pesticide exposure. In Fresno, lower-income housing and racially segregated communities are disproportionately impacted by a combination of locational factors such as proximity to landfills, freeways, industrial areas, and other toxins and pollutants. There are a number of historical disparities that exist between north and south Fresno.¹⁶ The life expectancy of residents in south Fresno is significantly lower than that of residents living in the northern part of town. Southwest Fresno specifically has been recognized as one of the most pollution-burdened communities in the state. According to a study published in 2018 by the National Center for Health Statistics and the National Association for Public Health Statistics, the life expectancy of residents in south and central Fresno was 77 years, compared to 85 years for residents in northern Fresno. The outbreak of COVID-19 worldwide also disproportionately impacted POC in Fresno. Social determinants of health (e.g., income level, occupation, access to health care, and living conditions, which includes housing and built environment) have not only contributed to higher rates of underlying medical conditions for POC in Fresno, but also increased their risk of contracting the virus, being hospitalized, and dying from COVID-19.¹⁷

¹⁶ Martinez, N. 2021. Tale of Two Cities: Environmental Injustice in Fresno. Accessed via: <https://fresnoalliance.com/tale-of-two-cities-environmental-injustice-in-fresno/#:~:text=According%20to%20a%20study%20published,for%20residents%20in%20northern%20Fresno.>

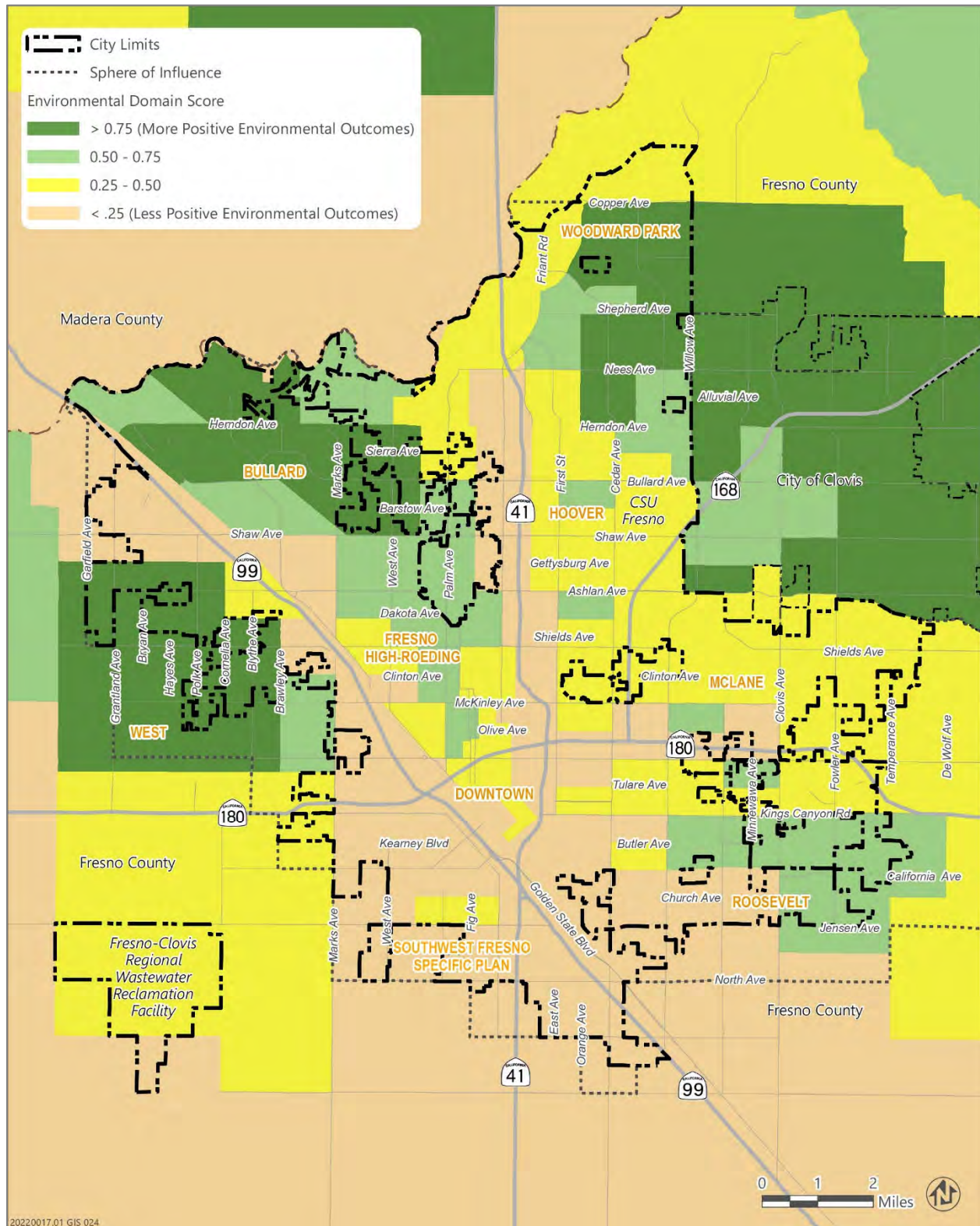
¹⁷ Centers for Disease Control and Prevention (CDC), 2021. Megally, H., Pacheco-Werner, T., Mireles, D., Celedon, S., Frost, B., Sataraka, J., Williams, K., Davies-Balch, S., Mendoza, S., Banerjee, S., Chan, S., Dhaliwal, S., Ward, L., Silva-Aguilar, Y., & Gasga, L. *A Neighborhood Approach to Mitigate COVID-19 Transmission in BIPOC and People with Disabilities: Benefits and Lessons Learned Using the Community Health Worker Model*. (2021) Central Valley Health Policy Institute. California State University, Fresno.

Figure 1E-3.23 maps TCAC Environmental Health Index scores for Fresno. Most block groups in the city of Fresno score poorly. The highest environmental health scores in the city can be found in the city's most northern block groups, which include high proportions of open space and residential land uses. In contrast, the lowest scoring tracts are in south Fresno that also have lower access to opportunity. Fresno County is a major agricultural producer and agricultural production processes harm water supply and quality by discharging fertilizer contaminants into the groundwater via runoff. Over time, the region's water supply has contended with a wide range of contaminants, including nitrates, arsenic, and pesticides. Due to geographic, topographic, meteorologic, and environmental conditions, the region's air basin has particular challenges for air quality. These factors and others contribute to the environmental problems in Fresno including its role as the region's center for agricultural industry and its location as the intersection of several major state highways. Topographically, low elevations in the Central Valley trap emissions from commuter vehicles and logistics vehicles like semi-trucks, along with high levels of pollutants from farming and pesticide use. Until 2004, farmers in the region would routinely burn tons of debris at the end of a growing season, which generated large amounts of particulate matter in the air. While agricultural burning has decreased, it has not been phased out completely.¹⁸ The Central Valley also experiences above average temperatures, especially in the summer, when ozone pollution becomes much worse due to the longer periods of time ozone can develop in the sunlight. Regional and state forest fires also contribute to poor air quality during the summer and fall. Smoke and particles from the fires tend to accumulate and build up along the base of the mountains to the north and east of the city severely impacting Fresno's air quality especially for those living in north and east Fresno. As a result of these conditions, many residents suffer from respiratory illness and poor health outcomes.

As described in the Regional Fair Housing Assessment, much of Fresno County, particularly the western area and the cities along the State Route 99 corridor, have high cumulative CalEnviroScreen scores, see **Figure 1E-3.24**. This is a result of high scores for indicators of pollution burden, primarily pesticides, drinking water contaminants, particulate matter, diesel particulate matter, toxic releases from facilities, hazardous waste, and ozone. Fresno also suffers from some of the highest asthma, low birth weight, and cardiovascular disease levels in the state.

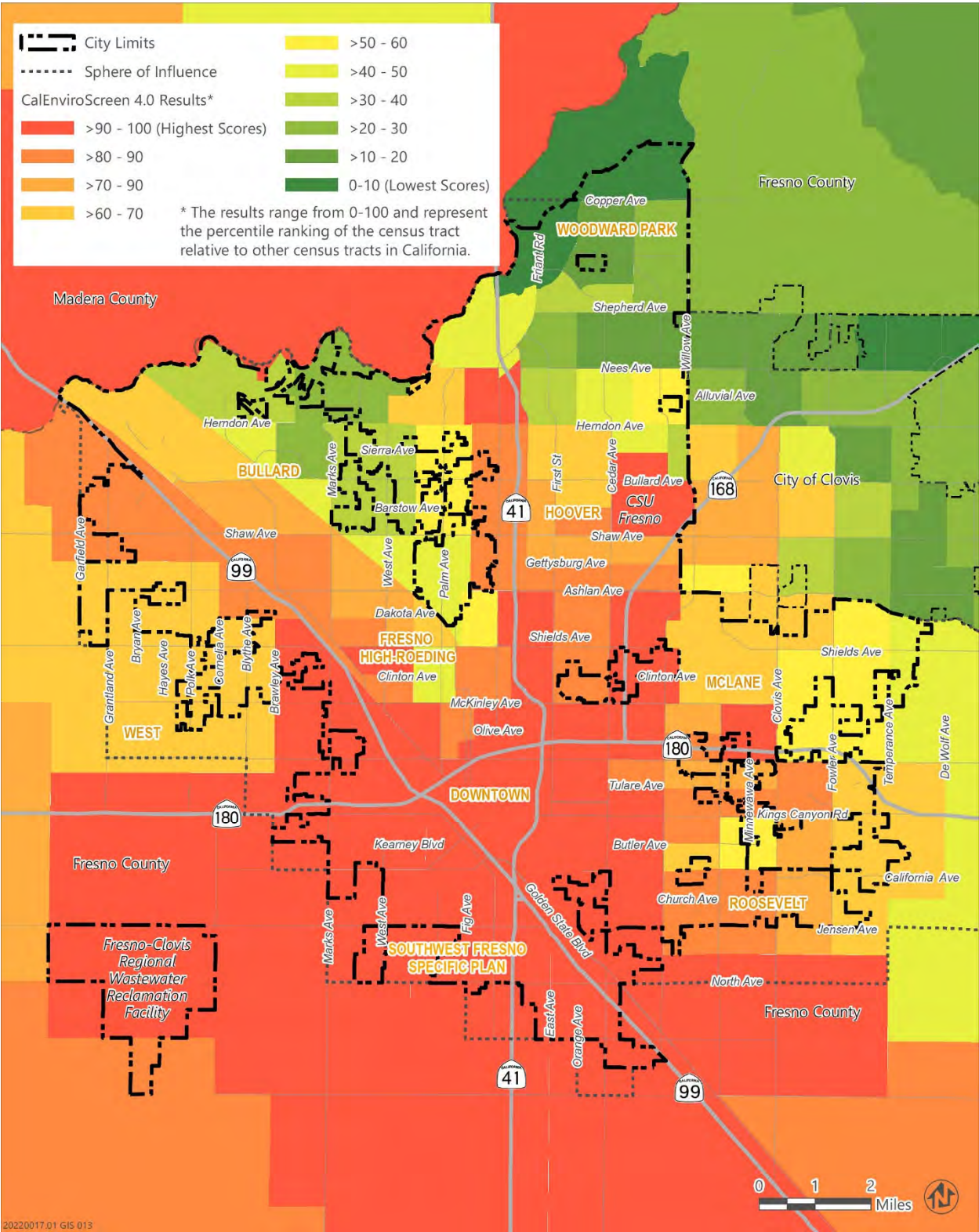
¹⁸ Benner, C. and Pastor, M. 2015. Equity, Growth, and Community: What the Nation Can Learn from America's Metro Areas. "Struggle and the City: Conflict-Informed Collaboration." University California Press. Pp. 130-160. Accessed via: <https://www.jstor.org/stable/10.1525/j.ctt1ffjnd4.9>.

Figure 1E-3.23: TCAC Opportunity Areas – Environmental Score, Fresno, 2022



Source: Data downloaded from the HCD AFFH Data Tool in 2021. Note that this data is based on 2021 TCAC Opportunity Areas as the 2022 data by indicator is not yet available through the HCD AFFH Tool.

Figure 1E-3.24: CalEnviroScreen 4.0 Scores, Fresno



Source: Data downloaded from the Office of Environmental Health and Hazard Assessment in 2022.

Citywide, the average Fresno resident has more exposure to air pollution than nearly 70 percent of census tracts nationwide and adult asthma rates are higher in Fresno than both the state and nation overall.¹⁹ Spatial patterns of Environmental Health Index scores and residential patterns by race/ethnicity show that there are varying levels of disparity among racial and ethnic groups with regard to environmental quality. Hispanic, Black or African American, and Asian or Pacific Islander populations that live below the poverty line in the city are exposed to the worst environmental health conditions.²⁰ As shown in the figure below, nearly all of the census tracts with the highest CalEnviroScreen 4.0 score results align with predominantly Hispanic neighborhoods that have high POC segregation or low-medium rates of segregation. In the established neighborhoods north and south of Shaw Avenue near the Hoover planning area, residential patterns are more balanced and integrated, but environmental health scores are still poor. Policies and land use decisions which have affected these patterns will be described in further detail later in this chapter (see “Other Relevant Factors and Local Knowledge”).

SB 535 Disadvantaged Communities

A disadvantaged community (DAC) or environmental justice community (EJ Community) is identified by the California Environmental Protection Agency (Cal EPA) as “areas that are disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation,” and may or may not have a concentration of low-income households, high unemployment rates, low homeownership rates, overpayment for housing, or other indicators of disproportionate housing need. Disadvantaged communities in California are specifically targeted for investment of proceeds from the state’s Cap-and-Trade Program. These investments are aimed at improving public health, quality of life and economic opportunity in California’s most burdened communities, and at the same time, reducing pollution that causes climate change.

In the CalEnviroScreen tool, census tracts receiving the highest 25 percent of overall scores in CalEnviroScreen 4.0 are those that have been designated as disadvantaged communities under Senate Bill (SB) 535. The cumulative score that can result in a disadvantaged community designation is calculated based on individual scores from two groups of indicators: Pollution Burden and Population Characteristics. Pollution Burden scores exposure to negative environmental hazards, such as ozone concentrations; fine inhalable particles, with diameters that are generally 2.5 micrometers and smaller (PM2.5) concentrations; drinking water contaminants; lead risk from housing; traffic impacts; and more. Population Characteristics scores the rate of negative health conditions and access to opportunities, including asthma, cardiovascular disease, poverty, unemployment, and housing cost burden. For each indicator, as with the cumulative impact, a low score reflects positive conditions. The designation takes into account the latest and best available data and considers factors related to data unavailability. Other qualifying criteria for a disadvantaged community includes:

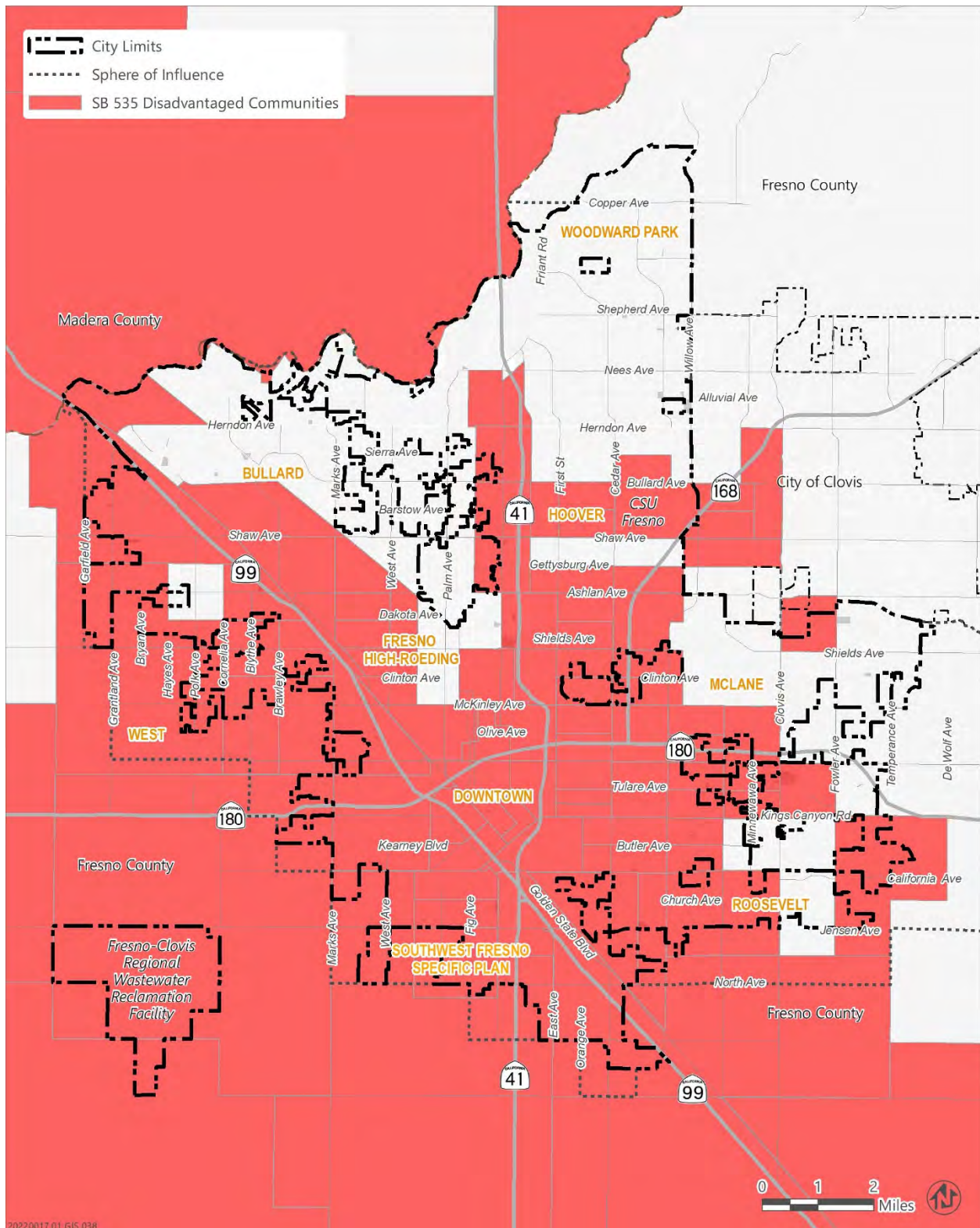
¹⁹ PolicyLink, 2017. Advancing Health Equity and Inclusive Growth in Fresno County. Accessed via: <https://www.policylink.org/sites/default/files/advancing-health-equity-and-inclusive-growth-in-fresno.pdf>

²⁰ Ibid

- Census tracts lacking overall scores in CalEnviroScreen 4.0 due to data gaps, but receiving the highest 5 percent of CalEnviroScreen 4.0 cumulative pollution burden scores.
- Census tracts identified in the 2017 DAC designation as disadvantaged, regardless of their scores in CalEnviroScreen 4.0.
- Lands under the control of federally recognized Tribes. For purposes of the DAC designation, a Tribe may establish that a particular area of land is under its control even if not represented as such on CalEPA's DAC map and therefore should be considered a DAC.

The San Joaquin Valley has the most disadvantaged communities per capita statewide. As shown in **Figure 1E-3.25**, in the city of Fresno specifically, nearly 70 total tracts in Fresno are considered a SB 35 DAC, comprising an estimated 85 percent of the city's land area. Fresno also has several tracts that scored in the highest 5 percent of CalEnviroScreen scores which is likely attributed to the fact that there are two National Priorities List (NPL) Superfund sites within the city of Fresno include the 145-acre Fresno Municipal Sanitary Landfill in southwest Fresno and the half-acre Industrial Waste Processing site in north Fresno. The 5-acre T.H. Agriculture & Nutrition Company site, a deleted NPL site in the city, was removed from the NPL in 2006 following cleanup. A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment. One NPL site exists immediately outside of the city of Fresno in the community of Malaga. The EPA also manages a Toxics Release Inventory (TRI) to track the management of certain toxic chemicals that may pose a threat to either human health or the environment. There are 18 industrial facilities in Fresno that must report annually how much of each chemical is recycled, combusted for energy recovery, treated for destruction, and disposed of or otherwise released on- and off-site. This information is collectively referred to as production-related waste managed. The facilities are clustered in south and west Fresno.

Figure 1E-3.25: SB 535 Disadvantaged Communities



Source: Data downloaded from the HCD AFFH Data Tool in 2021. Data is based on CalEnviroScreen 4.0 Scores from the Office of Environmental Health and Hazard Assessment in 2022.

Housing Mobility

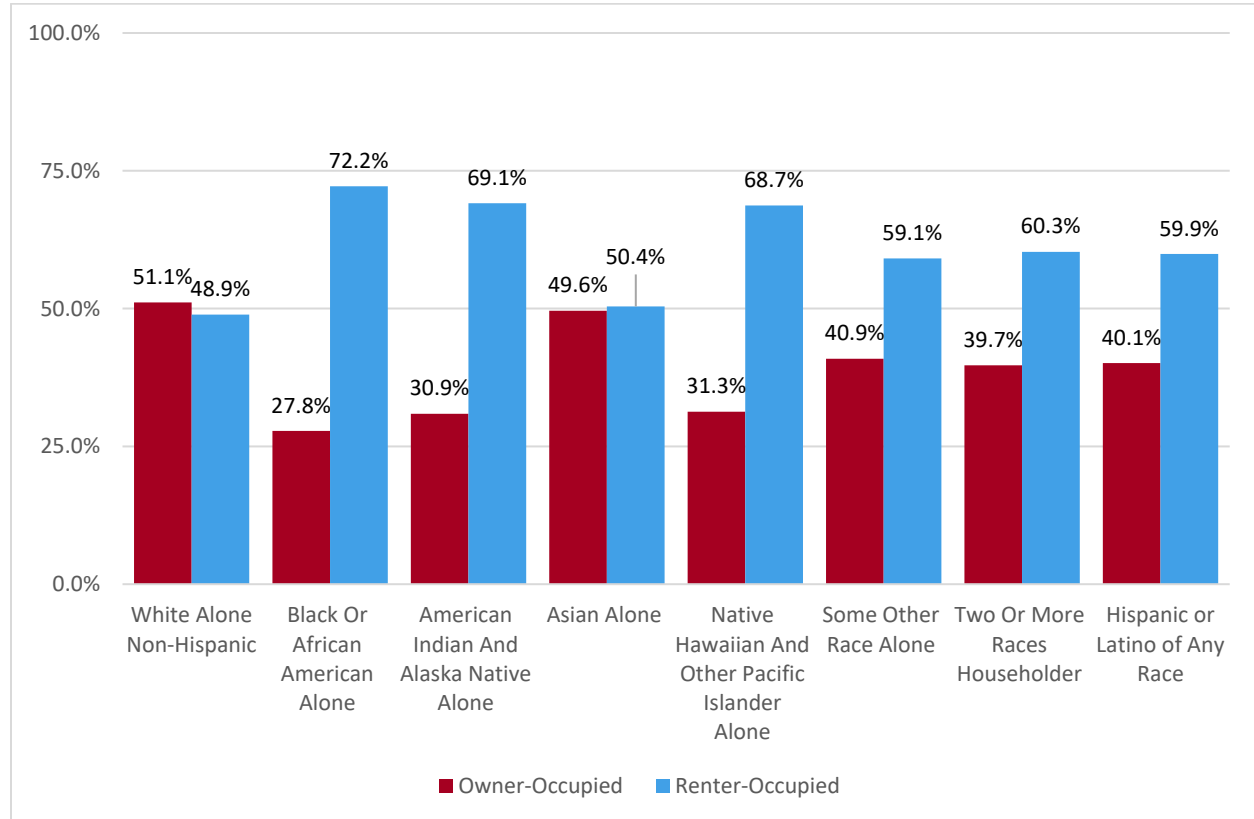
Housing mobility refers to an individual's or household's ability to secure affordable housing in areas of high opportunity, move between neighborhoods, and purchase a home if they so choose. A few indicators of housing mobility include availability of rental and ownership opportunities throughout the jurisdiction, vacancy rates, distribution of Housing Choice Vouchers (HCVs), and housing costs and affordability.

Tenure and Rates of Homeownership

One of the most prevalent consequences of residential segregation is the intergenerational inaccessibility of homeownership. Homeownership is typically the largest asset of most households in the U.S. and hugely impacts generational wealth, as it is contingent upon passing down assets. For low-income families, maintaining homeownership provides an opportunity for future generations to progress their wealth by increasing the family's equity. Systems of institutional racism created through federal housing policies and discriminatory mortgage lending practices prior to the Fair Housing Act of 1968, along with insufficient access to credit, have had significant impacts on the homeownership rates of racial and ethnic minorities — particularly Black or African American and Hispanic populations.²¹ These discriminatory practices will be described in further detail later in this section (see “Other Relevant Factors and Local Knowledge”).

According to the 2016-2020 American Community Survey, there are 170,137 households in Fresno. Approximately 46.8 percent of households own their homes. Homeownership rates are highest for White (51.1 percent) and Asian households (49.6 percent). About 40.1 percent of Hispanic households in the city own their homes while Black or African American (27.8 percent), American Indian or Alaska Native (30.9 percent), and Native Hawaiian and other Pacific Islander residents (31.3 percent) have the lowest homeownership rates (see **Figure 1E-3.26**).

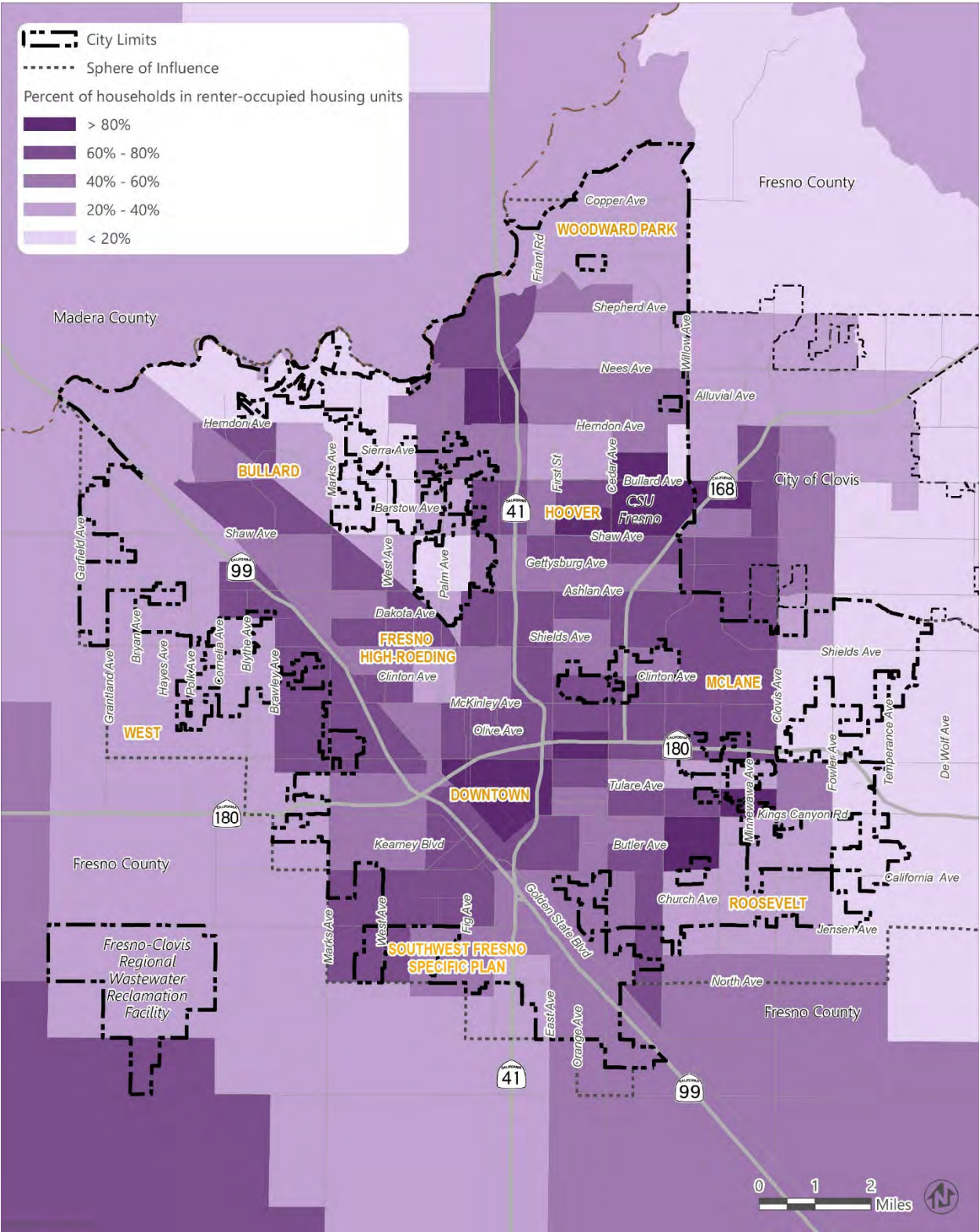
²¹ Reid, C. 2021. Crisis, Response, and Recovery: The Federal Government and the Black/White Homeownership Gap. Turner Center for Housing Innovation. Available via: <https://turnercenter.berkeley.edu/research-and-policy/crisis-response-and-recovery-the-federal-government-and-the-black-white-homeownership-gap/>

Figure 1E-3.26: Housing Tenure by Race and Hispanic Origin

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25003

Figure 1E-3.27 shows the distribution of renter-occupied households in the city and indicates that renters are more predominant in central Fresno. Areas where the percentage of renters exceeds 80 percent are near Fresno State University, Downtown, southeast Fresno, and in the Pinedale neighborhood of north Fresno. Conversely, there is low renter occupancy and homeownership is more prevalent in southeastern Fresno along north and south Fowler Avenues.

Figure 1E-3.27: Renter Households in Fresno, 2019



Source: Data downloaded from the HCD AFFH Data Tool in 2021.

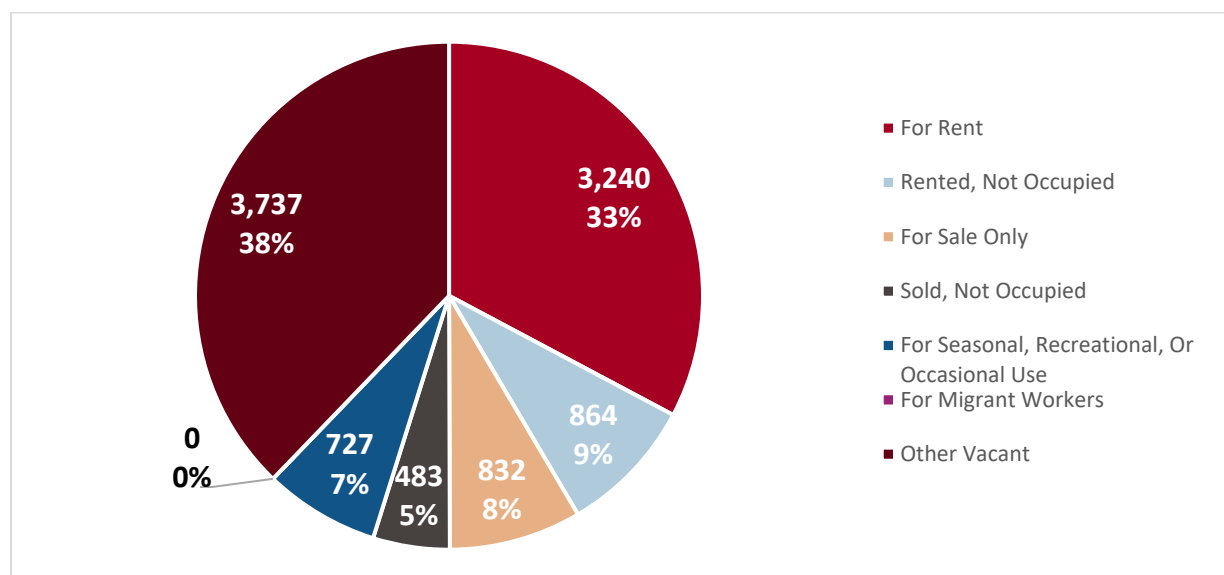
Housing Supply Summary

According to the 2016-2020 American Community Survey, there are 180,020 housing units in Fresno, which represents an increase of 5.1 percent since 2010 and 20.8 percent since 2000.

Vacancy Rates

Of Fresno's total housing units, 95.5 percent are occupied, and 5.5 percent are vacant. Vacancies in Fresno County are at 7.0 percent of all housing units. The vacancy rate, calculated from ACS data, includes housing that is available for sale or rent, housing that has been rented or sold but not yet occupied, seasonal housing, and other vacant units. **Figure 1E-3.28** displays the total number of vacant units in Fresno by type. Note the categories are determined by the U.S. Census Bureau.

Figure 1E-3.28: Vacant Units by Type, City of Fresno, 2020



Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25004

Seasonal, Recreational, or Occasional Use units are typically used or intended for use only in certain seasons or for weekends or other occasional use throughout the year. Seasonal units include those used for summer or winter sports or recreation, such as beach cottages and hunting cabins. Seasonal units also may include quarters for such workers as herders and loggers. Interval ownership units, sometimes called shared-ownership or timesharing condominiums, also are included here. Migrant Worker units include vacant units intended for occupancy by migratory workers employed in farm work during the crop season. If a vacant unit does not fall into any of the categories specified above, it is classified as “Other vacant.” For example, this category includes units held for occupancy by a caretaker or janitor, and units held for personal reasons of the owner.

Unit Sizes

Availability of housing in a variety of sizes is important to meet the needs of different demographic groups. Neighborhoods with multi-bedroom detached, single-family homes will typically attract larger families, whereas dense residential developments with smaller unit sizes and fewer bedrooms often accommodate single-person households or small families. But market forces and affordability impact housing choice and the ability to obtain housing of a suitable size, and markets that do not offer a variety of housing sizes at different price points can lead to barriers for some groups. Rising housing costs can, for example, lead to overcrowding as large households with lower incomes are unable to afford pricier, larger homes and are forced to reside in smaller units. On the other hand, people with disabilities or seniors with fixed incomes may not require large units but can be limited by higher housing costs in densely populated areas where most studio or one-bedroom units are located.

Table 1E-3.5 summarizes housing units in Fresno by size and tenure. Housing units with two- and three-bedrooms represent the largest share of renter-occupied units in Fresno (approximately 65 percent). Three- and four-bedroom units represent the largest share of owner-occupied units (approximately 80 percent). For comparison, only 5.9 percent of renters occupy four-bedroom units, which may indicate limited choice for larger renter families. Stakeholder outreach for the 2020 Analysis of Impediments to Fair Housing in Fresno noted the need for larger, affordable units to meet the needs of large families²².

Table 1E-3.5: Housing Tenure by Number of Bedrooms (2020)

	City of Fresno		Fresno County	
	Number of Households	Percent	Number of Households	Percent
Homeowners				
Owner - No Bedroom	614	0.8%	1,024	0.6%
Owner - 1 Bedroom	756	0.9%	1,534	0.9%
Owner - 2 Bedrooms	10,392	13.0%	19,752	11.9%
Owner - 3 Bedrooms	44,342	55.6%	91,033	54.7%
Owner - 4 Bedrooms	19,534	24.5%	43,719	26.3%
Owner - 5 or More Bedrooms	4,059	5.1%	9,358	5.6%
Owner - Subtotal	79,697	46.8%	166,420	53.7%
Renters				
Renter - No Bedroom	10,353	11.4%	12,510	8.7%
Renter - 1 Bedroom	14,720	16.3%	21,532	15.0%
Renter - 2 Bedrooms	35,433	39.2%	54,803	38.1%

²² Draft 2020 Analysis of Impediments to Fair Housing Choice Fresno. Available via: <https://www.fresno.gov/darm/wp-content/uploads/sites/10/2020/02/Draft-2020-Analysis-of-Impediments-to-Fair-Housing-Choice.pdf>

	City of Fresno		Fresno County	
	Number of Households	Percent	Number of Households	Percent
Renter - 3 Bedrooms	23,789	26.3%	42,406	29.5%
Renter - 4 Bedrooms	5,346	5.9%	10,847	7.5%
Renter - 5 or More Bedrooms	799	0.9%	1,579	1.1%
Renter - Subtotal	90,440	53.2%	143,677	46.3%
Total Households	170,137		310,097	

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25042

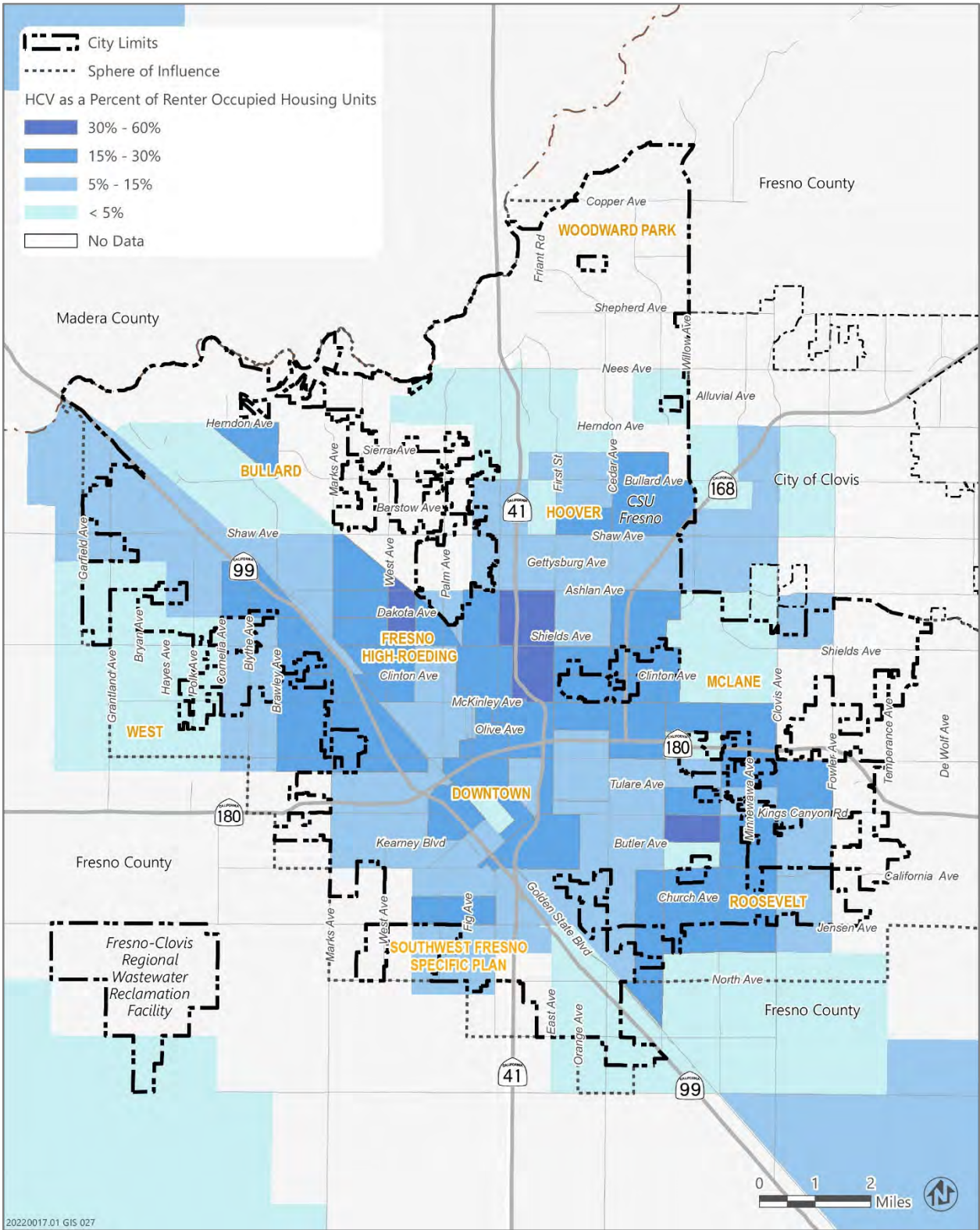
Housing Choice Voucher Usage

The Housing Choice Voucher Program (HCV, formerly Section 8) is a federally funded program that provides rental assistance through approximately 11,000 vouchers, to eligible low-income individuals and families in Fresno County. Eligible applicants who receive a voucher are responsible for finding an apartment or house in the private rental market. HCVs are portable and their distribution throughout the city is subject to fluctuate based on location preferences of individual voucher households and the participation of landlords in the HCV program. Approximately 3,000 owners of rental properties in Fresno County accept tenants who participate in the program, but HCV use is most concentrated within the city of Fresno, with rates up to 52.2 percent of households in tracts along State Route 41 and a concentration of areas with rates between 15.0 and 30.0 percent of households in the central portion of the city and along the State Route 99 corridor. The higher rates of HCV use also tend to correspond to, or are adjacent to, census tracts where public housing or subsidized housing is located.

Figure 1E-3.29 displays the rate of HCV usage in the city. HCVs are used most across west, central, and south Fresno. Central Fresno has clusters of HCV use east of State Route 41 and south of East Ashlan Avenue. In Southeast Fresno, census tracts abutting Sequoia-Kings Canyon Freeway, and further south along East Kings Canyon Road show clustering of HCV use. HCV use is also prevalent in West Fresno, south of North Santa Fe Avenue. This area, separated by railroad tracks from northwest Fresno, indicates the stark difference between northwest and northeast Fresno and the rest of the city. Northeast Fresno has very limited HCV use, with only four census tracts north of Herndon Avenue containing any HCVs, and of those four tracts, no tract exceeds 5 percent HCV use. Northwest Fresno also has limited HCV use; the single census tract north of North Santa Fe Avenue with HCV use is composed of approximately 18 percent vouchers.

A recent change to state law went into effect in January 2020 that protects HCV holders from discrimination by landlords based on their participation in the HCV program. With this new prohibition against landlords refusing HCV tenants, resources to educate northeast and northwest Fresno landlords who have traditionally not participated in the HCV program are included in the Housing Element as a way to improve and balance the distribution of HCVs in the city.

Figure 1E-3.29: Housing Choice Voucher (HCV) Usage, Fresno



Source: Data download from the HCD AFFH Data Tool in 2021.

Disproportionate Housing Needs and Displacement Risk

In the city of Fresno and Fresno county, renter-occupied households and households of color are more likely to have a housing need than White households or owner-occupied households.²³ In fact, several demographic groups experience a disproportionately greater rate of housing need compared to White households and owner-occupied households. There are four housing problems that are typically reported on to assess affordability and other types of housing needs. These are: 1) housing units that lack complete kitchen facilities; 2) housing units that lack complete plumbing facilities; 3) households that are overcrowded (i.e., more than 1.0 people per room); and 4) households that are cost burdened (i.e., monthly housing costs exceed 30 percent of monthly income). A household is said to have a housing problem if they have one or more of these four problems. A household is said to have a severe housing problem if the housing unit lacks complete kitchen or plumbing facilities and/or includes severe cost burden (more than 50 percent of monthly income is spent on housing costs) or severe overcrowding (more than 1.5 people per room). As shown in **Table 1E-3.6**, more than 80,870 households have at least one housing problem in Fresno, comprising 51 percent of all households. Of these, nearly one-third (31 percent) of all households have a severe housing problem. In the region, housing problems occur at slightly lesser rates; 137,555 households (48 percent) have at least one housing problem and 83,265 households (29 percent) have a severe housing problem.

Table 1E-3.6: Demographics of Disproportionate Housing Needs, 2017

	City of Fresno			Fresno County		
	Total Number of Households	Number with Problems	Percent with Problems	Total Number of Households	Number with Problems	Percent with Problems
Households Experiencing Any of the Four Housing Problems						
White	64,665	25,400	39.3%	126,010	46,335	36.8%
Black of African American	13,775	8,140	59.1%	15,785	9,105	57.7%
Hispanic	61,070	36,850	60.3%	118,935	67,555	56.8%
Asian Pacific Islander	15,637	8,443	54.0%	22,482	11,353	50.5%
Native American	684	445	65.1%	1,522	764	50.2%
Other	3,338	1,595	47.8%	5,100	2,455	48.1%
Total	159,165	80,870	50.8%	137,555	289,815	47.5%

23 Draft 2020 Analysis of Impediments to Fair Housing Choice Fresno. Available via: <https://www.fresno.gov/darm/wp-content/uploads/sites/10/2020/02/Draft-2020-Analysis-of-Impediments-to-Fair-Housing-Choice.pdf>.

	City of Fresno			Fresno County		
	Total Number of Households	Number with Problems	Percent with Problems	Total Number of Households	Number with Problems	Percent with Problems
Households Experiencing Any of the Four Severe Housing Problems						
White	64,665	13,305	20.6%	126,010	23,600	18.7%
Black or African American	13,775	5,290	38.4%	15,785	5,860	37.1%
Hispanic	61,070	24,615	40.3%	118,935	44,840	37.7%
Asian Pacific Islander	15,637	5,402	34.6%	22,482	7,121	31.7%
Native American	684	250	36.6%	1,522	429	28.2%
Other	3,338	960	28.8%	5,100	1,420	27.8%
Total	159,165	49,810	31.3%	289,815	83,265	28.7%

Note: All % represent a share of the total population.

Source: Draft Assessment of Impediments to Fair Housing Choice, Fresno, 2020. CHAS, 2017.

The highest rates of housing needs are found in census tract 54.08 around Fresno State University, census tract 25.02 along parts of Sequoia Kings Canyon Freeway that are immediately east of Downtown, and census tract 47.04 in northwest Fresno bordered by West Shields Avenue to the south, North West Avenue to the east, and West Dakota Avenue to the north. Census tracts in southwest, southeast, west, and central Fresno have elevated levels of housing problems with tracts typically having at least 50 percent of all households having at least one housing problem.

The following sections describe trends in households experiencing the greatest housing needs.

Overcrowding

A household is overcrowded if there is more than 1.0 people per room, not including kitchen or bathrooms. Severe overcrowding refers to households with more than 1.5 people per room. Nearly 11 percent of households in the city are considered overcrowded. Similar to trends across the state, overcrowding is more common among renters than homeowners. By tenure, approximately 15.3 percent of Fresno renter-occupied households are overcrowded compared to 4.4 percent of owner-occupied households are overcrowded (See **Table 1E-3.7**). This is consistent with the previously described summary of housing unit sizes which suggested that larger rental families have less housing options.

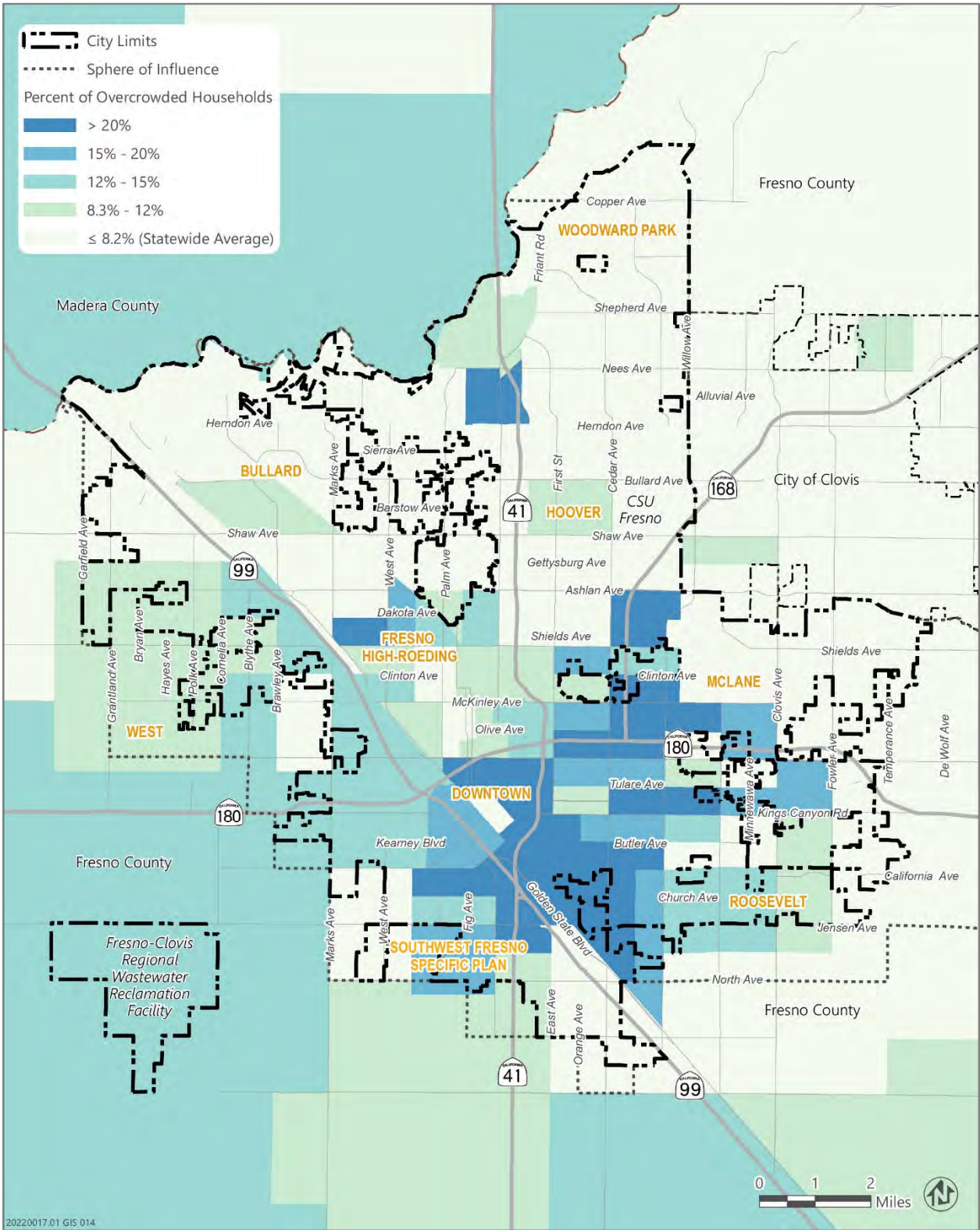
Table 1E-3.7: Tenure and Occupants per Room, Fresno, 2020

	Households	Percent
Owner Occupied		
0.50 or less occupants per room	51,937	65.2%
0.51 to 1.00 occupants per room	23,298	29.2%
1.01 to 1.50 occupants per room	3,215	4.0%
1.51 to 2.00 occupants per room	807	1.0%
2.01 or more occupants per room	440	0.6%
Total Owner Occupied Units	79,697	46.8%
Renter Occupied		
0.50 or less occupants per room	38,052	42.1%
0.51 to 1.00 occupants per room	38,522	42.6%
1.01 to 1.50 occupants per room	7,311	8.1%
1.51 to 2.00 occupants per room	3,541	3.9%
2.01 or more occupants per room	3,014	3.3%
Total Renter Occupied Units	90,440	53.2%
Total	170,137	100.0%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25014.

As shown in **Figure 1E-3.30**, the ACS estimates that there is a higher rate of overcrowding in Southwest Fresno and Downtown. As shown in the racial segregation and integration trends discussed previously, these areas correlate to areas with the highest rates of POC segregation. In addition, there is a greater presence of single-parent households and low levels of labor market engagement. Data indicates that there are a few areas of more severe overcrowding conditions (more than 20 percent) in the Pinedale area, around the Fresno Yosemite International Airport, in Downtown, and south of Downtown. Overall, the neighborhoods that are most impacted by high rates of overcrowding align with racially concentrated areas of poverty in the city.

Figure 1E-3.30: Overcrowding in Fresno, 2020



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021.

Overpayment

This section provides an analysis of the proportion of households overpaying for housing. Current standards measure housing cost in relation to gross household income: households spending more than 30 percent of their income, including utilities, are generally considered to be overpaying or cost burdened. Severe overpayment occurs when households pay 50 percent or more of their gross income for housing. For owners housing costs include mortgage payment, taxes, insurance, and utilities.

Typically, the impact of high housing costs falls disproportionately on extremely low-, very low-, and low-income households, especially renter households. Lower-income households are defined as those that earn 80 percent or less of the area median household income (AMI). While some higher-income households may choose to spend a greater proportion of their income on housing, lower-income households may be limited by a lack of affordable housing.

In Fresno, 33,460 households (19.8 percent of all households) are cost burdened and 34,945 (20.7 percent of all households) are severely cost-burdened, for a total of 68,405 households (40.6 percent) (see **Table 1E-3.8**, Overview of Cost Burden in Fresno, 2019). As discussed in the Overpayment section of the Housing Needs Assessment, overpayment often impacts lower-income households at a higher rate due to financial constraints. Of the cost-burdened households in Fresno, approximately 48,615 (71.0 percent) are renters and 19,790 (28.9 percent) are homeowners.

Table 1E-3.8: Overview of Cost Burden in Fresno, 2019

	Number of Households (Owners + Renters)	Percent of Households
Cost Burden ≤30%	97,620	57.9%
Cost Burden >30% to ≤50%	33,460	19.8%
Cost Burden >50%	34,945	20.7%
Cost Burden not available	2,600	1.5%
Total	168,625	100.0%

Source: CHAS (Comprehensive Housing Affordability Strategy) data 2015-2019

Since 2010, overpayment rates have decreased. As seen in **Table 1E-3.9**, there was a 32.0 percent decrease in overpayment for moderate-income homeowner households and a 64.5 percent decrease for above-moderate income homeowner households. Overpayment rates also decreased amongst low-income households (incomes between 50 percent and 80 percent of the AMI) since 2010. This is largely due to the fluctuation in the number of low-income homeowners experiencing cost burden. As shown in the table, severe overpayment rates decreased for low-income homeowners by 48.1 percent and 28.8 percent for low-income renters, thus influencing the percent change for all low-income households.

On the other end of the income spectrum, extremely low-income households have experienced a disproportionate growth in overpayment regardless of tenure. Since 2010, overpayment rates have increased by 36.0 percent for extremely low-income households and severe overpayment rates have increased 26.9 percent.

Table 1E-3.9: Cost Burden in Fresno, 2010-2019

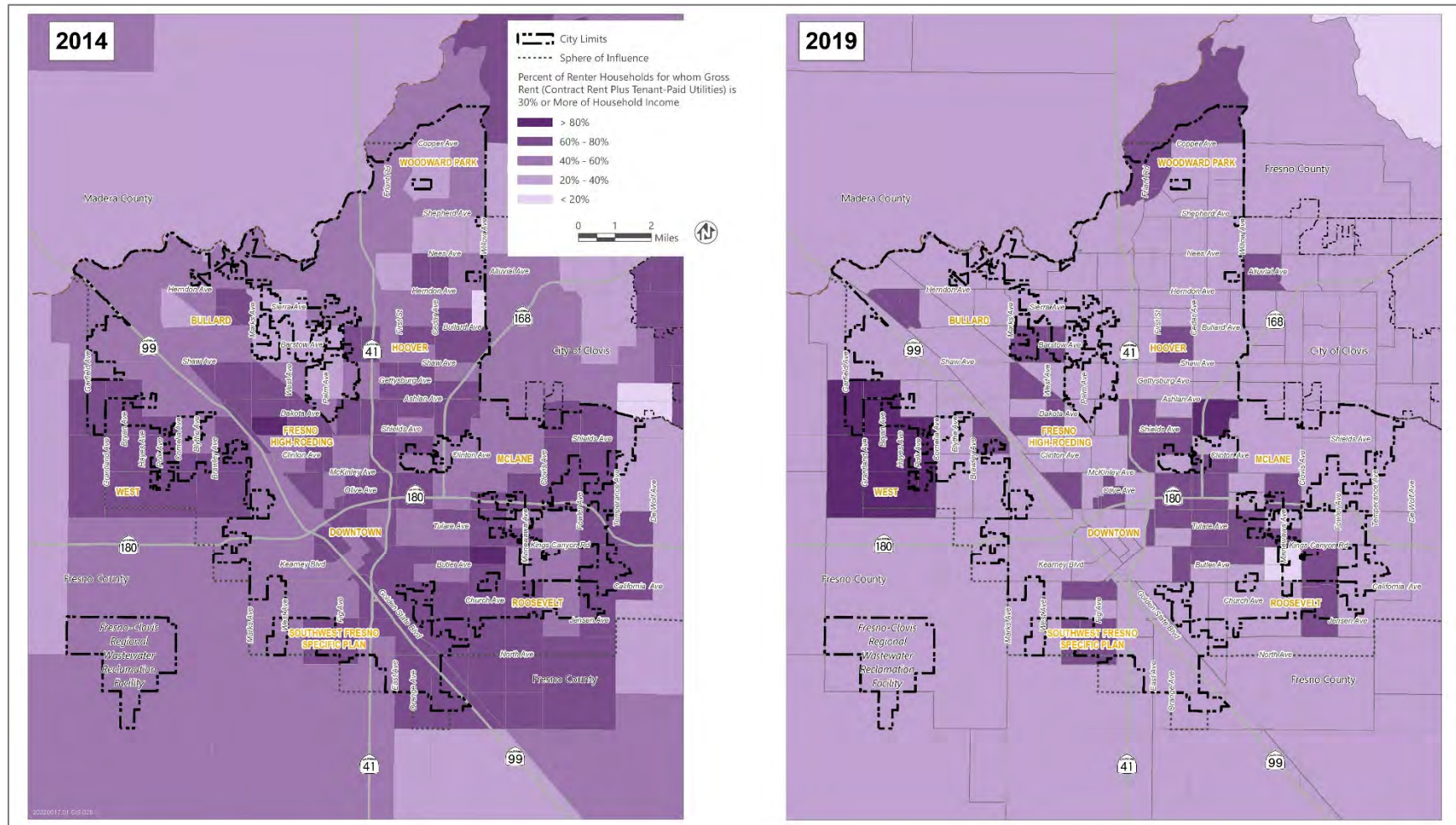
Household Type by Tenure and Income Level	Cost Burdened			Severely Cost Burdened		
	2010	2019	% Change (2010-2019)	2010	2019	% Change (2010-2019)
Total Households	156,225	168,625	-	156,225	168,625	-
All Households	70,700	68,410	-3.2%	36,110	34,945	-3.2%
Renters	42,320	48,615	14.9%	24,375	26,735	9.7%
Homeowners	28,380	19,790	-30.3%	11,735	8,210	-30.0%
Extremely Low-Income Households (Income is less than or equal to 30% of AMI)	19,530	26,555	36.0%	17,255	21,905	26.9%
Renters	16,965	22,285	31.4%	15,120	18,555	22.7%
Homeowners	2,560	4,270	66.8%	2,130	3,350	57.3%
Very Low-Income Households (Income is between 30% and 50% of AMI)	17,145	19,295	12.5%	10,310	9,050	-12.2%
Renters	12,310	14,845	20.6%	6,940	6,640	-4.3%
Homeowners	4,840	4,455	-8.0%	3,375	2,415	-28.4%
Low-Income Households (Income is between 50% and 80% of AMI)	14,985	13,965	-6.8%	4,945	2,920	-41.0%
Renters	8,995	8,650	-3.8%	1,840	1,310	-28.8%
Homeowners	5,995	5,310	-11.4%	3,105	1,610	-48.1%
Moderate-Income Households (Income is between 80% and 100% of AMI)	5,655	3,845	-32.0%	1,455	615	-57.7%
Renters	2,300	1,745	-24.1%	350	130	-62.9%
Homeowners	3,350	2,095	-37.5%	1,105	480	-56.6%
Above Moderate-Income Households (Income is greater than 100% of AMI)	13,385	4,750	-64.5%	2,145	455	-78.8%
Renters	1,750	1,090	-37.7%	125	100	-20.0%
Homeowners	11,635	3,660	-68.5%	2,020	355	-82.4%

Source: CHAS (Comprehensive Housing Affordability Strategy) data 2006-2010 and 2015-2019.

Figure 1E-3.31 and **Figure 1E-3.32** display the trends of overpayment for renters and homeowners in Fresno between 2014 and 2019. As described above, the rate of households experiencing overpayment significantly decreased during this time. As shown below, overpayment is most concentrated in census tract 54.08 around Fresno State University, census tract 25.02 along parts of Sequoia Kings Canyon Freeway that are immediate east of Downtown, and census tract 47.04 in northwest Fresno bordered by West Shields Avenue to the south, North West Avenue to the east and West Dakota Avenue to the north. Census tracts in south and west Fresno have the most elevated levels of overpayment with tracts having at least 40 to 60 percent of all households overpaying towards housing costs. These areas tend to align with racially concentrated areas of poverty where there is a greater presence of children in single female-headed households and low job market engagement. Downtown and the neighborhoods north and south of Shaw Avenue display lower rates of overpayment overall. In 2020, HUD released a comprehensive housing market analysis which summarizes housing market trends in Fresno between 2010 and 2020.²⁴ According to the report, after the Great Recession of 2008, home sales and prices began to stabilize again during 2010 and 2011. Home prices then increased every year between 2012 and 2018, although there were some fluctuations around 2014. The sales market began to balance out while rental market conditions began tightening. In the Fresno rental market, high levels of renter household growth and decreased rental construction contributed to a decline in vacancy rates and rising rents since 2015. Although rents rose, local economic conditions reportedly kept pace as the city experienced a net increase in jobs available. Between 2010 and 2018, the median gross rent increased by a total of 21 percent, while the median income of renter households increased by 29 percent. As shown in the figure below, overpayment amongst renters decreased throughout most of the city between 2014 and 2019. Overpayment amongst homeowners generally decreased in the existing neighborhoods north and south of Shaw Avenue during the same time period. Overpayment remained higher for both renters and homeowners closer to new growth areas and priority development areas such as neighborhoods along BRT corridors.

²⁴ U.S. Department of Housing and Urban Development, 2020. Comprehensive Housing Market Analysis: Fresno, California. Retrieved from: <https://www.huduser.gov/portal/publications/pdf/FresnoCA-CHMA-20.pdf>.

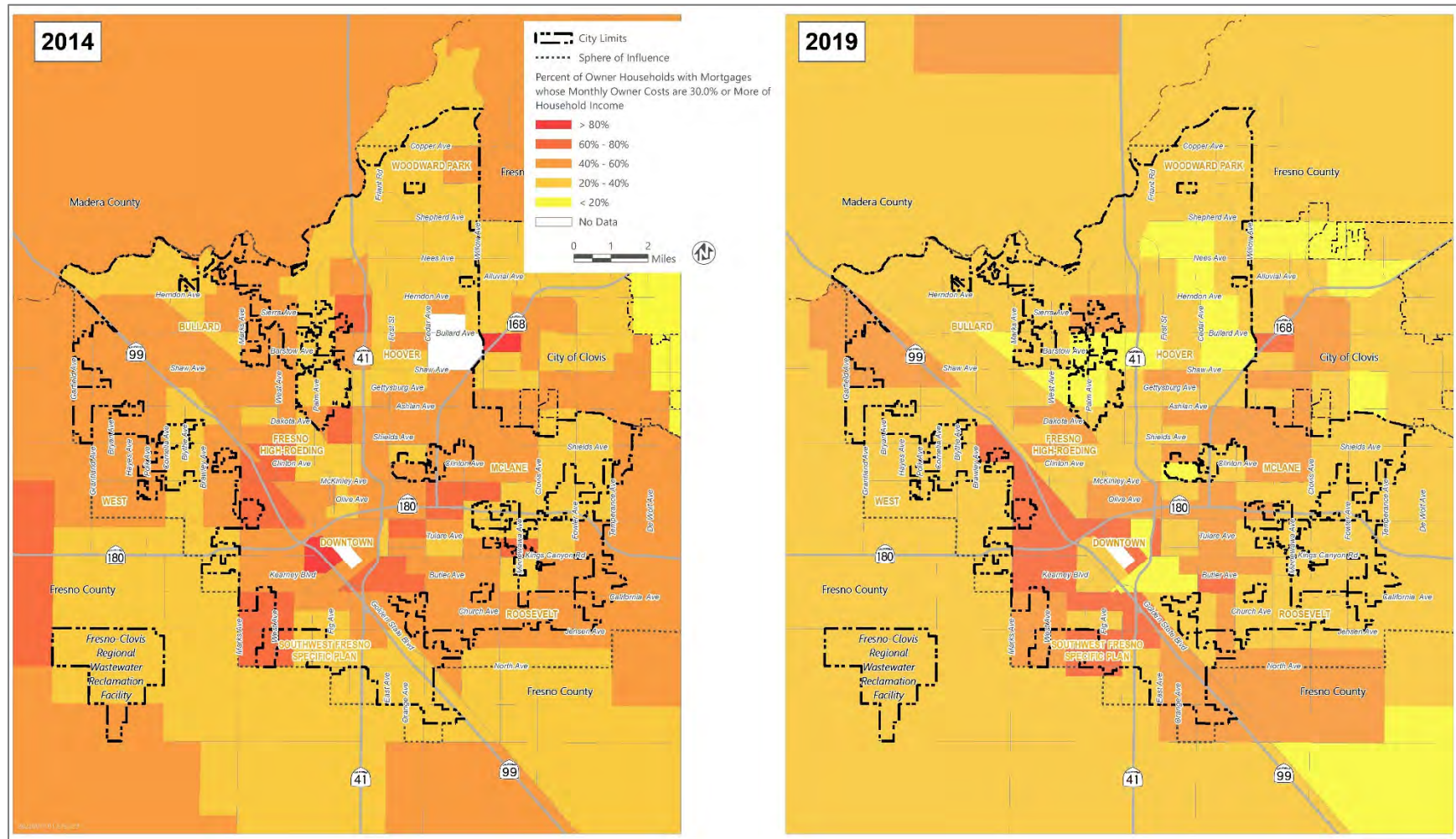
Figure 1E-3.31: Percent of Renters Overpaying, Fresno, 2014-2019



Source: Data download from the HCD AFFH Data Tool in 2021.

SECTION 1E-3: LOCAL ASSESSMENT OF FAIR HOUSING

Figure 1E-3.32: Percent of Homeowners Overpaying, Fresno, 2014-2019



Source: Data download from the HCD AFFH Data Tool in 2021.

Substandard Housing Conditions

More than 65 percent of housing units in Fresno were built prior to 1990, making a majority of the housing stock over 30 years old, and approximately half of those are over 50 years old (Table 2-19, Age of Housing Stock (2020), in the Regional Housing Needs Assessment). Older units are generally more frequently subject to maintenance issues than newer housing stock. Even units that are not urgently in need of repair may benefit from energy-efficiency improvements to reduce energy usage and related climate impacts.

In Fresno, older homes are primarily concentrated the city's Downtown Neighborhoods historic core, including in Downtown, Chinatown, Southwest Fresno, Huntington, and Fulton-Lowell. Outside of the Downtown Neighborhoods, older homes also exist in historic communities that were annexed into the city, like Highway City and Pinedale. As the city grew outward, many commercial, office, and educational opportunities did as well, having the impact of reducing resources within these older, established neighborhoods. Homes in these neighborhoods are often in greater need of repair due to the limitation of available resources compounded with their age. Another measure of substandard housing conditions is the lack of presence of kitchen and plumbing facilities. The 2016–2020 ACS estimated that there are 1,804 renter-occupied units and 291 owner-occupied units in Fresno that lack a complete kitchen or plumbing. In total, these 2,095 units account for less than 2.0 percent of the total housing stock in Fresno. This indicates that renters are disproportionately burdened by substandard housing conditions and risk displacement if conditions deteriorate beyond the lack of a kitchen or plumbing, particularly beyond what is considered habitable.

Input received during the community engagement process for the City's 2020 Analysis of Impediments to Fair Housing Choice aligns with age trends to indicate the need for housing rehabilitation in Fresno. Residents and other stakeholders noted the need for single-family home repair and rehabilitation, rental rehabilitation, and improvements to aging mobile homes, particularly roof repair. This need was most identified in Southwest Fresno, although some participants noted homes in need of rehabilitation in other areas as well.

The Housing Element includes a program to provide targeted assistance to extremely low-income homeowners and targeting marketing in mobile home parks and similar areas. In addition, a program has been added to market the availability of additional rehabilitation assistance programs in areas of greatest need, such as the Southwest Fresno neighborhoods.

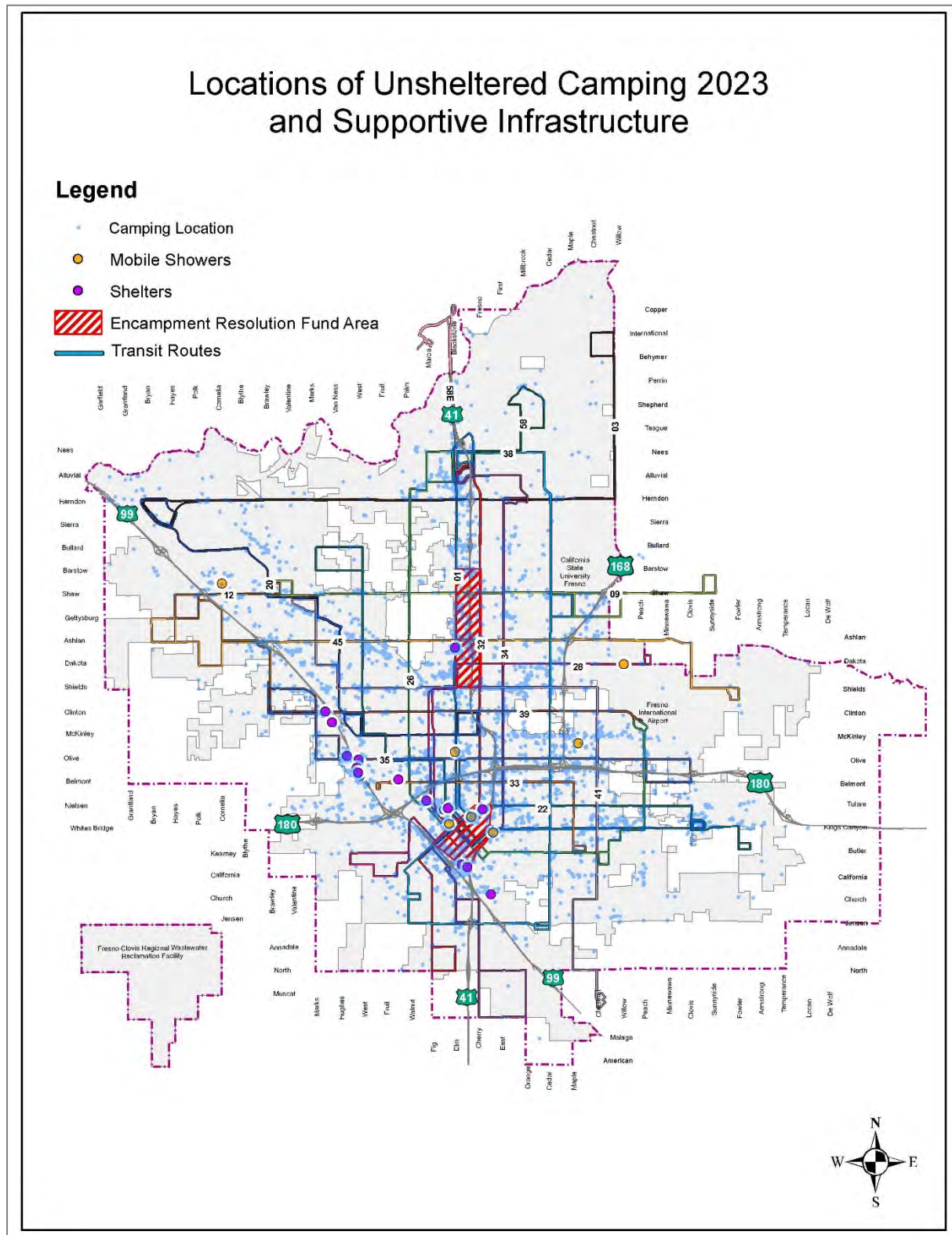
Homelessness

In January 2023, the Fresno-Madera Continuum of Care (FMCoC) conducted its annual Homeless Census and Survey Point-in-Time (PIT) Report, which estimated 3,207 individuals experiencing homelessness in the city of Fresno (71.4 percent) out of 4,493 persons experiencing homelessness throughout the entire Continuum of Care area (both Fresno and Madera Counties). Of that number, 1,388 persons were sheltered and 1,819 were unsheltered. Between 2022 and 2023, the total number of people experiencing homelessness in the city decreased by 5.6 percent, although the number of people unsheltered increased by 7.3 percent. Based on Fresno's quarterly tally, those experiencing unsheltered homelessness are living in all parts of the city, with a modest concentration in downtown Fresno and Southern Blackstone Corridor areas, where approximately 175 people are living. Generally, the unhoused population tends to be more concentrated in areas where they can more easily access services and public transportation. [Figure 1E-3.33 shows generally where unsheltered camping areas exist in the city, along with supportive infrastructure \(i.e., mobile showers, shelters, and transit\) that exists nearby and in the city.](#) The main service providers for people experiencing homelessness in the city are in the central core of the city while north Fresno and the fringe neighborhoods have fewer services available.

The City utilizes the Fresno Madera Continuum of Care network as access sites (entry points) to homeless services. The access sites are part of the coordinated entry system for individuals that are experiencing homelessness or are at risk of homelessness. Access sites offer services ranging from shelter to diversion, depending on needs and availability of service. In addition to the 9 Fresno sites listed below, there are two mobile teams called Homeless Outreach Progressive Engagement (HOPE) teams which provide mobile services, connecting to locations known to be frequent camp locations or based on service requests.

Fresno-Madera Continuum of Care Access Sites:

- MAP Point at Poverello House
- Naomis House
- Poverello House Outreach Team
- The Welcome Center
- Fresno Home
- Golden State Triage Center
- Clinica Sierra Vista
- Marjaree Mason Center
- WestCare California Inc

Figure 1E-3.33: Locations of Unsheltered Camping (2023) and Supportive Infrastructure

Source: City of Fresno, 2024

Throughout the FMCoC area, which includes both Fresno and Madera Counties, approximately 63 percent of the homeless population identified as male, 36 percent as female, and 1 percent as transgender, questioning, or a gender that is not singularly male or female (e.g., non-binary, genderfluid, agender). Approximately half of the population identified as Hispanic (51 percent), with Hispanic individuals in Fresno being disproportionately represented among those experiencing homelessness. By race, 7 percent identified as Native American or Alaska Native, 3 percent as Asian, 16 percent as Black or African American, 1 percent as Native Hawaiian or Pacific Islander, 70 percent as White, and 3 percent as multi-racial or belonging to another race. Additionally, 235 people, or 6 percent of the homeless population, were veterans — veterans are overrepresented compared to the general population and nearly twice as likely to experience homelessness. About 19 percent were survivors of domestic violence (769 people), a group that is particularly vulnerable to homelessness due to the nature of domestic violence leaving individuals with few safe housing options. Approximately 33 percent of the homeless population reported a mental health problem, compared to 14 percent of the general population with a disability in the city of Fresno. Additionally, 36 percent reported a substance use disorder. In Fresno, individuals with mental health issues or substance abuse disorders are significantly more likely to experience homelessness due to difficulties maintaining employment, housing stability, and social support. Among the FMCoC homeless population, 389 persons (9 percent) were under 18 and 278 persons (6 percent) were 64 or older, with older adults facing a heightened risk of homelessness due to fixed incomes. Single adults and couples accounted for 86 percent of the population experiencing homelessness, while persons in family households (with children) accounted for 14 percent. The PIT report does not distinguish the characteristics of the homeless population in Fresno County or the city of Fresno separately from the COC, so it is assumed that these statistics generally represent the City of Fresno and Fresno County population.

Table 1E-3.10, Demographic Characteristics of Homeless Population, Fresno-Madera COC2023, identifies the proportion of each of protected characteristics identified in the 2023 Fresno-Madera COC dashboard report compared to the proportion of the population in Fresno and Madera counties, to identify whether any protected classes are disproportionately represented as part of the homeless population. Individuals that identify as White (including both White Hispanic and non-Hispanic) and Asian are the only demographic groups that are underrepresented in the homeless population compared to the total population living in Fresno and Madera counties. Residents identifying as Hispanic, Native American or Alaska Native, and Black or African American, are overrepresented in the homeless population.

Table 1E-3.10: Demographic Characteristics of the Homeless Population, Fresno-Madera COC, 2023

Characteristic	Homeless Population	Total Population (Fresno and Madera Counties)
Hispanic	51%	45%
Native American or Alaska Native	7%	3%
Asian	3%	10%
Black or African-American	16%	6%
Native Hawaiian or Pacific Islander	1%	0.3%
White ¹	70%	77%
Other/Multiple Races	3%	3%

¹White is assumed to include both Hispanic and non-Hispanic.

Source: Fresno/Madera Continuum of Care Point-in-Time Executive Summary, 2023.

Homelessness is often a cross-jurisdictional issue; therefore, the City participates in and offers several homelessness resources and programs that are available regionally, identified in **Table 1E-3.11**.

Table 1E-3.11: City and County of Fresno Services to Address Homelessness

Service/Resource	Description	Operator	Location
Multi-Agency Access Program (MAP Point)	Traveling food truck and fixed locations that provide linkage to government resources and services (housing, behavioral health, physical health, food linkages, and transportation) at no cost to all residents of Fresno County	Fresno County Department of Behavioral Health (funding)/ Kings View Corporation (operation)	Countywide Physical locations: Firebaugh, Fowler, Fresno, Huron, Kerman, Mendota, Parlier, and Reedley
Fresno County Behavioral Health WARM Line	Available during weekday business hours for non-emergency emotional and coping support for residents throughout the county	Fresno County Department of Behavioral Health	Countywide
Multi-Agency Response to Community Homelessness (MARCH)	Countywide collaboration to address homelessness through coordination of resources regionally and cross-jurisdictionally, engagement of the community, attracting private funding to support community-specific programs, and inclusion of rural representatives selected by FCOG	FCOG/Jurisdictions	Countywide
Turning Point of Central California	Mental health services including a full-service partnership program	Contracted by Fresno County Department of Behavioral Health	Countywide
Fresno County Department of Social Services Homeless	Temporary housing, permanent housing, or arrears payments for families eligible for CalWorks once during a 12-month period	Fresno County Department of Social Services	Countywide

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Service/Resource	Description	Operator	Location
Assistance			
Catholic Charities	Clothing, shelter, diapers, a food pantry, rent and mortgage assistance, DMV ID vouchers, application assistance for CalFresh and food stamps, application assistance for PG&E discounts, assistance with immigration services, and senior companionship assistance. Also has a Rural Outreach Program to serve residents throughout the region and work with migrant farmworkers.	Catholic Charities	Countywide Physical location: City of Fresno
Emergency Housing Voucher	Assist persons experiencing, at-risk of becoming, or recently homeless and those fleeing domestic violence, dating violence, sexual assault, stalking, or human trafficking	Fresno Housing and FMCoC	Countywide
United Way	Emergency informational services to connect persons in need with Homeless Prevention Programs, food and shelter assistance, help with landlord-tenant issues, legal services referrals, and more	United Way	Countywide
Groceries2Go	Provides grocery boxes of shelf-stable food items through an appointment-based system.	Central California Food Bank	Countywide
CalFresh Enrollment Assistance	Application assistance and assistance navigating the CalFresh process.	Central California Food Bank	Countywide
Fresh Produce Distribution	Mobile Pantry Program and Neighborhood Markets operating out of self-contained vehicles that travel to rural and remote areas throughout the county. A schedule of distribution locations is available online.	Central California Food Bank	Countywide
Senior Hunger Program	Food boxes to senior-serving partners tailored to the dietary needs of seniors.	Central California Food Bank	Countywide
Partner Feeding Sites	Provides food to over 220 sites including churches, community centers, and other organizations to feed hungry residents in local neighborhoods	Central California Food Bank	Countywide
USDA Partnership	Distribute food acquired by the USDA to 47 organizations in Fresno County.	Central California Food Bank	Countywide
Fresno County Food Map	Online service mapping locations of feeding sites, food banks, etc.	Fresno County	Countywide
Projects for Assistance in Transition from Homelessness (PATH)	Street outreach for people experiencing or at risk of homelessness and referrals to housing resources, medical care, mental health counseling, and social services.	Fresno County Department of Behavioral Health (funding)/ Kings View Corporation (operation)	Countywide
City of Fresno	Mobile trailers with bathing and restroom	Contracted by City	Various locations:

Service/Resource	Description	Operator	Location
Mobile Shower and Restroom	facilities for the unhoused. Facilities include showers, toilets and sinks, with ADA accessibility.	of Fresno	City of Fresno
Emergency Shelter services	Providing critical intervention for individuals and families experiencing homelessness with short-term shelter accommodations.	Elevate	Location: City of Fresno
Youth Emergency Shelter services	Providing access to immediate help and supportive resources for youth in crisis. Also assisting with overnight shelter for homeless youth ages 18-24	Fresno Economic Opportunities Commission (EOC)	Location: City of Fresno
Fresno Home Bridge and Triage shelter	Providing temporary housing to homeless individuals that are located throughout the City of Fresno.	Mental Health System (TURN)	Countywide. Physical location: City of Fresno
Emergency Shelters Services	Providing short-term shelter accommodation at multiple sites throughout the City. Poverello provides 24-staffing, meals, case management to the unhoused community.	Poverello House	Citywide
Domestic Violence Services	Marjaree Mason Center provides county wide collaboration to provides services that focus on services for victims of Domestic Violence. MMC also provides safe houses for survivors to ensure the victims have a safe place to reside.	Marjaree Mason Center	Countywide. Physical location: City of Fresno
Fresno Rescue Mission	Providing 24-hour services for those in need. Services range from Case management, food services, counseling, employment and temporary housing	Fresno Rescue Mission	Physical Location: City of Fresno

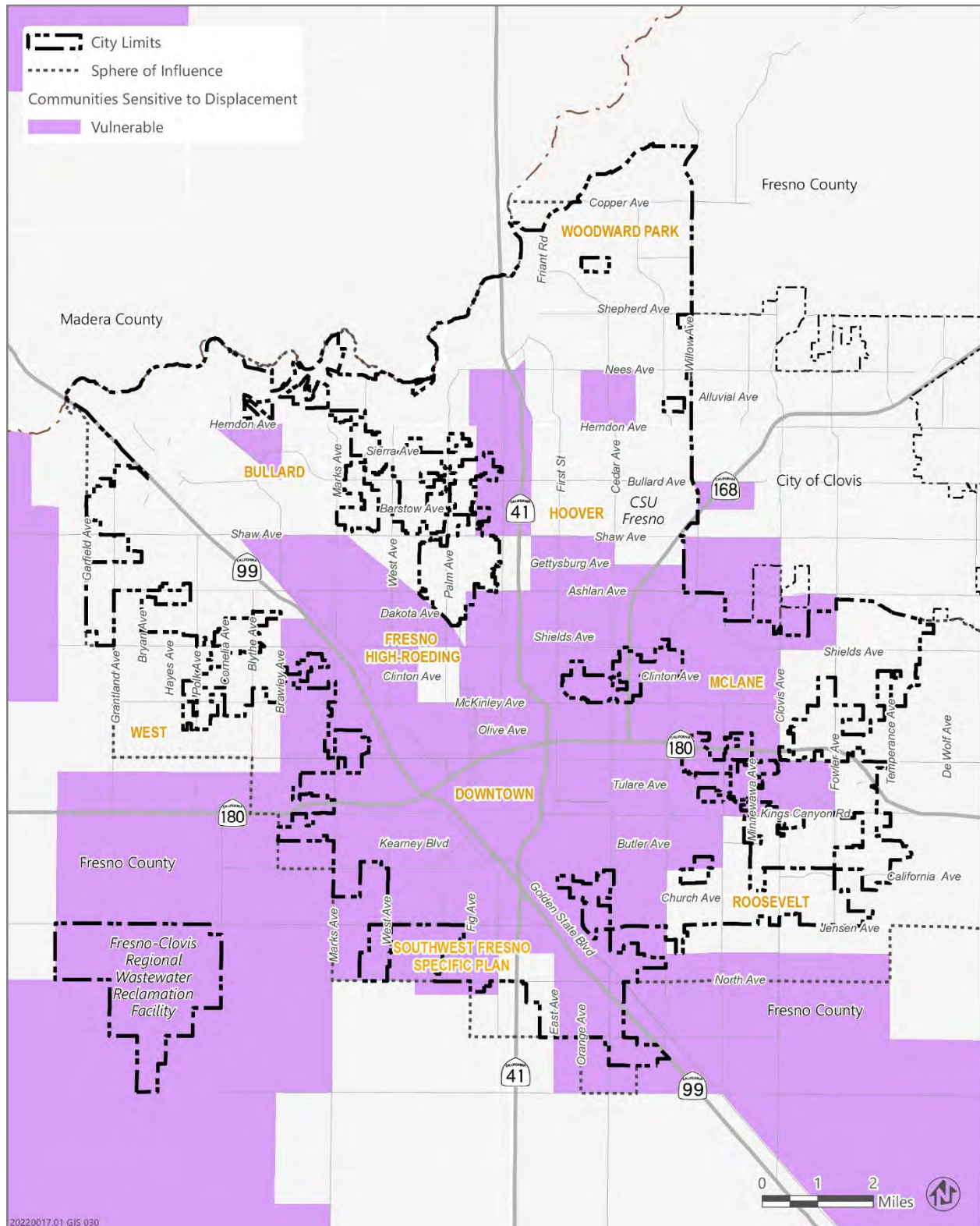
Source: City of Fresno, 2024

Emergency shelters also include Marjaree Mason Center, Fresno Rescue Mission, Evangel Home Inc., and Plaza Terrace. To address the needs of residents experiencing or at risk of homelessness, the Housing Element includes a program to connect vulnerable households with available resources and collaborate with County jurisdictions to increase the availability of homelessness resources.

Displacement Risk

The Urban Displacement Project, a joint research and action initiative of UC Berkeley and the University of Toronto, analyzes income patterns and housing availability to determine the level of displacement risk at the census tract level. **Figure 1E-3.343** shows the communities in Fresno that are sensitive to displacement as of 2017, according to the Urban Displacement Project. Sensitive communities include areas where a high proportion of residents may be vulnerable to displacement due to rising housing costs and market-based displacement pressures present in and/or near the community. In total, 27 percent of census tracts in the state of California are identified as areas that are sensitive to displacement.

Figure 1E-3.343: Communities Sensitive to Displacement, Fresno



Source: Data downloaded from the AFFH Data Viewer in 2021. Based on data from the Urban Displacement Project.

Displacement pressures are generally defined as a percent change in rent greater than the county median for rent increases or a difference between the tract median rent and median rents for surrounding tracts that are greater than the median for all tracts in the county. Communities were designated “sensitive” if they met the following criteria:

- 1) They currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. Vulnerability is defined as:
 - Share of very low-income residents is above 20 percent in 2017; and,
 - The tract meets two of the following criteria:
 - Share of renters is above 40 percent in 2017
 - Share of people of color is above 50 percent in 2017
 - Share of very low-income households that are severely rent burdened households is above the county median in 2017
- 2) They, or areas in proximity, have been experiencing displacement pressures. Displacement pressure is defined as:
 - A percent change in rent above the county median for rent increased between 2012 and 2017; or
 - Local and nearby increases in rent were greater than the regional median between 2012-2017 OR the 2017 rent gap is greater than the regional median rent gap.

As shown in **Figure 1E-3.343**, a substantial amount of the land area in the city is sensitive to displacement pressure. Tracts identified as sensitive to displacement correspond with concentrated areas of poverty and neighborhoods which generally have lower median incomes, greater populations of color, and larger proportion of renter households. While the Urban Displacement Project does not specify the conditions that led to the vulnerability determination for Fresno, it can be assumed that residents of Fresno experience heightened displacement risk compared to residents elsewhere in the county due to a combination of lower incomes and high housing prices. Notably, the West and north Woodward Park area neighborhoods, which are experiencing higher percentages of cost burden from housing costs but have lower percentages of renter-occupied households than central core neighborhoods, were not found to be sensitive to displacement (see **Figure 1E-3.343**).

Using 2015 to 2019 data, Urban Displacement Project released an Estimated Displacement Risk (EDR) model for California that identifies varying levels of displacement risk for low-income renter households in all census tracts in the state. The model includes three separate displacement layers: the “Overall Displacement” layer, the “50-80% AMI” layer which shows the level of displacement risk for low-income households specifically, and the “0-50% AMI” layer which shows the level of displacement risk for extremely low-income and very low-income households combined.²⁵ These are shown for the City of Fresno below in **Figures 1E-3.354 through 1E-3.376**.

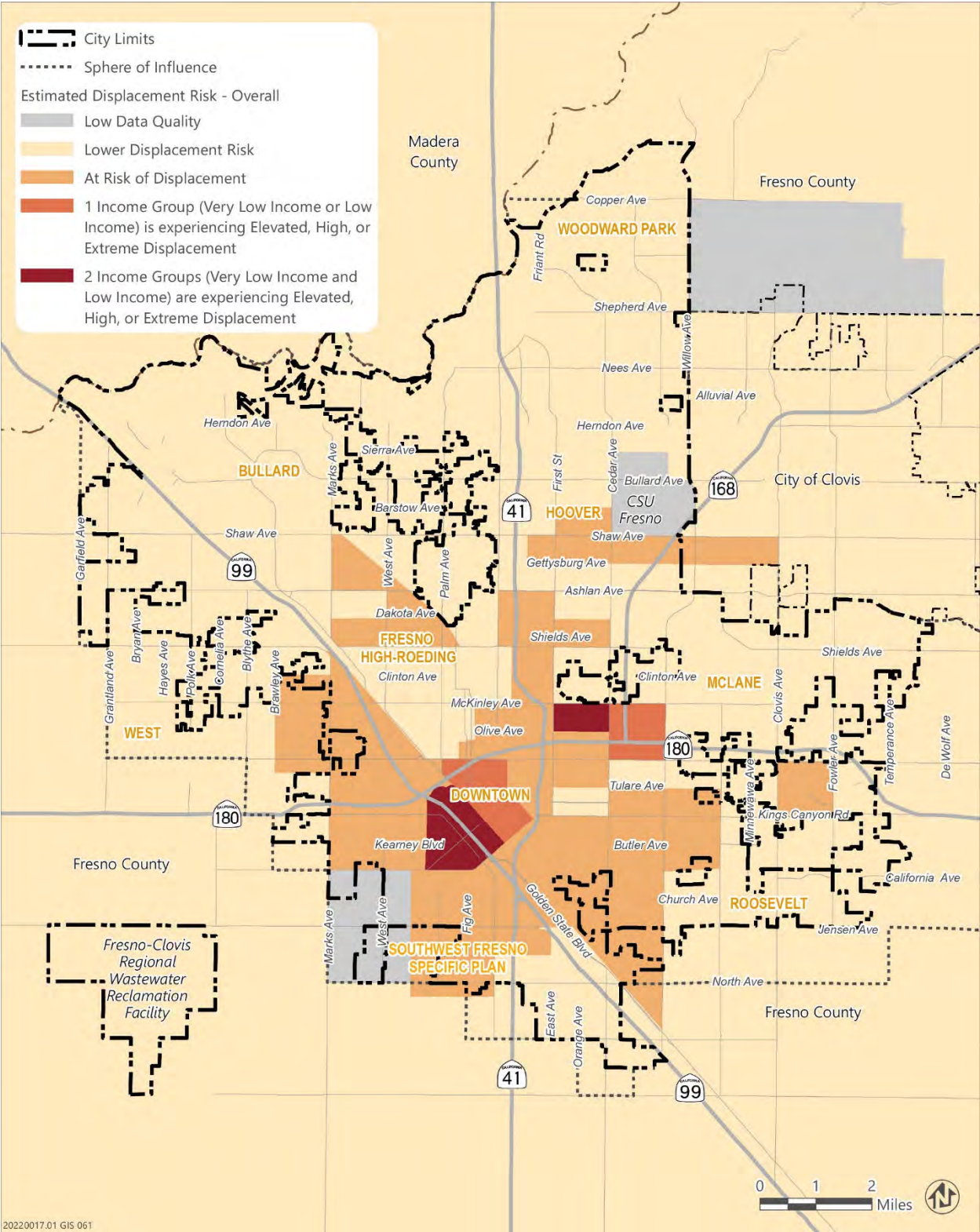
Tracts are assigned to one of the following categories, with darker red colors representing higher displacement risk and lighter orange colors representing less risk:

- **Low Data Quality:** the tract has less than 500 total households and/or the census margins of error were greater than 15 percent of the estimate (shaded gray).
- **Lower Displacement Risk:** the model estimates that the loss of low-income households is less than the gain in low-income households. However, some of these areas may have small pockets of displacement within their boundaries.
- **At Risk of Displacement:** the model estimates there is potential displacement or risk of displacement of the given population in these tracts.
- **Elevated Displacement:** the model estimates there is a small amount of displacement (e.g., 10 percent) of the given population.
- **High Displacement:** the model estimates there is a relatively high amount of displacement (e.g., 20 percent) of the given population.
- **Extreme Displacement:** the model estimates there is an extreme level of displacement (e.g., greater than 20 percent) of the given population.

In Fresno, very low-income and low-income households are experiencing elevated, high, or extreme displacement risk in downtown and in central core neighborhoods (displayed in the dark red tracts). Looking more closely at displacement risk by income group in **Figure 1E-3.365** and **Figure 1E-3.376**, very low- and extremely low-income households (0-50 percent of AMI) are experiencing extreme levels of displacement risk. California’s recent history has shown that environmental disasters such as wildfires, earthquakes, and floods can also be significant causes of displacement, and that climate change is accelerating the risk from such disaster events.

²⁵ Urban Displacement Project modeled displacement risk as the net migration rate of renter households at varying income levels. Tracts that have a predicted net loss within these groups are considered to experience displacement.

Figure 1E-3.354: Estimated Displacement Risk - 2019



Source: Data downloaded from the AFFH Data Viewer in 2023. Based on data from the Urban Displacement Project and 2014-2019 5-year American Community Survey data.

Figure 1E-3.365: Estimated Displacement Risk - 0% - 50% AMI (2019)

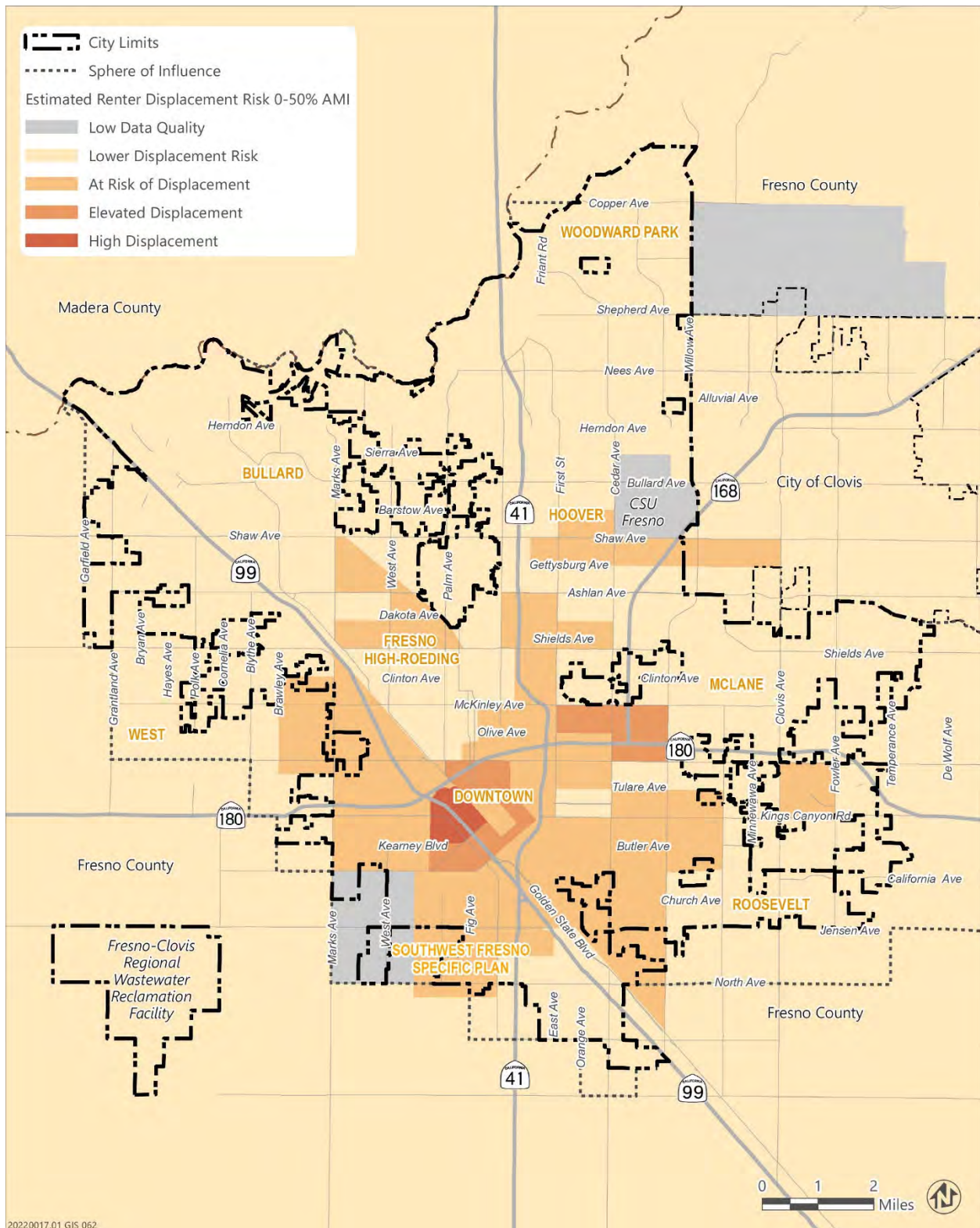
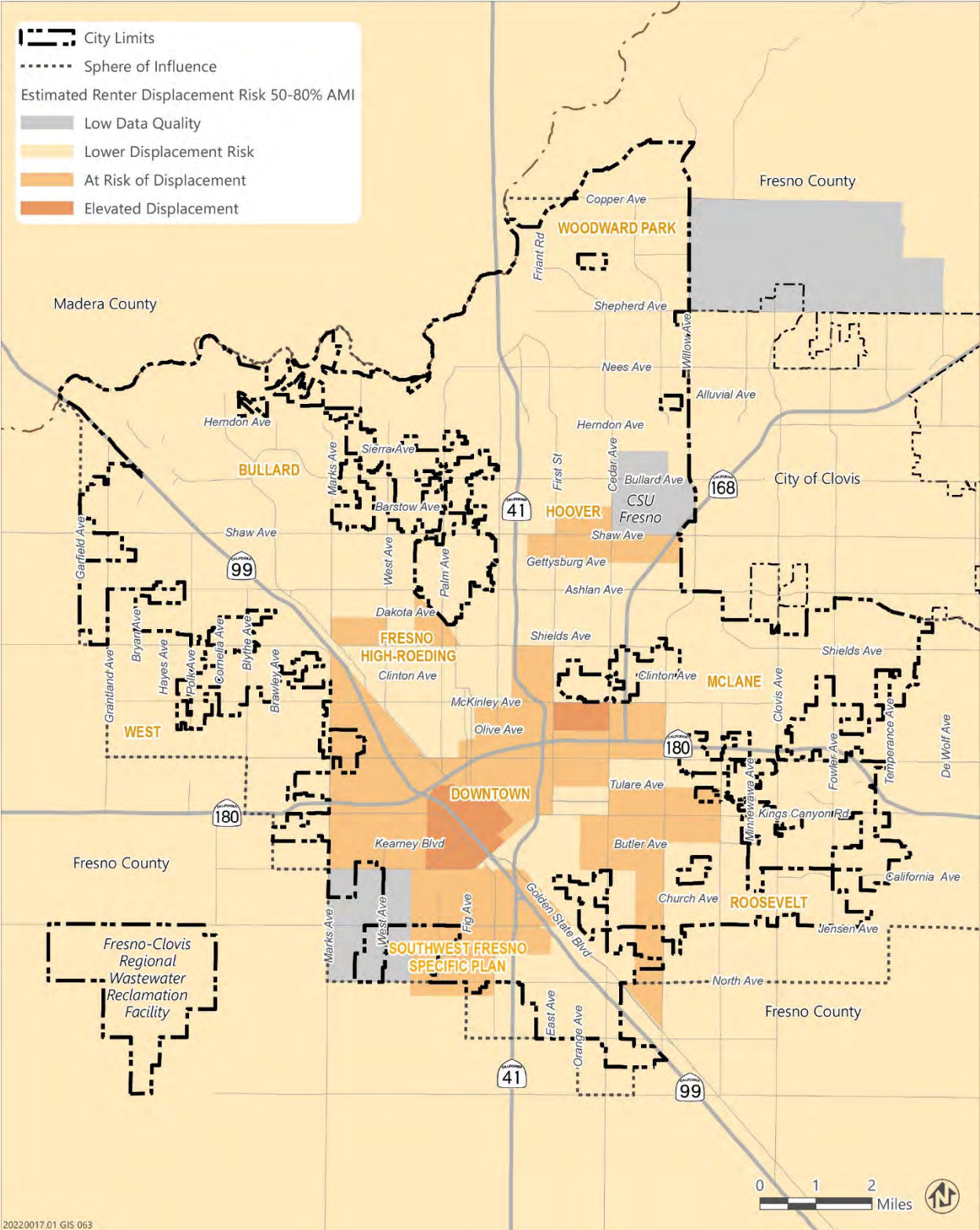


Figure 1E-3.376: Estimated Displacement Risk - 50% - 80% AMI (2019)



Source: Data downloaded from the AFFH Data Viewer in 2023. Based on data from the Urban Displacement Project and 2014-2019 5-year American Community Survey data.

Displacement Avoidance Efforts

The Fresno Transformative Climate Communities Collaborative (Collaborative) began with a participatory process to identify a series of projects to invest in that will result in significant environmental and economic benefits in Downtown, Chinatown, and Southwest Fresno. Anyone who lived, worked, or owned property in these areas was encouraged to participate. The purpose of the Collaborative was to promote and nurture creative project ideas, develop local criteria to define the type of catalytic and connective impact projects should have, and provide the City of Fresno with direction on the proposal of integrated projects included in the application to the Strategic Growth Council (SGC) for funding.

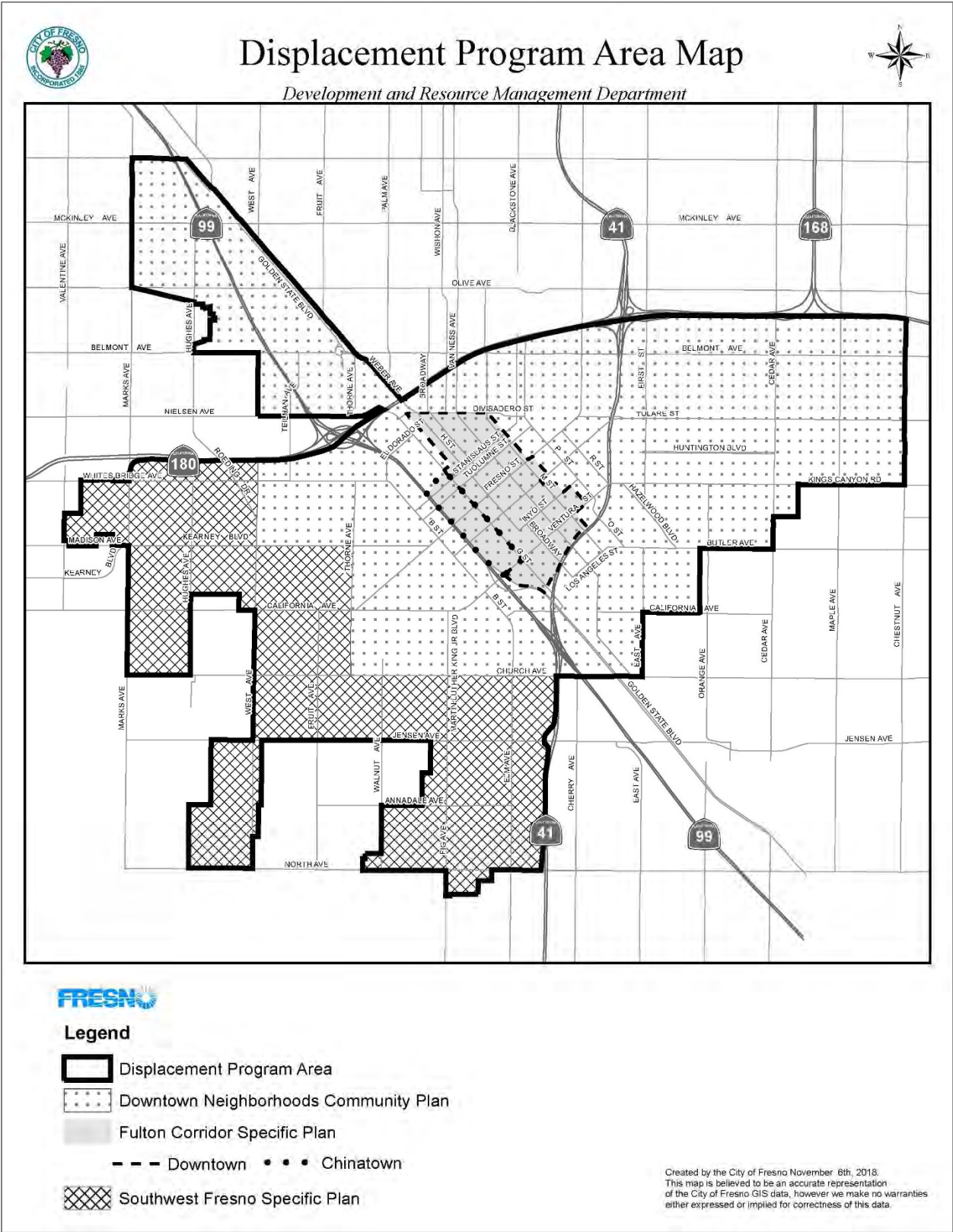
The Collaborative met regularly in 2017 and resulted in an active, engaged, 164 member Community Steering Committee. During these meetings, participants were encouraged to propose projects, and eligible projects were then gathered into five packages that were presented for a community vote. At the final Community Steering Committee public meeting, voting members approved a project package designed by residents of Southwest Fresno and developed and submitted a proposal to SGC for \$66.5 million from the Transformative Climate Communities Program (TCC).

These engagement efforts resulted in Transform Fresno, a community-driven initiative to transform the 4.9 square mile project area— comprised of Chinatown, Downtown and Southwest Fresno —through a suite of projects and plans that will reduce greenhouse gas (GHG) emissions while also providing local environmental, health, and economic and social equity benefits (see **Figure 1E-3.387**, Transform Fresno Project Area). In early 2018, SGC awarded Transform Fresno a TCC grant of \$66.5 million to implement the projects identified through community-driven planning processes.

Transform Fresno is anticipated to bring a number of benefits to residents of the city; however, there are reasons to be concerned about the negative effect that increased investment and development might have on vulnerable populations as displacement can occur whether a neighborhood is experiencing disinvestment or reinvestment. Disinvestment-related displacement describes when the value of a property does not justify investing in its maintenance, leading to decay and abandonment. Reinvestment-related displacement refers to the process in which investments in a neighborhood result in increased rent to a point where it is profitable for landowners to sell or raise the rent and existing tenants are forced to leave.

The City of Fresno has taken actions to prevent displacement of residents and businesses in and around the Transform Fresno project area. Notably, TCC funded projects will not cause direct displacement, as all proposed housing units will be constructed on vacant lots and transportation activities will occur within the public right-of-way. However, indirect displacement from rising property values - as a result of large-scale investment in historically underserved TCC neighborhoods - remains a concern for residents and business owners. To address these concerns in a meaningful way, the City of Fresno established an Anti-Displacement Task Force (ADTF) in November of 2018.

Figure 1E-3.387: Transform Fresno Displacement Program Area



Source: City of Fresno

The TCC Program also requires policies and programs to avoid the displacement of existing residents and local businesses, to help ensure all members of the community benefit from the investment. The City of Fresno adopted a Displacement Avoidance Plan (DAP) in 2019 in efforts to reduce economic displacement risk within the Transform Fresno project area. The DAP outlines policies intended to understand the impact of TCC investments on existing households and businesses, while opening discussions about preventative measures and proactive solutions to displacement. To support this effort, Thrivance Group – a contracted local consultant selected to implement the DAP –gathered and analyzed data related to displacement vulnerability within the Transform Fresno project area, conducted educational and informational community workshops, and made 48 displacement avoidance policy recommendations in the 2021 “Here to Stay: A Policy-Based Blueprint for Displacement Avoidance in Fresno.” The City incorporated several recommendations from “Here to Stay” into the One Fresno Housing Strategy, which was the basis for several new implementation programs in this Housing Element.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal or permanent agricultural labor. There are generally three types of farmworkers in the state:

- **Permanent Residents:** Permanent residents of the county in which they work who may require housing that accommodates families, including housing affordable to extremely low-income households for seasonal workers who do not work in the off-season.
- **Migrant Farmworkers:** Temporary residents who perform agricultural labor on a seasonal or temporary basis and typically need housing for individuals, such as single occupancy rooms, bunkhouses, or dormitory style living.
- **H-2A Visa Workers:** Temporary residents who enter the U.S. under a federal guest worker program for a limited term and require a sponsor employer who provides housing, meals, and transportation to the job site.

Farmworkers are essential to Fresno County’s and the city’s economies as well as to local and national food supplies. Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers are generally considered a special housing needs group due to their limited income and often-unstable nature of their employment. According to one of the more recent studies (2022) that touches on the housing needs of farmworkers, “Farmworker Health in California, Health in a Time of Contagion, Drought, and Climate Change,” published by the Community and Labor Center at UC Merced, over half of the state’s farmworker population lives in the San Joaquin Valley (61 percent). The study was based on interviews with a sampling of over 1,200 California farmworkers from five agricultural regions, including the San Joaquin Valley. Some key findings related to farmworker housing needs from the study included:

- Only three percent of farmworkers primarily speak English at home, which indicates that language barriers could pose a challenge to securing housing.

- 92 percent of farmworkers rent their housing, indicating that there are barriers to accessing homeownership and that there may be a higher risk of displacement amongst farmworkers.
- Farmworkers face a range of housing problems, indicating a need for assistance with repairs to housing or assistance with finding more suitable housing. The housing problems included lack of access to water inside the home (10 percent), bad tasting water at home (24 percent very bad; 13 percent bad), challenges in keeping the home cool (39 percent) or warm (36 percent), and other poor housing conditions such as rotting wood (16 percent), mold (14 percent), water damage (13 percent), water leaks (12 percent), cockroaches (24 percent), or rodents (17 percent).
- Survey respondents, “lived in large, overcrowded households with low incomes and several household problems.” Approximately 70 percent of the sample lived with children under the age of 18. The median household size was four, and one-fourth of farmworkers lived in households with six or more persons, indicating a need for larger family-sized housing units, while more than one-fourth reported sleeping in a room with three or more persons, indicating overcrowding.
- Along with large household sizes, the farmworkers reported a median annual household income of \$25,000. Although the study acknowledged that this figure may have under-reported the income of the entire household, it likely still underscores the fact that housing affordability would be an acute need for a very large portion of farmworker households who would struggle to afford larger-sized homes on the relatively low wages associated with farm work.
- The accompanying data dashboard²⁶ indicates that of the 512 responses received from farmworkers in the San Joaquin Valley region, 70.1 percent of respondents occupy a single-family home; 16.8 percent live in an apartment; 4.1 percent live in a labor camp/boarding house/ or motel; 8.6 percent are sleeping in a car, RV, or garage; and about 0.4 percent of respondents are renting a room or did not specify their living arrangement.

Data collected as part of the USDA Census of Agriculture indicates that the composition of farmworker households has changed since 1996 to include more families and fewer individuals. As a result, farmworker housing needs have likely shifted from primarily seasonal housing for migrant workers (such as dormitory-style housing available during peak labor activity in May through October) towards more permanent affordable housing for low wage working families, although there remains a need for both housing types.

²⁶ UC Merced, 2022. Farmworker Health Study Data Dashboard. <https://clc.ucmerced.edu/farmworker-health-study/farmworker-health-study-data-dashboard>. Accessed March 2024.

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As shown in **Table 1E-3.12**, the 2017 USDA Agricultural Census reported 2,540 farms and an estimated 37,819 farmworkers in Fresno County. Most farmworkers were seasonal (55.4 percent), working less than 150 days per year. Estimates from the 2020 ACS report that there were 36,163 people in Fresno County (8.8 percent of the overall workforce) employed in the Agriculture, Forestry, Fishing and Hunting, and Mining industries. In the city of Fresno, there were 9,414 people employed in this category (4.3 percent of the overall workforce). However, ACS data does not accurately capture the farmworker population as it includes employment in various non-agricultural industries and excludes farm labor contractors, which significantly underestimates the number of farmworkers. Moreover, the seasonal and often migrant nature of farm labor, and accounting for undocumented workers, suggest that this data likely underrepresents the actual farmworker population, because undocumented residents do not often participate in traditional data collection. As such, there is little data available on farmworkers in the city.

Table 1E-3.12: Hired Farm Labor (Countywide), 2017

Labor Term	Number of Farm Operations	Number of Workers
Year-Round Labor (150 days or more)	1,557	16,876
Seasonal Labor (Less than 150 days)	1,753	20,943

Source: USDA Agricultural Census, Table 7, 2017.

Although census data indicates that there is a small population of farmworkers in the city relative to other jurisdictions in Fresno County, school enrollment data suggests that some of region's farmworker population utilize services within Fresno. While these estimates are at the school district level (students can live in one city and attend a school located in a different city), the data shows there were approximately 5,902 migrant students enrolled in school districts throughout Fresno County with 2,975 migrant students enrolled in schools in the city of Fresno and 43 enrolled in Clovis Unified during the 2020-2021 school year, as shown in **Table 1E-3.13**. Generally, migrant student enrollment has increased steadily throughout the county. Nearly half of the county's migrant student population attend school in the city of Fresno. The greatest enrollment of migrant students is in Orange Center Elementary, located in the unincorporated county outside the southwestern fringe of the city.

Table 1E-3.13: Migrant Student Enrollment

School District	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021
Clovis					
Clovis Unified	51	51	49	44	43
City of Fresno					
American Union	-	-	-	-	-
Fresno County Office of Ed	32	22	39	32	33
Fresno Unified	725	867	850	713	918

School District	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021
Monroe Elementary	41	43	33	25	22
Orange Center Elementary	1,139	1,289	1,392	1,481	1,607
Pacific Union Elementary	-	-	-	-	-
Washington Colony Elementary	-	-	-	-	-
Washington Unified	155	175	189	203	218
Washington Union High	-	-	-	-	-
West Fresno Elementary	-	-	-	-	-
West Park Elementary	14	19	17	15	13
Central Unified	208	179	172	153	164
Total City of Fresno	2,314	2,594	2,692	2,622	2,975
Total Fresno County	4,780	5,061	5,185	5,445	5,902

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2020-2021)

Farmworkers face unique challenges securing affordable housing due to a combination of limited English language skills, very low household incomes, and difficulty qualifying for rental units or home purchase loans. Based on farmworker employment figures collected by the California Employment Development Department (EDD) in 2022, the median wage for farmworkers statewide was \$14.72 per hour or \$30,625 annually. Farmworkers in the Fresno region had a slightly lower median wage of \$14.52 per hour or \$30,202 annually, which is considered a very low-income based on HCD's household income limits for Fresno County. Seasonal farmworkers (employed in farm labor less than 150 days per year) who do not find supplemental income during the off-season are often considered extremely low income. Many farmworkers pay market-rate prices for housing, despite having incomes qualifying for housing assistance, due to a shortage of employer-provided housing and difficulty securing publicly-assisted housing.

Fresno Housing manages 194 units of seasonal farmworker housing for migrant farmworkers, none of which are within the city of Fresno. According to HCD's Employee Housing Facilities database, there are 23 permanent employee housing facilities in the city of Fresno which can house 478 employees. Of these, 12 facilities are reserved for workers with H-2A visa which often are bunkhouses, dorms, or motel rooms which could accommodate 185 workers. These units are privately funded and provided by employers as a requirement of the H-2A visa program.

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Between September 2021 and January 2022, Fresno County conducted a Farmworker Survey and a Farmworker Employer Survey. A second round of each survey was conducted between February 2022 and July 2022. In total, County staff surveyed a total of 240 farmworkers and 170 farm employers. Twenty-five farm employers currently have some type of farm labor housing on site (not necessarily in use); five of those employers would consider retaining the farm labor housing. Staff surveyed 145 farm employers who do not have any farm labor housing on site; 28 of those surveyed would consider adding labor housing as single houses or cottages; one farm employer specified labor housing as apartments. Farmworkers expressed a preference for detached single-family housing and a very small percentage (0.02 percent) expressed farmworker housing as desirable future housing.

In summary, the surveys indicate that traditional farm labor/worker camp housing is not desired by the Fresno County farmworkers/laborers, and even though there was a small number of Fresno County farm employers that might be interested in providing housing, it would only be if the housing was subsidized. Similar to other special needs groups, much of the housing need for farmworkers, especially farmworker households with families, is best met near services, schools, and other resources and amenities.

The following is a list of organizations that provide resources and support to Central Valley farmworkers that can be accessed by Fresno residents:

- Binational Central California: Provides services related to immigration, health care, and educational resources.
- California Farmworker Foundation: Provides services related to education, workforce development, health care, immigration, and community wellness.
- California Rural Legal Assistance: Provides legal counseling and representation in matters of housing advocacy, immigration law, removal defense, impact litigation, labor and employment, pesticide and work safety, sexual harassment prevention.
- Central California Legal Services: Provides legal counseling and support.
- Centro La Familia: Offers domestic violence assistance, sexual assault and human trafficking services, consumer and family advocacy, CalFresh outreach and education, telecommunications education and assistance in multiple languages, and immigration support services.
- Cultiva la Salud: Provides services to build leadership capacity and improve access to healthy food, beverages, and physical activity opportunities.
- Fair Housing Council of Central California: Provides fair housing advocacy and tenant support.
- Green Raiteros: Provides transportation assistance, workforce development, and small business support.
- Rural Mobile Health: Offers medical services and screenings at no cost.
- Self-Help Enterprises: Provides financial assistance, rental housing, housing rehabilitation, community development, and other support services to address housing and community development needs in rural and disadvantaged communities.

- United Farm Workers Foundation: Provides assistance related to immigration status filings, including Deferred Action for Childhood Arrivals, family-based petitions, naturalization/citizenship, representation before the Board of Immigration Appeals, legislative advocacy, and referrals to other support services.

In addition, the Housing Element includes **Program 24** to address the housing needs of farmworkers. Through **Program 24**, the City will identify development opportunities for farmworker housing and meet with farmworker housing developers and advocates on a biannual basis to discuss their needs and offer assistance in the form of letters of recommendation for grant applications and discuss incentives for constructing farmworker housing. The City will also offer incentives such as density bonuses, streamlined processing, and the minor deviation process to facilitate development of farmworker housing.

Other Relevant Factors and Local Knowledge

In addition to the indicators analyzed above, there are several other factors that can influence housing mobility and access to opportunity in a jurisdiction. Historic development patterns in Fresno have resulted in neighborhoods that are largely or exclusively made up of single-family homes and historic discrimination has influenced the city's racial and ethnic composition. Further, given current market trends, newer market rate neighborhoods may not be financially accessible to low-, moderate-, and some above-moderate income households without overpayment or overcrowding. Other factors may include the distribution of public and private investments, local regulatory or economic development plans, and historic policies. Those factors that are considered relevant vary between jurisdictions and are described at the local level below.

Local History of Fresno

The San Joaquin Valley is the traditional homeland of the Yokuts people, who lived in the foothills, and Mono peoples, who occupied the upper reaches of Fresno County's rivers.²⁷ Missionaries and trappers were the first non-native people to roam the area, beginning in the late 1770s. Miners soon followed during the "Gold Rush" period.²⁸

²⁷ Fresno County Historical Society. The People and Communities of the 19th Century Central Valley - Native Americans. Accessed via: <https://www.valleyhistory.org/native-americans>

²⁸ UCLA Luskin Center for Innovation, 2023. 2023 Progress Report on Implementation of the Transformative Climate Communities Program Grant, "A Brief History of Fresno: The Legacy of Environmental Injustice" Accessed via: <https://innovation.luskin.ucla.edu/wp-content/uploads/2023/06/Transform-Fresno-2023-Progress-Report.pdf>

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By 1869, railroad investors were constructing a railroad through the valley and speculating on sites for new town development. Fresno was founded by the Central Pacific Railroad Company in 1872, and Leland J. Stanford, a Director for the Railroad, is credited with selecting the site of the city.²⁹ The new site was formally named Fresno Station in 1874, and was later incorporated into the City of Fresno in 1885.³⁰ By the 1900s, the city of Fresno was the county's metropolis, "a true Victorian city" with its horse-car lines, dirt streets, and wood sidewalks.³¹

After Fresno was established, it saw a boom in agriculture that demanded an expanded labor force.³² Throughout the 1850s and 1860s, Asian settlers were recruited as a major source of labor for the mining and railroad industries in the western U.S. Because of the railroad and its geographical location, the new city quickly attracted hundreds of settlers and became the county seat.

In the early 1880s, the U.S. Congress passed the Chinese Exclusion Act of 1882, which restricted Chinese immigration to the U.S. Other exclusionary laws aimed at Chinese immigrants were passed by Congress between 1888 and 1902, effectively reducing the number of Chinese people entering the U.S. Although Chinese immigrants helped build the Central Pacific Railroad, they were viewed as outsiders by local White residents and were forced to settle west of the tracks in what is now Chinatown. Nearly all Valley cities including Lodi, Stockton, Modesto, Turlock, Merced, Madera, Fresno, Visalia, Tulare, and Delano developed strict land use policies to segregate and contain migrant immigrants, including Chinese settlers, to one "undesirable" side of town. In Fresno (home to California's second largest Chinatown), White residents convinced major landowners not to allow Chinese residents to own property east of the railroad tracks and local police criminalized any Non-Whites found on the east side of town.³³ As the city grew, Black or African American people and many immigrant groups – including Germans and Armenians – were relegated to the Southwest and Downtown. Today, Germantown and Armeniantown along with Chinatown are cherished as some of Fresno's early ethnic neighborhoods.

²⁹ City of Fresno, nd. Historic Preservation. Accessed via: <https://www.fresno.gov/planning/historic-preservation/>

³⁰ Calvarese, M., Osborne, B., Moulton, J. (2016). Downtown Land-Use Change: A Historical Geography of Fresno, California's Central Business District, 1860–2010. *The California Geographer*, Volume 55, p 19-38. Accessed via: <https://scholarworks.csun.edu/handle/10211.3/170952?show=full>

³¹ Fresno County Historical Society, Past and Present Journal Volume 42 No. 4. Accessed via: <https://www.valleyhistory.org/history-of-fresno-county>

³² Pacheco-Werner, T. L., Corona, K., Corona, G., Chan, S., Conley, A., & Dhillon, H. (2018). Fresno Building Healthy Communities (BHC) Timeline. Central Valley Health Policy Institute. California State University, Fresno. Accessed via: <https://www.sutori.com/en/story/fresno-bhc-timeline--wGb27reQQeEt6ZoHv1qgPZfx>

³³ San Joaquin Valley Fair Housing and Equity Assessment. Ramon D. Chacon, "A Case Study of Ghettoization and Segregation: West Fresno's Black and Chicano Community During the 1970s," Stanford Center for Chicano Research. Working Paper Series No. 12 (Jan 1986): 2,5, 7, Table 4.

In 1918, Fresno’s first City plan was created by Charles Henry Cheney, Architect and City Planner. It sought to establish a land use plan that limited industrial encroachment into residential areas and vice versa. At that time, the industrial area of the city was established in the south, strategically located to utilize the railroads and take advantage of the prevailing winds, which were from the northwest. Residential neighborhoods were shown equally distributed to the west, north, and east upwind of the industrial area. Building on development patterns that were already existing at the time, the plan designated areas for single family dwellings, flats, group housing and apartments, churches, schools and parks, businesses, and various types of industrial development. The development patterns in the plan are still reflected in the Downtown and surrounding neighborhoods as they stand today.

The population continued to grow in the San Joaquin Valley where most jurisdictions, including Fresno, built tract housing and new subdivisions in formerly agricultural areas. As more and more people came to the city, migration from central neighborhoods began to occur. Development away from the urban core, in combination with newly constructed freeways, Clovis Unified School District’s high performing schools, available riverfront property, and a healthcare sector along Herndon Avenue, attracted White and residents of other races and ethnicities to the affluent neighborhoods of north Fresno. These new, often larger homes, attracted a variety of middle- and upper-class residents away from the urban core of the city. As these suburbs grew, resources were not distributed evenly due to the financial burden to provide schools, transit, and infrastructure.

As a result of this outward expansion, the core of the city gradually became a severely concentrated area of poverty. Shaw Avenue, for example, is often described by local leaders as “an economic line of demarcation between the more affluent northern parts of Fresno and the modest-to-poorer neighborhoods in central and south Fresno.”³⁴ Several stakeholders consulted during the Housing Element update process also provided local knowledge reiterating a trend of disinvestment in west and southwest Fresno due to urban sprawl. According to CSU Fresno researchers, “obsolete buildings, congested roads, difficult access, and increased crime rates coupled with lower land prices outside the city core, left [the city] less alluring than in previous decades. With less investment and fewer middle class residents, the quality of the community in terms of crime rates and school quality suffered. However, adoption of the General Plan in 2014 with its focus on downtown and infill investment, as well as the Transform Fresno program are current efforts to reverse these trends.

³⁴ Sheehan, T. 2019. “Fresno’s Tale of Two Cities: Which neighborhoods receive the most government aid?” Fresno Bee. Available via: <https://www.fresnobee.com/news/local/article236821658.html>

³⁵ San Joaquin Valley Fair Housing and Equity Assessment, 2014. Available via: https://academics.fresnostate.edu/oced/documents/SJV_Fair-Housing-and-Equity-Assessment_April-2014.pdf

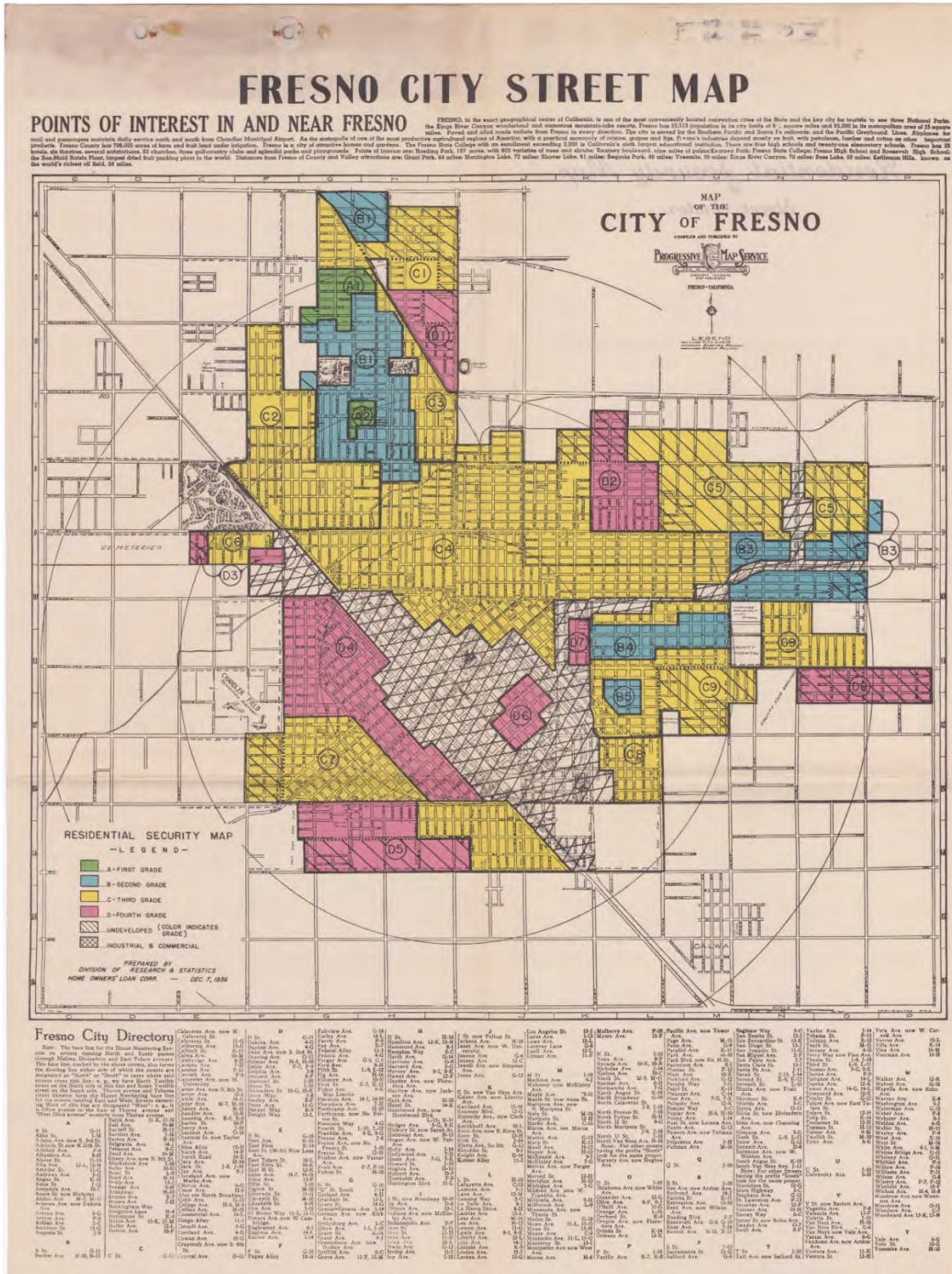
Redlining and Urban Renewal

Many of the racial and spatial divisions described in the assessment above originated through land use patterns that paved the way for rural and urban concentrated areas of poverty. The process of urban renewal, prevalent practices of redlining, and the construction of high density, low-income housing projects perpetuated the segregation of lower income communities of color on one side of town, and higher income communities on the other.

The Federal Housing Act of 1949 focused on eliminating substandard living conditions through the clearance of central-city slum areas and provided federal subsidies for cities attempting to remedy serious housing shortages. The Act originally centered on improving the housing stock in “blighted” communities and stipulated that all redevelopment projects be predominantly residential. During this era, government officials saw the opportunity to capitalize on state and national urban renewal programs to assist in the construction of State Routes 99, 41, and 180 to form a freeway loop through Downtown, redirect traffic around the city’s core rather than through it. The construction of the freeway loop had a devastating impact on Downtown and its surrounding neighborhoods. The efforts resulted in the demolition of more than 20 blocks of residences in West Fresno and isolation of historic immigrant neighborhoods from the rest of the city. Formerly unified neighborhoods were cut in two by freeways without surface crossings. The new freeway cemented racial divides and led to the northern areas of the city becoming increasingly affluent and White, while the south became increasingly poor, Latino, Black or African American, and Asian. Facilitated by the freeways, the City continued to stretch onto inexpensive land to the north and east, aiding the migration of people and businesses away from the city.

Redlining refers to the process of delineating neighborhoods worthy or unworthy of private investment. Even before the Depression, private lenders chose to avoid certain areas, particularly those home to certain ethnic groups including Black or African Americans, new immigrants, and neighborhoods with older cheaper housing.³⁶ During the 1930s, the federal government established the Home Owner’s Loan Corporation (HOLC) and HOLC developed an evaluation method to rate neighborhoods based on their desirability. Investors categorized neighborhoods as “red” or “yellow” if there was said to be an “infiltration of undesirable populations” or a “lack of homogeneity.” Once a neighborhood was “redlined,” banks refused to grant home mortgages and loans to residents in the area. **Figure 1E-3.398** is an illustration of HOLC maps in Fresno. Red and yellow neighborhoods were prevalent. HOLC maps demonstrate the role that access to credit plays in the well-being of urban neighborhoods as most of the red and yellow neighborhoods remain low-income, low resource communities today.

Figure 1E-3.398: HOLC Maps, Fresno, YEAR



Source: Robert K. Nelson, LaDale Winling, Richard Marciano, Nathan Connolly, et al., "Mapping Inequality," *American Panorama*, ed. Robert K. Nelson and Edward L. Ayers, accessed November 22, 2022, <https://dsl.richmond.edu/panorama/redlining/#loc=13/36.751/-119.834&city=fresno-ca>.

Land Use and Zoning Patterns

Decisions regarding land use and zoning have a direct and profound impact on affordable housing and fair housing choice, shaping a community or region's potential diversity, growth, and access to opportunity. Zoning determines where housing can be built, the type of housing that is allowed, and the amount and density of housing that can be provided. Zoning also can directly or indirectly affect the cost of developing housing, making it harder or easier to accommodate affordable housing.

In Fresno, the Development Code (Chapter 15 of the Code of Ordinances) divides the city into 29 primary zoning districts, including six single family dwelling districts, three multifamily dwelling districts, one mobile/manufactured home district, and six mixed-use and Downtown residential districts, plus overlay zones (mostly related to historic and environmental resources protection). **Figure 1E-3.4039** displays the City's Official Zoning Map. Through the adoption of the Fresno General Plan in 2014 and subsequent rezonings implemented through the new Development Code and Zoning Map in 2015, Fresno shifted from a preference for single-family detached housing to residential and mixed-use zones that allow more density and housing diversity. The Development Code and Zoning Map, however, still maintain single family detached only zoning districts (RE, RS-1, RS-2, and RS-3) – with no duplexes, townhomes, triplexes, row homes, garden homes, zero lot line dwellings, or the like. (Accessory/Secondary dwelling units are permitted, however, in all single-family districts.)

Affordable housing development typically requires high density zones to support construction and financing; therefore, zones limited to single dwelling units on each lot do not support affordable development. Although there are opportunities to expand the array of housing types in traditionally single-unit neighborhoods, multiplexes are not sufficient to accommodate housing needs for all economic segments of the community. The flexibility of multi-unit and mixed-use zoning increases opportunities for affordable housing.

As shown in **Figure 1E-3.4039**, multi-family zones in Fresno are located along major corridors that span throughout the city. Rather than being concentrated in one area, the City has adopted amendments to the citywide development code to encourage higher density development along strategic infill corridors, referred to as Activity Centers in the Fresno General Plan. Some of these Activity Centers are generally located on land along the first phase of the BRT system, composed of corridors along Blackstone Avenue between Downtown and the major shopping centers from Herndon Avenue to Nees Avenue, and along Ventura Avenue-Kings Canyon Road from Downtown to Clovis Avenue.

Fresno has made significant policy changes to make it easier to build higher-density housing in Downtown and along Bus Rapid Transit (BRT) corridors, creating the first by-right zoning district in the city through the adoption of the Downtown Neighborhoods Community Plan in 2016 and lifting the caps off maximum dwelling units in mixed-use zone districts through the adoption of the mixed-use text amendment in 2022. Despite the policy changes, it continues to be difficult to build any new affordable housing without significant public subsidy.

Also, through the adoption of the Fresno General Plan in 2014, Fresno prioritized locating roughly one-half of future development in infill areas (within the city limits as of December 31, 2012) and roughly one-half of future development in growth areas. Tracking residential development from July 2013 to July 2020 as shown in **Table 1E-3.14** below, there were a total of 8,223 dwelling units built and the breakdown was as follows: 4,099 single family in city limits, 1,165 single family in Sphere of Influence (SOI), 2,787 multifamily in city limits, and 176 multifamily in SOI. A total of 6,886 dwelling units (84 percent) were built in the city limits and 1,341 dwelling units (16 percent) were built in the SOI.

Table 1E-3.14: Residential Development Built Between July 2013 and July 2020

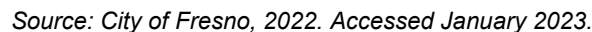
Area	Type of Dwelling Unit		Location of Development		Total
	Multifamily and Townhouse	Single Family	Dwelling Units in City Limits (December 31, 2012)	Dwelling Units in Growth Areas (SOI) Annexed after December 31, 2012	
Downtown Planning Area and BRT Corridors	364	20	384	0	384
Established Neighborhoods South of Shaw	272	2,304	2,563	13	2,576
Established Neighborhoods North of Shaw	2,279	1,109	3,060	328	3,388
South Industrial	0	0	0	0	0
DA-1: North	7	834	658	183	841
DA-1: South	41	2	43	0	43
DA-2: North	0	279	0	279	279
DA-2: South	0	402	0	402	402
DA-3: Southeast	0	0	0	0	0
DA-4: East	0	116	0	116	116
DA-4: West	0	198	178	20	198
<i>Sub Totals</i>	<i>2,963</i>	<i>5,264</i>	<i>6,886</i>	<i>1,341</i>	<i>8,227</i>
Total Units 2013- 2020	8,227		8,227		8,227

Source: City of Fresno, Annual Progress Report submitted to The Governor's Office of Planning and Research, April 1, 2021. Retrieved from: https://www.fresno.gov/darm/wp-content/uploads/sites/10/2022/07/6_2020-General-Plan-Annual-Progress-Report.pdf.

In most cases, the Development Code and other land use code sections are reasonably permissive and allow for flexibility as to the most common fair housing issues. The highest density zones, and the majority of mobile home park designations are sited next to or close to State Routes. Medium and high density residential mixed use zones are equally distributed over all TCAC/HCD resource opportunity designations.

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Public Investment Patterns

Public and private investment typically includes construction, maintenance, and improvements to public facilities, including infrastructure, acquisition of land, and major equipment. Investments are typically prioritized based on need and available funding. Public investments such as subsidized housing, roads, infrastructure, and economic development can significantly impact access to opportunities in any given neighborhood. While the city has experienced patterns of disinvestment in certain areas particularly near the inner core of the city including such areas as Downtown, south, and southwest parts of the city, some of these patterns of disinvestment can be traced back to the variety of systemic factors that have influenced segregation nationwide including discriminatory lending practices, redlining, and urban renewal policies. Specific areas of the city have historically been underserved and have faced a lack of economic opportunity and social mobility, including various challenges like high poverty rates, limited job opportunities, and insufficient access to affordable housing or quality healthcare. This section will describe investments occurring in Fresno to improve quality of life throughout the city. In recent years, the City has focused on several key areas of investment, including:

- **Parks and Recreation:** The City recently adopted a Parks Transactions and Use Tax through ballot Measure P. Measure P was developed by Fresno for Parks, a diverse, non-partisan group of Fresno residents who believed that safer, cleaner parks for all Frenans was important to the health, safety and overall quality of life of the community and placed the measure on the November 2018 ballot after gathering more than 35,000 signatures of local support. The citizen-led measure provides a guaranteed, local funding source for parks through a 3/8-cent sales tax in the city of Fresno. It generates an estimated \$38 million per year to be used for clean and safe parks; new parks and recreation facilities; youth and senior recreation and after-school facilities and job training; improved walking and biking trails; the San Joaquin River Parkway; beautification of streets; and expanded access to arts and culture.
- **Public Safety:** Fresno has invested in public safety initiatives to reduce crime and improve community safety. These initiatives include the implementation of community policing programs and hiring more officers including the recently added Park Rangers to patrol city parks and addressing non-emergency calls for service while maintaining clean parks.
- **Economic Development:** To attract new businesses and create new job opportunities in the city, the City has invested in several economic development initiatives including business incubators, workforce training programs, and Downtown revitalization.
- **Transportation:** A multitude of transportation projects have been executed in the city to improve mobility and connectivity. Projects include the construction of new bike lanes, the expansion of the FAX bus system, and the development of the high-speed rail system. In September of 2013 the City of Fresno received a \$15.9 million Transportation Investment Generating Economic Recovery (TIGER) grant from the U.S. Department of Transportation for the Fulton Mall Reconstruction Project which returned the Fulton Mall in Downtown to a complete street, reintroducing vehicle traffic to Downtown's former main street. The restoration of Fulton Main Street occurred over 11 city blocks and included bicycle and pedestrian accommodations, streetscape improvement elements, and integration of existing fountains and sculptures.

SECTION 1E-3: LOCAL ASSESSMENT OF FAIR HOUSING

- **Housing:** The City also invests in housing initiatives to address housing needs in the city. The City utilizes Federal, State, and locally sourced funding to aid in the development of new housing, new affordable housing units, housing rehabilitation, displacement avoidance, emergency and supportive housing, and homebuyer assistance. In 2018, the City established its Rental Housing Registry Division of the Code Enforcement team. The purpose of the Rental Housing Division is to address the issue of substandard rental properties, promote greater compliance with health and safety standards and to preserve the quality of Fresno’s neighborhoods and available housing opportunities. The goal is to work with property owners to achieve compliance of health and safety code violations that are a threat to the occupant’s safety, structural integrity of the building, and have a negative impact on the surrounding neighborhoods.
- **Infrastructure:** In 2023, the City was awarded funding from HCD to finance key infrastructure improvements to water, sewer, streets, and parking to support a minimum of 862 Downtown housing units — of which 557 are marked for affordable housing.³⁷ On top of the \$250 million in state funds for revitalizing Downtown over the next three years, the City is set to receive \$43.7 million in state grants to build Downtown infrastructure for housing. The following estimates depict how the City intends to allocate this funding:
 - \$16.8 million for sewer improvements
 - \$14.3 million for water infrastructure improvements
 - \$11.7 million for a structured parking garage on Fulton Street
 - \$913,000 for street improvements near the Tuolumne Street and Van Ness Avenue intersection

High-Speed Rail Project

The California High Speed Rail project is a major infrastructure investment impacting multiple communities across the state. One line of the rail system is designed to connect San Francisco to Los Angeles, running through the San Joaquin Valley with a stop in Fresno. The Fresno Station will be located in Downtown between H and G Streets and Fresno and Tulare Streets. The California High Speed Rail Authority has been working closely with the City of Fresno to ensure that the project is completed successfully. The authority has conducted environmental studies, community outreach, and design work in Fresno to ensure that the project meets the needs of the community and is integrated into the existing transportation infrastructure. The City also dedicated staff to help relocate residents and businesses located in the proposed High Speed Rail right of way. Sometimes the City offered creative solutions to help incentivize the move such as offering publicly owned land at the convention center for the Cosmopolitan to build a new restaurant. The High Speed Rail is expected to be completed in several phases, with the first phase connecting San Francisco to Los Angeles by 2033.

³⁷ Shaikh Rahsad,O. 2023. “Fresno mayor wants 10,000 people to live in the city’s downtown. Here’s the plan.” FresnoLand. Accessed via: <https://fresnoland.org/2023/08/30/revitalizing-downtown-fresno/>

The project is expected to create thousands of jobs in Fresno, providing employment opportunities and stimulating economic growth in Fresno. New businesses and new job opportunities in Fresno are likely to increase demand for housing. The improved transportation connectivity resulting from the High Speed Rail project could also increase mobility for commuter households that want to live in the city and commute elsewhere. Overall, the high-speed rail system is expected to promote transit-oriented development around the transit station in Fresno which could increase access to affordable housing for residents who rely on public transportation.

Funding for Housing, Economic, and Community Development

The City receives HUD funding for capital improvement projects in qualifying low- and moderate-income neighborhoods within the city's sphere of influence. The City's Public Works Construction Management Division typically oversees the infrastructure projects that are approved. More than \$200 million in funding has gone toward CDBG projects during the previous Housing Element cycle. Projects included street construction, parks, traffic signal, sewer and water, and transportation projects.

In 2022 alone, the City initiated funding in two locations– the Burroughs Elementary Neighborhood Street Reconstruction Project (Phase I) and the West Fresno Elementary and MLK Neighborhood Street Improvements Project. The City also funded additional projects for overall neighborhood street improvements – the Yosemite Middle School Complete Streets Project, the Ericson Elementary Neighborhood Project, the Highway City Neighborhood Reconstruction Project, the Maple-Gettysburg-Holland Street Reconstruction Project, the Olive-Maple-Whitney-Chestnut Street Reconstruction Project, the Shields-Cedar-Dakota-Maple Street Reconstruction Project, and the Burroughs Elementary Neighborhood Street Reconstruction Project (Phase II). Across these eight projects, it is estimated that the City served 66,685 people.

The City also used \$4.9 million in CDBG funds to acquire property on Blackstone Avenue for the future development of a senior center. The senior center is anticipated to be about 29,000 square feet and will provide various services and indoor and outdoor amenities.

The 2020-2024 Consolidated Plan also identifies Affordable Housing Development in high opportunity areas as a priority. In 2022, the City allocated \$3.1 million in HOME funds for Affordable Housing Development or Rehabilitation and an additional \$3.6 million in CDBG funds for land acquisition in support of affordable housing development. Additionally, the City allocated 28.5 percent of its third allocation of Permanent Local Housing Allocation (PLHA) for development of affordable multifamily rental housing and 28.5 percent for development of affordable single-family housing, focusing on areas of opportunity. Out of the total PLHA allocations, the City will have \$4.1 million for the development of affordable multifamily rental housing and another \$4.1 million for the development of single-family housing. The City is awaiting receipt of executed Standard Agreements from the State of California for these funds.

Priority Investments in Established Neighborhoods

Roughly one half of development in the city is anticipated to be within infill areas through 2035, as described in the General Plan. The other half or so of development in the city is anticipated to be in new growth areas, which include unincorporated land planned for urban use.

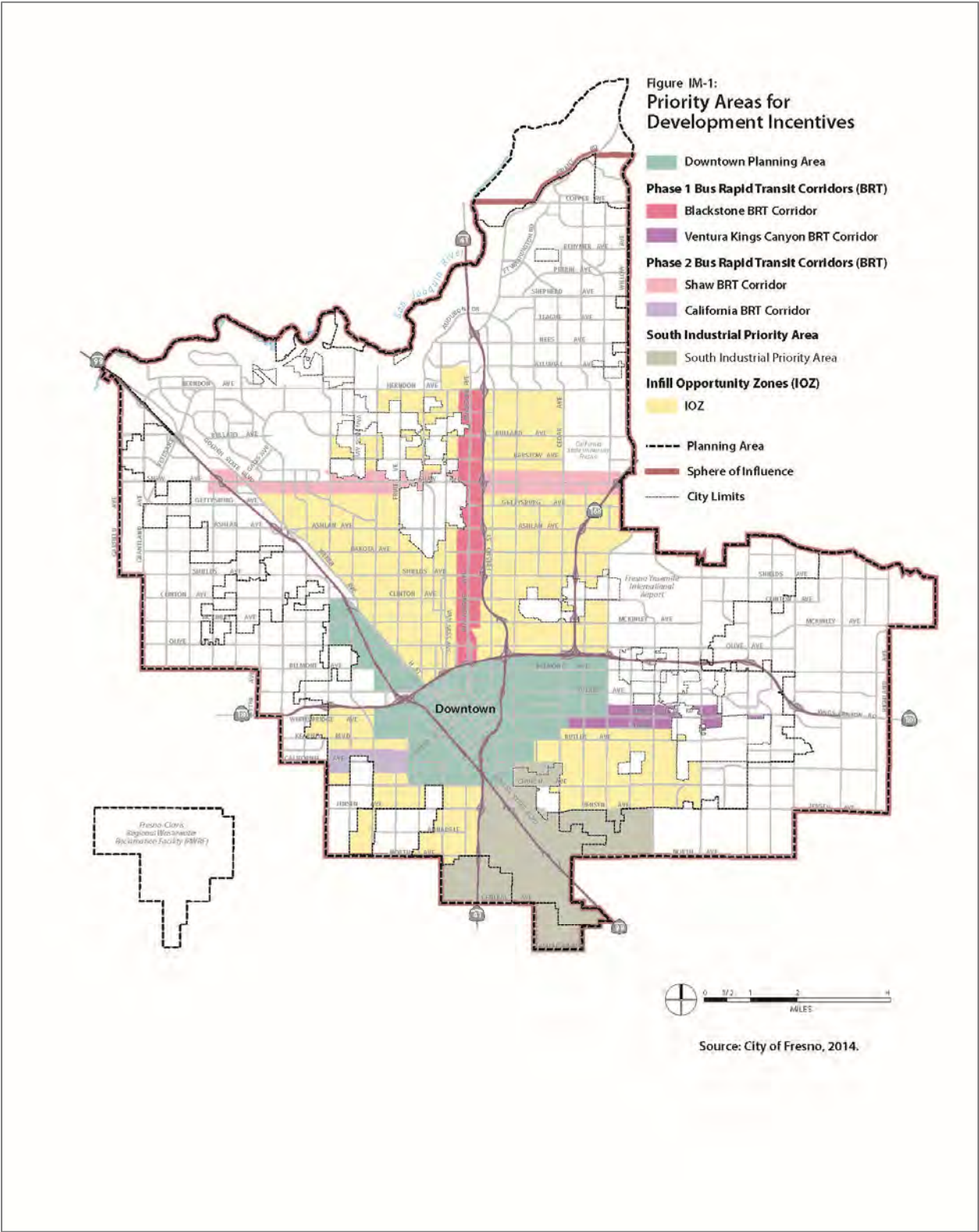
One of the City’s primary planning considerations is to address the need for increasing the affordable housing opportunities for low- and moderate-income households, with special emphasis on persons with disabilities, people experiencing homelessness, large families, persons living in substandard housing, and persons paying rent that exceeds 50 percent of their monthly income. Through the General Plan, the City prioritized specific areas within the core of the city for incentives and other benefits to accelerate reinvestment and rehabilitation for homes and businesses.

Figure 1E-3.40 displays the City’s Priority Areas for Development Incentives, these areas include:

- **“Infill Opportunity Zones” (IOZs) – Established Neighborhoods Generally South of Herndon Avenue**, including many of Fresno’s established neighborhoods, which are in need of both large, catalytic reinvestment projects, as well as smaller-scale strategic interventions;
- **BRT corridors**, including the Phase 1 corridors along Blackstone Avenue and Ventura Avenue/Kings Canyon Road and the Phase 2 corridors along Shaw Avenue and California Avenue;
- **Downtown Planning Area**, which includes the Central Business District, Civic Center and other Downtown centers, Chinatown, South Stadium/South Van Ness, Downtown neighborhoods and special districts; and
- **South Industrial Area**, including much of Fresno’s established heavy industrial uses, which may need infrastructure investment to meet the needs of major job-creation industry sectors, as well as improvements to enhance current business operations.

Priority for infrastructure projects will be given to serving established neighborhoods, including generally south of Herndon Avenue as shown in **Figure 1E-3.410: Priority Areas for Development Incentives**, along BRT and enhanced transit corridors, and in the Downtown Planning Area, consistent with General Plan policies.

Figure 1E-3.419: Priority Areas for Development Incentives, City of Fresno

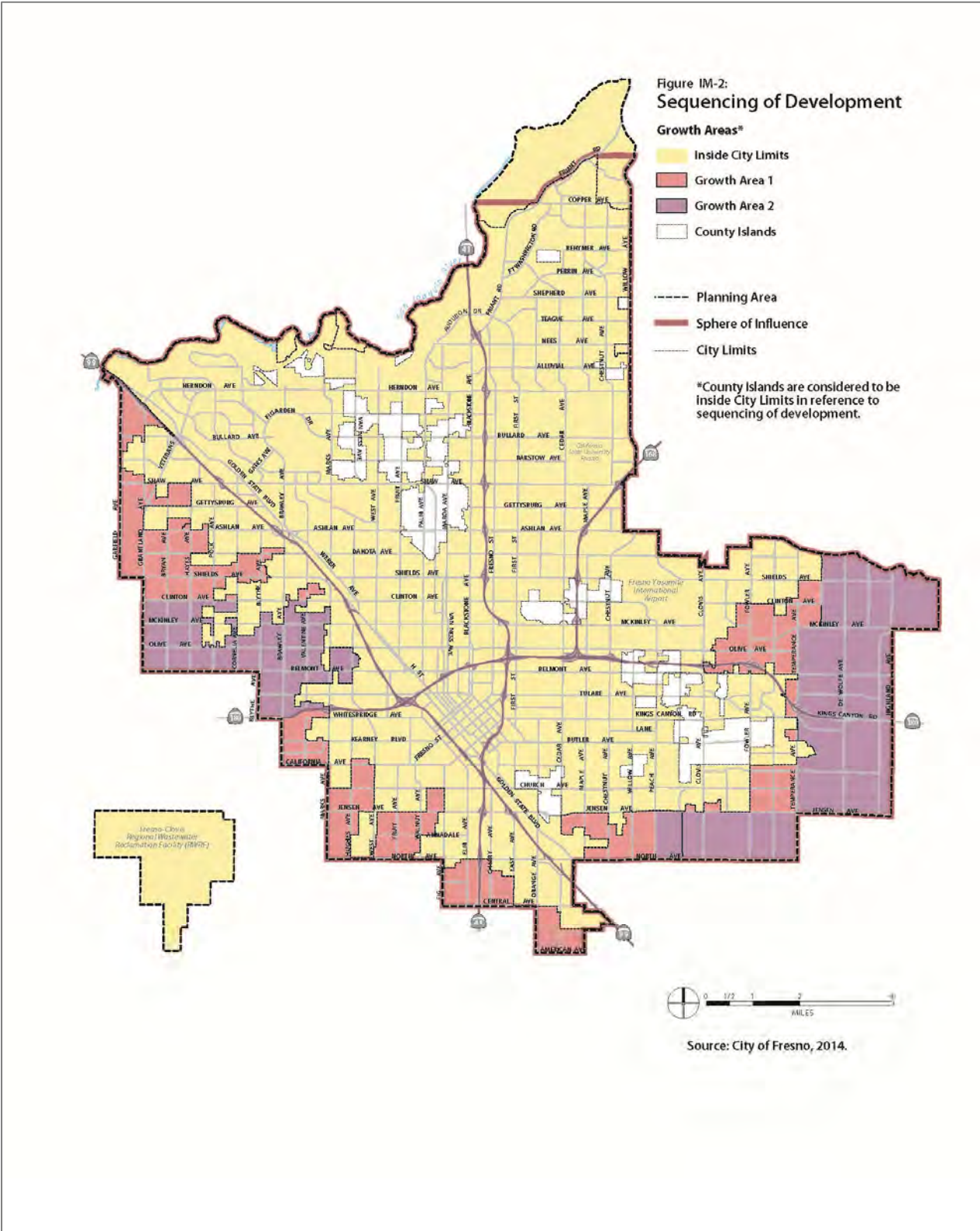


Source: City of Fresno, 2014. Figure 1M-1 of the Fresno General Plan.

Figure 1E-3.421 presents the sequencing of development on the fringe of the city, as presented in the City's General Plan. To prioritize infrastructure investments within Growth Area 1 the City considers planned infrastructure expansion, public service capacity, and other fiscal considerations. The boundaries of these areas are Development Areas 1 North, 1 South, 2 North, and 2 South. Growth Area 2 has significantly less access to completed infrastructure. Any development in these areas would require all infrastructure costs to be borne by the new development.

As part of the implementation of the Housing Element, programs are identified to upgrade the city's infrastructure as needed in low- and moderate-income neighborhoods with the greatest needs.

Figure 1E-3.424: Sequencing of Development, City of Fresno General Plan



Source: City of Fresno, 2014. Figure 1M-2 of the Fresno General Plan.

Building Healthy Communities Initiative

The City has been coordinating with community groups to address priorities of residents in south Fresno – generally those neighborhoods south of State Route 180. One such group, The California Endowment, launched a Building Healthy Communities Initiative (BHC). The BHC is a 10-year, \$1 billion investment which began in 2010 with the goal of improving employment opportunities, education, housing, neighborhood safety, unhealthy environmental conditions, and inequitable access to healthy foods in 14 communities throughout the state. Central, Southeast, and Southwest Fresno have received and allocated funding as part of the BHC initiative. The BHC Initiative addresses a broad range of land use and social issues, which include:

- Ensure that the built environment is clean, well maintained, and conducive to health in all city neighborhoods and includes adequate and equitable provision of sewer and water within a reasonably priced homeownership market.
- Establish effective education and job training for area youth that is both academic and trade oriented.
- Ensure that underserved neighborhoods are included in strategies for job creation, including opportunities for home grown business development.
- Actively seek opportunities to create and maintain safe parks of all sizes in every city neighborhood to provide families with spaces to interact with their neighbors and promote physical activity.
- Create opportunities both public and private for the Downtown neighborhoods that include entertainment, stores (e.g., retail, food, clothing), parks, recreation centers and after school programs, especially for youth.
- Acknowledge and address attitudes within the government institutions, economic systems and law enforcement culture toward immigrant and ethnic minority communities that perpetuate inequality.
- Develop a system of transportation that responds to the needs of the most vulnerable sectors of the community, including focused bus routes for specific geographic areas of need and/or particularly vulnerable subgroups (e.g., the elderly, disabled and farm workers).
- Provide accessible healthcare services beyond emergency care.
- Establish an equitable system of public safety that supports community while also reducing crime.

Transform Fresno

As described previously the City is also actively engaged in the Transform Fresno initiative, which includes a number of community-driven projects to revitalize and improve the physical and social infrastructure in Chinatown, Downtown, and Southwest Fresno. Projects will reduce GHG emissions while also providing local environmental, health, and economic and social equity benefits. Much has happened after SGC’s announcement of Fresno’s TCC award in January 2018. From then through the close of the 2021-2022 fiscal year (June 30, 2022), a period of four and a half years, project partners have made considerable progress toward implementing an ambitious, unprecedented climate action initiative. Actions have included retrofitting homes to use less energy, increased urban tree cover, and workforce development.

Location of Existing Publicly Supported Housing

There are two divisions of Fresno Housing – one serves residents in the city of Fresno and the other serves residents in the greater Fresno County region. Fresno Housing’s 2023 Annual Plan provide the most recent record of the public housing inventory. Fresno Housing reports that there are 4,912 public housing units and 10,638 housing choice vouchers in use, totaling 15,550 publicly supported housing units in the city of Fresno, see **Table 1E-3.15**. There are more than 43,000 subsidized affordable housing units in the county of Fresno as a whole.

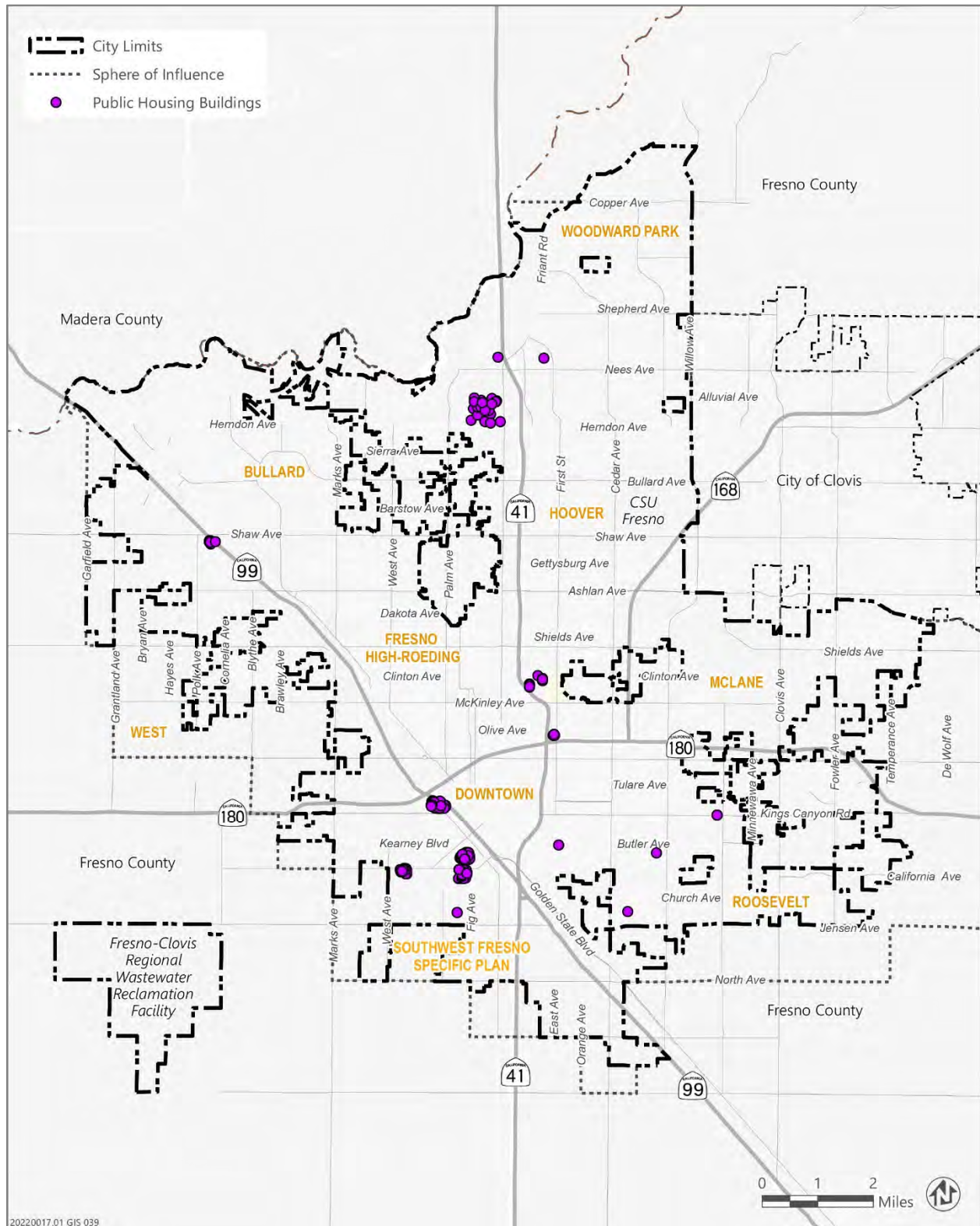
Table 1E-3.15: Public Housing Units by Fresno Housing, 2023

	Public Housing Units	Housing Choice Vouchers	Jurisdiction Total
City of Fresno Housing Authority	4,912	10,638	15,550
Housing Authority of the County of Fresno	19,505	8,294	27,799
Region Total	24,417	18,932	43,349

Source: 2023 Annual Plan for Fresno Housing and the City of Fresno.

Figure 1E-3.42 below depicts the location of individual buildings with public housing units throughout the city of Fresno, based on HUD’s national feature layer “Public Housing Buildings” from the National Geospatial Data Asset dataset. Public housing comes in all sizes and types, from scattered single family houses to high-rise apartments for elderly families. HUD administers federal aid to local housing agencies that manage the housing for low-income residents at rents they can afford. HUD furnishes technical and professional assistance in planning, developing and managing these developments. Publicly supported housing in Fresno is concentrated in certain areas of the city including in existing neighborhoods north of Shaw Avenue as well as in the southwest neighborhoods west of State Route 41 and north of the industrial district. (**Figure 1E-3.432**).

Figure 1E-3.432: Public Housing Buildings



Source: HCD, AFFH 2.0 Data Viewer. HUD, 2021.

Food Access

Food access is another important component of access to opportunity, as access to food that is both affordable and nutritious is a challenge for many individuals and families in the United States. While data on food access by neighborhood or census tract is not available for the city of Fresno, stakeholders interviewed to prepare the 2020 Analysis of Impediments to Fair Housing Choice noted a lack of access to fresh food outlets in south and west Fresno.

In the survey issued to inform that planning process, respondents repeated concerns surrounding food access in the city, with 52 percent noting that grocery stores and other shopping opportunities are not equally provided. Only 22 percent of respondents described grocery stores and other shopping as equally provided in the city. As higher proportions of Hispanic residents live in south and west Fresno, lower levels of food access in these areas of the city may present fair housing concerns.

Enforcement and Outreach Capacity

Compliance with Fair Housing Laws

Fair housing enforcement and outreach capacity refers to the ability of a locality and fair housing entities to disseminate information related to fair housing laws and rights and provide outreach and education to community members. Enforcement and outreach capacity also includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing. The Fair Employment and Housing Act and the Unruh Civil Rights Act are the primary California fair housing laws. California state law further extends anti-discrimination protections in housing to several classes that are not covered by the federal FHA of 1968, including prohibiting discrimination on the basis of sexual orientation.

California's Department of Fair Employment and Housing (DFEH) has statutory mandates to protect the people of California from discrimination pursuant to the California Fair Employment and Housing Act (FEHA), Ralph Civil Rights Act, and Unruh Civil Rights Act (with regards to housing).

- **FEHA** prohibits discrimination and harassment on the basis of race, color, religion, sex (including pregnancy, childbirth, or related medical conditions), gender, gender identity, gender expression, sexual orientation, marital status, military or veteran status, national origin, ancestry, familial status, source of income, disability, and genetic information, or because another person perceives the tenant or applicant to have one or more of these characteristics.
- **Unruh Civil Rights Act (Civ. Code, § 51)** prohibits business establishments in California from discriminating in the provision of services, accommodations, advantages, facilities and privileges to clients, patrons and customers because of their sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, or immigration status.

SECTION 1E-3: LOCAL ASSESSMENT OF FAIR HOUSING

- **Ralph Civil Rights Act (Civ. Code, § 51.7)** guarantees the right of all persons within California to be free from any violence, or intimidation by threat of violence, committed against their persons or property because of political affiliation, or on account of sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, immigration status, or position in a labor dispute, or because another person perceives them to have one or more of these characteristics.

The City enforces fair housing and complies with fair housing laws and regulation through a twofold process: review of local policies and code for compliance with state law and the referral of fair housing complaints for investigation and resolution by the regional fair housing provider. **Table 1E-3.16** demonstrates the City’s compliance with fair housing laws and other related laws.

In Fresno and Fresno County, local housing, social services, and legal service organizations include the Fair Housing Council of Central California, Central California Legal Services, California Rural Legal Services, and the Leadership Counsel for Justice and Accountability. A summary of each organization’s focus is included in **Table 1E-3.17**.

Table 1E-3.16: City of Fresno Compliance with Fair Housing Laws

State Law/ Requirement	Description of Compliance
<p>Housing Accountability Act and Housing Crisis Act. The Housing Accountability Act (Government Code Section 65589.5) limits the ability of a local government to deny, reduce the density of, or make infeasible housing development projects, emergency shelters, or farmworker housing that are consistent with objective local development standards and contribute to meeting housing need. The Housing Crisis Act of 2019, commonly known as Senate Bill 330 (SB 330) expedites permit processing for housing projects and restricts local governments' ability to downzone and limits fee increases on housing applications.</p>	<p>The City complies with the Housing Accountability Act and the Housing Crisis Act in reviewing and approving projects. The City has taken steps to facilitate housing in mixed use zones by removing maximum densities and adopting objective standards. Currently (2023), the City offers an optional preliminary application checklist for all entitlement applications to advise a prospective applicant of current City standards and requirements. Pre-application meetings have helped to shorten the review process and allow for better communication between applicants, City departments, and utility providers. The City has not yet developed an SB 330 preliminary application form, however it does enforce SB 330. The Housing Element includes a program to establish such an application to streamline processing procedures. The City complies with regulations set forth in state law for processing preliminary application for housing development projects, conducting no more than five hearings for housing projects that comply with objective general plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report, or 60 days after adoption of a mitigated negative declaration or an environmental report for an affordable housing project. The Housing Element includes a program to further review and amend site development and design standards in the Development Code for residential and mixed use zones to ensure standards are clear and objective (Program 6 – Objective Design Standards).</p>
<p>Density Bonus. State Density Bonus Law (Gov. Code Section 65915-65918) allows developers to increase density on a property above the maximum set under a jurisdiction's General Plan land use plan if specific conditions are met.</p>	<p>The City complies with State density bonus law. The City has included Program 25 (Development Code Amendments for Compliance with State Law and to Reduce Barriers to Housing Development) to amend the ordinance to be consistent with the most recent changes in state law and to continue to monitor density bonus law to make further modifications as needed.</p>
<p>No-Net-Loss. No Net Loss Law (Gov. Code Section 65863) requires a jurisdiction to always maintain a sufficient supply of adequate sites in its housing element throughout the housing element planning period to meet a jurisdiction's remaining unmet share of the Regional Housing Needs Allocation (RHNA) for each income category.</p>	<p>The City will continue to comply with No-Net-Loss through identifying a surplus of sites available to meet the RHNA allocation and tracking the remaining capacity as projects are approved on sites in the inventory (Program 1).</p>
<p>Least Cost Zoning Law. Gov. Code Section 65913.1 establishes a duty for local governments to designate and zone sufficient vacant land for residential use with appropriate standards. "Appropriate standards" means densities and requirements with respect to minimum floor areas, building setbacks, rear and side yards, parking, the percentage of a lot that may be occupied by a structure, amenities, and other requirements</p>	<p>The City conducted a comprehensive inventory of all vacant and non-vacant developable land within city limits, demonstrating that there is enough housing capacity to meet RHNA targets within the Housing Element planning period. By designating and zoning this land with appropriate standards, Fresno ensures the economic feasibility of producing housing at the lowest possible cost while balancing economic and environmental factors and maintaining public health and safety.</p>

SECTION 1E-3: LOCAL ASSESSMENT OF FAIR HOUSING

State Law/ Requirement	Description of Compliance
imposed on residential lots pursuant to the zoning authority which contribute to the economic feasibility of producing housing at the lowest possible cost given economic and environmental factors, the public health and safety.	
Fair Housing Law / Discrimination in Land Use. Government Code Section 65008 prohibits actions by a local government that deny residence, tenancy or ownership based on familial status or method of financing for proposed developments or intended occupancy of developments by persons of very low, low, moderate or middle-income.	The City complies with Government Code Section 65008. In addition, the Housing Element includes strategies to affirmatively further the objectives of fair housing law. Strategies include enforcing source of income protection and providing education to property owners on laws prohibiting the ability to refuse to rent to an applicant based on their source of income (Program 20); referring discrimination to appropriate State and Federal enforcement agencies (Program 26); and working to mitigate impediments to fair housing opportunities, with an emphasis on supporting the needs of populations and neighborhoods most impacted by fair housing issues (Program 27).
Anti-Discrimination. California Government Code Section 11135 prohibits discrimination on the basis of sex, race, color, religion, ancestry, national origin, ethnic group identification, age, mental disability, physical disability, medical condition, genetic information, marital status, or sexual orientation, and provides protection from discrimination from any program or activity that is conducted, funded directly by, or receives any financial assistance from the State.	The City of Fresno recognizes the rights of all its residents, workers, and visitors, including the right to reside, work, and visit. No discrimination shall be exercised, threatened or promised by any person in the employ of the city against or in favor of any applicant, eligible or employee because of any classification protected by state or federal law.
Local Fair Housing Enforcement	
Eviction Protection Program. The Eviction Protection Program (EPP) is a local program which defends tenants renting an apartment or house in the City of Fresno from unlawful eviction. If the City determines a tenant is potentially facing unlawful eviction, the tenant may be eligible to receive a City-appointed attorney or legal services to assist in the judicial process at no charge. This program is open to any City of Fresno resident who is facing an unlawful eviction regardless of financial or documented status.	
Emergency Rental Assistance Program. In response to the impacts of COVID-19, the City received nearly \$64 million for emergency rental assistance from state and federal governments. The Emergency Rental Assistance Program provides relief to lower-income renters and landlords that were negatively impacted by COVID-19 and were unable to pay their rent and utilities. As of 2023, the City of Fresno's Emergency Rental Assistance Program has distributed all available funding and the program is now closed.	
Mobile Home Park Rent Review and Stabilization Program. Adopted in 1987, the purpose of this program is to protect mobile home park residents from excessive rent increases while at the same time providing mobile home park owners a level of rent sufficient to provide a just, fair and reasonable return on their investment in mobile home park property and to cover increased costs of repairs, maintenance, rehabilitation, capital improvements, services, amenities, upkeep and insurance. The ordinance provides a structure for consideration of proposed mobile home park rent increases through resident's committees and a Mobile Home Park Rent Review and Stabilization Commission. See Fresno Municipal Code Article 20 for more information.	

Source: City of Fresno, 2024.

Table 1E-3.17: Fair Housing Advocacy Organizations, Fresno County

Organization	Focus Area
Fair Housing Council of Central California	The Fair Housing Council of Central California is a professional, non-profit, civil rights organization dedicated to the elimination of discrimination in housing and the expansion of housing opportunities for all persons. The Fair Housing Council accomplishes its goal through the advocacy of equal housing opportunities, assisting victims of housing discrimination and enforcing compliance with fair housing laws, including the Community Reinvestment Act and the Equal Credit Opportunity Act. It provides a multifaceted program of private enforcement, education and outreach, research and advocacy to affirmatively further the goal of equal housing opportunity in the San Joaquin Valley
Central California Legal Services	Central California Legal Services Inc. is a private, not-for-profit, public interest law firm established for the purpose of providing free civil legal assistance to low-income individuals, families, organizations, and communities.
California Rural Legal Services	California Rural Legal Assistance, Inc. (CRLA) is a nonprofit law firm serving low-income residents of California's rural areas and small cities.
Community Housing Council of Fresno	Community Housing Council of Fresno (CHC) is a nonprofit organization which provides first time homebuyer assistance, counseling and other assistance to home buyers and owners who are struggling with their mortgage obligations.
Leadership Counsel for Justice and Accountability	The Leadership Counsel for Justice and Accountability (Leadership Counsel) advocates at the local, regional, and statewide levels on the overlapping issues of land use, transportation, climate change, safe and affordable drinking water, housing, environmental justice, equitable investment, and government accountability. Based in the San Joaquin and Eastern Coachella Valleys, Leadership Counsel services include community organizing, research, legal representation, and policy advocacy.
Resources for Independence Central Valley	Resources for Independence, Central Valley is 1 of 28 Centers for Independent Living in California. Independent Living Centers, like Resources for Independence Central Valley, are community-benefit, nonprofit organization run by and for persons with disabilities. Both the staff and board of directors must consist of at least 51 percent persons with disabilities. As a hub for independent living services and disability resources, Resources for Independence, Central Valley provides a foundation of core consumer-controlled, community-based, cross-disability and person-focused programs and assistance.
Central Valley Regional Center	Central Valley Regional Center is 1 of 21 regional centers in the State of California. Each regional center is a private non-profit entity on contract with California's Department of Developmental Services (DDS). The Center's mission is to help families and individuals with developmental disabilities.

Source: City of Fresno, Ascent, 2023.

Fair Housing Complaints

The City complies with federal and state fair housing laws, which are enforced by HUD and the California Department of Fair Employment and Housing (DFEH). Both the City and Fresno County refer discrimination complaints to FEH, which dual files fair housing cases with HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO), as part of the Fair Housing Assistance Program. In Fresno County, the most common types of housing discrimination complaints between 2006 and 2020 were discrimination on the basis of disability or race (see **Table 1E-3.18**).

Table 1E-3.18: Housing Discrimination Complaints Filed with HUD, Fresno County, 2006-2020

Basis of Complaint	Number of Complaints
Race	72
Color	7
National origin	28
Disability	136
Familial status	38
Religion	5
Sex	24
Retaliation	39
Total Complaints Filed	272

Source: HUD FHEO 2020.

HUD FHEO reported that there were 150 complaints filed by residents of the City of Fresno between 2015 and 2019. Of the complaints that resulted in a potential case, 76 cases were received and processed by HUD for housing in Fresno. As shown in **Table 1E-3.19**, disability was cited as the basis of discrimination in 42 cases, followed by race in 25 cases; retaliation in 11 cases; familial status in 9 cases; color in 6 cases; national origin in 5 cases; and sex in 5 cases. More than one basis of discrimination may be cited in a single complaint.

Table 1E-3.19: Housing Discrimination Complaints Filed with HUD, City of Fresno, 2015-2019

Basis of Complaint*	Number of Complaints
Race	25
Color	6
National origin	5
Disability	42
Familial status	9
Religion	0
Sex	5
Retaliation	11
Total Complaints Filed	76

*More than one basis of discrimination may be cited in a single complaint.

Source: 2020 Analysis of Impediments to Fair Housing Choice, City of Fresno.

The City contracts with local fair housing service providers to support enforcement of State and federal Fair Housing Laws and provide fair housing services that include, but are not limited to, the following fair housing services:

- Referring inquiries and landlord/tenant complaints concerning housing discrimination to the applicable regulatory body (State Department of Fair Employment and Housing, HUD, or private counsel) for processing;
- Disseminating fair housing information citywide by sponsoring workshops, housing information fairs, monitoring of affirmative marketing, and working closely with the State Department of Fair Employment and Housing;
- Advertising fair housing laws and complaint procedures through literature displays at City and County offices, non-profit organizations such as Central California Legal Services, Lao Family Organization, Fresno Interdenominational Refugee Ministries, Central Valley Regional Center, property management organizations, lenders, and other such organizations. Literature is provided in English, Spanish, Hmong, Cambodian, Vietnamese, and Lao; and,
- Disseminating fair housing information through radio, television, and other media.

From 2016 to 2020, the City made annual CDBG contributions to the Fair Housing Council of Central California (FHCCC) for education, complaint, and referral services. During this time, FHCC addressed an average of 800 fair housing complaints per year. **Table 1E-3.20** displays the cases that were opened by FHCCC for further investigation and/or referral for relief. A small percentage of complaints were referred to HUD for administrative or injunctive relief. FHCCC's work often results in referral of cases to attorneys for further action or direct assistance to complainants. For example, FHCCC was able to cause reasonable accommodations to be provided that had initially been denied in several apartment complexes in Fresno.

Table 1E-3.20: Fair Housing Cases Opened by FHCCC, City of Fresno, 2017-2020

Discrimination Complaints (Protected Basis)	2017	2018	2019	2020
Race	35	78	65	28
Religion	2	0	-	2
Color	30	76	64	30
Sex/Gender	7	6	5	2
Disability	47	50	76	32
Familial Status	25	10	14	9
National Origin	8	56	31	3
Other State Violations (FEHA, Unruh, Ralph Civil Rights)	11	11	20	7
Total	165	287	275	116

Source: City of Fresno, Fair Housing Council of Central California Reports, 2017-2019

In 2021, CCLS received approximately 70 complaints of housing discrimination during the reporting period and made referrals, as appropriate, see **Table 1E-3.21**.

Table 1E-3.21: Discrimination Complaints, City of Fresno (March 1 – August 30, 2021)

Discrimination Complaints (Protected Basis)	Number of Complaints	Discrimination Complaints (Issue/Type)	Number of Complaints
Race	16	Rental	25
Religion	0	Sales	0
Color	4	Advertisement	0
Sex/Gender	7	Lending/Redlining	0
Handicap	2	Zoning	0
Familial Status	0	Accessibility	0
National Origin	3	Terms/Conditions	4
Other State Violations (FEHA, Unruh, Ralph Civil Rights)	4	Harassment	5
Total	36	Total	34

Source: City of Fresno, 2023. Central California Legal Services Quarterly Reports, 2021.

Since July 2021, the City has contracted with other service providers to provide various fair housing services including the Fresno Interdenominational Refugee Ministries (FIRM), Resources for Independence Central Valley, Inc. (RICV), Central California Legal Services (CCLS), and the Community Housing Council of Fresno. Through FIRM, in 2023-24, the City provided public Fair Housing education and outreach to 13,007 persons or households through webinars, in-person outreach events, ethnic media, and informational resource distribution both city-wide and by targeted canvassing (e.g., dropping materials off at relevant agencies and organizations). Outreach materials were distributed in five languages throughout areas where low-income Southeast Asian, Spanish, and Arabic-speaking communities congregate, including zip codes 93702, 93722, 93727, 93703, and 93725. RICV also worked on an outreach and education program for vulnerable populations in the city with specific emphasis on easy-to-understand information on housing rights, housing discrimination, housing resources and subsidies, and overall fair housing issues. Training and materials were made available through social media, direct mail, the RICV newsletter, and email blasts. RICV also distributed an easy-to-understand booklet to 217 low-income individuals through individual outreach. The City works with Central California Legal Services (CCLS) to refer inquiries and landlord/tenant complaints; and the Community Housing Council of Fresno to conduct fair housing workshops for prospective homebuyers and real estate/finance professionals.

Outreach Effectiveness

Outreach reached significantly more persons and households from the prior year (13,007 households in 2024 compared to 3,700 households in 2023). The zip codes where the outreach was conducted included portions of the central, southeast, and northwest portions of the City. Downtown (93721) Southwest Fresno (93706) areas were harder to document due to difficulty in securing trusted locations (usually markets and bakeries) and participants who decline to share their demographic information, but these areas also house populations that may be vulnerable to fair housing issues. Tables 1E – 3.3 Racial Segregation by Census Tract and 1E-3.7, Distribution of Poverty, show high concentrations of people of color and over 40 percent of households living in poverty in the Downtown and Southwest areas of Fresno. In addition, Table 1E-3.10 shows a high percentage of population with a disability in these areas. Program 26, Fair Housing, includes strengthened language to ensure fair housing outreach is conducted in all neighborhoods of high need.

Fair Housing Testing

FHCCC conducted a Systemic Testing project in Fresno. The target area was all available new home developments on the basis of race and familial status. During PY 2019, 16 paired tests (32 tests) were completed. 5 paired tests were conducted on the basis of race and 11 paired tests were conducted on the basis of familial status. All testing was done according to the available rental market. Testing at 25 properties were located within the metropolitan area with most of the area zip codes. Results showed that people of color suffered some form of housing discrimination in new developments across the city 48 percent of the time (i.e., refusal to rent, lying about availability, or imposing different rules, terms, or conditions of tenancy).

The Housing Element includes a program committing the City to continue working with local fair housing providers to ensure residents and landlords are aware of fair housing laws, rights, and requirements. Through this action, the City will ensure resources are accessible to residents should they experience discrimination.

Fair Housing Lawsuits

Several noteworthy lawsuits have been litigated during the previous Housing Element planning period regarding alleged housing discrimination practices affecting fair and affordable housing in Fresno or the region: a HUD negotiated settlement targeting unfair lending practices by California mortgage lenders and two state court lawsuits against local jurisdictions seeking to compel compliance with their obligations under their respective General Plans and Housing Elements to provide affordable housing and services to disadvantaged groups.

[Redacted] v. Benchmark Communities, LLC, FHEO Case No. 09-16-5484-8 (Title VIII) (HUD Conciliation Agreement entered March 7, 2017).

HUD facilitated a settlement agreement resolving accusations of unfair lending practices between a complainant and three California mortgage lenders, American Financial Network of Brea in Orange County, Benchmark Communities of Fresno, Brigantino Enterprise of Hollister, and also a Benchmark employee. The complainant filed a housing discrimination complaint with the FHEO in 2016 alleging he was unfairly denied an opportunity to pre-qualify for a mortgage loan based on his perceived Hispanic national origin, which precluded him from purchasing a home in Hollister. Equal access to credit for qualified individuals, regardless of their national origin or other protected status, is an important element of fair housing. Benchmark agreed to provide annual fair housing training to employees who interact with prospective homebuyers. American Financial agreed to train current and new employees and pay the complainant \$5,000 in damages.

Comunidades Unidas por un Cambio v. County of Fresno, Case Number 18CECG04586 (Fresno County Sup. Ct., file date Dec. 28, 2018).

In 2018, Comunidades Unidas por un Cambio (Communities United for Change) with the assistance of nonprofit Leadership Counsel for Justice & Accountability, filed an action against Fresno County and its Board of Supervisors seeking to enforce the County's obligations under its General Plan and Housing Element to facilitate the development and maintenance of affordable housing and to address the needs of disadvantaged unincorporated communities (specifically for clean water and functioning sewer services, stormwater drainage, and other infrastructure). The lawsuit outlines multiple deadlines the County has missed for accommodating affordable housing and improving infrastructure and other needs in historically disadvantaged communities. Plaintiffs allege that the County's failure to comply disproportionately impacts Latinos and other minority groups and deprives them of the opportunity to live in decent, quality affordable housing and healthy and complete neighborhoods.

The County asserted that it is currently in the midst of a revision and update to the General Plan that will include elements that address some of the purported concerns of the Plaintiffs. The County also contends that Plaintiffs' suit is premature because the County should be given more time to complete the action items and programs identified in its General Plan, and also argues that the deadlines and HCD guidelines that Plaintiffs claim the County has failed to meet are nonbinding. In 2020, the Superior Court ruled in favor of the plaintiff, and issued a Preemptory Writ of Mandate ordering the County to implement several specific programs of the Housing Element and bring the General Plan into compliance by analyzing infrastructure needs in historically disadvantaged communities. Comunidades Unidas waived the other allegations of housing discrimination in violation of FEHA and discriminatory land use actions in violation of state law.

Martinez v. City of Clovis, Case Number 19CECG03855 (Fresno County Sup. Ct., file date Oct. 23, 2019).

In 2019, Central California Legal Services (CCLS), on behalf of local citizens, filed suit in the Fresno County Superior Court against the City of Clovis alleging that the City’s Housing Element was out of compliance with state law by failing to meet a commitment in the 2016 Housing Element to provide an adequate supply of suitably zoned land for lower-income housing development. The complaint also alleged that the inadequate supply of land zoned for affordable housing is discriminatory towards people based on race and income, in violation of both federal fair housing law and state law. The Superior Court ruled in favor of the plaintiff, finding that the City’s application of a zoning overlay for affordable high-density housing does not sufficiently meet the City’s obligation to provide suitably zoned land for housing affordable to lower-income households. The Court, however, did not find that the City’s housing policy violated federal fair housing law or that its actions were discriminatory. The City contended that its Housing Element was in full compliance with all regulations governing affordable housing. The City appealed, and in April 2023, the appellate court upheld the zoning inadequacy ruling but remanded discrimination claims for further proceedings. The California Supreme Court denied the City’s petition for review in July 2023. A settlement was reached on February 20, 2024, in which the City agreed to implement several actions to facilitate affordable housing.

HCD Technical Assistance Letter

The City of Fresno is in receipt of a letter of Technical Assistance from the Department of Housing and Community Development dated August 7, 2024 noting the City Council’s vote to decline funds for Fresno’s Quality Inn Homekey project. The Technical Assistance letter analyzed the impact of this action in relation to the City’s obligation to Affirmatively Further Fair Housing and requested that the City strengthen program commitments to discourage similar decisions in the future. A requirement has been added to Program 2-Variety of Housing Opportunities in High Resource Areas to include in project approval documents a statement of the City’s obligation to Affirmatively Further Fair Housing and an accompanying analysis of project consistency with the law.

Housing Sites Analysis

State housing element law, Government Code Section 65583(c)(10), requires that the sites inventory (see Section 1E-2) be analyzed with respect to AFFH to ensure that affordable housing is dispersed equitably throughout the city rather than concentrated in areas of high segregation and poverty or low resource areas that have historically been underserved. By comparing the sites inventory to the fair housing indicators in this assessment, this section analyzes whether the sites included in the Housing Element sites inventory improve or exacerbate fair housing conditions, patterns of segregation, and access to opportunity throughout the city.

SECTION 1E-3: LOCAL ASSESSMENT OF FAIR HOUSING

As determined by the Fresno Council of Governments (FCOG), the City of Fresno's Regional Housing Needs Allocation (RHNA) is a total of 36,866 new housing units. This RHNA includes 9,440 very low-income units, 5,884 low-, 5,638 moderate-, and 15,904 above moderate-income units. Note that the City's extremely low-income RHNA is equal to 50 percent of the very low-income RHNA allocation (4,720 units). Within the city limits, available vacant and underutilized sites are adequate to accommodate the RHNA for all income categories. A summary of Fresno's ability to meet the 2023-2031 RHNA of 36,866 housing units is provided in Section 1E-2: Sites Inventory. Using data and research from the HCD AFFH Data and Mapping Tool 1.0, **Table 1E-3.22** presents the housing unit capacity and existing conditions as they relate to indicators of fair housing analyzed in this assessment for each census tract in the city. For more information about the indicators, refer to the local assessment discussed previously in this chapter.

Table 1E-3.22: Housing Capacity by Census Tract, City of Fresno, 2023-2031

Census Tracts	Existing Households	Housing Capacity					Patterns of Segregation				Access to Opportunity				Disproportionate Housing Needs/ Displacement Risk			
		Low	Mod	Above Mod	Total	%of Total	Population Majority	Median Income	Disability Rates	R/ECAP or RCAA	TCAC Score	Jobs Index	CES4 Scores	SB 35 DAC	Overcrowding	Overpayment (Renters)	Overpayment (Homeowners)	Displacement Risk
1.00	804	685	206	400	1,291	3.0%	Hispanic/Latino	<\$55,000	<30%	R/ECAP	No Data	>80	>90-100	DAC	<8.2%	40%-60%	No Data	Y
2.00	728	471	0	140	610	1.4%	Hispanic/Latino	<\$55,000	10%-20%	R/ECAP	HSR	>80	>90-100	DAC	15%-20%	40%-60%	20%-40%	Y
3.00	1,103	667	97	539	1,303	3.0%	Hispanic/Latino	<\$55,000	20%-30%	R/ECAP	HSR	>80	>90-100	DAC	15%-20%	40%-60%	20%-40%	Y
4.00	1,337	781	0	418	1,199	2.8%	Hispanic/Latino	<\$55,000	10%-20%	R/ECAP	HSR	>80	>90-100	DAC	>20%	40%-60%	<20%	Y
5.01	829	18	0	18	35	0.1%	Hispanic/Latino	<\$55,000	10%-20%	R/ECAP	HSR	>80	>90-100	DAC	>20%	60%-80%	60%-80%	Y
5.02	1,019	141	0	174	315	0.7%	Hispanic/Latino	<\$55,000	10%-20%	R/ECAP	HSR	>80	>90-100	DAC	>20%	40%-60%	<20%	Y
6.01	1,763	0	0	219	219	0.5%	Hispanic/Latino	<\$55,000	10%-20%	R/ECAP	HSR	>80	>90-100	DAC	>20%	40%-60%	60%-80%	Y
6.02	366	625	0	389	1,014	2.3%	Hispanic/Latino	<\$55,000	10%-20%	R/ECAP	HSR	>80	>90-100	DAC	>20%	40%-60%	60%-80%	Y
7.01	785	47	0	25	72	0.2%	Hispanic/Latino	No Data	20%-30%		HSR	>80	>90-100	DAC	12%-15%	40%-60%	60%-80%	Y
7.02	426	778	0	1,633	2,410	5.5%	Hispanic/Latino	<\$55,000	20%-30%		HSR	>80	>90-100	DAC	12%-15%	40%-60%	60%-80%	Y
9.01	760	547	0	619	1,166	2.7%	Hispanic/Latino	<\$55,000	10%-20%		HSR	>80	>90-100	DAC	12%-15%	40%-60%	20%-40%	Y
9.02	1,578	468	0	317	785	1.8%	Hispanic/Latino	<\$55,000	10%-20%	R/ECAP	HSR	>80	>90-100	DAC	>20%	60%-80%	60%-80%	Y
10.00	1,179	179	273	625	1,078	2.5%	Hispanic/Latino	<\$55,000	10%-20%	R/ECAP	HSR	>80	>90-100	DAC	15%-20%	60%-80%	60%-80%	Y
11.00	754	41	0	161	202	0.5%	Hispanic/Latino	<\$55,000	10%-20%	R/ECAP	HSR	>80	>90-100	DAC	>20%	40%-60%	60%-80%	Y
12.01	1,387	0	0	59	59	0.1%	Hispanic/Latino	<\$55,000	10%-20%	R/ECAP	HSR	60-80	>90-100	DAC	>20%	40%-60%	20%-40%	Y
12.02	1,147	0	75	328	403	0.9%	Hispanic/Latino	<\$55,000	10%-20%		Low	40-80	>90-100	DAC	15%-20%	40%-60%	40%-60%	Y
13.01	1,521	109	12	72	192	0.4%	Hispanic/Latino	<\$55,000	10%-20%	R/ECAP	Low	20-80	>90-100	DAC	15%-20%	60%-80%	40%-60%	Y
13.03	613	0	6	2	8	0.0%	Hispanic/Latino	<\$55,000	10%-20%	R/ECAP	HSR	60-80	>90-100	DAC	>20%	40%-60%	<20%	Y
13.04	1,475	0	44	43	87	0.2%	Hispanic/Latino	<\$55,000	10%-20%	R/ECAP	HSR	40-60	>90-100	DAC	>20%	40%-60%	60%-80%	Y
14.07	1,526	117	4	21	142	0.3%	Hispanic/Latino	<\$55,000	10%-20%	R/ECAP	HSR	20-40	>80-90	DAC	12%-15%	60%-80%	40%-60%	Y
14.08	1,082	0	0	3	3	0.0%	White	\$55,001-\$87,100	<30%		Moderate	20-40	>60-70	DAC	<8.2%	40%-60%	20%-40%	Y
14.09	660	0	8	9	17	0.0%	White	\$87,101-\$99,999	10%-20%	RCAA	High	20-40	>50-60		<8.2%	<20%	20%-40%	
14.11	2,099	403	240	70	712	1.6%	Hispanic/Latino	\$55,001-\$87,100	10%-20%		High	20-60	>80-90	DAC	15%-20%	40%-60%	20%-40%	Y
14.12	755	0	0	162	162	0.4%	White	\$55,001-\$87,100	10%-20%		High	20-40	>60-70		<8.2%	40%-60%	20%-40%	
14.13	1,846	42	0	39	81	0.2%	Hispanic/Latino	\$87,101-\$99,999	<10%		High	<20	>60-70	DAC	<8.2%	40%-60%	20%-40%	
14.15	1,481	0	121	751	872	2.0%	Hispanic/Latino	\$55,001-\$87,100	10%-20%		Low	20-60	>80-90	DAC	12%-15%	40%-60%	20%-40%	
14.16	1,271	0	396	176	572	1.3%	Hispanic/Latino	\$55,001-\$87,100	10%-20%		Low	20-40	>80-90	DAC	12%-15%	40%-60%	20%-40%	
14.17	1,684	77	0	282	359	0.8%	Hispanic/Latino	\$100,000-\$149,999	10%-20%		High	<20	>70-80		8.3-12%	40%-60%	20%-40%	
14.18	731	1,005	0	26	1,031	2.4%	Hispanic/Latino	\$100,000-\$149,999	10%-20%		High	<20	>70-80		8.3-12%	60%-80%	20%-40%	
15.00	627	0	0	0	0	0.0%	Hispanic/Latino	<\$55,000	10%-20%	R/ECAP	Low	>80	>90-100	DAC	<8.2%	40%-60%	40%-60%	Y
18.00	1,299	0	0	0	0	0.0%	Hispanic/Latino	<\$55,000	10%-20%		Low	>80	>90-100	DAC	8.3-12%	20%-40%	20%-40%	
20.00	1,969	906	1	195	1,102	2.5%	Hispanic/Latino	<\$55,000	10%-20%	R/ECAP	HSR	<20-80	>90-100	DAC	12%-15%	40%-60%	60%-80%	Y
21.00	2,080	0	2	27	29	0.1%	Hispanic/Latino	\$55,001-\$87,100	10%-20%		Low	40-80	>90-100	DAC	8.3-12%	40%-60%	20%-40%	Y
22.00	1,490	0	0	64	64	0.1%	Hispanic/Latino	<\$55,000	10%-20%		Moderate	40-80	>80-90	DAC	<8.2%	40%-60%	40%-60%	Y

Census Tracts	Existing Households	Housing Capacity					Patterns of Segregation				Access to Opportunity				Disproportionate Housing Needs/ Displacement Risk			
		Low	Mod	Above Mod	Total	%of Total	Population Majority	Median Income	Disability Rates	R/ECAP or RCAA	TCAC Score	Jobs Index	CES4 Scores	SB 35 DAC	Overcrowding	Overpayment (Renters)	Overpayment (Homeowners)	Displacement Risk
23.00	1,299	71	0	120	191	0.4%	Hispanic/Latino	<\$55,000	10%-20%		HSR	60->80	>90-100	DAC	8.3-12%	60%-80%	40%-60%	Y
24.00	1,474	33	50	32	115	0.3%	Hispanic/Latino	<\$55,000	10%-20%	R/ECAP	HSR	60->80	>90-100	DAC	12%-15%	60%-80%	40%-60%	Y
25.01	1,214	0	0	41	41	0.1%	Hispanic/Latino	<\$55,000	10%-20%	R/ECAP	HSR	20-60	>90-100	DAC	15%-20%	60%-80%	20%-40%	Y
25.02	1,233	0	13	50	63	0.1%	Hispanic/Latino	<\$55,000	10%-20%	R/ECAP	HSR	40-80	>90-100	DAC	>20%	60%-80%	40%-60%	Y
26.01	1,380	36	0	33	69	0.2%	Hispanic/Latino	<\$55,000	10%-20%	R/ECAP	HSR	40-<80	>90-100	DAC	15%-20%	60%-80%	20%-40%	Y
26.02	990	0	0	31	31	0.1%	Hispanic/Latino	<\$55,000	10%-20%		Moderate	60->80	>90-100	DAC	8.3-12%	60%-80%	20%-40%	Y
27.01	1,300	0	0	60	60	0.1%	Hispanic/Latino	<\$55,000	10%-20%		HSR	20-40	>80-90	DAC	15%-20%	60%-80%	40%-60%	Y
27.02	1,272	21	0	66	86	0.2%	Hispanic/Latino	<\$55,000	10%-20%	R/ECAP	HSR	20-40	>90-100	DAC	>20%	60%-80%	40%-60%	Y
28.00	1,356	351	7	61	419	1.0%	Hispanic/Latino	<\$55,000	10%-20%	R/ECAP	HSR	20-40	>90-100	DAC	>20%	60%-80%	40%-60%	Y
29.03	1,206	130	70	99	299	0.7%	Hispanic/Latino	<\$55,000	20%-30%	R/ECAP	HSR	20-40	>80-90	DAC	>20%	60%-80%	20%-40%	Y
29.04	860	0	0	5	5	0.0%	Hispanic/Latino	<\$55,000	10%-20%		Low	20-40	>70-80	DAC	8.3-12%	60%-80%	20%-40%	Y
29.05	888	0	0	9	9	0.0%	Hispanic/Latino	<\$55,000	10%-20%		HSR	20-60	>80-90	DAC	<8.2%	40%-60%	40%-60%	Y
29.06	1,583	0	0	0	0	0.0%	Hispanic/Latino	<\$55,000	10%-20%	R/ECAP	Moderate	40-80	>70-80	DAC	>20%	40%-60%	20%-40%	Y
30.01	916	503	57	3	562	1.3%	Hispanic/Latino	<\$55,000	10%-20%	R/ECAP	Low	40-60	>90-100	DAC	15%-20%	60%-80%	20%-40%	Y
30.03	1,083	256	0	3	259	0.6%	Hispanic/Latino	<\$55,000	10%-20%	R/ECAP	HSR	20-40	>80-90	DAC	15%-20%	60%-80%	20%-40%	Y
30.04	650	116	19	20	155	0.4%	Hispanic/Latino	\$55,001-\$87,100	20%-30%		Moderate	20-40	>70-80	DAC	<8.2%	40%-60%	20%-40%	Y
31.04	1,679	0	0	0	0	0.0%	White	\$55,001-\$87,100	10%-20%		High	60-80	>60-70		<8.2%	20%-40%	40%-60%	Y
32.01	1,708	0	6	1	7	0.0%	Hispanic/Latino	\$55,001-\$87,100	10%-20%		Low	20-60	>90-100	DAC	12%-15%	40%-60%	20%-40%	Y
32.02	1,581	0	4	0	4	0.0%	Hispanic/Latino	<\$55,000	10%-20%		HSR	20-60	>90-100	DAC	>20%	60%-80%	20%-40%	Y
33.01	1,138	224	0	0	224	0.5%	Hispanic/Latino	<\$55,000	10%-20%	R/ECAP	Moderate	20-40	>80-90	DAC	15%-20%	60%-80%	40%-60%	Y
33.02	1,668	0	0	2	2	0.0%	Hispanic/Latino	\$55,001-\$87,100	10%-20%		Moderate	20-40	>80-90	DAC	8.3-12%	40%-60%	<20%	Y
34.01	1,109	0	0	5	5	0.0%	Hispanic/Latino	<\$55,000	10%-20%	R/ECAP	HSR	40-60	>90-100	DAC	8.3-12%	60%-80%	20%-40%	Y
34.02	710	0	0	5	5	0.0%	Hispanic/Latino	<\$55,000	10%-20%	R/ECAP	HSR	40-60	>90-100	DAC	8.3-12%	60%-80%	20%-40%	Y
35.00	2,183	142	16	18	176	0.4%	Hispanic/Latino	\$55,001-\$87,100	20%-30%	R/ECAP	Moderate	20-60	>80-90	DAC	8.3-12%	60%-80%	20%-40%	Y
36.00	1,820	0	0	9	9	0.0%	White	\$55,001-\$87,100	10%-20%		High	20-60	>40-50		<8.2%	20%-40%	20%-40%	
37.01	1,026	0	0	4	4	0.0%	Hispanic/Latino	<\$55,000	10%-20%	R/ECAP	Low	20-40	>80-90	DAC	12%-15%	40%-60%	20%-40%	Y
37.02	1,671	0	23	0	23	0.1%	Hispanic/Latino	<\$55,000	10%-20%		HSR	<20-60	>90-100	DAC	8.3-12%	40%-60%	40%-60%	Y
38.04	1,704	0	0	136	136	0.3%	Hispanic/Latino	\$55,001-\$87,100	10%-20%		Moderate	<20	>60-70	DAC	8.3-12%	40%-60%	20%-40%	
38.05	2,095	83	197	130	410	0.9%	Hispanic/Latino	<\$55,000	10%-20%		Low	<20-40	>90-100	DAC	12%-15%	60%-80%	60%-80%	Y
38.07	1,056	0	91	155	246	0.6%	Hispanic/Latino	<\$55,000	10%-20%		HSR	<20-60	>90-100	DAC	<8.2%	40%-60%	20%-40%	Y
38.08	1,584	0	0	122	122	0.3%	Hispanic/Latino	\$55,001-\$87,100	10%-20%		High	<20	>60-70	DAC	12%-15%	40%-60%	20%-40%	
38.09	1,369	0	521	173	694	1.6%	Hispanic/Latino	<\$55,000	<10%		Low	40-80	>80-90	DAC	12%-15%	40%-60%	20%-40%	
38.10	1,787	171	0	157	327	0.8%	Hispanic/Latino	\$55,001-\$87,100	10%-20%		High	20-40	>60-70		8.3-12%	40%-60%	20%-40%	
38.11	1,979	262	0	58	320	0.7%	Hispanic/Latino	\$55,001-\$87,100	10%-20%		High	<20	>60-70	DAC	8.3-12%	>80%	20%-40%	
38.12	539	525	244	3,235	4,005	9.2%	Hispanic/Latino	\$100,000-\$149,999	10%-20%		High	<20	>60-70	DAC	8.3-12%	>80%	20%-40%	
42.05	1,883	430	50	53	532	1.2%	Hispanic/Latino	\$55,001-\$87,100	10%-20%		HSR	60-80	>80-90	DAC	<8.2%	40%-60%	20%-40%	Y

Census Tracts	Existing Households	Housing Capacity					Patterns of Segregation				Access to Opportunity				Disproportionate Housing Needs/ Displacement Risk			
		Low	Mod	Above Mod	Total	%of Total	Population Majority	Median Income	Disability Rates	R/ECAP or RCAA	TCAC Score	Jobs Index	CES4 Scores	SB 35 DAC	Overcrowding	Overpayment (Renters)	Overpayment (Homeowners)	Displacement Risk
42.08	2,421	0	0	4	4	0.0%	White	\$87,101-\$99,999	<10%	RCAA	Highest	<20	>30-40		<8.2%	40%-60%	20%-40%	
42.10	1,300	0	4	3	7	0.0%	White	<\$55,000	10%-20%		High	<20-40	>40-50		<8.2%	40%-60%	20%-40%	Y
42.11	2,408	0	0	0	0	0.0%	White	\$55,001-\$87,100	10%-20%		High	<20-40	>60-70		<8.2%	40%-60%	20%-40%	
42.12	4,323	241	109	26	376	0.9%	Hispanic/Latino	\$55,001-\$87,100	10%-20%		High	20-80	>70-80	DAC	8.3-12%	40%-60%	20%-40%	
42.13	1,302	0	0	0	0	0.0%	White	\$55,001-\$87,100	10%-20%		High	60-80	>40-50		<8.2%	20%-40%	<20%	
42.14	1,932	0	0	4	4	0.0%	White	\$87,101-\$99,999	20%-30%		Highest	20-60	>20-30		<8.2%	20%-40%	20%-40%	
42.15	1,345	1,056	0	15	1,070	2.5%	White	\$55,001-\$87,100	10%-20%		High	<20	>60-70		<8.2%	40%-60%	20%-40%	
42.16	1,441	0	184	0	184	0.4%	White	\$55,001-\$87,100	10%-20%		High	<20	>60-70	DAC	<8.2%	40%-60%	20%-40%	
42.17	987	367	90	96	553	1.3%	Hispanic/Latino	<\$55,000	10%-20%		Moderate	40-60	>80-90	DAC	<8.2%	40%-60%	40%-60%	
42.18	1,853	2,032	1,937	695	4,665	10.7%	Hispanic/Latino	\$87,101-\$99,999	10%-20%		Moderate	20-40	>80-90	DAC	<8.2%	>80%	40%-60%	
43.01	1,745	68	0	13	81	0.2%	White	\$150,000-\$199,999	10%-20%	RCAA	Highest	40-80	>20-30		<8.2%	40%-60%	20%-40%	
43.02	1,897	0	0	0	0	0.0%	White	\$100,000-\$149,999	10%-20%	RCAA	Highest	60->80	>30-40		<8.2%	40%-60%	20%-40%	
43.03	1,948	0	0	2	2	0.0%	White	\$87,101-\$99,999	10%-20%	RCAA	Highest	60-80	>30-40		<8.2%	60%-80%	20%-40%	
44.04	984	342	0	92	434	1.0%	Hispanic/Latino	<\$55,000	10%-20%		Moderate	>80	>90-100	DAC	>20%	40%-60%	20%-40%	Y
44.05	1,363	0	0	0	0	0.0%	White	\$100,000-\$149,999	10%-20%	RCAA	Highest	60-80	>20-30		<8.2%	40%-60%	<20%	
44.06	2,393	0	0	0	0	0.0%	White	\$55,001-\$87,100	<10%		Highest	>80	>30-40		<8.2%	40%-60%	20%-40%	
44.09	1,168	0	0	0	0	0.0%	White	\$55,001-\$87,100	10%-20%		High	>80	>60-70		<8.2%	20%-40%	20%-40%	
44.10	1,039	0	0	0	0	0.0%	White	\$55,001-\$87,100	<10%		Highest	>80	>40-50		8.3-12%	20%-40%	20%-40%	
44.11	777	0	0	66	66	0.2%	White	\$87,101-\$99,999	<10%		Highest	>80	>40-50		8.3-12%	40%-60%	20%-40%	
45.03	2,183	0	35	0	35	0.1%	White	\$55,001-\$87,100	20%-30%		High	>80	>50-60		<8.2%	40%-60%	40%-60%	
45.04	2,078	99	0	243	342	0.8%	White	<\$55,000	10%-20%		High	>80	>80-90	DAC	<8.2%	40%-60%	40%-60%	Y
45.05	2,083	836	217	57	1,110	2.6%	Hispanic/Latino	\$55,001-\$87,100	10%-20%	R/ECAP	Moderate	60-80	>80-90	DAC	<8.2%	40%-60%	<20%	Y
45.06	1,418	150	0	6	156	0.4%	White	\$87,101-\$99,999	10%-20%	RCAA	Highest	>80			<8.2%	40%-60%	<20%	
46.01	1,383	19	10	3	32	0.1%	White	\$55,001-\$87,100	10%-20%		High	40-80	>40-50		<8.2%	40%-60%	<20%	
46.02	913	59	5	0	64	0.1%	White	\$87,101-\$99,999	<10%	RCAA	Highest	60-80	>40-50		<8.2%	40%-60%	<20%	
47.03	1,181	0	0	0	0	0.0%	Hispanic/Latino	<\$55,000	10%-20%		Moderate	20-60	>70-80	DAC	<8.2%	40%-60%	40%-60%	Y
47.04	1,515	0	24	63	86	0.2%	Hispanic/Latino	<\$55,000	10%-20%	R/ECAP	HSR	<20-40	>80-90	DAC	>20%	60%-80%	20%-40%	Y
47.05	654	0	0	0	0	0.0%	Hispanic/Latino	<\$55,000	10%-20%		Moderate	40-80	>70-80	DAC	<8.2%	60%-80%	20%-40%	Y
47.06	1,812	0	0	0	0	0.0%	Hispanic/Latino	<\$55,000	10%-20%		Moderate	40-80	>70-80	DAC	<8.2%	40%-60%	20%-40%	Y
48.01	1,791	0	0	0	0	0.0%	Hispanic/Latino	\$55,001-\$87,100	<10%	R/ECAP	HSR	20-40	>60-70		12%-15%	40%-60%	40%-60%	Y
48.02	1,441	0	84	0	84	0.2%	Hispanic/Latino	<\$55,000	10%-20%	R/ECAP	HSR	<20-40	>70-80	DAC	15%-20%	60%-80%	40%-60%	Y
49.01	1,659	0	12	3	15	0.0%	Hispanic/Latino	\$55,001-\$87,100	10%-20%		High	40-60	>50-60		12%-15%	40%-60%	20%-40%	Y
49.02	735	0	0	0	0	0.0%	Hispanic/Latino	\$55,001-\$87,100	10%-20%		High	40-60	>40-50		8.3-12%	40%-60%	20%-40%	
50.00	1,518	628	1	16	646	1.5%	White	\$55,001-\$87,100	10%-20%		Moderate	60->80	>80-90	DAC	<8.2%	40%-60%	20%-40%	
51.00	2,220	32	305	335	672	1.5%	Hispanic/Latino	<\$55,000	10%-20%		HSR	40-80	>90-100	DAC	<8.2%	60%-80%	20%-40%	Y
52.02	1,139	0	0	0	0	0.0%	Hispanic/Latino	<\$55,000	10%-20%		HSR	20-60	>90-100	DAC	>20%	>80%	40%-60%	Y

SECTION 1E-3: LOCAL ASSESSMENT OF FAIR HOUSING

Census Tracts	Existing Households	Housing Capacity					Patterns of Segregation				Access to Opportunity				Disproportionate Housing Needs/ Displacement Risk			
		Low	Mod	Above Mod	Total	%of Total	Population Majority	Median Income	Disability Rates	R/ECAP or RCAA	TCAC Score	Jobs Index	CES4 Scores	SB 35 DAC	Overcrowding	Overpayment (Renters)	Overpayment (Homeowners)	Displacement Risk
52.03	1,595	0	0	12	12	0.0%	Hispanic/Latino	<\$55,000	10%-20%		HSR	20-60	>80-90	DAC	<8.2%	60%-80%	20%-40%	Y
52.04	1,287	0	5	16	21	0.0%	Hispanic/Latino	<\$55,000	10%-20%		Moderate	40-80	>80-90	DAC	<8.2%	40%-60%	40%-60%	Y
53.01	1,866	0	0	0	0	0.0%	Hispanic/Latino	\$55,001-\$87,100	10%-20%		Moderate	60-80	>80-90	DAC	<8.2%	40%-60%	20%-40%	Y
53.02	1,888	0	0	11	11	0.0%	Hispanic/Latino	<\$55,000	10%-20%		HSR	60-80	>70-80		<8.2%	40%-60%	40%-60%	Y
53.04	2,076	0	0	14	14	0.0%	Hispanic Latino	<\$55,000	10%-20%		Moderate	60-80	>70-80		<8.2%	40%-60%	20%-40%	
53.05	1,149	0	27	12	39	0.1%	Hispanic/Latino	\$55,001-\$87,100	10%-20%		Moderate	40-80	>80-90	DAC	<8.2%	40%-60%	20%-40%	Y
54.03	1,647	158	0	2	160	0.4%	Hispanic/Latino	<\$55,000	10%-20%	R/ECAP	HSR	>80	>80-90	DAC	8.3-12%	60%-80%	20%-40%	
54.05	1,759	0	0	0	0	0.0%	White	\$55,001-\$87,100	10%-20%		High	>80	>60-70		<8.2%	20%-40%	20%-40%	
54.06	1,475	0	0	5	5	0.0%	White	\$55,001-\$87,100	10%-20%		High	>80	>60-70		<8.2%	40%-60%	20%-40%	
54.07	1,338	0	0	0	0	0.0%	White	\$55,001-\$87,100	10%-20%		High	60-80	>40-50		<8.2%	40%-60%	<20%	
54.08	321	0	0	0	0	0.0%	White	\$55,001-\$87,100	<10%	R/ECAP	Low	60-80	>90-100	DAC	<8.2%	40%-60%	<20%	
54.09	1,297	0	0	2	2	0.0%	White	\$55,001-\$87,100	10%-20%		Moderate	>80	>60-70	DAC	8.3-12%	60%-80%	20%-40%	
54.10	1,057	23	0	3	26	0.1%	White	\$55,001-\$87,100	10%-20%		Moderate	>80	>70-80	DAC	8.3-12%	40%-60%	<20%	
55.03	2,369	211	89	1,241	1,541	3.5%	White	\$100,000-\$149,999	<10%	RCAA	Highest	<20-40	>10-20		<8.2%	60%-80%	20%-40%	
55.04	1,001	0	0	13	13	0.0%	White	\$100,000-\$149,999	<10%	RCAA	Highest	<20	>20-30		<8.2%	20%-40%	20%-40%	
55.05	1,834	0	0	0	0	0.0%	White	\$100,000-\$149,999	10%-20%	RCAA	Highest	<20	>20-30		<8.2%	40%-60%	20%-40%	
55.07	2,214	50	0	13	63	0.1%	White	\$100,000-\$149,999	<10%	RCAA	Highest	40-80	>10-20		<8.2%	40%-60%	<20%	
55.08	2,094	0	0	30	30	0.1%	White	\$100,000-\$149,999	<10%	RCAA	Highest	<20-60	>10-20		<8.2%	20%-40%	20%-40%	
55.09	1,690	59	232	187	478	1.1%	White	\$55,001-\$87,100	10%-20%		Highest	40-80	>50-60		<8.2%	40%-60%	20%-40%	
55.16	2,775	0	0	1	1	0.0%	White	\$87,101-\$99,999	<10%	RCAA	Highest	<20-60	>30-40		<8.2%	40%-60%	20%-40%	
55.26	799	0	0	2	2	0.0%	White	\$55,001-\$87,100	10%-20%		Highest	>80	>40-50		<8.2%	40%-60%	<20%	Y
55.27	1,407	81	0	0	81	0.2%	White	\$55,001-\$87,100	10%-20%		Highest	60-80	>40-50		<8.2%	40%-60%	<20%	Y
55.28	659	0	0	0	0	0.0%	White	\$87,101-\$99,999	<10%	RCAA	Highest	<20	>10-20		<8.2%	40%-60%	20%-40%	
55.29	1,993	0	0	6	6	0.0%	White	\$100,000-\$149,999	<10%	RCAA	Highest	<20	>10-20		<8.2%	60%-80%	20%-40%	
56.05	500	0	0	0	0	0.0%	White	\$87,101-\$99,999	10%-20%	RCAA	High	60-80	>30-40		<8.2%	20%-40%	20%-40%	
58.04	1,942	0	0	0	0	0.0%	White	\$55,001-\$87,100	10%-20%		High	60-80	>60-70	DAC	<8.2%	20%-40%	20%-40%	Y
58.05	2,096	68	154	532	754	1.7%	White	\$55,001-\$87,100	10%-20%	RCAA	Highest	60-80	>50-60		<8.2%	40%-60%	20%-40%	
59.04	1,895	0	0	263	263	0.6%	White	\$87,101-\$99,999	10%-20%	RCAA	Highest	20-40	>40-50		<8.2%	20%-40%	20%-40%	
86.00	1,289	718	199	1,176	2,093	4.8%	Hispanic/Latino	<\$55,000	10%-20%		Low	60-80	>90-100	DAC	12%-15%	40%-60%	20%-40%	Y
Total		18,755	6,579	18,179	43,512	100.0%												

R/ECAP = Racially/Ethnically Concentrated Area of Poverty RCAA=Racially Concentrated Area of Affluence HSR= High Segregation & Poverty CES4=CalEnviroScreen 4.0 DAC= Disadvantaged Community

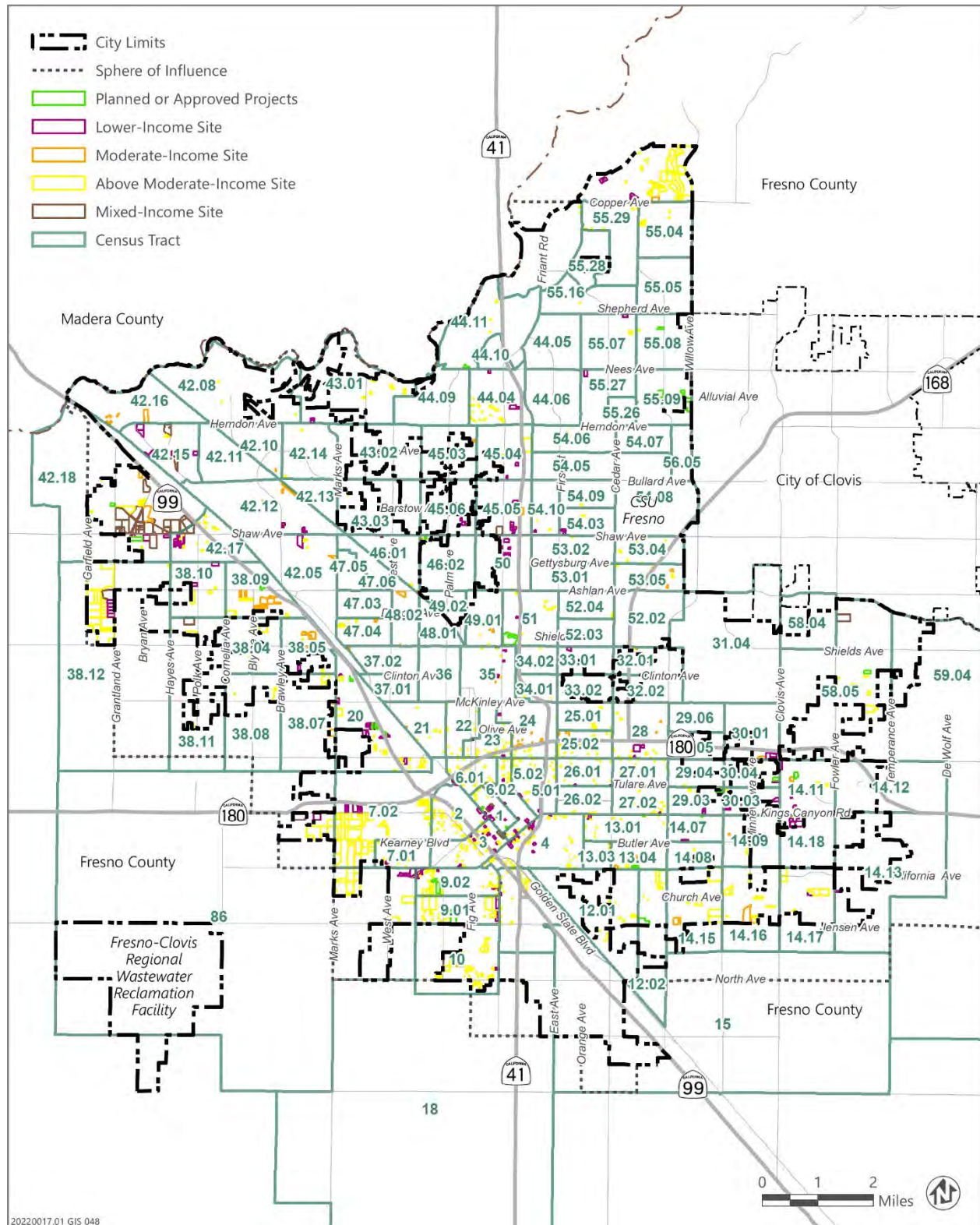
Source: City of Fresno, Ascent 2024.

There are 135 census tracts in the city. **Figure 1E-3.43** displays the housing capacity identified in the sites inventory relative to the city's census tracts. The housing capacity identified in the Draft Housing Element is generally distributed throughout the city with the greatest opportunities in the Downtown, along commercial corridors designated for mixed use development, and in the new growth areas at the periphery of the city. As shown in **Figure 1E-3.44**, the West Area contains the most capacity from the inventory (26 percent of the total identified capacity) followed by Downtown (20 percent), the Southwest Fresno Specific Plan area (16 percent), and the Roosevelt Community Plan area (14 percent). The distribution of sites across the city displays a concentration of lower-income housing in areas like Downtown and the West Area, while other areas like McLane and Woodward Park have a higher proportion of moderate and above moderate-income housing, reflecting an unequal distribution of housing capacity across the city. This has the potential to exacerbate fair housing issues in Fresno by providing more capacity for lower-income housing in disproportionately impacted communities. The Housing Element includes several policies and programs to address these issues (see **Table 1E-3.28** at the end of this section for a summary of these actions).

Relative to all of the census tracts within the city, two census tracts have slightly higher concentrations than the rest. These are census tracts 38.12 and 42.18 which account for 9.2 percent and 10.7 percent of the housing capacity for the Draft Housing Element respectively. These tracts are located west of Highway 99 within the West Area. The West Area is one of the City's new growth areas in which the City is preparing a Specific Plan that provides significant opportunities for new higher density, mixed use neighborhoods, which will be integrated with the urbanized areas of Fresno to the east through future BRT corridors.

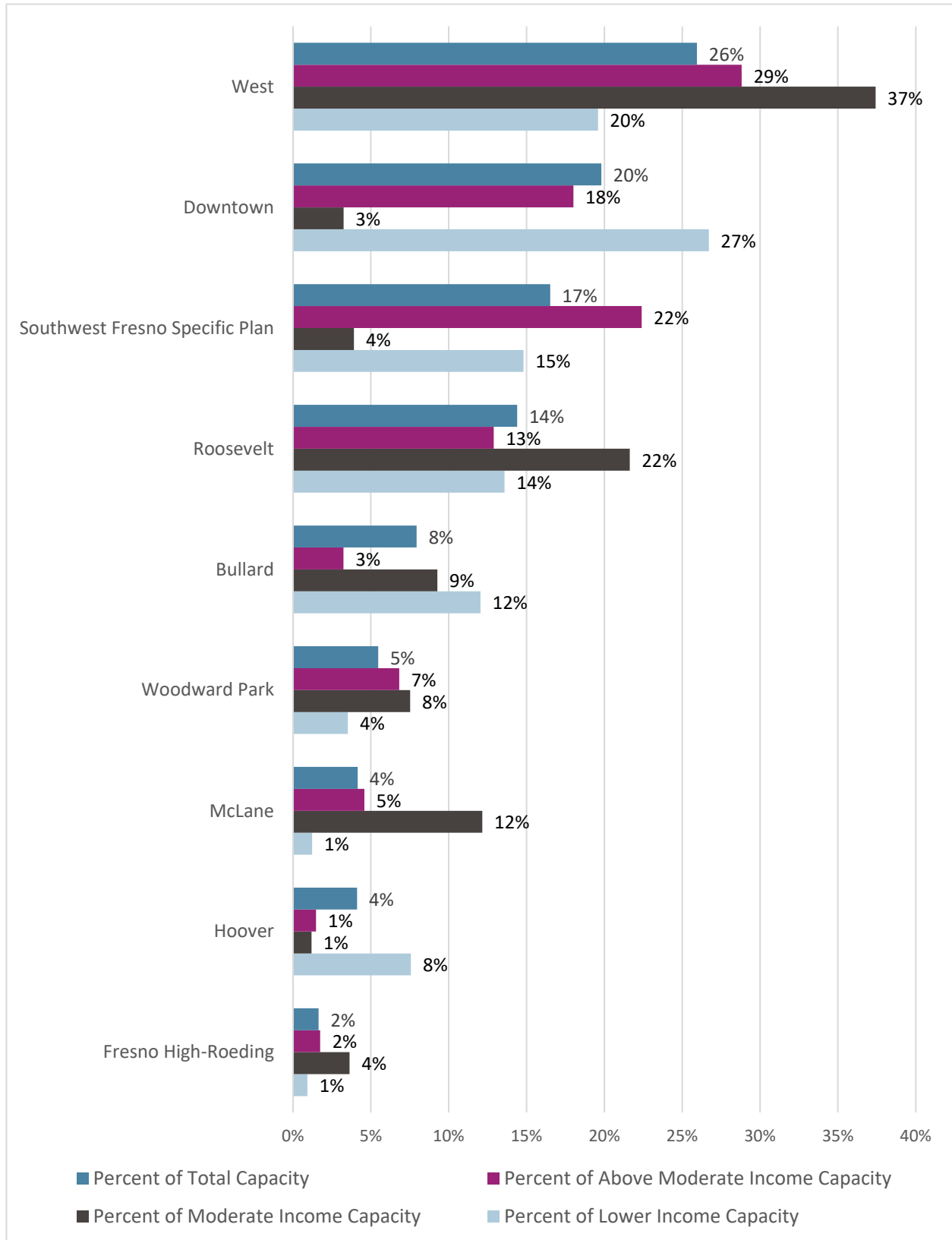
Census tract 38.12, on the periphery of the West Area, is largely vacant land zoned to accommodate medium density residential single-family development (RS-5 zoning), but also contains zoning for higher density multi-family housing. The inventory identifies capacity for 525 lower-income units, 244 moderate-income units, and 3,235 above moderate-income units in tract 38.12. It is a high resource area and there is a substantial amount of developable land in the area. The majority of the population in this census tract is Hispanic/Latino, although there are only about 539 existing households in the census tract. Median incomes typically average between \$100,000 and \$149,000. Although it is classified as high resource, it is also designated as an SB 35 Disadvantaged Community (DAC). This is in line with an estimated 85 percent of the city's land area being designated as a DAC. The addition of housing units in this census tract on sites identified in the Housing Element inventory will likely improve performance indicators.

Figure 1E-3.43: Sites Inventory by Census Tract, City of Fresno, July 2024

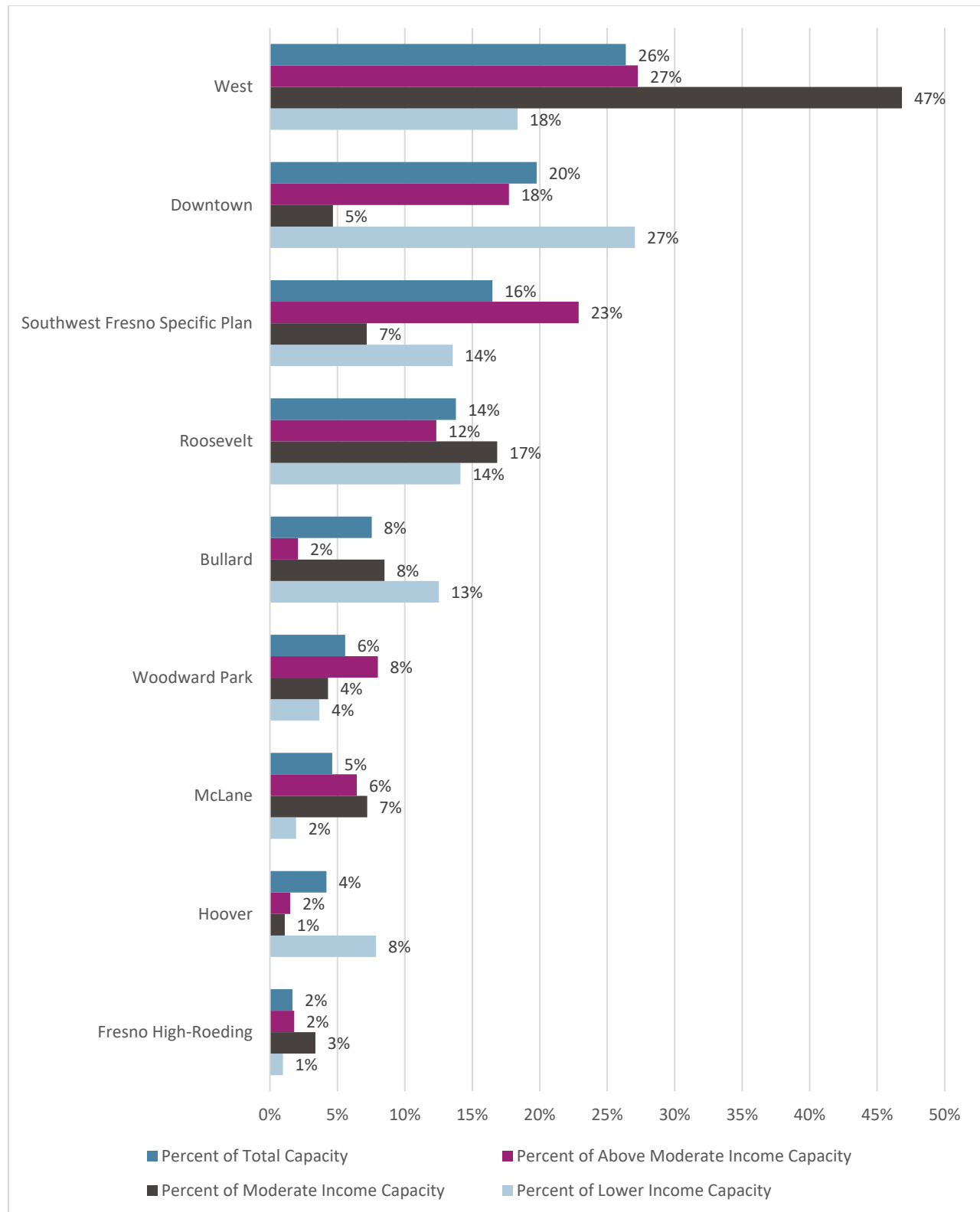


Source: City of Fresno, Ascent, 2024.

Figure 1E-3.44: Distribution of Housing Capacity by Community Plan/Specific Plan Area



SECTION 1E-3: LOCAL ASSESSMENT OF FAIR HOUSING



Source: City of Fresno and Ascent, 2024.

Census tract 42.18 is in the boundaries of the proposed West Area Neighborhood Specific Plan (WANSP). The Housing Element inventory identifies capacity for 2,032 lower-income units, 1,937 moderate-income units, and 695 above moderate-income units in tract 42.18. Given the significant amount of land zoned for high-density mixed use in this area, this is where the highest portion of the capacity for lower- and moderate-income units are. In total, there is capacity for 3,227 units included in the sites inventory in the West Shaw Avenue Town Center alone, including 1,177 lower-income, 1,585 moderate-income, and 395 above moderate-income units. Because the area has been and continues to transition from agriculture to urban development, many of the sites are larger in size than sites in other parts of the city. Approximately 1,853 people currently live in this census tract; households are predominantly Hispanic/Latino with mostly moderate- and lower-income households. Median incomes are generally moderate (exactly or within the range of \$87,101-\$99,999) and lower income (less than \$50,000). The Town Center provides an opportunity for more rental developments at higher densities that could produce affordable housing units for lower- and moderate-income households. There is a substantial amount of developable land in the area, and it is currently designated moderate resource. The addition of a Town Center also provides foundations to increase access to opportunities, amenities, and resources.

Sites in the inventory are also distributed throughout the city's established neighborhoods north and south of Shaw Avenue. This includes in the Hoover community area, the Fresno High-Roeding community, McLane, and Roosevelt community. As there is little vacant land for new development in these neighborhoods, they contribute minimally to the overall housing capacity identified in the Housing Element inventory. For example, approximately 2 percent of the total inventory identified is in Fresno High-Roeding, comprising 1 percent of the lower-income capacity, 3 percent of the moderate-income capacity, and 2 percent of the above moderate-income capacity. Moreover, the Hoover and McLane communities account for 4 percent and 5 percent of the inventory respectively (see **Table 1E-3.23**).

With regards to fair housing indicators, the established neighborhoods north of Shaw Avenue—including the Woodward Park, Bullard, and Hoover communities—have higher percentages of White residents with higher household incomes. According to the TCAC Opportunity Index, these communities have greater life outcomes for children from lower income households. Educational outcomes are higher in these communities than other areas of the city, there is greater labor market engagement, and environmental conditions are generally better. While the capacity in these areas is less than other community plan areas in the city, **Table 1E-3.23** shows that the Housing Element identifies capacity for over 7,500 new housing units in the Woodward Park, Bullard, and Hoover community plan areas including an estimated 4,500 for lower-income households. More affordable housing in these areas will provide greater access to opportunity for lower-income residents.

Table 1E-3.23: Housing Capacity by Community Plan/Specific Plan Area

	Lower-Income Housing Capacity	Percent of Lower-Income Capacity	Mod-Income Housing Capacity	Percent of Mod-Income Capacity	Above Mod-Income Housing Capacity	Percent of Above Mod-Income Capacity	Total Capacity	Percent of Total Capacity
Bullard	2,348	12.5%	559	8.5%	377	2.1%	3,284	7.5%
Downtown	5,072	27.0%	307	4.7%	3,221	17.7%	8,600	19.8%
Fresno High-Roeding	180	1.0%	221	3.4%	327	1.8%	729	1.7%
Hoover	1,476	7.9%	72	1.1%	273	1.5%	1,821	4.2%
McLane	362	1.9%	474	7.2%	1,170	6.4%	2,006	4.6%
Roosevelt	2,648	14.1%	1,108	16.8%	2,241	12.3%	5,997	13.8%
Southwest Fresno Specific Plan	2,541	13.5%	472	7.2%	4,160	22.9%	7,173	16.5%
West	3,441	18.3%	3,081	46.8%	4,956	27.3%	11,478	26.4%
Woodward Park	687	3.7%	283	4.3%	1,454	8.0%	2,425	5.6%
CITYWIDE	18,755	100.0%	6,579	100.0%	18,179	100.0%	43,512	100.0%

Source: City of Fresno and Ascent, 2024.

In the established neighborhoods south of Shaw Avenue—including Fresno High-Roeding and McLane neighborhoods—fair housing indicators convey moderate fair housing conditions. These communities have a greater amount of diversity and are more racially integrated, as shown in **Figure 1E-3.3** previously in this section. However, there are higher poverty rates than in northern Fresno neighborhoods. Fresno High-Roeding and McLane also contain several of the city’s identified R/ECAP areas. Notably, the eastern portion of McLane does not follow the same trends. Fair housing conditions in the eastern McLane community plan area reflect more positive outcomes that are in line with North Fresno and Clovis neighborhoods (e.g., it is classified as a RCAA as opposed to a R/ECAP, there are higher TCAC opportunity scores, fewer disproportionate housing needs, and less risk of displacement). About 12 percent of the moderate-income capacity (740 units) is identified in McLane which reflects the amount of area zoned for multi-family residential with densities below 30 units per acre. The addition of moderate-income housing is not likely to impact fair housing conditions in the McLane community. Depending on the type of housing that is built, it may alleviate pressure for housing in the developed core of the city. The Fresno High-Roeding community area has minimal housing capacity identified across all income levels in the Housing Element inventory.

The City's developed core neighborhoods – including Downtown and the Southwest Fresno Specific Plan area – have the poorest fair housing conditions. These communities contain the majority of the City's R/ECAP areas as well as areas classified as high segregation and poverty by the 2021 TCAC Opportunity Index. Fair housing indicators show that there are higher rates of overcrowding and housing cost burden as well as higher percentages of Housing Choice Voucher usage in these communities. In addition, there is lower academic performance, fewer educational resources, low engagement with the labor market, and very poor environmental conditions. In fact, nearly 70 census tracts in Fresno are considered a SB 35 disadvantaged community, comprising an estimated 85 percent of the city's land area.³⁸ Downtown Fresno, with its high density of housing and commercial activity, faces challenges such as air pollution, noise, and limited green spaces. The concentration of traffic and industrial activities contributes to higher levels of air pollutants, which can adversely affect residents' health. However, efforts to revitalize Downtown, including the introduction of more green spaces and improved public transportation, aim to mitigate these environmental health issues and make the area more livable.

In the Southwest Fresno Specific Plan area, environmental health conditions are impacted and often more severe. This area has historically been home to a higher concentration of industrial facilities and lower-income housing, leading to issues such as poor air quality, soil contamination, and inadequate access to clean water and green spaces. Residents in this area are more likely to be exposed to environmental hazards, which can have significant impacts on health outcomes. Given the proximity to industrial uses, the City reviewed sites in the inventory adjacent to existing industrial uses, specifically near State Route 41, and removed those sites which would be most impacted during the timeframe of this Housing Element. These conditions present challenges for increasing housing capacity, as new developments must address and mitigate these environmental health risks to create safe and healthy living environments.

As shown in **Table 1E-3.23**, both Downtown and the Southwest Fresno specific plan area contain a high capacity of the sites inventoried in this Housing Element. This includes 27 percent of the lower-income capacity and 20 percent of the above moderate-income capacity identified in the Downtown Community Plan area; and, 14 percent of the lower-income capacity and 16 percent of the above moderate income capacity in the Southwest Fresno Specific Plan area. While new lower income housing in these areas could help to alleviate the demand for housing in communities that are already experiencing poverty, it could reinforce patterns of concentrated poverty in these areas. Both Downtown and Southwest Fresno are susceptible to displacement pressure as new developments are built. There are about 7,380 units of above moderate-income housing inventoried in the Housing Element in these communities. Consequently, future development has the potential to exacerbate disproportionate housing needs including risk of displacement. Notably, the capacity for higher density development can provide affordable housing for lower-income households and more options to mitigate displacement for residents.

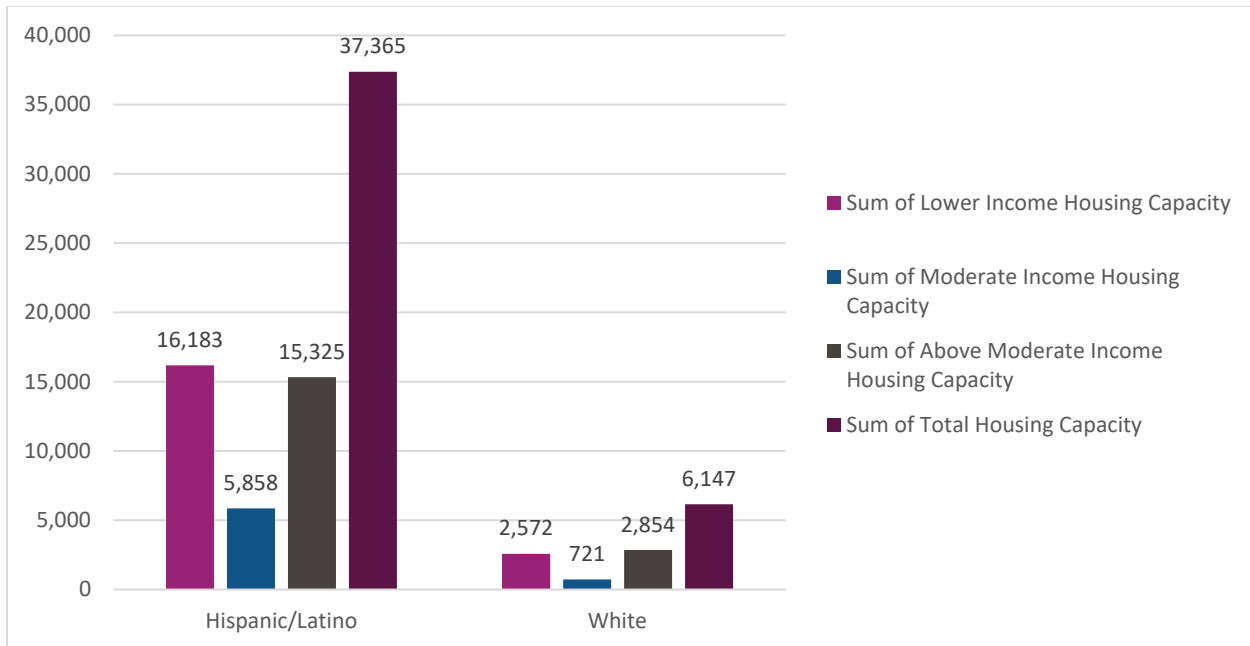
³⁸ Under Senate Bill (SB) 535, a disadvantaged community includes census tracts receiving the highest 25 percent of overall scores in CalEnviroScreen 4.0. Refer to page 1E-3-52 for more discuss of SB 535 Disadvantaged Communities in Fresno.

With regards to environmental health conditions, new higher density developments in the Southwest Fresno Specific Plan area could contribute to alleviating some of the existing environmental health issues, creating more sustainable and healthy urban environments. For example, new developments can integrate green infrastructure, such as parks, green roofs, and community gardens, which help improve air quality, manage stormwater, and provide residents with recreational spaces. This can mitigate urban heat island effects and improve overall environmental health. The Southwest Specific Plan, adopted in 2017, reimagines this area as transitioning from industrial to a series of small, complete neighborhoods made up of community-serving uses, including retail, a range of housing types, a school, and a park. In addition, the Southwest Fresno Specific Plan prohibits new industrial development near residential areas in the Specific Plan area to the maximum extent feasible and instead the zoning encourages complete neighborhoods that incorporate mixed-use designs, where residential, commercial, and recreational spaces are within walking distance. This can reduce the need for driving, lowering traffic congestion and vehicle emissions, thus improving air quality. As it transitions from industrial uses to complete neighborhoods, the City recognizes that there are land use incompatibilities that could have negative impacts. For this reason, the City reviewed sites for the Housing Element inventory closely and removed sites that would be most impacted by existing industrial uses in the short term. As the Housing Element is implemented, it will be essential that new developments are planned and executed with a strong focus on environmental and public health to maximize their positive impact.

Potential Effects on Integration Trends

Race and Ethnicity

The population in the city of Fresno is predominantly Hispanic/Latino (50 percent) and White (26 percent). As described previously, neighborhoods north of Shaw Avenue are predominantly White households and neighborhoods south of Shaw, western neighborhoods, and the Downtown/Fulton corridor area are predominantly Hispanic/Latino. **Figure 1E-3.45** displays the housing capacity identified in this Housing Element by the racial/ethnic majority of each census tract. The housing capacity includes approximately 37,365 units in areas that are predominately Hispanic/Latino households (86 percent of the total capacity), and 6,147 units in areas that are predominantly occupied by White households (14 percent). As the established neighborhoods north of Shaw Avenue – including the Woodward Park, Bullard, and Hoover communities – continue to experience growth, there are opportunities for increased diversity with the addition of housing for lower income households. The Housing Element identifies capacity for over 7,500 new housing units in the Woodward Park, Bullard, and Hoover community plan areas for this planning period. About 4,500 of those are identified for lower-income households (see **Table 1E-3.23**). Additional lower-income housing units can provide options to increase housing mobility for lower-income non-White households in R/ECAPs and thereby increase diversity in the neighborhoods north of Shaw Avenue and improve conditions of segregation based on race and ethnicity. The California State University (CSU) Fresno campus is also adjacent to these established neighborhoods, so more development will provide additional housing opportunities for college students and faculty. The additional capacity identified for housing in the rest of the city will not substantially impact trends of integration given the predominance of non-White households throughout the city already.

Figure 1E-3.45: Sum of Total Housing Capacity by Population Majority of Census Tract

Source: City of Fresno, 2023. Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on ACS data.

Income

As was shown in the assessment above, most neighborhoods are composed of lower- and moderate- income households. In 2020, Fresno's citywide median household income was \$53,368. Neighborhoods north of Shaw Avenue, including portions of the Bullard and West community areas, have the highest median incomes. Otherwise, most census block groups in the city have higher rates of poverty with household incomes that fall below the statewide median. As displayed in **Table 1E-3.22** above, the typical income range across many census tracts in the city is less than \$50,000 or in the range of \$50,001 to \$87,100. In fact, 47 percent of census tracts in the city have median incomes below \$50,000 and 33 percent have median incomes between \$50,000 and \$87,100, meaning that in total 81 percent of census tracts have median incomes below the statewide median. Less than 9 percent of census tracts in Fresno have median incomes above \$100,000. As shown in **Table 1E-3.24** below, which displays the housing capacity for this Housing Element by 2019 median incomes, about half of the inventoried capacity for new housing (21,939 units) is in neighborhoods with incomes less than \$50,000, which mirrors the percentage of census tracts in this income range. **Figure 1E-3.46** shows this information. The distribution is largely due to the capacity for new housing in core activity centers where there is significant capacity for high-density infill housing, but existing household incomes are relatively low. This is followed by an additional 8,297 units in census tracts with incomes between \$50,001 and \$87,100 (19 percent) and 6,984 units in tracts with incomes between \$100,000-\$149,999 (16 percent). Relative to the percentage of census tracts in the higher income range, the sites inventory distributes a larger share of units to higher income census tracts relative to the percentage of tracts in this income category. This is reflective of the large number of sites in new growth areas at the periphery of the city with higher median incomes.

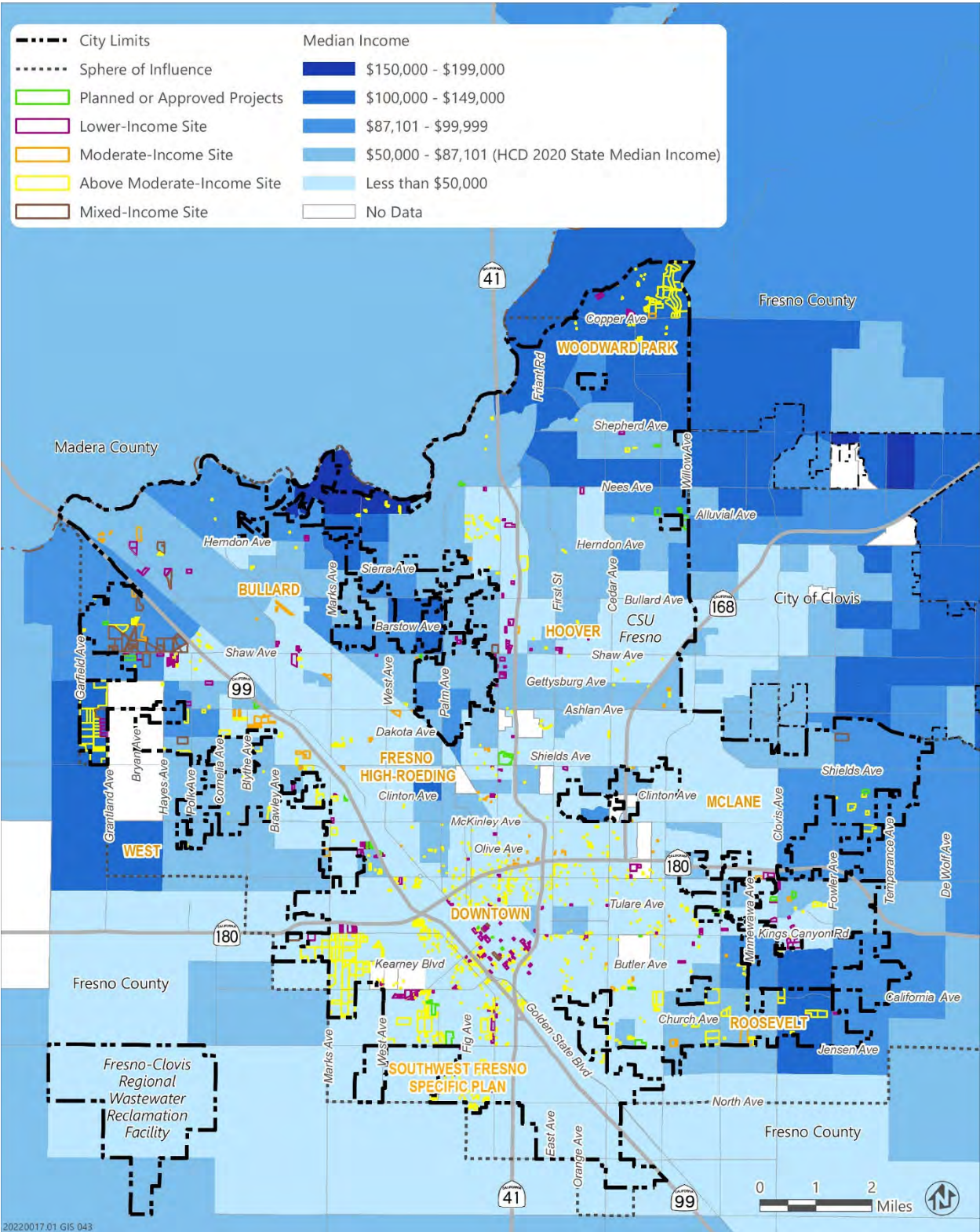
Table 1E-3.24: Housing Capacity and Median Income of Census Tract

	Lower-Income Housing Capacity	Percent of Lower-Income Capacity	Mod-Income Housing Capacity	Percent of Mod-Income Capacity	Above Mod-Income Housing Capacity	Percent of Above Mod-Income Capacity	Total Capacity	Percent of Total Capacity
No Data	47	0.2%	0	0.0%	25	0.1%	72	0.2%
<\$50,000	9,954	53.1%	2,464	37.5%	9,521	52.4%	21,939	50.4%
\$50,001-\$87,100	4,467	23.8%	1,677	25.5%	2,153	11.8%	8,297	19.1%
\$87,101-\$99,999	2,401	12.8%	2,104	32.0%	1,632	9.0%	6,138	14.1%
\$100,000-\$149,999	1,818	9.7%	333	5.1%	4,834	26.6%	6,984	16.1%
\$150,000-\$199,999	68	0.4%	0	0.0%	13	0.	81	0.2%
Total	18,755	100.0%	6,579	100.0%	18,179	100.0%	43,512	100.0%

Source: City of Fresno, 2023. Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on ACS data.

Looking more closely at the distribution of sites by income category, the lower-income sites are slightly more concentrated in lower-income census tracts compared to the moderate- and above moderate-income sites. About 53 percent of the lower-income capacity is in census tracts where the median income is below \$50,000, compared to 52 percent of the above moderate-income capacity also in these areas, while only 10 percent of the lower-income site capacity is in tracts with median incomes above \$100,000, compared to 27 percent of the above moderate-income capacity. The moderate-income capacity is fairly well distributed across census tracts by income. To address this disparity, the Housing Element includes a program to expand capacity for lower-income and missing middle housing types in traditionally single-family neighborhoods and high resource areas, which correspond with areas that are relatively higher income (**Program 2**). To improve economic opportunities, reduce poverty, and increase financial stability, the Housing Element also includes a program to provide targeted job training opportunities for residents (**Program 30**).

Figure 1E-3.46: Housing Capacity and Median Income by Block Group



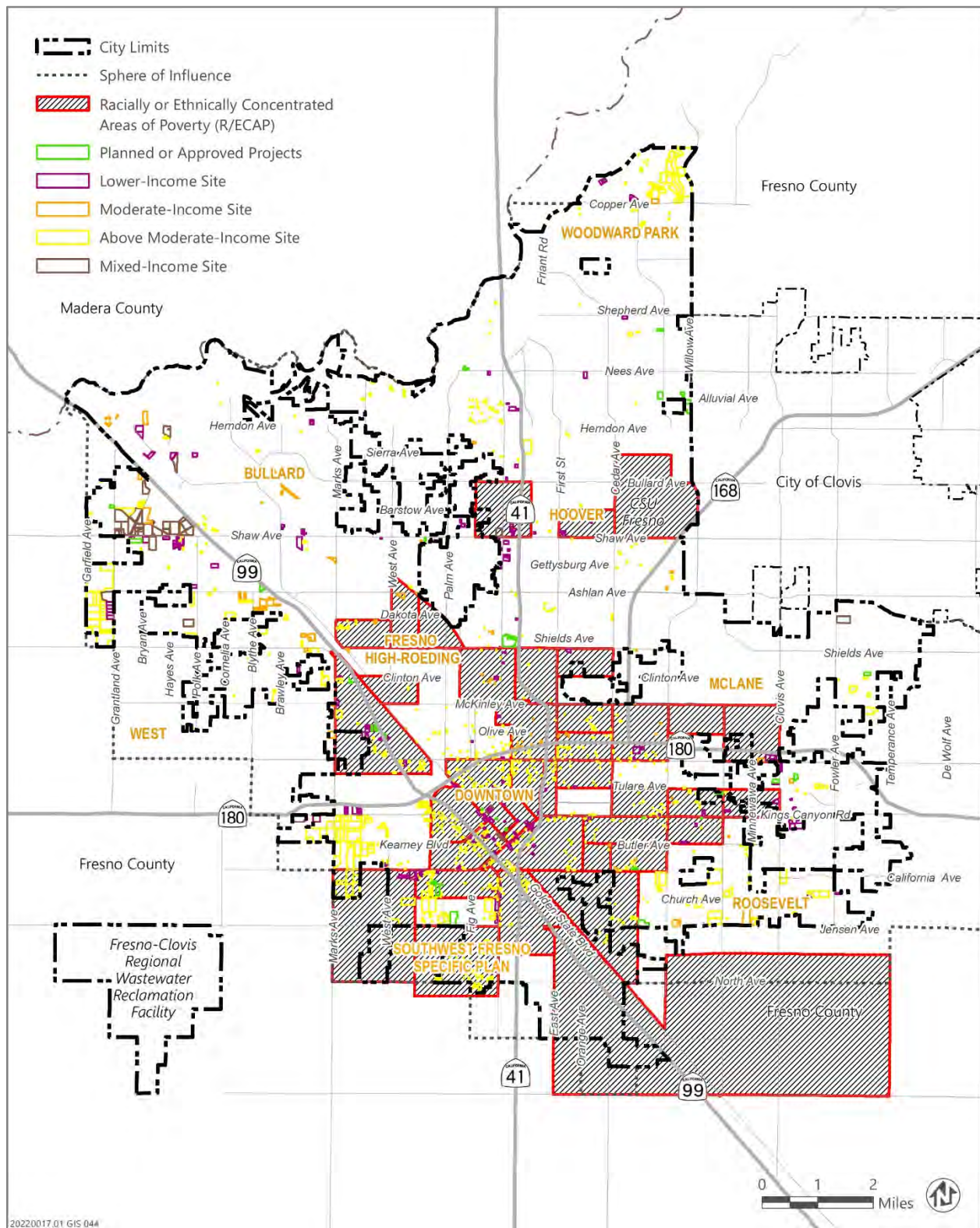
Concentrated Areas of Race and Income

Based on available data using 2009-2013 ACS information, ~~There are currently 40-39~~ census tracts ~~that are~~^{were} designated as R/ECAPs in the city of Fresno, which are neighborhoods where there are both racial concentrations and high poverty rates. As shown in **Figure 1E-4.47**, R/ECAPs are generally in more centralized parts of the city. The Housing Element identifies capacity for 13,410 units in R/ECAP areas, including 7,895 lower-, 1,182 moderate- and 4,333 above-moderate income units (**Figure 1E-3.48**). This accounts for 42 percent of the lower-income capacity, 18 percent of the moderate-income capacity, and 24 percent of the above moderate-income capacity. The reason that a large portion of the lower-income RHNA is accommodated within areas classified as R/ECAPs is because of City policies to encourage high density housing close to the central core of the city in proximity to jobs and transit. **Program 28** (Equitable Community Investments) of this Housing Element, consistent with other policies in the General Plan, prioritizes reinvestment in the city's core areas. It includes the Downtown Neighborhoods Community Plan Area, Phase 1 and Phase 2 Bus Rapid Transit (BRT) and High-Frequency Transit Corridors, Infill Opportunity Zones (IOZs)— which have been defined as established neighborhoods generally south of Herndon Avenue—and the South Industrial Area. These areas align closely with census tracts designated as concentrated areas of poverty. Incentivizing new residential development, expanding transit options, stimulating economic development, and business and job creation will contribute to a higher quality of life for existing and future residents of the city's core areas.

There are 19 census tracts in Fresno that are designated as RCAAs, which are neighborhoods where there are both high concentrations of White households and high household incomes. As shown in **Figure 1E-3.49**, areas of affluence are primarily in areas within the city SOI but located in unincorporated islands or new growth areas north of Nees Avenue. The sites inventory includes capacity for 2,993 housing units in these areas of affluence, as shown in **Figure 1E-3.47**, including capacity for 2,132 above moderate-income units, 256 moderate-income units, and 606 lower-income units. The capacity identified in areas designated as RCAAs is predominantly for above-moderate income units.

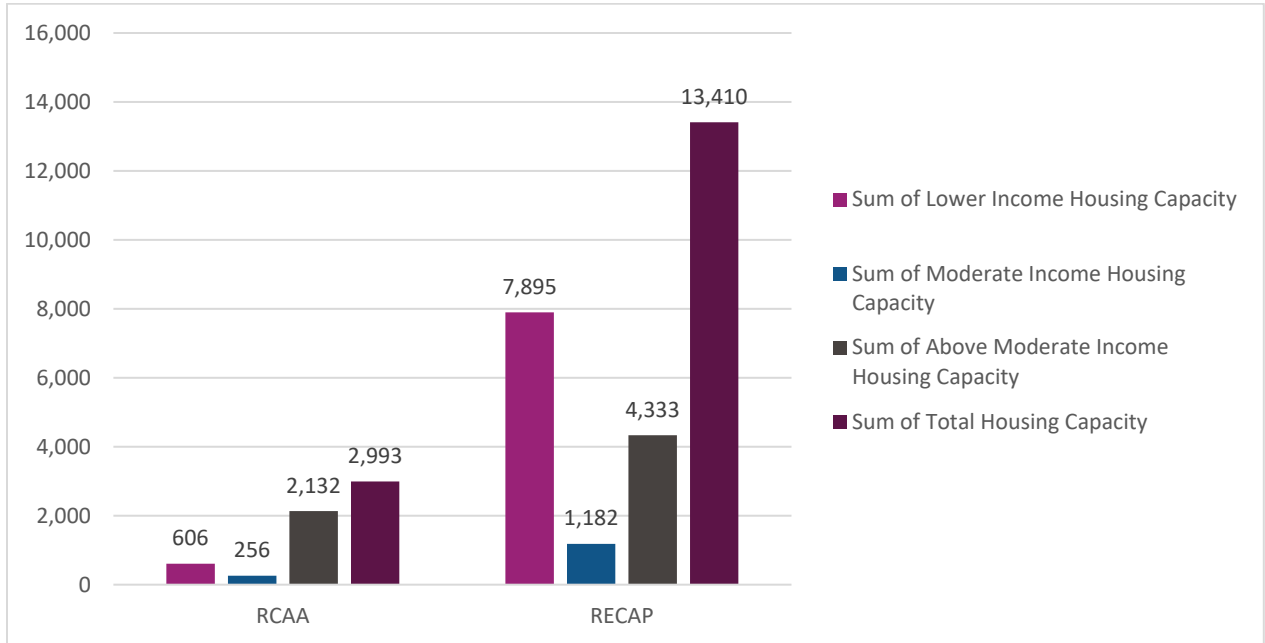
To address the concentration of lower-income unit capacity in R/ECAPs and the lack of lower-income housing opportunity in RCAAs, the Housing Element includes a program to identify additional sites or rezoning options for land in high resource areas to provide opportunities for higher density development in all areas of the city and reduce concentrations of poverty (**Program 2**). This includes developing zoning standards to permit residential conversions in the Office Zone District and facilitating the development of missing middle and multi-unit housing types such as duplexes, triplexes, fourplexes, townhomes, and SB 9 lot splits.

Figure 1E-3.47: Sites Inventory and Racially/Ethnically Concentrated Areas of Poverty (R/ECAP)



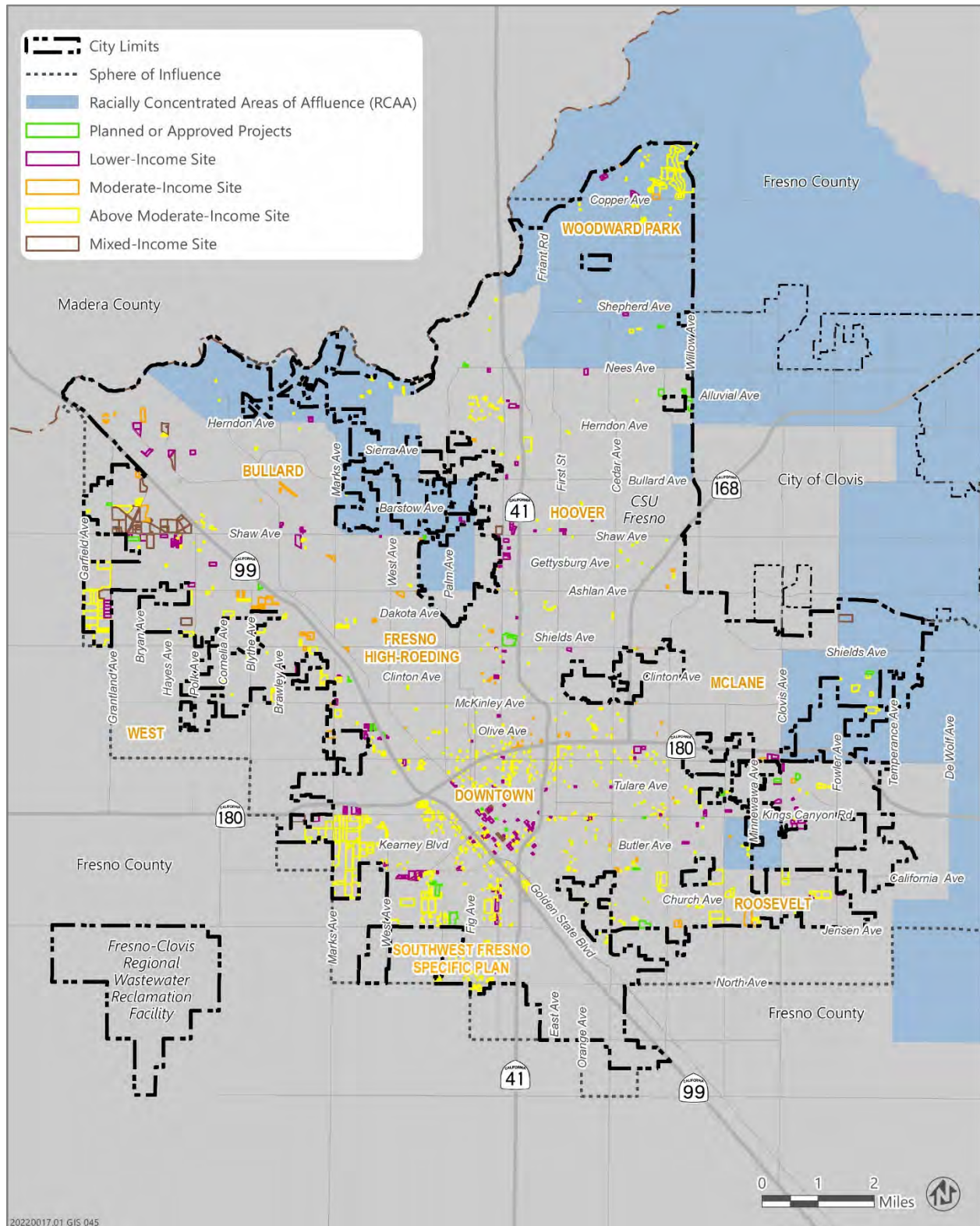
Source: City of Fresno, 2023. Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on ACS data.

Figure 1E-3.48: Sum of Total Housing Capacity by R/ECAP or RCAA



Source: City of Fresno, 2023. Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on ACS data.

Figure 1E-3.49: Sites Inventory and Racially Concentrated Areas of Affluence (RCAA)



Potential Effects on Access to Opportunity

Fresno has a mix of low-resource, moderate-resource, and high or highest resources areas. There are also several areas categorized as high segregation and poverty. Growth areas on the periphery of established neighborhoods along the northern and eastern edges of the city are designated moderate and high resource, including an annexation area, designated as highest. The central portion of the city is designated as low resource and high segregation and poverty. **Table 1E-3.25** displays the sum of census tracts in the city SOI by TCAC classification.

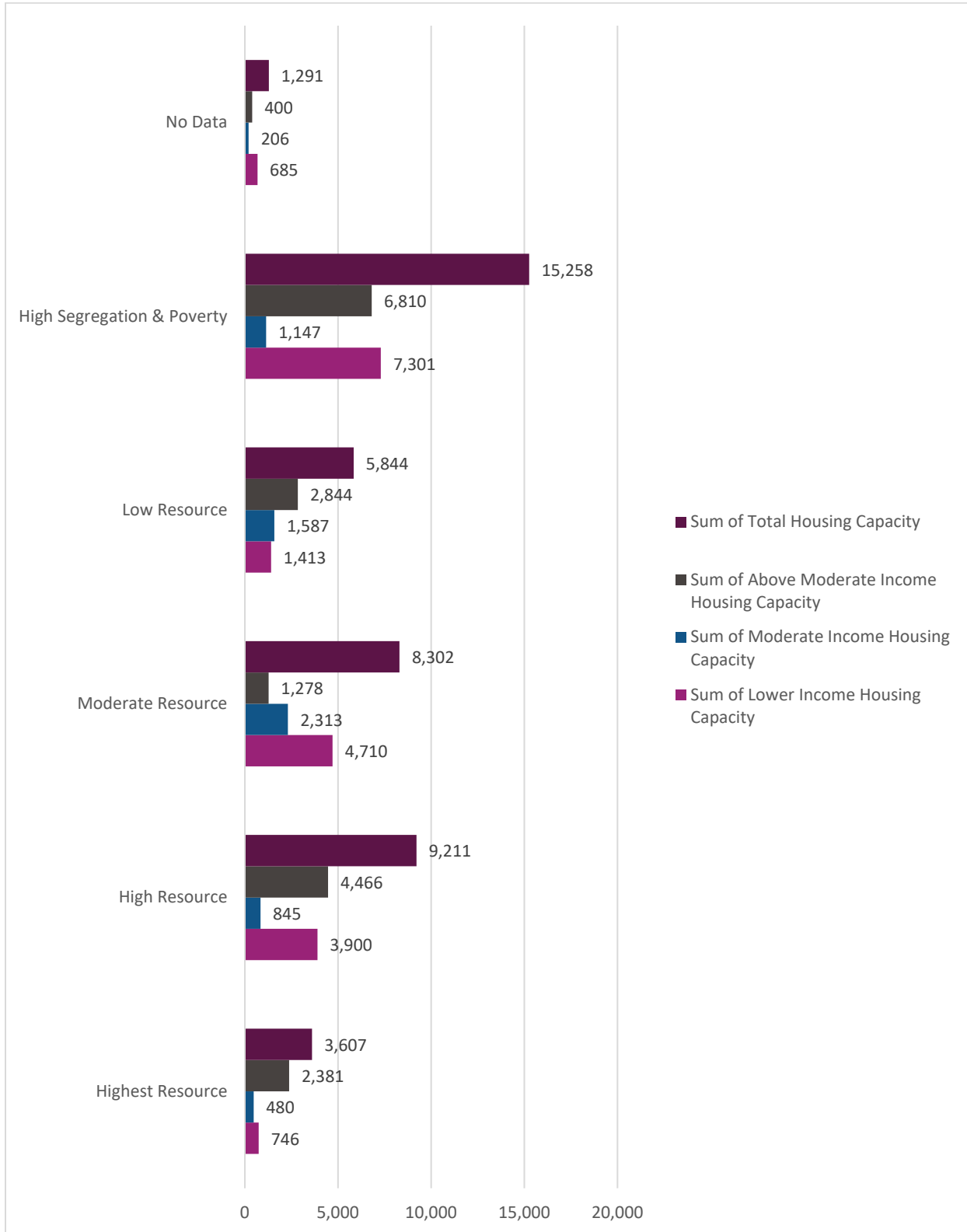
Table 1E-3.25: TCAC Opportunity Areas by Census Tract, City of Fresno

2022 TCAC Opportunity Area	Sum of Census Tracts in City SOI	Percent of Tracts
Highest Resource	24	17.8%
High Resource	29	21.5%
Moderate Resource	23	17.0%
Low Resource	15	11.1%
High Segregation and Poverty	43	31.9%
No Data	1	0.7%
Total	135	100.0%

Source: City of Fresno, 2023. California Tax Credit Allocation Committee (CTAC), 2022.

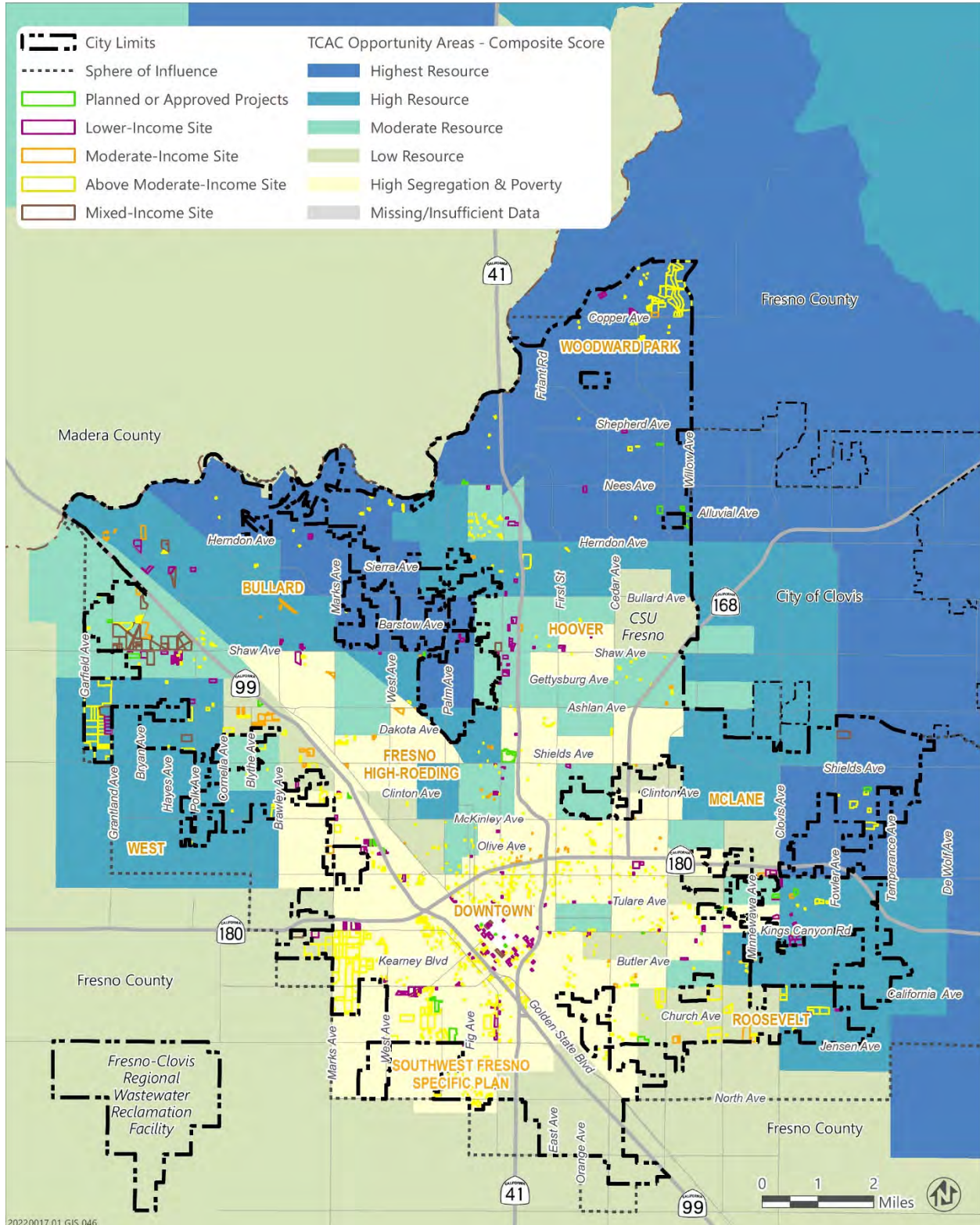
Figure 1E-3.50 below estimates the number of housing units in each opportunity area. Generally, the sites inventory adds more housing in all resource areas. The most housing capacity is estimated in high or highest resource areas and areas of high segregation and poverty, which is consistent with the bulk of developable areas in Fresno (see **Figure 1E-3.51**). In total, the inventory includes capacity for approximately 12,818 units in high or highest resource areas (29 percent of the total capacity), 8,302 units in moderate resource areas (19 percent of the total capacity), 5,844 units in low resource areas (13 percent of the total capacity), and approximately 15,258 units in areas of high segregation and poverty (35 percent of the total capacity). One census tract (census tract 1.00 in the Downtown development area) does not have any data associated with it from the TCAC/HCD Opportunity Mapping tool, and this accounts for 1,291 units from the Housing Element inventory (3 percent of the total capacity).

Over half of the above moderate-income housing capacity (53 percent) is in low resource areas and areas of high segregation and poverty, combined, creating opportunities to balance the concentration of poverty in these areas of the city with higher income households. Conversely, about 25 percent of the lower-income housing capacity is in high and highest resource areas, compared to 38 percent of the above moderate-income housing capacity. This is largely due to the predominance of single-family zoning in neighborhoods north of Shaw Avenue. **Program 2**, described above, has been added to the Housing Element to address this disparity by expanding opportunities for lower- and moderate-income housing in high and highest resource areas.

Figure 1E-3.50: Sum of Total Housing Capacity and TCAC Opportunity Areas

Source: City of Fresno, 2023. Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on ACS data.

Figure 1E-3.51: Sites Inventory and TCAC Opportunity Areas



Potential Effects on Disproportionate Housing Needs

Cost Burden or Overpayment

Across all census tracts, the average percent of housing cost burdened populations is between 40 and 60 percent for renters and 20 to 40 percent for homeowners. **Table 1E-3.26** and **Table 1E-3.27** below display where housing capacity exists relative to housing cost burden. Approximately 25,336 units (58 percent) of the housing capacity is identified in tracts with a renter overpayment between 40 and 60 percent; 8,852 units (20 percent) of the capacity is in tracts with rates between 60 and 80 percent; and 8,989 units (21 percent) are in tracts with rates above 80 percent. The majority of capacity for lower income units (63 percent) is within census tracts where 40 to 60 percent of renters are overpaying for housing, primarily located in southwest, southeast, west, and central Fresno. The capacity for lower income households in these areas can facilitate housing mobility opportunities for renters who need more affordable options to avoid displacement and homelessness. With regards to overpayment for homeowners, more than half (55 percent) of the capacity in the inventory is in areas where 20 to 40 percent of homeowners are overpaying for housing. As shown in **Table 1E-3.27**, this includes 9,360 lower-income units, 3,283 moderate-income units, and 11,403 above moderate-income units. The addition of these units could help to alleviate existing overpayment by offering lower- and moderate-income units to current and future residents where there is need and increasing the housing stock overall to alleviate the demand on an existing shortage of housing at affordable price points. Additionally, the site capacity and distribution of units by income category can facilitate mobility opportunities for all households.

Table 1E-3.26: Housing Capacity by Percent of Renter Overpayment

	Sum of Lower Income Housing Capacity	Percent of Lower Income Capacity	Sum of Moderate Income-Housing Capacity	Percent of Moderate Income Capacity	Sum of Above Moderate -Income Housing Capacity	Percent of Above Moderate Income Capacity	Total Capacity	Percent of Total Capacity
<20%	0	0.0%	8	0.1%	9	0.0%	17	0.0%
20%-40%	0	0.0%	0	0.0%	318	1.7%	318	0.7%
40%-60%	11,791	62.9%	3,182	48.4%	10,362	57.0%	25,336	58.2%
60%-80%	4,144	22.1%	1,207	18.3%	3,501	19.3%	8,852	20.3%
>80%	2,820	15.0%	2,181	33.2%	3,988	21.9%	8,989	20.7%
Total	18,755	100.0%	6,579	100.0%	18,179	100.0%	43,512	100.0%

Source: City of Fresno, 2023. Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on ACS data.

Table 1E-3.27: Housing Capacity by Percent of Homeowner Overpayment

	Sum of Lower Income	Percent of Lower Income	Sum of Moderate Income-	Percent of Moderate	Sum of Above Moderate	Percent of Above Moderate	Total Capacity	Percent of Total Capacity
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SECTION 1E-3: LOCAL ASSESSMENT OF FAIR HOUSING

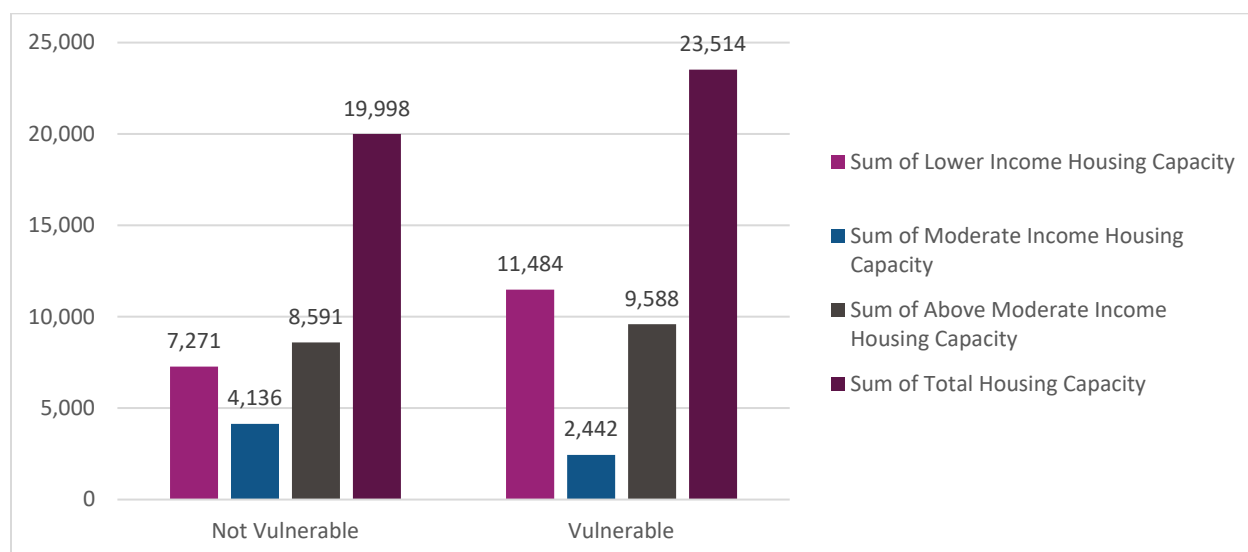
	Housing Capacity	Capacity	Housing Capacity	Income Capacity	-Income Housing Capacity	Income Capacity		
<20%	2,141	11.4%	237	3.6%	679	3.7%	3,057	7.0%
20%-40%	9,360	49.9%	3,283	49.9%	11,403	62.7%	24,046	55.3%
40%-60%	3,423	18.3%	2,337	35.5%	1,943	10.7%	7,702	17.7%
60%-80%	3,145	16.8%	515	7.8%	3,755	20.7%	7,415	17.0%
>80%	685	3.7%	206	3.1%	400	2.2%	1,291	3.0%
Total	18,755	100.0%	6,579	100.0%	18,179	100.0%	43,512	100.0%

Source: City of Fresno, 2023. Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on ACS data.

Displacement

As described above, a substantial amount of the city land area is vulnerable to displacement pressure using the methodology from UC Berkeley’s Urban Displacement Project. There are 77 census tracts in the city that are considered susceptible to displacement risk, making up more than half of the city (57 percent). **Figures 1E-3.52** and **1E-3.53** below display the quantity and location of the sites inventory capacity relative to displacement risk in Fresno. The inventory provides a substantial capacity for new housing in areas identified as vulnerable. This includes capacity for 11,484 lower income units and 9,588 above-moderate income units in areas that are susceptible to displacement. Although the addition of lower-income housing should alleviate some of the pressures of displacement, the Action Plan also includes **Program 34 – Eviction Protection Program** to protect tenants from eviction and displacement pressures.

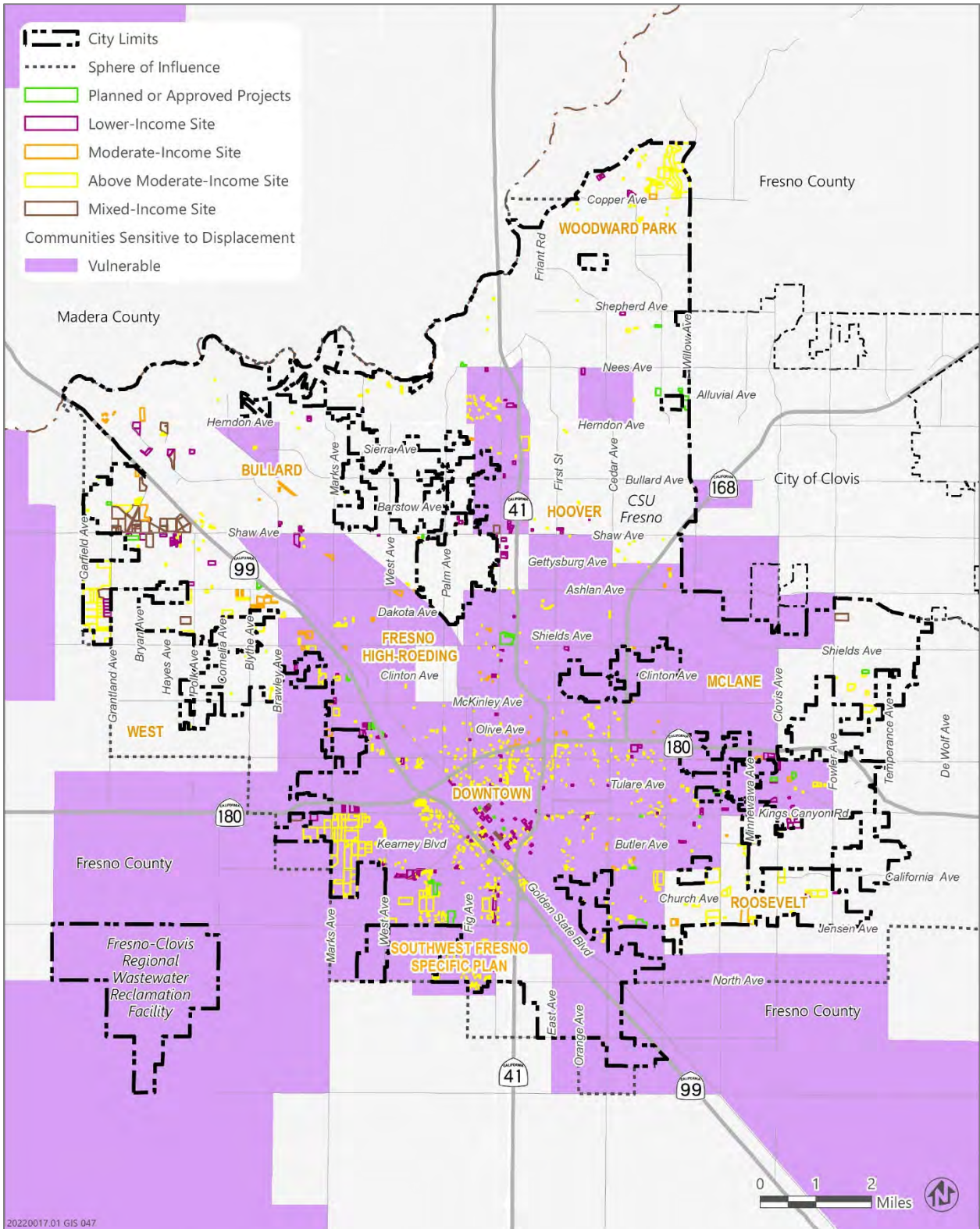
Figure 1E-3.52: Sum of Housing Capacity and Areas at Risk of Displacement



Source: City of Fresno, 2023. Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on data and

methodology from the Urban Displacement Project.

Figure 1E-3.53: Sites Inventory and Areas at Risk of Displacement



Source: City of Fresno, 2023. Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on data and methodology from the Urban Displacement Project.

Fair Housing Issues, Contributing Factors, Meaningful Actions

HCD defines a fair housing issue as “a condition in a geographic area of analysis that restricts fair housing choice or access to opportunity, which includes such conditions as ongoing local or regional segregation or lack of integration, racially or ethnically concentrated areas of poverty and affluence, significant disparities in access to opportunity, disproportionate housing needs, and evidence of discrimination or violations of civil rights law or regulations related to housing.” In Fresno, there are substantial barriers to homeownership especially for communities of color and lower income households as denoted by lower income households, POC households, and individuals living below the poverty line concentrated in south and west neighborhoods in the city. Fresno has concentrated areas of poverty and many of these same census tracts have been identified as R/ECAPs or designated as “Low Resource” or “High Segregation & Poverty” by the HCD/TCAC Opportunity mapping methodology. In addition, most of the city is considered vulnerable to displacement from housing market pressures and poor environmental quality, or impacts from extreme heat and climate change. Pursuant to Government Code Section 65583 (c)(10)(A)(v), the Housing Element includes several policies and programs to work towards addressing fair housing issues and replacing segregated living patterns with integrated and balanced communities. **Table 1E-3.28** below summarizes the fair housing issues, contributing factors, and implementation programs included in the Housing Element to affirmatively further fair housing in the city of Fresno. For more details on the actions in each implementation program, refer to Section 1E-1: Action Plan.

Table 1E-3.28: Summary of Fair Housing Issues, Contributing Factors, and Meaningful Actions to AFFH, City of Fresno

Identified Fair Housing Issue	Contributing Factor	Priority Level	Meaningful Action
Segregation based on race and income; and presence of Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs) and Racially and Ethnically Concentrated Areas of Affluence (RCAAs)	Past land use and zoning practices favoring outward expansion and resulting in subsequent disinvestment in core, south, and west neighborhoods	High	Program 2 – Variety of Housing Opportunities in High Resource Areas Program 3 – Encourage and Facilitate Accessory Dwelling Units and Small Homes Program 11 – Incentives for Housing Development Program 20 – Housing Choice Voucher Incentive Program
	Public housing and other forms of affordable housing are limited by location and type	High	Program 11 – Incentives for Housing Development Program 12 – Local Housing Trust Fund Program 14 – Partnerships with Affordable Housing Developers Program 18 - Mixed Income Neighborhood Trust (MINT)

Identified Fair Housing Issue	Contributing Factor	Priority Level	Meaningful Action
Unequal Access to Opportunity including Access to Safe and Healthy Environments, Reliable Public Transit, and Access to Education	Lack of lower- and moderate-income capacity in high and highest resource areas	High	Program 2 – Variety of Housing Opportunities in High Resource Areas Program 3 – Encourage and Facilitate Accessory Dwelling Units and Small Homes Program 11 – Incentives for Housing Development Program 20 – Housing Choice Voucher Incentive Program
	Continued need for reinvestment in low-and moderate- income census tracts	High	Program 28 – Equitable Community Investments
	Disparities in access to healthy environments based on location of residence	High	Program 27 – Environmental Justice Program 28 – Equitable Community Investments
Disproportionate Housing Needs and Elevated Displacement Risk, Particularly for Lower Income Households	Rising housing costs without effective tenant protections to ensure stable housing (including for mobile homes) and prevalence of sensitive communities due to economic pressures, market, and environmental hazards/ climate change conditions	High	Program 16 – Community Land Trust Program 18 - Mixed Income Neighborhood Trust (MINT) Program 22 – Housing Rehabilitation Program 32 – Opportunity to Purchase Act Program 33 – Mobile Home Parks Program 34 – Eviction Protection Program
	Rising incidence of homelessness	High	Program 36 – Homeless Assistance
Barriers to Homeownership for Black and Indigenous People of Color (BIPOC) communities	Past land use and zoning practices including redlining, racial covenants, and urban renewal projects have created systemic disparities to access homeownership	Medium	Program 19 – Home Buyer Assistance
	Difficult to find rental housing that is accessible	Medium	Program 24 – Special Needs Housing
	Stakeholder input and data on housing discrimination complaint calls and filings indicate that more fair housing education is needed for landlords, lenders, and the general public	Medium	Program 20 – Housing Choice Voucher Incentive Program Program 26 – Fair Housing Services

Source: City of Fresno and Ascent, November 2023.

SECTION 1E-6: PUBLIC OUTREACH AND ENGAGEMENT

SECTION 1E-6: PUBLIC OUTREACH AND ENGAGEMENT

State law requires cities and counties to make a diligent effort to achieve participation from all segments of the community in preparing a Housing Element. Section 65583[c][6] of the California Government Code specifically requires that “[t]he local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the program shall describe this effort.” This means that local jurisdictions must take active steps to inform, involve, and solicit input from the public, particularly low-income and racial and ethnic households that might otherwise not participate in the process.

To meet the requirements of State law, the City of Fresno completed outreach at both the local level and as part of the regional Fresno County Multi-Jurisdictional Housing Element effort to encourage community involvement. These efforts included:

- Information about the Housing Element posted on the Regional Project Website (<https://fresnomjhe.com/housing-elements/>)
- Stakeholder Consultations and Focus Groups
- Study Sessions with Planning Commissions, City Councils, and the County Board of Supervisors
- Community Workshops
- Community Survey

Regional efforts which included a community workshop, consultations, and a community survey, were facilitated with the California Coalition of Rural Housing (CCRH). These efforts are all discussed in Chapter 1 (Public Outreach and Engagement) of the Multi-Jurisdictional Housing Element. In addition to the outreach coordinated through the Multi-Jurisdictional Housing Element update, the City of Fresno partnered with the Housing Division to conduct community meetings and contracted with a local nonprofit, Every Neighborhood Partnership (ENP), to help conduct meetings throughout the city in order to receive broader input from more residents and stakeholders.

Community Workshops and Meetings

The City, from August 2022 to August 2023, conducted a number of community workshops and meetings on the Housing Element update. **Table 1E-6.1** summarizes the workshops and meetings held to date, followed by more details on each event.

Table 1E-6.1: Community Workshops and Meetings on the Fresno Housing Element to Date

Event #	Date	Type of Event	Location	Number of Participants
1	August 31, 2022 6:00 p.m.	Community Workshop	Manchester Gate Elementary School, 2307 E Dakota Avenue, Fresno, CA, 93726	22
2	October 27, 2022 11:00 a.m.	Community and Stakeholder Meeting	Romain Neighborhood Center, 745 N First St, Fresno	5
3	October 28, 2022 11:00 a.m.	Community and Stakeholder Meeting	Virtual	11
4	November 1, 2022 6:00 p.m.	Community and Stakeholder Meeting	Mosqueda Neighborhood Center, 4670 Butler Ave, Fresno	3
5	November 2, 2022 6:00 p.m.	Community and Stakeholder Meeting	Virtual	5
6	November 7, 2022 6:00 p.m.	Community and Stakeholder Meeting	Virtual	7
7	November 9, 2022 6:00 p.m.	Community and Stakeholder Meeting	Teague Elementary School, 4725 N Polk Ave, Fresno	16
8	November 15, 2022 10:00 a.m.	Community and Stakeholder Meeting	Virtual	18
9	November 16, 2022 2:00 p.m.	Community and Stakeholder Meeting	Ted C Wills Neighborhood Center, 770 N San Pablo Ave, Fresno	30
10	November 28, 2022 11:00 a.m.	Community and Stakeholder Meeting	Legacy Commons Apt Community Room	6
11	February 25, 2023 10:00 am	Community Workshop with El Dorado Park Community Development Corporation	El Dorado Park Community Center, 1338 San Ramon, Unit B, Fresno, CA 93710	17
12	March 1, 2023 5:15 p.m.	Community Workshop with Lowell Community Development Corporation	Helm Home, 1719 L. Street, Fresno, CA 93721	18
13	March 1, 2023 5:30 p.m.	Community Workshop with Highway City Community Development Corporation	Community Resource Center, 4718 N. Polk Ave, Fresno, CA 93722	45
14	March 11, 2023 12:30 p.m.	Community Workshop with Hidalgo Community Development Corporation	Hidalgo Elementary School, 3550 E. Thomas Ave, Fresno, CA 93722	27
15	March 14, 2023 5:30 p.m.	Southwest Fresno Community Development Corporation	Westside Church of God, 1422 W California Ave, Fresno, CA 93706	24
16	July 20, 2023 5:30 p.m.	Community Workshop with Southwest Fresno Development Corporation	Westside Church of God, 1422 W California Ave, Fresno, CA 93706	26
17	July 22, 2023 2:00 p.m.	Community Workshop with El Dorado Park Community Development Corporation	Paul Caprioglio Community Center, 5191 N. 6th Street, Fresno, CA 93710	23
18	July 28, 2023 4:30 p.m.	Community Workshop with Hidalgo Community Development Corporation	Hidalgo Neighborhood Resource Center, 646 N. Bond Street, Fresno, CA 93702	27

Event #	Date	Type of Event	Location	Number of Participants
19	August 3, 2023 5:30 p.m.	Community Workshop with Highway City Community Development Corporation	Teague Community Resource Center, 4718 N. Polk Ave., Fresno, CA 93722	25
20	August 8, 2023 5:00 p.m.	Community Workshop	Nelson Elementary School, 1336 W. Spruce Ave., Fresno, CA 93650	19
21	August 9, 2023 4:30 p.m.	Community Workshop with Lowell Community Development Corporation	Ted C. Wills Community Center, 770 N. San Pablo Ave., Fresno, CA 93728	46
TOTAL				420

Source: City of Fresno, California Coalition of Rural Housing, and Every Neighborhood Partnership, October 2023.

Event #1: Community Workshop (August 31, 2022)

The first community workshop for the Housing Element update was held on August 31, 2022 in-person at Manchester Gate Elementary School to provide information on the Housing Element and solicit input from the community. The City notified the community of this meeting with flyers distributed in English, Spanish, Hmong and Punjabi through the Fresno Council of Governments (FCOG) listserv of regional stakeholders and community-based organizations (CBOs), and through the Fresno Housing Authority. Linguistic interpreters were available for Spanish, Hmong, and Punjabi monolingual speakers. Materials in Spanish, Hmong and Punjabi were available in-person at the workshop and online at the project website, accessible via QR code.

An Eventbrite registration page and Facebook event was created advertising that Spanish, Hmong, and Punjabi language interpretation would be provided, along with refreshments, and activities for kids. Flyers were sent out through the Fresno Housing Authority to affordable housing residents. City staff distributed the event to the email lists that they maintain for General Plan updates and the Anti-Displacement Task Force. Fresno City Community Affairs Representatives distributed the event to Hmong and Punjabi speaking communities.

Figure 1E-6.1: Community Workshop For The Housing Element Update, August 31, 2022



In the presentation, members of the public were introduced to the process of developing the Housing Element both for the region and for the City of Fresno. They were also given information about current housing conditions in the region and in Fresno and were invited to participate in a discussion about local housing needs. The discussion was prompted by the following questions:

- What are Fresno’s greatest assets?
- What do you think are the most critical housing issues in Fresno?
- What groups within the community have the greatest housing needs?
- What are Fresno’s most significant fair housing issues?
- Do you have suggestions for addressing housing issues in Fresno?
- Any suggestions for getting more community involvement?

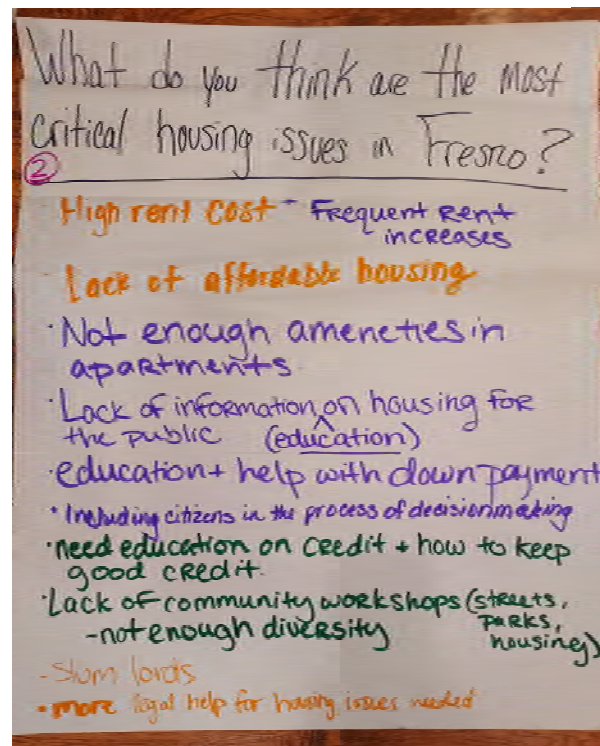
There were 22 community participants that attended the event and about 5 attendees were Spanish monolingual speakers and they received interpretation from Linguistica. Attendees expressed that some of the most critical issues in Fresno are related to affordability, lack of information and education, and lack of community amenities. Participants identified a number of special needs groups including residents with low incomes, undocumented residents, seniors, single-parent families, people with disabilities and mental disabilities, and college students/youth. When asked about Fresno's most significant fair housing issues, participants alluded to historical disinvestment in southwest and west Fresno, access to credit, housing costs, and access to opportunities. Participants expressed support for building more affordable housing and suggested the City develop more programs to provide financial assistance to low-income families, funding to rehabilitate homes, rent control, and more housing near amenities like grocery stores. Participants also made suggestions for increasing community involvement in the Housing Element update. Below is a summary of feedback, along with responses to discussion questions.

Summary of Feedback

- **What are Fresno's greatest assets?**
 - Citizens of Fresno
 - Culture
 - Zoo
 - Desire for change
 - Diversity
 - Diversity in sports
 - Water parks
 - Different public events
 - Proximity to other places (i.e., San Francisco, Los Angeles)
 - The community
 - The people
 - Labor force
 - People
- **What do you think are the most critical housing issues in Fresno?**
 - Frequent rent increases
 - High cost of rent
 - Lack of affordable housing
 - Not enough amenities in apartments
 - Lack of information and education on housing
 - Down payment assistance
 - Including citizens in decision making
 - Need enough diversity

- Slum lords
- Education on credit and how to keep good credit
- Lack of community amenities (parks, trees, housing)
- **What groups within the community have the greatest housing needs?**
 - Low to moderate income
 - Undocumented residents
 - Seniors
 - Single parent families
 - People with disabilities
 - People experiencing homelessness
 - People without transportation or a car
 - College students/youth
 - Couch surfers/people living out of cars
 - People with mental disabilities
 - Veterans
 - Underserved communities
- **What are Fresno's most significant fair housing issues?**
 - Historical disinvestment in southwest and west Fresno
 - Access to credit
 - Access to housing close to amenities
 - Racial barriers
 - High rental cost
 - City of Fresno should implement recommendations 1-48 from "Here to Stay" report
 - Affordable housing and rentals are mostly located in southeast Fresno, where a lot of growth is happening, concerns regarding pricing out and displacement
 - Fair housing for all, not just some
 - More housing for families on fixed incomes with a cap on rent increases
 - More accessible housing for people with disabilities
- **Any suggestions for addressing housing issues in Fresno?**
 - Building more affordable housing – start with meeting RHNA numbers from 5th cycle
 - Provide more financial assistance to low-income families who have a hard time paying for housing – both renters and owners
 - Restoration program for people who live in older sections of town
 - Funding to rehabilitate homes and weather updates, such as solar
 - Rent control

Figure 1E-6.2: Participant Responses
"What do you think are the most critical housing issues in Fresno?"

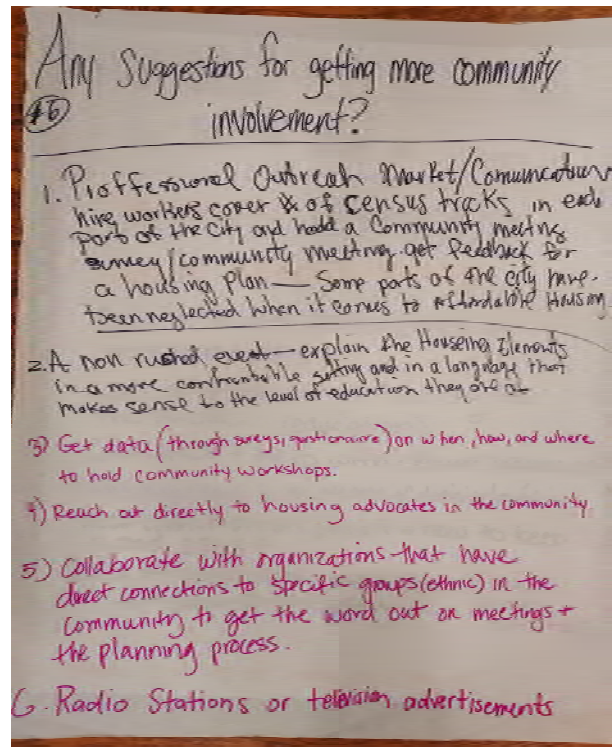


- More mixed use
- Build up, not out
- Provide more housing near amenities, especially grocery stores
- “Affordable” housing isn't affordable for low-income residents
- Not enough people buy to live here, people buy to profit

▪ **Any suggestions for getting more community involvement?**

- Hire a professional outreach or marketing firm, hire people to canvas in each census tract and hold community meetings there, have a survey, get feedback for housing plans
- Have a non-rushed event, take time to workshop more what the housing element is in a calmer and more relaxing environment, with language people can understand
- Get data on how to best hold workshops (Who, what, when, where)
- Reach out to housing advocates in the community
- Work with organizations that have direct access to and with citizens and special needs households
- Radio/TV ads
- Community outreach and meeting community members where they are at
- Build trust in providing more transparency and accountability
- Involve Council and City Staff in getting information out

Figure 1E-6.3: Participant Responses to “Any suggestions for more community involvement?”



Events #2-10: Community and Stakeholder Meetings (October/November 2022)

Between October 27, and November 28, 2022, a series of joint community meetings were held by the City of Fresno Long Range Planning Division and the Housing Division to gather feedback from community members and stakeholder organizations about the Multi-Jurisdictional Housing Element and the Annual Action Plan. The format of the meetings included a presentation at the beginning, followed by 6 subject specific staff facilitated tables (Public Infrastructure and Facilities, Fair Housing/Compliance, Public Services, Homelessness and Homelessness Prevention, Affordable Housing, and Housing Element) where the public shared their thought on each subject, then the staff member at each table shared with the larger group the key points shared at their table, and the meeting concluded with each participant voting on their highest priorities. Community members were invited to vote on suggestions at virtual and in-person meetings. The goals, and activity suggestions, are outlined below to provide a high-level overview of input received.

Summary of Feedback

Affordable Housing

▪ Most Popular Suggestions

- Homebuyer assistance and more extensive funding programs which allow people to build their own homes.
- Purchasing buildings (with a preference for abandoned buildings and homes) for emergency shelters with additional wrap-around services (e.g., vocational training, addiction services).
- Developing multi-family housing.
- Encouraging mixed-income neighborhoods.
- Affordable housing location equity, specifically north of Shaw Avenue.
- Tiny home villages in coordination with local religious institutions that own undeveloped land.
- Ideally small projects (1-4) homes.
- CDCs as managers of the villages.
- Allow development of mobile tiny homes.
- Received feedback from Habitat for Humanity and Poverello that tiny homes are expensive and time consuming to develop.
- Housing targeting those with mental health needs.
- Rent control.
- Reducing bureaucratic processes to fast-track affordable housing.
- In Chinatown, develop the single-room, second floor apartments above businesses.
- Mitigation fund – pays a percentage of large repairs necessitated by high-risk renters.
- Change covenant from 30 years to 50 years.
- Consider the Community Land Trust Model for long-term affordability. Partner with Central Valley Land Trust for development areas.
- Improved technical assistance for developers looking to complete proposals.
- Provide feedback on proposals so they can be made better in the future.

- Provide an opportunity for developers to pitch projects to evaluate whether changes to zoning or permitting are necessary.
 - Extending impact fee reduction waiver (expires in June).
 - Inclusionary zoning.
 - Roommate matching.
 - Inclusionary housing.
 - Housing co-op for ownership in apartments and condos.
 - Rent Controls/ Rental stabilization program/ Rent controls in mobile home parks.
 - Weatherization program.
- **Additional Suggestions**
- Prioritization tool for infrastructure.
 - Provide affordable student housing near campuses and near high quality transit. Engage with Fresno State. (Parent/family housing)
 - Housing for veterans, seniors, and people with disabilities.
 - Housing rehabilitation.
 - Conference between City and lenders to discuss current programs operated by local banks.
 - Leverage funds for affordable housing development.
 - Increase efforts and funding towards developing relationships with the larger organized groups (trusted messengers) such as CDCs to improve public participation.
 - Presenting to Executive Directors and workshoping/piloting new projects (continuous feedback/ capacity building).

Fair Housing/Compliance

- **Most Popular Suggestions**
- Landlord/owner education on vouchers and more incentives to accept Section 8 (HCV) vouchers.
 - Education about the Annual Action Plan process via trusted messengers like pastors CBO leaders.
 - Work with Office of Community Affairs and place-based organizations.
 - Report out environmental impact of development throughout Fresno.
- **Additional Suggestions**
- Assistance with helping tenants to understand lease terms.
 - Improved outreach via social media (paid advertisements).
 - Outreach via water bill inserts.
 - Eviction Protection Program continuation.
 - Focus on LGBTQ+ rights in housing.
 - Regular roundtable meeting with community leaders.
 - Increased online access to ongoing/current information.
 - Better promotion of ongoing/current info via social media.

- Landlord registry to combat slumlord issues.
- Fair Housing hotline.

Homelessness and Homelessness Prevention

▪ Most Popular Suggestions

- Rental and utility assistance based on income, housing stabilization (e.g., building credit scores, providing security at buildings). Also programs to offset apartment application fees.
- Landlord engagement to prevent evictions.
- Mobile medical clinic in partnership with neighborhood-specific organization to determine locations and resource hubs.
- Mobile MAP Point pilot project to reduce transportation barriers.
- More street outreach including social workers and psychologists (non-sworn officers).
- Long-term shelter options for families.
- Expanding hours/temperature requirements at warming centers.
- Don't convert City-owned shelters.
- More overnight shelters for families.
- Skilled nursing facilities for those who can't afford them.

▪ Additional Suggestions

- Safe locations to camp or park vehicle overnight.
- Include wrap-around services in these locations.
- More case managers at all shelter locations.
- Better/more utilization of City resources and collaboration with other agencies.
- Like coordinating with DMV to provide IDs remotely or via mobile station.
- Facility where people can exchange needles, NARCAN is available, and all hygiene products are available.
- Streamlining process to get people into permanent shelter.
- Provide more “non-shelter.” Options for individuals experiencing homelessness (stigma of shelters). Permanent support housing.

Events #11-15: Community Workshops (February/March 2023)

Five meetings were organized and facilitated by Every Neighborhood Partnership (ENP) and the Fresno Community Economic Development Partnership (CEDP) Community Development Corporations (CDC). A total of 131 members of the community attended the five meetings.

Facilitators or City staff delivered a presentation of the Housing Element then community members were invited to participate in an activity to discuss the following four questions: Critical Housing Issues, Most Impacted Groups, Suggestions and Solutions, and Programs Missing from the Fresno Housing Element. All the meetings had the same presentation, but not all used the same format of asking questions. Hidalgo, Lowell, and Southwest had each question on a poster for participants to write their response on directly or via a post-it note. At the Southwest workshop, the last framing question was reworded to be Southwest specific, “What were the most significant housing issues in Southwest?” With this distinction, the methodology provided by these communities that engaged with the poster activity were much more concise. El Dorado’s outreach data was gathered through recorded staff notes that documented the community discussion. Highway City’s outreach data was taken from written notes from table discussion leaders and participant post-it notes recorded into a Word document. They had a very open discussion on housing issues, needs, and solutions in Fresno and their comments were placed into framing questions after the fact. This adds a level of subjectivity since the participants were not specifically asked the framing questions at the meeting.

Figure 1E-6.4: One of the Five Community Workshops for the Housing Element Update



The comments collected at the events were grouped into common categories to organize and document every participant's feedback. Then each category was scored based on frequency to track which concerns were the most prevalent and reoccurring. While the five communities chosen shared some glaring similarities the data also indicates there are also unique concerns between the way each community prioritized them. As an example, even though one community may not prioritize the unhoused population during question 2 of "impacted communities", there was interest for providing housing to the unhoused population in response to question 3.

Many responses were very passionate and offered multiple points that fit multiple categories. Which made it difficult to fit into one subject. This posed a challenge on whether to include the full comment as one "tallying point" or to break it up into multiple categories. Directing instructions to the public also affected response accuracy as sometimes participants answered all framing questions in one comment and placed it separately from the directed framing question. These factors, together with the potential for a degree of human error, may impact how the values are calculated slightly, but the results still represent the main concerns of the community proportionally.

Summary of Feedback

The high-level themes are placed in order by the total number of comments provided in parenthesis, from high to low. The numbers provided represent the frequency of the responses provided.

▪ **Critical Housing Issues**

- Lack of affordable housing (50)
- Rental instability and barriers (36)
- Infrastructure needed (19)
- Lack of equity, representation, and communication (15)
- Housing ownership and programs to assist (12)
- Homelessness (10)
- Low density urban sprawl (4)
- Lack of amenities nearby (3)
- Health impacts of housing next to industrial developments (2)

▪ **Most Impacted Groups**

- Low-income (23)
- Renters (18)
- Homeless (16)
- Age (15) – students, seniors, youth, and multi-generation
- Household Type (13) – single, families, single parent families, and long-time residents of Fresno
- Undocumented or Immigrants (10)
- Ethnicity (7) – Minorities, BIPOC, and single white female
- Disabled (7)

- Middle-Income (5)
- Gender (5) – women and single mothers
- **Suggestions and Solutions**
 - Build new buildings and repurpose/restore old ones (42)
 - Establish rent controls, tenant assistance and protections, and reduce barriers (28)
 - Provide financial assistance and incentives (25)
 - Create new policies and programs (20)
 - Build new and fix existing infrastructure in existing neighborhoods (18)
 - Engage in research and education (13)
 - Create community first buying options (9)
 - Pursue equity and equal representation (7)
 - Develop partnerships (6)
 - Rezone to create more opportunity for housing (6)
 - Increase code enforcement and safety (6)
 - Address homelessness (1)
- **Recommended Programs for the Fresno Housing Element**
 - Establish programs for home and utility improvements (7)
 - Provide rental assistance (4)
 - Improve tax practices to support housing (4)
 - Provide financial assistance and incentives (3)
 - Invest in the community (3)
 - Promote walkable and safe environments (2)
 - Provide education (2)
 - Seek grant funding (2)

Events #16-21: Community Workshops on the Public Review Draft (July/August 2023)

City staff organized, facilitated, and assisted with public outreach and engagement for six community workshops in July and August 2023 to receive input on the Public Review Draft Housing Element. Five of these meetings were held in collaboration with ENP and the CEDP CDCs. To expand the participation beyond the CEDP boundaries, City staff sent out four citywide email blasts with a reach of 27,000 resident subscribers with an average open rate of 60 percent. Four social media posts were also shared with 33,000 city-based followers.

SECTION 1E-6: PUBLIC OUTREACH AND ENGAGEMENT

A total of 166 members of the community attended the six meetings which took place during the 30-day public comment period (July 17 to August 16) on July 20, July 22, July 28, August 3, August 8, and August 9. City staff provided a high level summary of the draft Housing Element, focusing on the actions and programs outlined in the document and how the programs relate to the community's input from earlier workshops. There were group and breakout discussions where participants were asked to provide feedback on the programs provided in the Housing Element, to share thoughts, suggestions, and solutions to critical housing issues facing residents, and to share any other general comments. The City received almost 200 comments at the various workshops. These comments are summarized below.

Figure 1E-6.5: One of the Six Community Workshops for the Draft Housing Element Update



Summary of Feedback

The comments collected at the workshops were grouped into common categories to organize and document every participant's feedback. The high-level themes are placed in order by the total number of comments provided in parenthesis, from high to low. The numbers provided represent the frequency of the responses provided.

- **Most Popular Suggestions (total number of comments made):**
 - Provide rent control, assistance, and protection (14)
 - Opposition to **Program 2** - Variety of Housing Opportunities in High Resource Areas, and revise applicability to growth areas only (11)
 - Provide street paving, lighting, and sidewalk improvements (11)

- Increase assistance to and opportunities for people struggling with homelessness (9)
- Improve/diversify public outreach (6)
- Provide homebuyers assistance and funding for undocumented/non-resident with ITIN (6)
- No to urban sprawl (5)
- Opposition to **Program 3** - Encourage and Facilitate Accessory Dwelling Units, in established neighborhoods (5)
- Support for **Program 3** - Encourage and Facilitate Accessory Dwelling Units, and expand incentives/add funding for residents to develop ADUs (5)
- Reduce or eliminate on street "no parking" hours (4)
- Guarantee Section 8 voucher holders have place to rent (3)
- Improve/increase housing regulations (3)
- Increase community amenities investment (3)
- Add inclusionary zoning program (2)
- Add workforce housing program and funding (2)
- Provide affordable housing (2)
- Provide amenities in established neighborhoods north of Herndon (2)
- Support for mixed-income housing in neighborhoods (2)
- Support for **Program 29** - Opportunity to Purchase Act, and add non-Fresno resident property restrictions (2)
- **Support for the Housing Element Action Plan Programs:**
 - Support for all Housing Element Programs
 - Support for **Program 2** - Variety of Housing Opportunities in High Resource Areas
 - Support for **Program 16** - Community Land Trust
 - Support for **Program 22** - Housing Rehabilitation, and include more than senior housing
 - Support for **Program 23** - Comprehensive Code Enforcement, and fine residents who don't maintain a clean front yard and patio
 - Support for **Program 24** - Special Needs Housing, and expand emphasis on elderly assistance
 - Support for **Program 25** - Development Code Amendments for Compliance with State Law and to Reduce Barriers to Housing Development
 - Support for **Program 26** - Fair Housing Services
 - Support for **Program 28** - Reduce or Waive Fees for Vehicle Miles Travelled (VMT), and modify for infill only
 - Support for **Program 30** - Mobile Home Parks, and add mobile homes built prior to 1980
 - Support for **Program 31** - Eviction Protection Program, and expand funding
- **Request to Add to the Housing Element Action Plan Programs:**
 - Add educational training program for small scale developer and City resource access
 - Add farmworker housing program
 - Add homeless Tiny Home Village development program
 - Add large foreign company property restrictions
 - Add program for new homes for Veterans like what Clovis has done on Sunnyside Avenue

- Add SB10 Overlay program
- Allow more than one ADU on a property
- Assess the number of at-risk of homeless youth and meet their housing needs
- City take/purchase slumlord apartments
- Clarify rent protection strategies
- Conduct Zoning and lending practices study
- Establish a rent remediation board
- Force large scale developers to sell property to individual homeowners
- Implement Fair Housing
- Improve oversight of low-income rental units
- Improve streamlining of affordable housing
- Increase landlord resources
- Partner housing programs with employment resources
- Provide City liaison to help small/local developers
- Provide Community Benefit Agreements
- Provide homebuyers assistance and funding for farmers
- Provide incentives to investors
- Provide local development incentives and funding for affordable housing development
- Provide property owner accountability
- Recruit developers
- Reduce fees and improve residential permitting experience
- Request community amenities built around affordable housing
- Request demolition of dilapidated homes
- Start a safe parking program like San Diego
- Vacant land suggestions include build affordable housing, incentivize housing development, and charge an incremental fee
- **Suggestions Provided Beyond the Scope of the Housing Element:**
 - Expand Neighborhood and Placemaking
 - Improve parking regulations
 - Improve water quality
 - Increase energy conservation
 - Provide cleaner neighborhoods
 - Provide Code Enforcement reporting protection
 - Provide design standards, infrastructure, and amenities
 - Provide immigration assistance
 - Require property owners to improve look of apartment complexes
- **Support for Different Housing Types:**
 - Support for adaptive reuse
 - Support for live/work units
 - Support for missing middle housing

- Support for mixed-use development

Climate Adaptation/Environmental Justice Workshops (April-June, 2024)

A series of workshops were held across the City as part of the City's Climate Adaptation-Environmental Justice planning. These workshops included discussion and feedback on fair housing and civic engagement, as well as other typical climate adaptation and environmental justice topics. The workshops were held in or near the R/ECAP neighborhoods described in Chapter 3, or were attended by residents from R/ECAPS. They were often co-hosted by non-profit organizations that serve the neighborhood. Information about the workshops is listed below. These workshops were also listed in the outreach summaries for each of the R/ECAPs in Chapter 3:

- April 23, 2024, Co-Host: Fresno Interdenominational Refugee Ministries (FIRM)
Location: FIRM Offices/1940 N. Fresno Street, Fresno, CA 93703
McLane R/ECAP
- June 1, 2024, Co-Host: Fresno State Office of Sustainability
Location: Fresno State, 5244 N Jackson Ave, Fresno, CA 93740
Near El Dorado Park R/ECAP
- June 18, 2024: Legacy Commons/Fresno Housing
Location: Legacy Commons, 2255 S. Plumas Ave, Fresno, CA 93706
Southwest Fresno R/ECAP
- June 29, 2024, Co-Host EAH
Location: Summer Park Apartments, 1275 S. Winery Ave, Fresno, CA 93727
Central Southeast Specific Plan R/ECAP

Feedback indicated the following priorities among the participants:

Fair Housing:

- Encourage a Variety of Affordable Housing Options-facilitate the development of new-income-restricted affordable housing, including senior, workforce, student housing, and accessory dwelling units
- Tenant Protections-Create protections for tenants who report violations and may experience retaliation
- Land Use: prohibit the development of new uses that produce high amounts of truck traffic, particulate matter, noise and odors adjacent to existing neighborhoods; and prohibit the development of new residential uses adjacent to existing industrial uses.

Programs 2, 3, 16 and 24 address the first bullet; Program 34 addresses the second one. Regarding the third bullet: Changes were made to Program 17, Surplus Public Lands, to remove any inconsistencies in land use. In addition, Program 27, Environmental Justice, responds to this concern.

Civic Engagement

- Increase transparency and efficacy-increase access to information about proposed projects, allow for feedback to be received through a variety of mediums, and improve communication on how feedback was received and considered.

- [Implement Varied Community Forums-provide community members with varied platforms and opportunities to provide feedback and maximize participation, such as through conducting neighborhood-based meetings.](#)

[Changes were made to Program 29, Equitable Engagement, to address these concerns.](#)

[Discussions with Affordable Housing Partners \(October 2024\)](#)

[Prior to finalizing the Housing Element, the City met with Self Help Enterprises, Habitat for Humanity, and Fresno Housing to review the Action Plan and obtain any additional feedback. Concerns mainly focused on streamlining the entitlement and building permit processes and further defining roles regarding community land trusts. As a result of these conversations, revisions were made to the following programs:](#)

- [Program 4: Streamline Development Review Process](#)
- [Program 11: Incentives for Affordable Housing](#)
- [Program 14: Partnerships with Affordable Housing Developers](#)
- [Program 16: Community Land Trust](#)

Summary of Revisions Made to Address Feedback on the Public Review Draft

In addition to feedback received during the community workshops, the City also received a number of public comment letters on the Public Review Draft Housing Element, which can be found in Section 1E-8, Public Comments Received on the Housing Element. The City reviewed all of the comment letters and workshop comments received, as well as letters directed at the regional level to the Multi-Jurisdictional Housing Element. This feedback helped inform revisions made to the Public Review Draft before submitting to the California Department of Housing and Community Development (HCD) for State-mandated review. To help the reader easily identify revisions made, a track changed version of the draft Housing Element was also released and made available on the City's website and the Multi-Jurisdictional Housing Element website. Below is a high-level summary of revisions made, by chapter, to the Public Review Draft to address public comments.

- **1E-1: Action Plan.** Added an introduction to the Implementation Programs section, with a list of programs, by goal. Revised, modified, and added policies and programs to clarify intent, add additional commitments, and/or clarify objectives and timeframes: Addressed comments related to providing additional commitments regarding Accessory Dwelling Units (ADUs), to clarify timeframes for outreach in annual reporting, to include strategies to build and support the local construction workforce, to address housing rehabilitation needs of the community, to address home repair needs of residents in mobile home parks, and to expand/define outreach commitments to reach lower-income areas and residents in various programs.
- **1E-2: Sites Inventory.** Supplemented the Methodology section to include a recent example of a large site development in the city. Added an environmental constraints and hazards section with a description of relevant environmental constraints and hazards and how it relates to the sites inventory.

- **1E-3: Local Assessment of Fair Housing.** Supplemented various sections to address comments and provide additional context, data, and local knowledge including the Patterns of Integration and Segregation, Disproportionate Housing Needs and Displacement Risk, Access to Opportunity, and Other Relevant Factors and Local Knowledge sections. Updated and refined the list of contributing factors to reflect new information added and changes made to programs.
- **1E-4: Constraints.** Updated chapter to reflect changes made to programs and expanded the discussion of parking requirements in the Parking section.
- **1E-7: Detailed Sites Inventory Tables.** Added a column to the vacant and nonvacant sites inventory tables to identify environmental constraints.

Summary of Revisions Made During HCD Review Process

On February 1, 2024, the City received a comment letter from HCD. City staff and the consultants reviewed the comments closely and made substantial changes to the Draft Housing Element. During the HCD review process, the City received comment letters from Leadership Counsel for Justice and Accountability and one comment from Self Help Housing. Themes from the letters included housing constraints and request for more ministerial approval pathways, tenant protections, conservation of existing affordable housing and mobile homes, strengthening fair housing and environmental justice programs, and encouraging more affordable housing in high resource areas. The Housing Element team reviewed each of the letters and incorporated responses with the revisions made in response to the HCD comment letter.

Changes made to Housing Element Programs in response to these comments include but are not limited to: removing two sites from the inventory based on adjacency to existing industrial uses; increasing commitments in Program 2: Variety of Housing Opportunities in High Resource Areas; additional incentives in Program 3: Encourage and Facilitate Accessory Dwelling Units and Small Homes; further streamlining entitlement processing timelines in Program 4: Streamline Development Review Process; adding incentives for large site development, which are often located in high resource areas, in Program 5: Large and Small Lot Development; adding more incentives and firmer commitments for affordable housing in Program 11: Incentives for Housing Development; modifying Program 14: Partnerships with Affordable Housing Developers to include outreach to lower-income and special needs households; adding commitments to Program 17: Surplus Public Lands; adding commitments to Program 25: Development Code Amendments for Compliance with State Law and to Reduce Barriers to Housing Development; significant revisions to Program 27 – Environmental Justice and Program 28 – Equitable Community Investments to provide more detailed commitments; addressing weatherization needs for mobile home parks in Program 33 – Mobile Home Parks; adding commitments to Program 36: Homeless Assistance, and expanding tenant outreach in Program 37: At-Risk Housing. Comments received on the Housing Element can be found in Section 1E-8, Public Comments Received on the Housing Element.

Planning Commission and City Council Study Sessions (September

2022 and July 2023)

A study session was held with the City Council on September 29, 2022 to discuss the Housing Element Update and process. The study session was open to the public and held in person, with a livestream option to reach members of the public who could not attend in person. CCRH staff supported City staff and presented an overview of the Housing Element update process and required contents of the element, discussed early strategies to meet the City's RHNA, reviewed new state laws, and solicited feedback from the City Council and community members on these strategies and other housing needs in Fresno. Commentary was limited and no public comment related to fair housing was received at the meeting; instead, council members expressed concern regarding the implications of new and changing housing legislation on small cities with limited financial resources.

After release of the Public Review Draft Housing Element, the City held study sessions with the Planning Commission on July 19, 2023, and City Council on July 20, 2023, to review the plan and solicit feedback before submitting to HCD for State-mandated review. These meetings were open to the public and held in person, with a livestream option available to reach those who could not attend in person. Clarifying questions were asked during both study sessions. No public comments were received at the meetings.

Regional Focus Groups (October/November 2022)

Two regional focus groups were held as part of the Housing Element development process to receive a broad range of input from local and regional stakeholders including staff, community organizations and non-profits, and project consultants. Stakeholders were presented with information about the Housing Element process, particularly sections regarding community needs and fair housing, and were given the opportunity to weigh in on community needs. The first Regional Stakeholder Focus Group Meeting was held on Tuesday October 25th from 9:30 to 11:30am and the second Regional Stakeholder Focus Group Meeting was held on Tuesday November 15th from 9:30 to 11:30am.

Stakeholders described the rising cost of housing, the shortage of affordable housing available in the city, multifamily or single-family unit types, as well as the economic disadvantages to market rate developers to build affordable housing. Some key topics that came up as regional housing issues: corporate acquisition of mobile home parks, over-reliance on commercially zoned property to accommodate RHNA (not much higher density zoning in the County relative to commercial), outdated community plans hindering development, and difficulties securing funding for new housing in low resource areas. There was also a fair amount of discussion on the need for more outreach and education to increase awareness/accessibility of existing assistance programs, and financial literacy to help low-income residents better compete for affordable housing/home ownership opportunities.

Regional and Local Stakeholder Consultations (Summer/Fall 2022)

Consultations were conducted with service providers and other stakeholders who represent and/or provide services to different socioeconomic groups in the Fresno County region to obtain input on housing needs and programs. Throughout the summer and fall of 2022, several interviews were conducted with stakeholders who work in areas such as housing, homelessness, and other social services in Fresno and throughout the Fresno County area. The following organizations and stakeholders provided input and below is a summary of the feedback received.

Fair Housing Council of Central CA

Regional outreach efforts for the Multi-Jurisdictional Housing Element included interviewing the Fair Housing Council of Central California (FHCCC), a non-profit, civil rights organization dedicated to the elimination of discrimination in housing and the expansion of housing opportunities for all persons. FHCCC provides a multifaceted program of private enforcement, education and outreach, research and advocacy to affirmatively further the goal of equal housing opportunity in the San Joaquin Valley.

In response to the request for input, FHCC noted that the most common fair housing issues reported throughout Fresno County are discrimination on the bases of disability and race. FHCC emphasized a need for more government involvement in enforcement of fair housing laws. Currently, affordable housing options are often concentrated in specific neighborhoods. When developers are encouraged to continue to build affordable units in these areas as a result of zoning or other government regulations, this results in either intentional or unintentional segregation based on income. When asked about opportunities for local governments to actively improve outreach regarding fair housing and to combat existing issues, FHCC identified several opportunities including local rent controls to manage affordability and reduce displacement risk, code enforcement to ensure a safe and habitable housing stock, funding fair housing groups such as FHCC to enforce fair housing laws, and adjusting regulations or encouraging development of a variety of unit types and sizes throughout the jurisdiction to promote mobility and integration.

Further, they expressed concern about the aging multifamily housing stock becoming uninhabitable due to physical conditions. However, given the shortage of affordable housing in the region, FHCC noted that many units that have already physically deteriorated are still occupied, posing a risk to occupants. Discrimination by landlords or agents as well as deliberate segregation has resulted in fair housing concerns, particularly for protected and special needs populations, such as persons with disabilities and lower-income households.

Fresno Housing Authority

There are two divisions of the Housing Authority operating within the region; one is for the City of Fresno and a separate authority for the rest of the County. Two representatives from the Fresno County Housing Authority were interviewed as part of regional outreach for the Multi-Jurisdictional Housing Element update. The representatives noted that there is tremendous demand for housing in all communities in Fresno County. The last time the Section 8 waiting list opened they received more than 50,000 applications. Recently, when a 60-unit development in Clovis opened, they received more than 10,000 applications. When a project in downtown Fresno opened, they received 4,000 applications within a two-week period. Rents are high, which is challenging for residents but good for developers. The region needs more housing opportunities for people experiencing homelessness but in rural and unincorporated communities, lack of water and sewer capacity are major concerns for additional housing development altogether.

Representatives noted that entitlement processing timelines have been a barrier to development for the Housing Authority. There is also a lack of capacity among agencies that provide services in rural and unincorporated areas. This is especially challenging for special needs populations that need mental health services. The Housing Authority is following the State's lead in providing housing in high opportunity areas. There are lots of incentives to do this to compete for tax credits and other state funding programs.

Fresno Madera Continuum of Care

The Fresno Madera Continuum of Care (FMCoC) is a collaborative of agencies that work together to provide homeless services; however, FMCoC is not a legal entity and does not provide direct services. A representative from the FMCoC provided input on housing needs and programs for the Housing Element. At present, the representative noted that the biggest concern is that there is insufficient low-income housing for those who are homeless (or at risk of becoming homeless). Many people in the region are on a fixed income, including disability or social security, and cannot afford housing.

Llaves De Tu Casa

The Llaves De Tu Casa Iniciativa is a financial education program open to all County of Fresno residents but with a focus on increasing Latino homeownership rates. The partners driving the initiative are NAHREP (National Association of Hispanic Real Estate Professionals) Fresno, the City of Fresno, Federal Home Loan Bank (FHLBank) of San Francisco, Self-Help Enterprises, and Union Bank. As a follow-up to the regionwide stakeholder focus groups held in October and November 2022, a collection of members from the Llaves de tu Casa Iniciativa (LDTC) met on December 13, 2022, to respond to several stakeholder interview questions.

The opportunities for future housing in the region that the initiative members identified included the initiative's ability to provide homeownership education virtually and in partnership with other local organizations. There has been a lack of financial literacy in the community along with challenges in using technology and language barriers. The initiative members expressed concerns about affordability, including the location of affordable housing in undesirable areas. Upzoning single-family zoning would create more opportunities for the development of multifamily housing in more desirable locations. Some funding is only available in certain areas, which can exacerbate existing patterns of segregation and close proximity to industrial uses. They also expressed concern about investors displacing community members in order to establish short-term rentals while community members live in hotels. The State's mandate to install solar panels on new homes was also cited as an additional cost that will drive up the buyers' or renters' cost.

The gap between ownership housing affordability and program income limits was identified as a barrier to accessing housing. Moderate-income households earn too much to qualify for housing assistance, but those who qualify cannot afford the housing available. In addition to a lack of multifamily rental housing, there aren't enough condo buildings in the region, which could present another affordable homeownership strategy. The establishment of land trusts was also identified as a potential strategy for increasing affordability, as well as donations of land from municipalities.

Northern California Carpenters Regional Council (NCCRC)

The Northern California Carpenters Regional Council (NCRCC), also known as the Nor Cal Carpenters Union, is a labor union representing carpenters and other construction trade workers in Northern California. It provides members with training, apprenticeship programs, benefits, and collective bargaining agreements to ensure fair wages and working conditions. The Nor Cal Carpenters Union has a number of committees working for equal rights for all members including women, minorities and veterans, and work to build empowerment and mutual support. A representative from the union provided input on housing needs and programs for the Housing Element update.

The union representative acknowledged that labor unions have not been strong housing advocates in the past, but they are trying to change that dynamic as the housing crisis across the state has created more sense of urgency which is an opportunity for NCCRC because more housing production means more construction jobs for the Fresno community.

At present, NCCRC is concerned that there is a shortage of labor supply to meet that housing need. COVID has had a significant effect on office building construction and NCCRC noted this as an opportunity for construction workers to pivot to residential building, if more favorable working conditions are instituted. Currently, many of the union's members are not a part of residential development because the working conditions are not good. Even with the prevailing wage requirements for affordable housing, NCCRC insinuated that developers are able to work around these requirements to reduce their costs. This is a statewide issue, but the problem is even more pronounced in Fresno, for example, construction workers are 3.9 percent of the total labor force. California-wide construction industry/trades workers are meanwhile 4.3 percent of the total labor force. So, by California standards Fresno does not have, in relative terms, an abundant supply of construction workers. NCCRC would like to see the shortage of labor (both statewide and in Fresno County) identified as a constraint in the Housing Element rather than the cost of labor and would like the Housing Element to include policy language related to a local hiring preference.

Leadership Counsel for Justice and Accountability

The Leadership Counsel for Justice and Accountability (Leadership Counsel) advocates at the local, regional, and statewide levels on the overlapping issues of land use, transportation, climate change, safe and affordable drinking water, housing, environmental justice, equitable investment, and government accountability. Based in the San Joaquin and Eastern Coachella Valleys, Leadership Counsel services include community organizing, research, legal representation, and policy advocacy. Representatives of Leadership Counsel expressed concern about the ongoing sprawl in the city. Stakeholders advocated for investment in existing communities that don't have fair access to clean drinking water. Leadership Counsel strongly urges for actions to affirmatively further fair housing (AFFH) and incorporate into programs. Representatives noted that there is a need for more affordable housing and that the City is not making enough progress toward meeting the very low- and low-income RHNA. Leadership Counsel representatives noted that unmet needs include infrastructure, access to parks, medical centers, roads, transit, schools, etc. Regarding housing conditions, Leadership Counsel representatives noted aging mobile homes and general stock that is not maintained resulting in poor conditions. Leadership Counsel encourages the Housing Element to incorporate policies and programs from the City's recently published Anti-Displacement report. Specific suggestions included long-term rental assistance, tenant protections from landlord retaliation, inclusionary zoning requirements, addressing prior evictions on rental applications, and criminal records on housing applications.

Central Valley Urban Institute

Central Valley Urban Institute (CVUI) is an advocacy organization working throughout the San Joaquin Valley. The organization’s goal is to build economic and social mobility for low-income communities. CVUI indicated that opportunities for this Housing Element cycle are to increase affordable housing stock production, particularly within infill areas and brownfields as well as to increase homeownership through programs like the downpayment assistance program. CVUI expressed concerns about high building costs, lack of financing, and poor leadership in the area. Regarding housing needs, CVUI described that community members want intergenerational housing, middle-income housing, and “missing-middle” sized housing. Homelessness was also a primary concern, particularly among college-aged youth. In addition, CVUI noted that there are inadequate opportunities for homeownership or adequate rental housing. The largest barriers are access to credit, lack of financial education, and existing housing cost burden. There is also a lack of investment in programs that serve low to moderate-income communities.

Law Office of Patience Milrod – Civil Rights Attorney

Patience Milrod, a civil rights attorney in the Fresno area, was interviewed to provide feedback on the FCOG Housing Element update. Ms. Milrod supports the continued attention to inclusionary housing and has concerns about the passive language of “facilitate” and “encourage” that have been common in past Housing Elements. She identified poor housing conditions and was adamant about bolstering code enforcement efforts to improve housing quality. With more aggressive code enforcement in place, she suggested that some landlords may decide that the cost of maintaining their property isn’t worthwhile and may choose to sell to a community land trust or Habitat for Humanity rather than entering receivership. According to Ms. Milrod, the biggest barrier to finding affordable, decent housing in the region is that lower-cost housing tends to also be low quality or ill maintained. Ms. Milrod offered several suggestions for the Housing Element including:

- Inclusionary housing
- Code Enforcement
- Community Land Trusts
- Mobile home parks protections.
- Work with nonprofits to ensure that they are able to buy before properties go into receivership.
- Instead of “facilitate and encourage” we need specific programs and timelines and responsible parties.

BIA of Fresno/Madera Counties

The Building Industry Association of Fresno/Madera Counties (BIA) is an industry organization that represents builders, developers, subcontractors, and affiliated businesses in the residential, commercial, and industrial building industry throughout the region. BIA identified that the biggest opportunities for housing in the region are increased demand, downpayment assistance and homeowner maintenance programs. BIA expressed concerns about local regulations, including the City of Fresno's Zoning and Development Code. BIA members say that it's hard to get a project through the City's processes, specifically noting convoluted processes, and mitigation measures that go beyond requirements of the California Environmental Quality Act (CEQA). BIA estimates Fresno's processes take six months to a year. This is compared to two months in the City of Clovis. In part because everything has to go through City Attorney's office – even standard agreements. When there is an issue with the agreement, project has to go back to council to fix it. Whereas, there is a delegated authority in other cities.

BIA acknowledged that streamlining tools have helped a little, but not enough. The concern is that the development areas west of Highway 99 are generally rural residential composed of parcels with multiple property owners, annexation limitations, and infrastructure constraints. For market rate housing, the BIA noted that the statewide shift to all-electric utilities rather than gas is a concern because of vehicle miles traveled (VMT) regulations. Across the FCOG region, public transit isn't reliable, and a car is necessary to get around. Builders have to pay a fee to get around the cost of mitigating car miles unless city councils can make a finding of an unavoidable impact. For affordable housing, the prevailing wage requirements are a barrier to development due to the increased cost. Infrastructure costs also affect both types of projects. Streamlining tools help control costs, but not enough. A lack of local water access is also a barrier to development. BIA expressed concern that the State assigned the RHNA without this in mind because there may not be enough water access to support the housing development that the State is looking to see.

In BIA's experience, apartments are in demand but single-family homes are in the greatest demand. There is a lot of demand for low-income housing projects, but these aren't financially viable for developers without government subsidy. However, including government subsidy in projects increases the overall cost to build, as it triggers prevailing-wage requirements. A recent affordable development in the City of Fresno at Blackstone Avenue and McKinley Avenue cost around \$400,000 per unit to build.

Resources for Independence Central Valley

Resources for Independence, Central Valley (RICV) is 1 of 28 Centers for Independent Living in California. Independent Living Centers, like RICV, are community-benefit, nonprofit organization run by and for persons with disabilities. RICV provides a foundation of core consumer-controlled, community-based, cross-disability and person-focused programs and assistance. A representative from RICV provided written feedback on housing needs and programs for the Housing Element. The representative expressed concern about laws in the City of Fresno that prevent homeless community members from camping or living in their cars. Homelessness is increasing, but the City is investing resources in enforcing these laws rather than providing assistance. There is funding to move homeless people around, but not to improve anyone's living situation.

Additionally, affordability limits are causing challenges for residents to qualify for affordable housing. Community members with disabilities in Fresno experience additional challenges trying to find homes that have necessary accessibility features. For renters, these improvements may be more challenging to implement, and those who use service or support animals may experience discrimination against pets. Homeowners with disabilities end up needing to make expensive home improvements in order to make their homes accessible for themselves. RICV also noted that there is a lack of diversity in the housing stock and that the region needs more townhomes, condominiums, and entry level housing options. Higher density housing near transit or major transportation corridors can provide more opportunities for ADA housing accommodations and designs.

Regarding equity and fair housing, RICV identified access to credit and credit checks as a barrier to fair housing choice and/or equitable access to opportunity. In addition, RICV described language barriers as a barrier when it comes to applying for housing and not being able to get information or communication with property management. Generally, the lack of affordability for lower income households is the largest concern as rental housing can require deposit and/or income requirements that are unattainable.

Noticing

Per California Government Code Section 65585, the draft Housing Element was made available for public comment for 30 days. The draft was made available on the City's website and was noticed to residents through the same methods as the Planning Commission and City Council meetings. Additional direct noticing was sent to local housing advocate groups.