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**CITY OF FRESNO**  
**DRAFT**  
**2015-2019 CONSOLIDATED PLAN**

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# DRAFT 2015-2019 CONSOLIDATED PLAN

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# Executive Summary

## ES-05 Executive Summary

### Introduction

The city of Fresno (also referred to as “City” or “Fresno”), is located in the center of California’s Central Valley, stands as the largest city in the County of Fresno (County), and is the fifth largest city in the State of California. The City encompasses an area of 113 square miles and is surrounded by mostly rural residential and agricultural land.<sup>1</sup> Fresno has a population of over half a million (500,819)<sup>2</sup> residents, a total of 159,163 households, with a median income of \$42,015.<sup>3</sup>

Of distinct concern is the comparatively high poverty levels found in the City, as the City’s poverty rate is double that of the State of California and is 14 percent higher than the poverty rate for the County.<sup>4</sup> Additionally, the percentage of families experiencing extreme poverty (those with family incomes under \$10,000) is more than double the extreme poverty rate of the state. This contributes to the fact that 47 percent of households are cost burdened and paying more than 30 percent of their income toward housing costs. From 2000 to 2013 the median home values in the City increased by 82 percent and the median contract rent increased by 94 percent.<sup>5</sup> During the same time period the median household income increased by only 30 percent.<sup>6</sup> This indicates that incomes are not keeping pace with the increasing cost of housing.

The City’s lower median income and higher rates of poverty pose severe challenges for those seeking to find decent, affordable housing. As an entitlement jurisdiction, the City of Fresno is tasked with addressing the affordable housing needs of the population and implementing strategies that will contribute to an increase in the overall household income of the City and a decrease in its poverty rate. Through this Consolidated Plan, the City of Fresno will determine the areas of greatest need and those in which community investment can have the most impact given the limited resources available. To adequately address the City’s community needs and support its thriving economy, it has identified and assessed the areas that could benefit most from federal investment through the U.S. Department of Housing and Urban Development (HUD).

As an entitlement jurisdiction, the City of Fresno receives federal funding from the Department of Housing and Urban Development (HUD) to strengthen and revitalize communities through housing and neighborhood investment. The four main federal programs are the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Housing Opportunities for People with AIDS (HOPWA), and Emergency Solutions Grants (ESG) Programs.

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<sup>1</sup> City of Fresno. “General Plan, Introduction.” Page 1-12. 2014.

<sup>2</sup> 2009-2013 ACS 5-Year Estimates DP05

<sup>3</sup> 2009-2013 ACS 5-Year Estimates S2503

<sup>4</sup> City of Fresno. “General Plan, Economic Development Element.” Page 4. 2014.

<sup>5</sup> 2000 Census (Base Year), 2013 ACS 1-Year Estimates B25064 (Most Recent Year Median Home Value) 2013 ACS 1-Year Estimates DP04 (Most Recent Year Median Contract Rent)

<sup>6</sup> 2000 Census (Base Year), 2009-2013 ACS 5-Year Estimates S2503

- CDBG funding is the most flexible program, and helps jurisdictions address various community development needs in four main funding categories:
  - Public Service: funded projects provide social services and/or other direct support to individuals and households in need of assistance.
  - Community and Economic Development: funded projects assist businesses and organizations with small business loans, façade improvements, and workforce training.
  - Capital Improvement Projects (CIP): Public Facilities/Infrastructure projects aim to improve public facilities and infrastructure. CIP Housing Rehabilitation projects are for housing rehabilitation improvements of single and multi-unit housing.
  - Planning and Administration: includes staffing, preparation of the Consolidated Plan, general management, oversight and coordination.
- HOME funding is used for various housing-related programs and activities, typically to address the housing needs of jurisdictions through the preservation or creation of affordable housing opportunities. Eligible uses include tenant-based rental assistance, homebuyer assistance, rehabilitation, and new construction.<sup>7</sup>
- The ESG Program supports outreach to and shelters for homeless individuals and families. ESG also supports programs that prevent homelessness or rapidly re-house homeless individuals and families.
- HOPWA supports communities in developing affordable housing opportunities and related supportive services for low-income persons living with HIV/AIDS and their families. HOPWA-eligible activities include direct housing, support services, information and referral, resource identification, and technical assistance.

In order to qualify for funding, HUD requires that entitlement jurisdictions complete a Consolidated Plan every five years. The Consolidated Plan includes an analysis of the jurisdiction’s housing market, affordable housing, and community development conditions, and provides five-year strategies and goals based on that analysis and through an extensive public participation process. Jurisdictions must also submit an Annual Action Plan to identify the yearly strategies and programs it will fund in order to help meet the goals covered in the Five-Year Consolidated Plan. The annual results are captured in the Consolidated Annual Performance Evaluation Report (CAPER).

#### *Five-Year Goals*

As mentioned above, the Consolidated Plan contains five-year goals based on analysis and public input. The goals are identified below, and form the basis of the priority needs and strategies identified:

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<sup>7</sup> The U.S. Department of Housing and Urban Development. “The HOME Program: HOME Investment Partnerships.” <http://portal.hud.gov/hudportal/HUD?src=/hudprograms/home-program>

1. Increase development, preservation, and rehabilitation of affordable housing for low-income and special needs households.
2. Provide assistance for the homeless and those at risk of becoming homeless through Housing First collaborations.
3. Provide assistance to low-income and special needs households.
4. Provide public facilities improvements to strengthen neighborhood revitalization.

#### *Methodology*

The City of Fresno Consolidated Plan for Fiscal Year 2015-2019 includes a Needs Assessment and Market Analysis and serves as the strategic plan that identifies priority needs of the City to help guide the entitlement funding strategy. The majority of data utilized is provided by HUD for the purpose of preparing the Consolidated Plan. HUD periodically receives custom tabulations of data from the U.S. Census Bureau that are largely not available through standard Census products. This data is known as the Comprehensive Housing Affordability Strategy (CHAS) data and it demonstrates the extent of housing problems and housing needs, particularly for low-income households. The CHAS data is used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.<sup>8</sup>

When CHAS data is not available other data is utilized, including 2000 and 2010 U.S. Census data and American Community Survey (ACS) 2009-2013 five-year estimates. While ACS one-year estimates provide the most current data, this report utilizes five-year estimates as they reflect a larger sample size and are considered more reliable and precise.<sup>9</sup>

#### *Federal Program Requirements*

Federal funds provided under the CDBG, HOME, HOPWA, and ESG programs primarily address the housing and community development needs of low-and moderate-income (LMI) households whose incomes do not exceed 80 percent of the area median family income (AMI), as established by HUD, with adjustments for smaller or larger families.<sup>10</sup> HUD uses three income levels to define LMI households, subject to certain adjustments for areas with unusually high or low-incomes:

- Extremely low-income: Households earning 30 percent or less than the AMI
- Very low-income: Households earning 50 percent or less than the AMI
- Low-income: Households earning 80 percent or less than the AMI

#### **Summary of the objectives and outcomes identified in the Plan**

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<sup>8</sup> U.S. Department of Housing and Urban Development. "Consolidated Planning/CHAS Data."  
<http://www.huduser.org/portal/datasets/cp.html>

<sup>9</sup> United States Census Bureau. "American Community Survey: When to Use 1-year, 3-year, or 5-year Estimates."  
[http://www.census.gov/acs/www/guidance\\_for\\_data\\_users/estimates/](http://www.census.gov/acs/www/guidance_for_data_users/estimates/)

<sup>10</sup> U.S. Department of Housing and Urban Development. "Glossary of CPD Terms."  
[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/comm\\_planning/library/glossary](http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/library/glossary)

As discussed above, even with relatively lower housing costs compared to other parts of the state, many households in the City struggle to afford housing. Poverty rates are more than double that of the state as a whole, and household incomes are not keeping pace with the rising home values and rents year over year. The City's lower median income and higher rates of poverty pose severe challenges for those seeking to find decent, affordable housing.

The following provides a summary of the results of the Needs Assessment:

*NA –10 Housing Needs*

- The most common housing problem within the City is cost burden. Forty-seven percent of households (71,090 households) in the City are cost burdened and paying more than 30 percent of their income toward housing costs. This represents 54 percent of renter households and 36 percent of owner households.
- A subset of cost burden in the City is severe cost burden. Twenty-four percent of households (36,305 households) in the City are severely cost burdened and paying more than 50 percent of their income toward housing costs. This represents 32 percent of renter households and 15 percent of owner households.
- The second most common housing problem is overcrowding. Nineteen percent of all households (12,420 households) are overcrowded, with more than one person per room, not including bathrooms, porches, foyers, halls, or half-rooms.

*NA–15 Disproportionately Greater Need: Housing Problems*

- Per HUD definitions, no racial or ethnic group has a disproportionately greater housing problems in comparison to the City as a whole.

*NA–20 Disproportionately Greater Need: Severe Housing Problems*

- Nearly one-half (46 percent) of Asian households (1,095 households) in the 50-80% AMI category experience severe housing problems, compared to 36 percent of the jurisdiction as a whole.

*NA–25 Disproportionately Greater Need: Housing Cost Burden*

- Forty-seven percent of households in the City are cost burdened and paying more than 30 percent of their income toward housing costs.
- Twenty-four percent of households in the City are severely cost burdened and paying more than 50 percent of their income toward housing costs.
- Thirty-six percent of American Indian, Alaska Native households are disproportionately cost burdened and paying more than 30 percent of their income toward housing costs, compared to 23 percent of the jurisdiction as a whole.
- Thirty-seven percent of Black / African American households and 34 percent of Pacific Islander households are disproportionately severely cost burdened and paying more than 50 percent of their income toward housing costs, compared to 24 percent of the jurisdiction as a whole.

*NA–35 Public Housing*

- Households receiving public housing or Housing Choice Voucher assistance in the City have an average income of \$11,000 - \$11,500 a year.
- Due to limited funding, the citywide waitlist for Section 8 recipients contains 36,000 households as of 2015. Applicants are chosen via lottery and, generally, can expect to be on the waitlist for at least 2 years.
- The waitlist for public housing contains 24,233 households.

#### *NA-40 Homeless Needs*

- The 2014 Point in Time Count found that 2,116 homeless persons were living in the City, and approximately 73 percent (1,536 individuals) were unsheltered and living in a place not fit for human habitation.
- Data from the 2014 Point in Time count shown in the above tables found approximately 350 persons in households with children in the city of Fresno on a single night; 100 will become homeless each year and they will experience homelessness for approximately 60 days.
- Of the 1,536 unsheltered homeless residents, 23 percent were categorized as chronically homeless and nearly 5 percent of those surveyed represented families with children. Additionally, 15 percent of the homeless were mentally ill and unlikely to remain housed without supportive services.

#### *NA-45 Non-Homeless Special Needs*

- Nine percent of City residents (46,513 individuals) are 65 years and over and 22 percent of households (34,294 households) in the City contain at least one person 62 years or older.
- Individuals 65 and older are disproportionately disabled, with nearly one-half (46 percent) experiencing a disability.
- Twenty percent of City households are large households (31,490 households), and have 5 or more persons.
- Twelve percent of City households (18,424 households) are single parent female-headed households with children under the age of 18.

#### *NA-50 Non-Housing Community Development Needs*

- Residents and stakeholders who participated in the community outreach for the Consolidated Plan identified the following community development needs as high priorities within these three categories:
  - Public Facilities: Parks and Recreation; Youth Centers; Educational Facilities; Facilities for the Homeless
  - Public Improvements: Street Improvements; New/Renovated Playgrounds; Clearance of Vacant Lots; Lighting
  - Public Services: Transportation Services; Crime Prevention; Youth Services; Mental Health Services; Health Services; Tenant/ Landlord Counseling Services

### **Evaluation of past performance**

The City of Fresno, as the municipal entity, is responsible for ensuring compliance with all rules and regulations associated with the CDBG, HOME, HOPWA, and ESG entitlement grant programs. The City of Fresno's Annual Action Plans and CAPERs have provided many details about the goals, projects, program expenditures and program performance.

The City of Fresno recognizes evaluation of past performance is critical to ensure the City funded departments and its subrecipients are implementing activities effectively and that those activities align with the City of Fresno's overall strategies and goals. With that, staff recognized ~~that~~ there is an opportunity to improve how ~~and/or the manner in which~~ various programs have been managed, ~~and~~ the methodology in which programs have been monitored, ~~and the~~ manner in which funds have been allocated. In order to address this concern the City has developed a number of strategies aimed at addressing this concern, up to and including the ~~attached~~ management reporting tool (~~Exhibit B~~).

The following paragraph is a review of prior year performance and goals.

**Increase the Availability of Decent Housing** – HOME funds are used to meet this objective through the New Construction and CHDO Programs. While the City of Fresno did not meet the goals established in the 2010-2014 Consolidated Plan, it will adopt a number of changes to the current program in order to effectively address available and decent housing and will adopt changes to the current program within the next ~~42090~~ days.

**Increase the Affordability of Decent Housing** – HOME funds are used to provide gap financing to developers for the development of new multi-family and single family housing. While the City of Fresno did not meet the goals established in the 2010-2014 Consolidated Plan, it will undertake changes to the current program within the next ~~42090~~ days that increase the number of projects funded under this program in order to increase the affordability of decent housing.

**Increase the Accessibility to Decent Housing** – Fair Housing Council of Fresno County ensures protected classes are made aware of their rights to housing. The fair housing program ensures persons are made aware of their rights to live in the environment of their choice. While the City of Fresno did not meet its goals in the 2010-2014 Consolidated Plan, all entitlement funds and supporting programs will be amended in a manner to increase the accessibility to decent housing. It is anticipated that these changes will be implemented within the ~~next-next 42090~~ days, ~~if not sooner~~.

**Increase Accessibility to a Suitable Living Environment** – Many CDBG areas have blighted conditions that have accrued over time for lack of a concerted community development effort. Through the CDBG-funded Community Revitalization efforts, the City of Fresno funds code enforcement inspections which have had a substantial impact on blighted conditions. The City of Fresno will continue to use CDBG funds in a manner that increases the accessibility to a suitable living environment.

Furthermore, the City has recently adopted a new Blighted Vacant Building Ordinance that include a number of changes that will improve the quality of housing stock available to rent and/or own by low income residents. The Blighted Vacant Building Ordinance is intended to compliment other recently adopted programs such as the City’s Code Lien Forgiveness Program, which incentivizes reinvestment in older neighborhoods by waiving code liens for developers who agree to correct the deficiencies within a specified period of time.

**Sustainability of a Suitable Living Environment** – The City continues its effort to work with to suppress crime in low income areas with the district crime suppression teams. Other priorities identified in the Consolidated Plan that create suitable living environments include the following five priorities:

- Reinvestment in public facilities, specifically parks and community centers located in low income areas. This will be accomplished by leveraging CDBG funding with other funding opportunities such as Proposition 1C, Proposition 84, and various transportation related funding programs (e.g., Active Transportation Program, Congestion Mitigation Air Quality grants)
- Increasing the number of housing rehabilitation and acquisition projects and
- Partnering with other stakeholders to construct additional affordable housing units
- Increase funding for crime awareness programs and community policing initiatives. Funding will be provided through a new federal grant as well as through a partnership with Fresno Unified School District.
- Partner with the Continuum of Care, [Fresno First Steps Home](#), and other stakeholders to provide emergency shelters and transitional housing. [These efforts have been highly effective in reducing the number of homeless as reflected in the most recent HUD Point in Time Survey that shows that the number of unsheltered homeless has been reduced by 53 percent over the last two years.](#)

**Sustainability of Decent Housing** – The City of Fresno used HOME and CDBG funds to maintain its affordable housing stock to sustain decent housing. The City of Fresno will continue using funds in this manner, as well as those derived from other sources, to augment this effort by implementing changes to the City’s Fresno Municipal Code to (e.g., recently adopted Vacant Blighted Building Ordinance)as well as the manner in programs are managed in order to improve the overall quality of housing stock available to the community.

**City Investment in Priority Goals in support of HUD Entitlement – In the midst of fiscal distress, the City of Fresno focused on maintaining core services. Competing priorities called for tough choices to reduce or eliminate services in order to remain solvent. However, the City aggressively pursued alternative funding sources, developed new partnerships with local non-profits, created a task force to end chronic homelessness and recognized neighborhood revitalization is necessary to restore a quality of life across our entire community. Over the last five years the City utilized General Funds, Enterprise Funds, Federal and State Grant Awards, Local Tax dollars and donated resources to support city wide priorities including goals identified in the Consolidated Plan. During this tumultuous period:**

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- The Police Department redirected officers to provide a rapid response to life threatening calls and crimes in progress. Violent crime continued to decline during this time. Enhanced technology tools were implemented through the use of grants and donations to the “Chief’s Foundation.”
- All fire departments remained opened. The City of Fresno’s success in obtaining SAFER grants has allowed for the redeployment of a truck company, which equates to nine additional firefighters per day, in a long established neighborhood with high call volume.
- Police and Fire fleet replacement strategy implemented with General Fund.
- Parks, pools and neighborhood centers remained open due to private contributions and General Fund support. Community Centers were staffed with City staff and non-profit partners including “Fresno Street Saints, Boys 2 Men Girls 2 Women, Mt View Community Church and United One Productions.”
- Three new Parks were planned and are either complete or under construction in neighborhoods that are drastically in need of green space investment (Martin Ray Reilly, Inspiration Park and Cultural Arts District). State Prop 84 is the primary funding source for construction. The General Fund will staff and maintain the parks.
- Environmental Enhancement and Mitigation Program Calgrant was directed towards park renovations at Romain Park which includes irrigation system upgrades, planting of 100 trees and rehab of the public restroom.
- State of California for Housing grant (Prop 1 C) funds allow for improvements at Holmes Park which includes construction of a splash park, new gym floors, court resurfacing, restroom rehab, safety lighting, irrigation, landscaping and parking lot improvements. This grant also provided soccer field improvements, tree planting, new bleachers, fencing and concrete repair at Pilibos Park.
- Senior programs were supplemented with General Funds to round out the Senior Hot Meals program.
- Sustained Graffiti abatement addressed blight and safety in the neighborhoods that were not supported with CDBG.
- Retention of all FAX routes and service levels provided public transportation to jobs throughout the City.
- Bus Rapid Transit (BRT), which will be operational in January, 2017, –will improve public transportation and contribute towards clean air goals. BRT will improve travel times and service along Blackstone and Ventura/Kings Canyon Avenue corridors, linking north to south and east to west travel. This project is funded through the Federal Transit Administration (FTA) small start grant funds, matched by State 1B dollars.
- Congestion Mitigation Air Quality (CMAQ) funds are slated for high priority clean air projects including traffic signal synchronization, low emission vehicles and to purchase fixed route and Para transit Compressed Natural Gas (CNG) vehicles.
- Significant remodeling and improvements to major transit stations and stops in Courthouse Park and throughout downtown support revitalization and mobility.

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- Expansion of the litter control program was provided to clean up streets and neighborhoods as well as addressing the blight caused by encampments.
- “First Steps Home” provided an avenue for private donations that was leveraged with other agencies and the Emergency Solutions grant to develop a program that provides permanent housing and wrap-around services to the homeless population.
- A new General Plan was adopted that when implemented, will address the needs in older existing neighborhoods as well as provide the foundation for future reinvestment while still creating opportunities for new carefully planned neighborhoods.
- City staff and dedicated community leaders revised the City’s development review process to create a better environment for business growth and job creation.
- Neighborhood street improvements were funded with General Fund, and CDBG, and other transportation funds in order –to improve roads, sidewalks, curb and gutter and ADA compliance in a number of low income neighborhoods.
- In 2014, the City received notice of 5 projects being funded through Active Transportation Program (ATP) funds, that have been assigned by formula by Sacramento to Fresno COG.

Butler Bike Lane – Hazelwood to Peach  
 Hughes Avenue Sidewalk – Hedges to Floradora  
 Clinton/Thorne Traffic Signal  
 Bike Master Plan Update/Active Transportation Plan  
 School Bicycle Safety Program (PARCS)

The COG conducts an annual ATP call for projects so that the 15 cities and Fresno County may apply for these competitive grant awards. There will be another Fresno COG Call for ATP Projects this summer. Applications are due in August and the Administration anticipates bringing the item before the City Council in July 2015.

Transforming our community for the better required reaching a “tipping point” which is happening in Fresno as the economy continues to improve and where steady, aggressive changes implemented over the past several years are starting to achieve results. The City is poised going forward to continue to support and supplement HUD Entitlements goals consistent with the ConPlan with continued investment in the programs cited above as well as the following areas:

- Public Safety will be enhanced with 43 additional officers and another fire company in Station 9 to serve Downtown and Central Fresno Area.
- Parks, Neighborhood Streets, and Trails will benefit from Prop 1C capital improvements. Repairs and renovations at Cary Park, Vinland Park, Mosqueda Center, Frank H. Ball, California & Elm Gym, and Radio Park are planned in addition to CDBG funded capital improvements. Local Quimby fees are dedicated towards annual parks rehabilitation projects. Local Measure C and grant revenue will construct additional trails and update the Bicycle, Trail and Pedestrian Master Plan. Basic repairs within neighborhoods experiencing badly deteriorated streets will see continued General Fund and Gas Tax support to supplement the CDBG funds allocated. Traffic synchronization in the southern half of the City will continue with the benefit of removing 110 tons of particulate matter annually while also improving travel times.

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- Neighborhood Restoration has been a City priority for the last six years with a focus on the restoration and revitalization of older neighborhoods through land use planning, neighborhood revitalization efforts, public infrastructure investments, and incentives for private investment. Additional General Fund resources have been dedicated to the initiation of specific plans in Southeast and Central West Fresno to compliment the CDBG specific plan development taking place in Southwest Fresno. Recommendations from the Mayor-Council Code Enforcement Task Force focus on blight removal and continued in-depth revitalization efforts in the Lowell, Yokomi, Jefferson, Kirk, and El Dorado neighborhoods and along the Blackstone corridor. These efforts utilize a combination of Federal, State and Local funding sources to leverage each component.
- Job Creation will happen through economic development plans that include adding staff in critical areas related to attracting new business and commercial development, assessing the feasibility of an Enhanced Infrastructure Financing District to support large-scale industrial development to expand the region’s major exporting industry. Transportation to these jobs is provided through the enhanced FAX bus and BRT systems focused on improving customer experience and security. Improvements include station amenities such as improved lighting, signage, and furniture at stops, as well as, web based planning, social media connectivity and ADA accessibility at all stops..

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### Summary of Citizen Participation and Consultation Process

The City of Fresno, in partnership with LeSar Development Consultants (LDC) and California Coalition for Rural Housing (CCRH), facilitated a comprehensive outreach strategy to enhance coordination and discuss new approaches and efficiencies to deliver services, provide decent and affordable housing, develop and strengthen neighborhood assets, and build more livable communities in the neighborhoods of highest need.

As part of the outreach strategy, CCRH and the City of Fresno developed a robust database of nearly 300 community development and housing service providers, workforce developers, community advocates, public agencies, and businesses across the City. Through this comprehensive database, stakeholders were consistently engaged, updated, and encouraged to participate in the Consolidated Plan process both through email and personal phone calls. Stakeholders were also asked to promote the outreach activities (e.g., neighborhood forums and community needs survey) with their constituents and beneficiaries. Elected leaders, community planners, and public agencies and departments (City, County and region-wide) also worked to promote the Consolidated Planning process by updating their social media pages, speaking with residents, and circulating the email notifications. Many of the organizations, including the California Endowment and the local United Way, forwarded the email to their mailing lists and promoted the events to their local partners.

The City of Fresno also promoted the forums and survey links on its website and several elected officials advertised the events through social media. On March 11, 2015 City of Fresno Staff participated in a live interview on Radio Bilingue to further promote the events and surveys.

In addition to citywide outreach, staff also conducted targeted outreach in lower-income, CDBG-Eligible communities – particularly El Dorado Park and Southwest Fresno. In both neighborhoods, the City of Fresno worked with neighborhood leaders to plan the logistics of the forums (including locations, dates, and times) and conduct outreach. In the El Dorado Park community, neighborhood leaders distributed printed flyers door-to-door and flyers were made available at the Neighborhood

Resource Center. The El Dorado Park Community Development Consortium also sent an email blast promoting the forums and survey to their mailing list.

In Southwest Fresno, City of Fresno staff worked with the school district to arrange for English and Spanish flyers to go home in student's backpacks at Lincoln, Lowell, and Yokomi Elementary schools. [Action and Change, a community group in the Kirk Elementary School neighborhood, participated with BNCP in this outreach.](#) Each school also organized two Tel-Parent calls to inform parents about the forums and the Consolidated Plan process. City of Fresno staff also presented at neighborhood meetings to inform faith and community leaders to promote the events to their clients and congregations. The Citizen Participation process is described in greater detail in PR-15 Citizen Participation.

#### **Summary of Comments or Views Not Accepted and Subsequent Responses**

HUD citizen participation requirement provide for a 30-day public review and comment period. The 2015-2019 Consolidated Plan public review begins Monday, April 13, 2015. A summary of comments or views not accepted and reasons for not accepting them will be included in the final production of this report.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

**Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

**Table 1 – Responsible Agencies**

Agency Role	Name	Department/Agency
CDBG, HOME, HOPWA & ESG Administrator	City of Fresno	City of Fresno, Development and Resource Management Department, Housing and Community Development Division

#### *Lead and Responsible Agencies*

The City of Fresno is the Lead Agency for the United States Department of Housing and Urban Development (HUD) entitlement programs. The City of Fresno’s Housing and Community Development Division is responsible for the administration of HUD Entitlements including but not limited to the Community Development Block Grant Program (CDBG), the HOME Investment Partnerships Program (HOME), the Emergency Solutions Grant program (ESG), and the Housing Opportunities for People with AIDS (HOPWA) funding. By federal law, each jurisdiction is required to submit to HUD a five-year Consolidated Plan and Annual Action Plans listing priorities and strategies for the use of federal funds. The Consolidated Plan is a guide for how the City of Fresno will use its federal funds to meet the housing and community development needs of its populations.

#### *Consolidated Plan Public Contact Information*

##### **City of Fresno**

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## **PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **Introduction**

Public participation plays a central role in the development of the Consolidated Plan. The City of Fresno launched an in-depth and collaborative effort to consult with community stakeholders, elected offices, City and County departments, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within this five-year plan.

The City of Fresno, in partnership with LeSar Development Consultants (LDC) and California Coalition for Rural Housing (CCRH), facilitated a comprehensive outreach strategy to enhance coordination and discuss new approaches and efficiencies to deliver services, provide decent and affordable housing, develop and strengthen neighborhood assets, and build more livable communities in the neighborhoods of highest need.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215[I]).**

As part of the outreach strategy, the CCRH and the City developed a robust database of nearly 300 community development and housing service providers, workforce developers, community advocates, public agencies, and businesses across the City. Through this comprehensive database, stakeholders were consistently engaged, updated, and encouraged to participate in the Consolidated Plan process both through email and personal phone calls. Stakeholders were also asked to promote the outreach activities (e.g., neighborhood forums and community needs survey) with their constituents and beneficiaries. Elected leaders, community planners, and public agencies and departments (City, County and region-wide) also worked to promote the Consolidated Planning process by updating their social media pages, speaking with residents, and circulating the email notifications. Many of the organizations, including the California Endowment and the local United Way, forwarded the email to their mailing lists and promoted the events to their local partners.

The City of Fresno also promoted the forums and survey links on its website and several elected officials advertised the events through social media. On March 11, 2015 City of Fresno staff participated in a live interview on Radio Bilingue to further promote the event and surveys.

In addition to citywide outreach, staff also conducted targeted outreach in lower-income, CDBG-Eligible communities – particularly El Dorado Park and Southwest Fresno. In both neighborhoods, City of Fresno staff worked with neighborhood leaders to plan the logistics of the forums (including locations, dates, and times) and conduct outreach. In the El Dorado Park community, neighborhood leaders distributed printed flyers door-to-door and flyers were made available at the Neighborhood Resource Center. The El Dorado Park Community Development Consortium also sent an email blast promoting the forums and survey to their mailing list.

In Southwest Fresno, City of Fresno staff worked with the school district to arrange for English and Spanish flyers to go home in student's backpacks at Lincoln, Lowell, and Yokomi Elementary schools. Each school also organized two Tel-Parent calls to inform parents about the forums and the Consolidated Plan process. City of Fresno staff also presented at neighborhood meetings to inform faith and community leaders to promote the events to their clients and congregations.

The Citizen Participation process is described in greater detail in PR-15 Citizen Participation.

#### *Community Needs Survey*

A Community Needs Survey was conducted to solicit input from residents and workers in the City. Respondents were informed that the City of Fresno was updating its Consolidated Plan for federal funds that primarily serve low- and moderate-income (LMI) residents and areas. The Community Needs Survey polled respondents about the level of need in their respective neighborhoods for various types of improvements that can potentially be addressed by the use of entitlement funds.

A total of 417 survey responses were collected. Of these surveys, 345 individuals responded to the survey in English and 72 individuals responded in Spanish.

#### *Community Forums*

The City of Fresno held four public forums to help identify housing and community development needs and priorities for the next five years. Public forums were conducted to help the City of Fresno make place-based investment decisions for entitlement funds. One hundred and eleven (111) people attended the neighborhood forums, including community members, service providers, non-profit representatives, and interested stakeholders. Staff also made a presentation at the Continuum of Care's monthly meeting.

The Community Forums were designed to inform the development of the 2015-2019 Consolidated Plans and to collect public input on the types of housing and economic community development improvements to be addressed through the Consolidated Plan process.

#### *Stakeholder Interviews:*

Twenty (20) advocacy and service provision agencies participated in additional stakeholder interviews. The interviews were conducted by phone and lasted between 20 minutes to one hour. During the interviews, participants were asked to elaborate on their needs and priorities for entitlement funding. Stakeholders were chosen based on their issue expertise on topics including: code enforcement, parks and greenspace, health care, economic development, senior issues, homeless services, housing development, transportation and community security.

#### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The Fresno Madera Continuum of Care (FMCoC) is comprised of 200 organizations and individuals working to address homelessness in the counties of Fresno and Madera.<sup>11</sup> Members of the FMCoC include representatives of federal, state, and local government agencies, nonprofits, the private sector, and faith-based organizations.<sup>12</sup> The FMCoC holds monthly meetings to coordinate its members' efforts to efficiently provide housing and services to the homeless population. Staff presented to over 30 organizations at the FMCoC meeting, circulated the online survey to all of the FMCoC's members, and asked individual organizations to participate in stakeholder interviews if they

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<sup>11</sup> Fresno Madera Continuum of Care. "Ten-Year Plan to End Homelessness 2006-2016." 2006.

<sup>12</sup> Fresno Madera Continuum of Care. "Welcome to FMCoC." <http://www.fresnomaderahomeless.org/homeo.aspx>

had additional concerns, suggestions, or recommendations for the Consolidated Planning process. Since the survey is anonymous, there is no way to know how many people affiliated with or served by the FMCoC participated in the survey. However, immediately after the FMCoC presentation, 52 individuals completed the online survey– the most responses of any single day. Targeted outreach was conducted to organizations and providers that serve chronically homeless individuals and families.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies, and procedures for the administration of HMIS**

*Allocating Funds, Setting Performance Standards and Evaluating Outcomes*

The City of Fresno utilizes Emergency Solutions Grant Program (ESG) funds to support programs aimed at ending homelessness. The City of Fresno contracts with multiple homeless service providers to administer the ESG program. The program provides homeless persons with outreach and engagement services, basic shelter and essential supportive services such as operational costs of a shelter facility, case management and temporary rental subsidies. The program also supports the Homeless Management Information System (HMIS) that monitors outcomes and performance measures for all homeless services agencies funded by the City of Fresno. Grantees are generally selected through a competitive process and provide services such as homeless outreach, shelter for families and victims of domestic violence, and rental assistance.

The City of Fresno will continue to coordinate with its public and private partners to ensure that the local FMCoC meets all HEARTH requirements with respect to ESG funds, including:

- Evaluating the outcomes of projects funded under ESG and reporting them to HUD.
- Establishing and operating either a centralized or coordinated assessment system that provides an initial, comprehensive assessment of the needs of individuals and families for housing and services, including a policy on how its system will address the needs of survivors of domestic violence seeking shelter or services from non-victim service providers.
- Establishing and consistently following standards for providing FMCoC assistance, including policies and procedures for:
  - Evaluating individuals' and families' eligibility for assistance
  - Determining and prioritizing which eligible individuals and families will receive transitional housing assistance
  - Determining and prioritizing which eligible individuals and families will receive rapid re-housing assistance
  - Determining what percentage or amount of rent each program participant must pay while receiving rapid re-housing assistance
  - Determining and prioritizing which eligible individuals and families will receive permanent supportive housing assistance
  - Planning for the allocation of ESG funds and reporting on and evaluating the performance of ESG recipients and sub-recipients



*Operating and Administrating Homeless Management Information System (HMIS)*

As the HMIS Lead of the FMCoC, the Fresno Housing Authority plays a critical role in coordinating the annual Pint-in-Time Count (PITC), collecting data, and distributing results from the annual count. The work of the Housing Authority in this regard meets and exceeds HUD’s requirements for the implementation and compliance of Homeless Management Information System Standards.

**Describe Agencies, groups, organizations, and others who participated in the process, and describe the jurisdictions consultations with housing, social service agencies, and other entities**

Below is a list of all agencies, groups and organizations that attended at least one of the Community Forums and/or participated in a stakeholder interview. Several of the agencies, groups and organizations identified attended multiple forums. A comprehensive list of all stakeholders and local service providers contacted to provide input into the planning process at the Consolidated Plan neighborhood and community forums is included in **Appendix A**.

**Table 2 - Agencies, Groups, and Organizations that Participated**

Agency / Group / Organization	Agency / Group / Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?
Action and Change	Community/Family Services and Organizations	Needs Assessment and Strategic Plan	Organization attended the public workshop and identified their perceived needs and priorities.
Area Agency on Aging	Senior Services	Needs Assessment and Strategic Plan	Organization attended the public workshop and identified their perceived needs and priorities.
Building Neighborhood Capacity Program	Community/Family Services and Organizations	Needs Assessment and Strategic Plan	Organization attended the public workshop and identified their perceived needs and priorities.
<u>Action and Change</u>	<u>Neighborhood Community Group</u>	<u>Needs Assessment and Strategic Plan</u>	<u>Organization attended the public workshop and identified their perceived needs and priorities.</u>
The California Endowment – Building Healthy Communities	Charitable Organization Community/Family Services and Organizations	Needs Assessment and Strategic Plan	Organization participated in a stakeholder interview to identify needs and priorities.
Central California Legal	Fair Housing Services	Needs Assessment	Organization attended the public workshop and identified

Agency / Group / Organization	Agency / Group / Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?
Services	Legal Services	and Strategic Plan	their perceived needs and priorities.
Central California Regional Obesity Prevention Program	Health Services Community/Family Services and Organizations	Needs Assessment and Strategic Plan	Organization attended the public workshop and identified their perceived needs and priorities.
Central Valley Regional Center	Disability Services	Needs Assessment and Strategic Plan	Organization attended the public workshop and identified their perceived needs and priorities.
Centro La Familia	Community/Family Services and Organizations Cultural Organization	Needs Assessment and Strategic Plan	Organization attended the public workshop and identified their perceived needs and priorities.
<del>City Council District 3 – Oliver Baines, Council President</del>	<del>Elected Official</del>	<del>Needs Assessment and Strategic Plan</del>	<del>Organization attended the public workshop and identified their perceived needs and priorities.</del>
City Council District 4 – Paul Caprioglio, Councilmember	Elected Official	Needs Assessment and Strategic Plan	Organization attended the public workshop and identified their perceived needs and priorities.
Clinica Sierra Vista	Health Services	Needs Assessment and Strategic Plan	Organization participated in a stakeholder interview to identify needs and priorities.
CNC Education Fund	Community/Family Services and Organizations	Needs Assessment and Strategic Plan	Organization attended the public workshop and identified their perceived needs and priorities.
Continuum of Care Fresno-Madera	Homeless Services	Needs Assessment and Strategic	CoC staff participated in a stakeholder interview to identify needs and priorities

Agency / Group / Organization	Agency / Group / Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?
		Plan	for homeless services.
Concerned Citizens of West Fresno	Community/Family Services and Organizations	Needs Assessment and Strategic Plan	Organization attended the public workshop and identified their perceived needs and priorities.
County of Fresno Dept. of Public Health	Government Agencies: Local, County, State and Federal	Needs Assessment and Strategic Plan	Organization attended the public workshop and identified their perceived needs and priorities.
City of Fresno Dept. of Parks	Government Agencies: Local, County, State and Federal	Needs Assessment and Strategic Plan	Organization participated in a stakeholder interview to identify needs and priorities.
City of Fresno Dept. of Police	Government Agencies: Local, County, State and Federal	Needs Assessment and Strategic Plan	Organization participated in a stakeholder interview to identify needs and priorities.
City of Fresno Dept. of Public Works	Government Agencies: Local, County, State and Federal	Needs Assessment and Strategic Plan	Organization participated in a stakeholder interview to identify needs and priorities.
County of Fresno Dept. of Behavioral Health	Government Agencies: Local, County, State and Federal	Needs Assessment and Strategic Plan	Organization participated in a stakeholder interview to identify needs and priorities.
Development and Resources Management Department (DARM)	Government Agencies: Local, County, State and Federal	Needs Assessment and Strategic Plan	Organization attended the public workshop and identified their perceived needs and priorities.
EAH Housing	Housing Services Affordable Housing Developers	Needs Assessment and Strategic Plan	Organization attended the public workshop and identified their perceived needs and priorities.

Agency / Group / Organization	Agency / Group / Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?
Ecovillage Project of Fresno	Homeless Services Housing Services	Needs Assessment and Strategic Plan	Organization attended the public workshop and identified their perceived needs and priorities.
El Dorado Park CDC	Community/ Family Services and Organizations	Needs Assessment and Strategic Plan	Organization attended the public workshop and identified their perceived needs and priorities.
Faith in Community	Faith-Based Organization Community/ Family Services and Organizations	Needs Assessment and Strategic Plan	Organization attended the public workshop and identified their perceived needs and priorities.  Organization participated in a stakeholder interview to provide supplemental information.
Fresno Circles	Faith-Based Organization Community/ Family Services and Organizations	Needs Assessment and Strategic Plan	Organization attended the public workshop and identified their perceived needs and priorities.
Fresno Community Development Coalition,	Community/ Family Services and Organizations	Needs Assessment and Strategic Plan	Organization attended the public workshop and identified their perceived needs and priorities.
Fresno County Office of Education	Educational Organization	Needs Assessment and Strategic Plan	Organization attended the public workshop and identified their perceived needs and priorities.
Fresno Housing Authority	Housing Organization	Needs Assessment and Strategic Plan	Organization participated in stakeholder interview to share needs and priorities.
Fresno Metro Ministry	Faith-Based Organization	Needs Assessment	Organization attended the public workshop and identified

Agency / Group / Organization	Agency / Group / Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?
	Community/ Family Services and Organizations	and Strategic Plan	their perceived needs and priorities.
Fresno State	Educational Services	Needs Assessment and Strategic Plan	Organization attended the public workshop and identified their perceived needs and priorities.
Grace Here, INC	Faith-Based Organization Community/ Family Services and Organizations	Needs Assessment and Strategic Plan	Organization attended the public workshop and identified their perceived needs and priorities.
Granville	Housing Developer	Needs Assessment and Strategic Plan	Organization attended the public workshop and identified their perceived needs and priorities.
Housing And Community Development Commission	Neighborhood Association	Needs Assessment and Strategic Plan	Organization attended the public workshop and identified their perceived needs and priorities.
King's Court Apartments	Housing Business (Major Employers, Chambers of Commerce, Associations, Real Estate)	Needs Assessment and Strategic Plan	Organization attended the public workshop and identified their perceived needs and priorities.
Leadership Counsel for Justice and Accountability	Community/ Family Services and Organizations	Needs Assessment and Strategic Plan	Organization attended the public workshop and identified their perceived needs and priorities.  Organization participated in a stakeholder interview to provide supplemental information.
League of Women Voters	Community/ Family Services and Organizations	Needs Assessment and Strategic	Organization attended the public workshop and identified their perceived needs and

Agency / Group / Organization	Agency / Group / Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?
		Plan	priorities.
Lowell CDC	Community/ Family Services and Organizations	Needs Assessment and Strategic Plan	Organization attended the public workshop and identified their perceived needs and priorities.
Neighborhood Watch	Community/ Family Services and Organizations	Needs Assessment and Strategic Plan	Organization attended the public workshop and identified their perceived needs and priorities.
Northern California Carpenters Regional Council	Employment Services	Needs Assessment and Strategic Plan	Organization attended the public workshop and identified their perceived needs and priorities.
Resources for Independence, Central Valley	Disability Services	Needs Assessment and Strategic Plan	Organization attended the public workshop and identified their perceived needs and priorities.
Roosevelt Youth Soccer League	Children and Youth Services	Needs Assessment and Strategic Plan	Organization attended the public workshop and identified their perceived needs and priorities.
Self-Help Enterprises	Housing Affordable Housing Developer	Needs Assessment and Strategic Plan	Organization participated in a stakeholder interview to identify needs and priorities.
Southeast Fresno Community Economic Development Association	Community/ Family Services and Organizations	Needs Assessment and Strategic Plan	Organization participated in a stakeholder interview to identify needs and priorities.
Stone Soup Fresno	Community/ Family Services and Organizations	Needs Assessment and Strategic Plan	Organization attended the public workshop and identified their perceived needs and priorities.

Agency / Group / Organization	Agency / Group / Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what was are the anticipated outcomes of the consultation or areas for improved coordination?
The Voice of Concerned Citizens, Fresno County	Affordable Housing Developers  Business (Major Employers, Chambers of Commerce, Associations, Real Estate)	Needs Assessment and Strategic Plan	Organization attended the public workshop and identified their perceived needs and priorities.
Tree Fresno	Community/Family Services and Organizations	Needs Assessment and Strategic Plan	Organization attended the public workshop and identified their perceived needs and priorities.
United Way of Fresno County	Community/Family Services and Organizations	Needs Assessment and Strategic Plan	Organization attended the public workshop and identified their perceived needs and priorities.
West Fresno Family Resources	Community/Family Services and Organizations	Needs Assessment and Strategic Plan	Organization attended the public workshop and identified their perceived needs and priorities.

**Identify any Agency Types not consulted and provide rationale for not consulting**

Not Applicable. All agency types were consulted.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

**Table 3 – Other Local / Regional / Federal Planning Efforts**

Name of Plan	Lead Organization	How Do the Goals of Your Strategic Plan Overlap With the Goals of Each Plan?
City of Fresno Housing Element (2014-2023)	City of Fresno	The Housing Element is the State-required component of the City's General Plan and provides a policy guide and implementation work plan to help the City meet its future regional housing needs. This effort aligns with the Strategic Plan's goal to assist in the creation and preservation of affordable

Name of Plan	Lead Organization	How Do the Goals of Your Strategic Plan Overlap With the Goals of Each Plan?
		housing opportunities.
Continuum of Care	Regional Continuum of Care Council	The Continuum of Care works to alleviate the impact of homelessness in the community through the cooperation and collaboration of social service providers. This effort aligns with the Strategic Plan's goal to support activities to respond to homelessness and its impacts on the community.
<p>San Joaquin Valley Fair Housing and Equity Assessment</p> <p>Ten-Year Plan to End Homelessness, 2006-2016</p> <p><a href="#">The City and County of Fresno's Ten Year Plan to End Chronic Homelessness</a></p>	<p>California Coalition for Rural Housing</p> <p>Fresno Madera Continuum of Care (FMCoC)</p> <p><a href="#">City of Fresno and County of Fresno</a></p>	<p>The FHEA provides an overview of racial and economic segregation patterns in the City and describes its impact on residential mobility. The report also includes a set of recommendations to promote integration in the City and lessen the negative consequences generated as a result of segregation identified within the report. Both plans focus on supporting and promoting the creation of affordable housing opportunities for LMI and special needs households.</p> <p>FMCoC's Ten-Year Plan to End Homelessness is a plan to prevent and end homelessness in Fresno and Madera Counties. This effort is aligned with the Strategic Plan's goal to support activities that prevent and end homelessness.</p> <p><a href="#">Joint Plan is a plan to end chronic homelessness in Fresno and Fresno County. This effort is aligned with the Strategic Plan's goal to support activities that prevent and end homelessness.</a></p>

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## **Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215[1])**

As previously discussed, as part of the outreach strategy, the CCRH and the City of Fresno developed a robust database of nearly 300 community development and housing service providers, workforce developers, community advocates, public agencies, and businesses across the City. Through this comprehensive database, stakeholders were consistently engaged, updated, and encouraged to participate in the Consolidated Plan process both through email and personal phone calls.

Additionally, 20 advocacy and service provision agencies were chosen to participate in additional stakeholder interviews. The interviews were conducted by phone and lasted between 20 minutes to one hour. During the interviews, participants were asked to elaborate on their needs and priorities for entitlement funding. Stakeholders were chosen based on their issue expertise on topics including: code enforcement, parks and greenspace, health care, economic development, senior issues, homeless services, housing development, transportation and community security. A full list of public entities that participated in the preparation of the Consolidated Plan can be found in Table 2.

New to the City of Fresno's housing programs is the direct grantee responsibilities and implementation of the HOPWA Program. Under previous Consolidated Plans the State of California administered the HOPWA Program on behalf of the City of Fresno. The program was operated through the Fresno County Public Health Department, as the public health jurisdiction; the Fresno Housing Authority, and various other service providers. City of Fresno will work with stakeholders of the target population to create an implementation plan to: 1) assume outstanding program contracts from the State; and 2) identify available community resources; 3) develop programs that meet the needs of the target population and ensures a smooth transition of services.

## **PR-15 Citizen Participation**

### **Summarize citizen participation process and how it impacted goal-setting**

The following is an overview of the efforts made to enhance and broaden citizen participation. A summary of the citizen participation process and how it impacted goal-setting is provided in Appendix A: Community Engagement Analysis for the Consolidated Planning Process.

#### *Community Forums*

- **Results:** 111 individuals participated in the forums including residents, service providers, community advocates and interested stakeholders.
- **Outreach:** 300 entities, organizations, persons directly engaged via email; outreach flyer and survey links posted on the City's Website.
- **Location:** A total of four community meetings:
  - North Fresno  
Wesley United Methodist  
1343 E. Barstow Ave. Fireside Room, Fresno, CA 93710  
Monday, March 9, 5:30 - 7:30 PM
  - Central Fresno  
Manchester Center – Workforce Development

3302 N. Blackstone Room 208, Fresno, CA 93726  
Tuesday, March 10, 5:30 - 7:30 PM

- Southeast Fresno  
Boys & Girls Club 1621 S. Cedar, Fresno, CA 93702  
Wednesday, March 11, 5:30 - 7:30 PM

- Southwest Fresno  
California and Elm Center, 1802 E. California Ave. Fresno, CA 93706  
Saturday, March 14, 10:00AM-12:00PM

- Social Media: Announcements posted to Facebook, Twitter, and Linked In for CCRH and City of Fresno. A potential of approximately 3,200 persons on Facebook and 11,000 persons on Twitter were engaged in this process.

#### Community Needs Survey

- Results: 417 survey responses; an additional 20 stakeholder survey interviews were conducted with a diverse range of issue area experts.
- Outreach: 300 entities, organizations, persons directly engaged via email; outreach flyer and survey links posted on the City's Website.
- Hardcopy Engagement: ~~XXX~~ Over 2,000 hardcopy surveys distributed to: community meetings, and organizations benefiting LMI residents and area including backpack flyers at four neighborhood elementary schools, Kirk, King, Lowell, and Yokomi, distributed by the Building Neighborhood Capacity Program; Action and Change, a part of BNCP, also hand-delivered copies of the flyer to the entire Kirk neighborhood and asked the schools to conduct a tele-parent call reminder. [City to update]

Social Media: Announcements posted to Facebook, Twitter, and Linked In for CCRH and City of Fresno. A potential of approximately 3,200 persons on Facebook and 11,000 persons on Twitter were engaged in this process.

#### Overall Community Needs

- Need for Effective Code Enforcement: The majority of community forum participants and survey respondents cited code enforcement and strategies for combating slum housing as one of the highest priorities for the City. Participants questioned how the code enforcement program was currently financed and recommended the City move to a fee-based structure in order to deter slumlords and increase services.
- Need for Increased Parks and Greenspace: The need for parks and greenspace emerged as among the highest rated priorities both in the community forums and in the individual survey responses. Several participants mentioned the disparity in park access between North and South Fresno and said that lower-income neighborhoods need greater recreational opportunities.
- Need for Affordable Rental Housing: Increasing the affordable rental housing inventory was another extremely high priority need within the City. Several community forum participants noted that very low- and extremely low-income households cannot afford average rental

rates. Participants, particularly those in West Fresno, cited the need to de-concentrate poverty through investment in mixed-income housing and homeownership opportunities.

- **Need for Greater Economic Opportunity:** Participants also indicated that creating jobs and economic opportunities was of extremely high need in the City. They mentioned that Fresno has one of the highest unemployment rates in the region and expressed a desire for increased job training, vocational education, and incentives for small businesses.
- **Need to Increase Services for the Homeless:** Participants frequently identified the need for homeless services in the City. Participants and homeless service providers both mentioned rapid rehousing and rental assistance as the greatest need for those residents currently experiencing homelessness or at risk of becoming homeless.
- **Need for Increased Community Services & Facilities:** Survey respondents and forum participants frequently called attention to the need for health and legal services for vulnerable populations. Residents were particularly concerned that the existing services did not meet the needs of the undocumented population. There was also a strong demand for services and facilities to meet the needs of youth, seniors, and working parents in need of childcare. Many participants expressed a desire to see multiple services integrated into one common space.
- **Need for Transportation Services:** Local service providers at each of the Consolidated Plan forums highlighted the lack of affordable and accessible transportation services in the City. Participants expressed a desire for increased routes and expanded ride times for public transportation. Many said that seniors, students, and the working poor have the highest unmet or under met transportation needs.

#### *Consolidated Plan Public Comment Period*

The Consolidated Plan was released on April 13, 2015 for a 30-day public review and comment period ending May 12, 2015. The electronic version was sent to distribution lists totaling **XX** entities. The Plan was available electronically at [www.fresno.gov/conplan](http://www.fresno.gov/conplan). Hardcopies were distributed throughout the City, including, but not limited to, libraries, community meetings, and organizations benefiting LMI residents and areas. Organizations, agencies and citizens or groups that attended any of the forums, requested such notification and provided their contact information. In addition, public comment was encouraged at the hearings listed below, or could be submitted in writing to City of Fresno, Attn: Housing and Community Development Division, Attn: Crystal Smith, 2600 Fresno Street, Room 3065, Fresno CA, 93721. A summary of all public comments is included in the final Consolidated Plan, along with the City of Fresno's response to the comments, if any.

**Comment [S1]:** Count the email from Heather's email. Count the emails on the cdbg interested person list

#### *Public Hearings*

The Five Year Consolidated Plan will be presented at two public hearings.

#### **Housing and Community Development Commission (HDCD)**

Fresno City Hall  
Council Chambers  
2600 Fresno Street  
Fresno, CA 93721  
May 13, 2015  
5:00P.M.

**City Council**

Fresno City Hall  
Council Chambers  
2600 Fresno Street  
Fresno, CA 93721  
May 14, 2015  
8:30A.M.

Listening devices, interpretation services, and other assistance to disabled persons or those with limited English proficiency will be provided upon request, ranging up to five business days prior notification to the City Clerk. Requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for auxiliary aids, services or interpreters, require different lead times, ranging up to five business days. For this reason, it is important to provide as much advance notice as possible to ensure availability. Assistive Listening Devices (ALDs) are available upon request.

**Table 4 – Citizen Participation Outreach**

Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of comments not accepted and reasons	URL (If applicable)
<b>Public Forums</b>	Broad community outreach to all members of the public and targeted outreach to service providers, beneficiaries and grant recipients. <a href="#">Outreach materials provided opportunity to request disability-related modifications or translation services.</a>	A total of 111 individuals attended the four regional/community forums held in the March 2015.	See PR-15	All comments were accepted.	<a href="http://www.fresno.gov/conplan">www.fresno.gov/conplan</a>
<b>Stakeholder Interviews</b>	Targeted outreach to issue-area experts	A total of 20 stakeholder interviews were conducted to a diverse range of issue area experts	See PR-15	All comments were accepted.	
<b>Online Survey</b>	Broad community outreach to members of the public and interested stakeholders	A total of 417 Community Needs Surveys were collected during the open period from February 20, 2015 through March 30, 2015.  The online survey was available in Spanish and English.  The online survey link was distributed to over 300 entities, organizations, agencies, and persons.	See PR-15	All comments were accepted.	English: <a href="http://www.surveymonkey.com/s/FresnoConPlan2015">www.surveymonkey.com/s/FresnoConPlan2015</a>  Spanish: <a href="https://www.surveymonkey.com/s/FresnoConPlan2015ESP">https://www.surveymonkey.com/s/FresnoConPlan2015ESP</a>

Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of comments not accepted and reasons	URL (If applicable)
<b>Print Survey</b>	<p>Targeted non-English Speaking communities through surveys in English and Spanish.</p> <p>Over XXX print surveys were distributed at XXXX [City to insert]</p>	A total of 163 Regional Needs Surveys were collected in print format during the open period from February 20, 2015 through March 30, 2015.	See PR-15	All comments were accepted.	
<b>Website</b>	Broad outreach to Fresno stakeholders with computer and internet access.	Announcements posted to the City's websites of included the links to the survey (English and Spanish) and advertisements for the neighborhood forums.	See PR-15	Not Applicable	<a href="http://www.fresno.gov/conplan">www.fresno.gov/conplan</a>
<b>Advertisements in News Media Outlets</b>	Multi-lingual advertisements printed in the following media outlets: Vida En El Valle	One multi-lingual display ads were posted in local news media outlets in the City; One online advertisement was placed in the <a href="http://www.fresno.gov/conplan">www.fresno.gov/conplan</a>	See PR-15	Not Applicable	

Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of comments not accepted and reasons	URL (If applicable)
<b>Social Media</b>	Broad outreach to City of Fresno residents and stakeholders with computer access	<p>Announcements posted to Facebook, Twitter, and Linked In for CCRH and City of Fresno</p> <p>A potential of approximately 3,200 persons on Facebook and 11,000 persons on Twitter were engaged in this process.</p>	See PR-15	All comments were accepted.	<p>Facebook:  <a href="https://www.facebook.com/CalRuralHousing">https://www.facebook.com/CalRuralHousing</a>  <a href="https://www.facebook.com/FresnoCA">https://www.facebook.com/FresnoCA</a></p> <p>Twitter:  <a href="https://twitter.com/CalRuralHousing">https://twitter.com/CalRuralHousing</a>  <a href="https://twitter.com/CityofFresno">https://twitter.com/CityofFresno</a>  <a href="https://twitter.com/RegionalChange">https://twitter.com/RegionalChange</a>  <a href="https://twitter.com/MDuarte42">https://twitter.com/MDuarte42</a>  <a href="https://twitter.com/LCJandA">https://twitter.com/LCJandA</a></p> <p>LinkedIn:  <a href="https://www.linkedin.com/company/california-coalition-for-rural-housing">https://www.linkedin.com/company/california-coalition-for-rural-housing</a></p>
<b>E-blasts</b>	Mass emails to new and established distribution lists of Entitlement Jurisdictions and community partners	<p>Approximately 300 entities, organizations, agencies, and persons have been engaged through e-blasts outreach efforts.</p> <p>E-blasts included links to an electronic outreach flyer.</p>	See PR-15	All comments were accepted.	

Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of comments not accepted and reasons	URL (If applicable)
<p><b>Print Outreach Flyers</b></p>	<p>Print <del>surveys outreach flyers</del> were distributed through elementary schools, community centers, City Hall.</p>	<p><u>Over 2,000. Delivered to Kirk, King, Lowell, and Yokomi Schools and put one in every student's backpack. Action and Change, a part of BNCP, hand-delivered them to entire Kirk neighborhood. Additionally, on the Monday and Friday prior to the meetings, the schools did a tele-parent call to all students.</u>  <del>Over XXX flyers were printed and distributed at community hubs across the City.</del></p>	<p>See PR-15</p>	<p>All comments were accepted.</p>	



# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The city of Fresno (also referred to as “City” or “Fresno”), is located in the center of California’s Central Valley, stands as the largest city in the County of Fresno (County), and is the fifth largest city in the State of California. The City encompasses an area of 113 square miles and is surrounded by mostly rural residential and agricultural land.<sup>13</sup> Fresno has a population of over a half million (500,819)<sup>14</sup> residents and a total of 159,163 households, with a median income of \$42,015.<sup>15</sup>

Of distinct concern is the comparatively high poverty levels found in the City, as the City’s poverty rate is double that of the State of California and is 14 percent higher than the poverty rate for the County.<sup>16</sup> Additionally, the percentage of families experiencing extreme poverty (those with family incomes under \$10,000) is more than double the extreme poverty rate of the state. Extreme poverty rates are a contributing factor to 47 percent of households being cost burdened and paying more than 30 percent of their income toward housing costs.

The City’s lower median income and higher rates of poverty pose severe challenges for those seeking to find decent, affordable housing. As an entitlement jurisdiction, the City of Fresno is tasked with addressing the affordable housing needs of the population and implementing economic strategies that will contribute to an increase in the household income of City residents and a decrease in its poverty rate. Through this Consolidated Plan, the City of Fresno will determine the areas of greatest need and identify those needs in which community investment can have the most impact given the limited resources available. To adequately address the community needs and support its thriving economy, the City of Fresno has identified and assessed the areas that could benefit most from federal investment through the U.S. Department of Housing and Urban Development (HUD).

### Methodology

The majority of data utilized in this report is provided by HUD for the purpose of preparing the Consolidated Plan. HUD periodically receives custom tabulations of data from the U.S. Census Bureau that are largely not available through standard Census products. This data is known as the Comprehensive Housing Affordability Strategy (CHAS) data and it demonstrates the extent of housing problems and housing needs, particularly for low-income households. The CHAS data is used

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<sup>13</sup> City of Fresno. “General Plan, Introduction.” Page 1-12. 2014.

<sup>14</sup> 2009-2013 ACS 5-Year Estimates DP05

<sup>15</sup> 2009-2013 ACS 5-Year Estimates S2503

<sup>16</sup> City of Fresno. “General Plan, Economic Development Element.” Page 4. 2014.

<http://www.fresno.gov/NR/rdonlyres/745F4631-D792-4EB7-983C-EE4B49D22A98/0/GPFinal2EconomicDevelopmentJan202015.pdf>

by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.<sup>17</sup>

When CHAS data is not available other data is utilized, including 2000 and 2010 U.S. Census data and American Community Survey (ACS) 2009-2013 five-year estimates. While ACS one-year estimates provide the most current data, this report utilizes five-year estimates as they reflect a larger sample size and are considered more reliable and precise.<sup>18</sup>

#### *Federal Program Requirements*

Federal funds provided under the entitlement programs are primarily concerned with activities that benefit low-and moderate-income (LMI) households whose incomes do not exceed 80 percent of the area median family income (AMI), as established by HUD, with adjustments for smaller or larger families.<sup>19</sup> HUD uses three income levels to define LMI households, subject to certain adjustments for areas with unusually high or low-incomes:

- Extremely low-income: Households earning 30 percent or less than the AMI
- Very low-income: Households earning 50 percent or less than the AMI
- Low-income: Households earning 80 percent or less than the AMI

#### *Overview*

Within the City, 44 percent of households (68,425 households) are LMI, with incomes ranging from 0-80% of Area Median Income (AMI).

- 14 percent (21,630 households) at 0-30% AMI
- 14 percent (21,595 households) at 30-50% AMI
- 16 percent (25,200 households) at 50-80% AMI

The following provides a brief summary of the results of the Needs Assessment, which will be discussed in more detail in each corresponding section of this chapter:

#### *NA –10 Housing Needs*

- The most common housing problem within the City is cost burden. Forty-seven percent of households (71,090 households) in the City are cost burdened and paying more than 30 percent of their income toward housing costs. This represents 54 percent of renter households and 36 percent of owner households.
- A subset of cost burden in the City is severe cost burden. Twenty-four percent of households (36,305 households) in the City are severely cost burdened and paying more than 50 percent

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<sup>17</sup> U.S. Department of Housing and Urban Development. “Consolidated Planning/CHAS Data.”

<http://www.huduser.org/portal/datasets/cp.html>

<sup>18</sup> United States Census Bureau. “American Community Survey: When to Use 1-year, 3-year, or 5-year Estimates.”

[http://www.census.gov/acs/www/guidance\\_for\\_data\\_users/estimates/](http://www.census.gov/acs/www/guidance_for_data_users/estimates/)

<sup>19</sup> U.S. Department of Housing and Urban Development. “Glossary of CPD Terms.”

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/comm\\_planning/library/glossary](http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/library/glossary)

of their income toward housing costs. This represents 32 percent of renter households and 15 percent of owner households.

- The second most common housing problem is overcrowding. Nineteen percent of all households (12,420 households) are overcrowded, with more than one person per room, not including bathrooms, porches, foyers, halls, or half-rooms.

#### *NA-15 Disproportionately Greater Need: Housing Problems*

- Per HUD definitions, no racial or ethnic group has a disproportionately greater housing problems in comparison to the City as a whole.

#### *NA-20 Disproportionately Greater Need: Severe Housing Problems*

- Nearly one-half (46 percent) of Asian households (1,095 households) in the 50-80% AMI category experience severe housing problems, compared to 36 percent of the jurisdiction as a whole.

#### *NA-25 Disproportionately Greater Need: Housing Cost Burden*

- Forty-seven percent of households in the City are cost burdened and paying more than 30 percent of their income toward housing costs.
- Twenty-four percent of households in the City are severely cost burdened and paying more than 50 percent of their income toward housing costs.
- Thirty-six percent of American Indian, Alaska Native households are disproportionately cost burdened and paying more than 30 percent of their income toward housing costs, compared to 23 percent of the jurisdiction as a whole.
- Thirty-seven percent of Black / African American households and 34 percent of Pacific Islander households are disproportionately severely cost burdened and paying more than 50 percent of their income toward housing costs, compared to 24 percent of the jurisdiction as a whole.

#### *NA-35 Public Housing*

- Households receiving public housing or Housing Choice Voucher assistance in the City have an average income of \$11,000 - \$11,500 a year.
- Due to limited funding, the citywide waitlist for Housing Choice Voucher recipients contains 36,000 households as of 2015. Applicants are chosen via lottery and, generally, can expect to be on the waitlist for at least 2 years.
- The waitlist for public housing contains 24,233 households.

#### *NA-40 Homeless Needs*

- The 2014 Point in Time Count found that 2,116 homeless persons were living in the City, and approximately 73 percent (1,536 individuals) were unsheltered and living in a place not fit for human habitation.

- Data from the 2014 Point in Time count shown in the above tables found approximately 350 persons in households with children in the City of Fresno on a single night; 100 will become homeless each year and they will experience homelessness for approximately 60 days.
- Of the 1,536 unsheltered homeless residents, 23 percent were categorized as chronically homeless and nearly 5 percent of those surveyed represented families with children. Additionally, 15 percent of the homeless were mentally ill and unlikely to remain housed without supportive services.

*NA-45 Non-Homeless Special Needs*

- Nine percent of City residents (46,513 individuals) are 65 years and over and 22 percent of households (34,294 households) in the City contain at least one person 62 years or older.
- Individuals 65 and older are disproportionately disabled, with nearly one-half (46 percent) experiencing a disability.
- Twenty percent of City households are large households (31,490 households), and have 5 or more persons.
- Twelve percent of City households (18,424 households) are single parent female-headed households with children under the age of 18.

*NA-50 Non-Housing Community Development Needs*

- Residents and stakeholders who participated in the community outreach for the Consolidated Plan identified the following community development needs as high priorities within these three categories:
  - Public Facilities: Parks & Recreation; Youth Centers; Educational Facilities; Facilities for the Homeless
  - Public Improvements: Street Improvements; New/Renovated Playgrounds; Clearance of Vacant Lots; Lighting
  - Public Services: Transportation Services; Crime Prevention; Youth Services; Mental Health Services; Health Services; Tenant/ Landlord Counseling Services

## NA-10 Housing Needs Assessment – 24 CFR 91.205 (a,b,c)

### Introduction

This section provides an overview of the housing needs present in the City, including the degree and distribution of housing problems within multiple income brackets. Within the CHAS data, HUD identifies four housing problems:

1. Housing unit lacking complete kitchen facilities
2. Housing unit lacking complete plumbing facilities
3. Overcrowded with more than 1 person per room not including bathrooms, porches, foyers, halls, or half-rooms.
4. Cost burdened, with household paying more than 30 percent of income toward housing costs (including utilities)

In addition, HUD identifies four severe housing problems:

1. Housing unit lacking complete kitchen facilities
2. Housing unit lacking complete plumbing facilities
3. Severely overcrowded, with more than 1.5 persons per room not including bathrooms, porches, foyers, halls, or half-rooms.
4. Severely cost burdened families paying more than 50 percent of income toward housing costs (including utilities)

**Table 5 – Housing Needs Assessment Demographics**

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	427,729	500,819	17%
Households	139,991	159,163	14%
Median Income	\$32,236	\$42,015	30%

Data Source: 2000 Census (Base Year), 2009–2013 ACS 5-Year Estimates S2503

**Table 6 – Total Households Table**

	0–30% AMI	>30–50% AMI	>50–80% AMI	>80–100% AMI	>100% AMI
<b>Total Households</b>	<b>21,630</b>	<b>21,595</b>	<b>25,200</b>	<b>15,090</b>	<b>73,210</b>
Small Family Households	8,530	8,745	9,845	6,105	37,050
Large Family Households	3,450	3,485	4,690	3,285	8,470
Household contains at least one person 62–74 years of age	2,370	3,575	3,500	2,430	12,585
Household contains at least one person age 75 or older	1,465	3,255	3,450	1,625	5,480
Households with one or more children 6 years old or younger	7,340	6,215	6,835	3,805	10,350

Data Source: 2007–2011 CHAS

**Table 7 – Housing Problems**

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing – Lacking complete plumbing or kitchen facilities	520	365	395	100	1,380	35	70	90	0	195
Severely Overcrowded – With >1.51 people per room (and complete kitchen and plumbing)	1,210	1,275	1,000	495	3,980	75	310	305	100	790
Overcrowded – With 1.01-1.5 people per room (and none of the above problems)	1,710	1,400	1,865	855	5,830	90	385	715	630	1,820
Housing cost burden greater than 50% of income (and none of the above problems)	11,340	6,635	2,090	300	20,365	1,550	2,980	2,735	1,105	8,370
Housing cost burden greater than 30% of income (and none of the above problems)	1,155	3,225	6,505	2,235	13,120	320	1,295	2,280	2,140	6,035
Zero/negative Income (and none of the above problems)	1,375	0	0	0	1,375	705	0	0	0	705

Data Source: 2007-2011 CHAS

**Table 8 – Severe Housing Problems 2**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	14,780	9,680	5,350	1,750	31,560	1,755	3,745	3,845	1,835	11,180
Having none of four housing problems	2,360	5,165	10,230	6,605	24,360	660	3,010	5,775	4,900	14,345
Household has negative income, but none of the other housing problems	1,375	0	0	0	1,375	705	0	0	0	705

Data Source: 2007-2011 CHAS

**Table 9 – Cost Burden**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	7,060	5,850	4,455	17,365	595	1,700	2,380	4,675
Large Related	2,795	1,795	1,280	5,870	185	1,010	1,390	2,585
Elderly	1,810	2,245	1,215	5,270	830	1,540	1,190	3,560
Other	3,980	2,435	3,130	9,545	395	595	740	1,730
<b>Total need by income</b>	<b>15,645</b>	<b>12,325</b>	<b>10,080</b>	<b>38,050</b>	<b>2,005</b>	<b>4,845</b>	<b>5,700</b>	<b>12,550</b>

Data Source: 2007-2011 CHAS

**Table 10 – Severe Cost Burden**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	6,505	3,600	780	10,885	530	1,390	1,230	3,150
Large Related	2,635	1,175	285	4,095	160	680	510	1,350
Elderly	1,385	1,495	475	3,355	605	805	645	2,055
Other	3,710	1,640	745	6,095	365	490	550	1,405
<b>Total need by income</b>	<b>14,235</b>	<b>7,910</b>	<b>2,285</b>	<b>24,430</b>	<b>1,660</b>	<b>3,365</b>	<b>2,935</b>	<b>7,960</b>

Data Source: 2007-2011 CHAS

**Table 11 – Crowding Information**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	2,785	2,160	2,150	1,010	8,105	160	455	735	415	1,765
Multiple, unrelated family households	230	465	555	265	1,515	10	215	285	315	825
Other, non-family households	50	100	205	75	430	0	20	0	0	20
<b>Total need by income</b>	<b>3,065</b>	<b>2,725</b>	<b>2,910</b>	<b>1,350</b>	<b>10,050</b>	<b>170</b>	<b>690</b>	<b>1,020</b>	<b>730</b>	<b>2,610</b>

Data Source: 2007-2011 CHAS

**Table 12 – Households with Children**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	6,865	4,800	4,675	16,340	475	1,415	2,160	4,050

Data Source: 2007-2011 CHAS

**Describe the number and type of single person households in need of housing assistance.**

Data from the 2014 Point in Time Count (PITC) found approximately 1,760 persons in households with only adults on a single night in the City, and it is estimated that approximately 530 will become homeless each year. More information can be found in NA-40 Homeless Needs Assessment.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

Data from the 2014 PITC found approximately 470 homeless who were victims of domestic violence, and it is estimated that approximately 143 will become homeless each year. Additionally, during the 2014 PITC 15 percent of the homeless surveyed were mentally ill and deemed unlikely to remain housed without supportive services. More information can be found in NA-40 Homeless Needs Assessment.

**What are the most common housing problems?**

*Cost Burden*

The most common housing problem within the City is cost burden.

- Forty-seven percent of households (71,090 households) in the City are cost burdened and paying more than 30 percent of their income toward housing costs. This represents 54 percent of renter households and 36 percent of owner households.
- Seventy-seven percent of all cost burdened households have incomes at or below 80% AMI.

*Severe Cost Burden*

A subset of cost burden is City is severe cost burden:



- Twenty-four percent of households (36,305 households) in the City are severely cost burdened and paying more than 50 percent of their income toward housing costs. This represents 32 percent of renter households and 15 percent of owner households.
- Thirty percent of all severely cost burdened households have incomes at or below 80% AMI.

#### Overcrowding

The second most common housing problem is overcrowding:

- Nineteen percent of all households (12,420 households) are overcrowded, with more than one person per room, not including bathrooms, porches, foyers, halls, or half-rooms.
- Eighty-three percent of all overcrowded households have incomes at or below 80% AMI.

#### **Are any populations/household types more affected than others by these problems?**

LMI renter households are more likely to experience cost burden, with 92 percent of cost burdened renter households (30,950) earning below 80% AMI, compared to 77 percent of cost burdened owner households (11,160). Additionally, nearly all (99 percent) severely cost burdened renter households (20,065) earn below 80% AMI, compared to over three quarters (77 percent) of severely cost burdened owner households (11,160).

Renter households are also more likely to be overcrowded, with 21 percent of all renter households experiencing overcrowding, compared to 15 percent of owner households. Additionally, 86 percent of overcrowded renter households are LMI, compared to 72 percent of overcrowded owner households.

#### **Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

In addition to the downturn in the local economy, factors contributing to the region's homelessness include mental illness, substance abuse, and domestic violence. Unemployment figures when combined with incidences of homelessness are factors used in determining the level of need for emergency and/or transitional housing. The County's largely rural area also contributes to homelessness as delivery of supportive services and programs are usually concentrated in urban areas. Access to and ongoing participation in supportive programs is difficult to achieve in the more secluded rural areas, in response homeless persons might migrate to larger cities such as Fresno.

In Fresno County, 26,617 families received assistance under the federally funded Temporary Assistance to Needy Families (TANF) program. While Fresno County's population is only 2.5 percent of California's population, Fresno County is home to 5 percent of the total families receiving TANF assistance in the state. Fresno County maintains one of the State's highest teen pregnancy rates, 60 percent higher than the state average. Poverty combined with teen pregnancy place children or youth at risk of residing in shelters or becoming unsheltered.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Children and youth living in homes with domestic violence are also at risk of residing in shelters or becoming unsheltered. Fresno County has the highest per capita rate of felony domestic violence in the state. Data from the Continuum of Care shows that drug use and violence were factors in a significant percentage of the homeless clientele. Suspected child abuse, family and domestic violence, dysfunctional and substance abusing families/family members are contributory causes of homelessness.

The needs of children and youth living in very low- and low-income families are also a priority need for Fresno County. This population can be at risk for residing in shelters or becoming unsheltered due to a number of factors associated with insufficient household income. The Continuum of Care has adopted as its priority to focus on decreasing the number of unsheltered families with dependent children.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Severe cost burden is the greatest predictor of homelessness risk with populations paying more than 50 percent of their income towards housing costs and/or or having incomes at or below 30% AMI at greatest risk of becoming homeless.

#### **Discussion**

Please see discussion above.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

Per HUD definitions, a disproportionate need exists when any racial or ethnic group has a housing need that is 10 percent or higher than the jurisdiction as a whole. This section analyzes the extent of housing problems and identifies populations that have a disproportionately greater need.

Within the CHAS data, HUD identifies four housing problems:

1. Housing unit lacking complete kitchen facilities
2. Housing unit lacking complete plumbing facilities
3. Overcrowded with more than 1 person per room not including bathrooms, porches, foyers, halls, or half-rooms.
4. Cost burdened, with household paying more than 30 percent of income toward housing costs (including utilities)

**Table 13 – Disproportionate Housing Need 0-30% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
<b>Jurisdiction as a whole</b>	<b>18,010</b>	<b>1,540</b>	<b>2,080</b>
White	4,350	460	765
Black / African American	2,730	230	430
Asian	1,735	175	295
American Indian, Alaska Native	50	20	0
Pacific Islander	30	0	0
Hispanic	8,765	660	570

Data Source: 2007–2011 CHAS

**Table 14 – Disproportionate Housing Need 30-50% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
<b>Jurisdiction as a whole</b>	<b>17,940</b>	<b>3,655</b>	<b>0</b>
White	4,945	1,585	0
Black / African American	1,865	460	0
Asian	1,770	295	0
American Indian, Alaska Native	125	0	0
Pacific Islander	45	0	0
Hispanic	8,870	1,265	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
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Data Source: 2007–2011 CHAS

**Table 15 – Disproportionate Housing Need 50-80% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
<b>Jurisdiction as a whole</b>	<b>17,980</b>	<b>7,220</b>	<b>0</b>
White	5,855	2,895	0
Black / African American	1,550	645	0
Asian	1,870	485	0
American Indian, Alaska Native	100	45	0
Pacific Islander	0	0	0
Hispanic	8,185	3,035	0

Data Source: 2007–2011 CHAS

**Table 16 – Disproportionate Housing Need 80-100% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
<b>Jurisdiction as a whole</b>	<b>7,960</b>	<b>7,130</b>	<b>0</b>
White	2,700	2,725	0
Black / African American	485	545	0
Asian	895	395	0
American Indian, Alaska Native	65	15	0
Pacific Islander	0	0	0
Hispanic	3,555	3,370	0

Data Source: 2007–2011 CHAS

**Table 17 – Percentage of Disproportionate Housing Need**

Housing Problems	0-30% AMI		30-50% AMI		50-80% AMI		80-100% AMI	
	#	%	#	%	#	%	#	%
<b>Jurisdiction as a Whole</b>	<b>18,010</b>	<b>92%</b>	<b>17,940</b>	<b>83%</b>	<b>17,980</b>	<b>71%</b>	<b>7,960</b>	<b>53%</b>
White	4,350	90%	4,945	76%	5,855	67%	2,700	50%
Black / African American	2,730	92%	1,865	80%	1,550	71%	485	47%
Asian	1,735	91%	1,770	86%	1,870	79%	895	69%
American Indian, Alaska Native	50	71%	125	100%	100	69%	65	81%
Pacific Islander	30	100%	45	100%	0	0	0	0
Hispanic	8,765	93%	8,870	88%	8,185	73%	3,555	51%

Data Source: 2007–2011 CHAS

## Discussion

Per HUD definitions, no racial or ethnic group has a disproportionately greater housing need in comparison to the City as a whole.

While not in an LMI income category, it is worth noting that 69 percent of Asian households (895 households) and 81 percent of American Indian, Alaska Native households in the 80–100% AMI category experience severe housing problems, compared to 53 percent of the jurisdiction as a whole.

Note: Due to insufficient HUD data, this analysis does not include American Indian, Alaska Native households and Pacific Islander households in the 30-50% AMI category, or Pacific Islander households in the 50-80% AMI income categories. Additionally, households with no/negative income are not considered in the analysis, as they cannot by definition have a cost burden, although they still may require housing assistance.

## NA–20 Disproportionately Greater Need: Severe Housing Problems – 91.205

### (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

#### Introduction

Per HUD definitions, a disproportionate need exists when any racial or ethnic group has a housing need that is 10 percent or higher than the jurisdiction as a whole. A household is considered severely overcrowded when there are more than 1.5 persons per room not including bathrooms, porches, foyers, halls, or half-rooms and is severely cost burdened when paying more than 50 percent of their income toward housing costs, including utilities. This section analyzes the extent of severe housing problems and identifies populations that have a disproportionately greater need.

Within the CHAS data, HUD identifies four severe housing problems:

1. Housing unit lacking complete kitchen facilities
2. Housing unit lacking complete plumbing facilities
3. Severely overcrowded, with more than 1.5 persons per room not including bathrooms, porches, foyers, halls, or half-rooms
4. Severely cost burdened families paying more than 50 percent of income toward housing costs (including utilities)

**Table 18 – Disproportionate Severe Housing Need 0-30% AMI**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
<b>Jurisdiction as a whole</b>	<b>16,535</b>	<b>3,015</b>	<b>2,080</b>
White	3,995	815	765
Black / African American	2,465	495	430
Asian	1,625	285	295
American Indian, Alaska Native	50	20	0
Pacific Islander	30	0	0
Hispanic	8,040	1,385	570

Data Source: 2007–2011 CHAS

**Table 19 – Disproportionate Severe Housing Need 30-50% AMI**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
<b>Jurisdiction as a whole</b>	<b>13,425</b>	<b>8,175</b>	<b>0</b>
White	3,470	3,060	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	1,360	960	0
Asian	1,390	675	0
American Indian, Alaska Native	80	50	0
Pacific Islander	45	0	0
Hispanic	6,790	3,340	0

Data Source: 2007–2011 CHAS

**Table 20 – Disproportionate Severe Housing Need 50-80% AMI**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
<b>Jurisdiction as a whole</b>	<b>9,195</b>	<b>16,005</b>	<b>0</b>
White	2,975	5,775	0
Black / African American	740	1,455	0
Asian	1,095	1,260	0
American Indian, Alaska Native	55	90	0
Pacific Islander	0	0	0
Hispanic	4,190	7,035	0

Data Source: 2007–2011 CHAS

**Table 21 – Disproportionate Severe Housing Need 80-100% AMI**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
<b>Jurisdiction as a whole</b>	<b>3,585</b>	<b>11,505</b>	<b>0</b>
White	890	4,535	0
Black / African American	140	890	0
Asian	670	620	0
American Indian, Alaska Native	20	65	0
Pacific Islander	0	0	0
Hispanic	1,775	5,150	0

Data Source: 2007–2011 CHAS

**Table 22 – Percentage of Disproportionate Severe Housing Need**

Severe Housing Problems	0-30% AMI		30-50% AMI		50-80% AMI		80-100% AMI	
	#	%	#	%	#	%	#	%
<b>Jurisdiction as a Whole</b>	<b>16,535</b>	<b>85%</b>	<b>13,425</b>	<b>62%</b>	<b>9,195</b>	<b>36%</b>	<b>3,585</b>	<b>24%</b>
White	3,995	83%	3,470	53%	2,975	34%	890	16%
Black / African American	2,465	83%	1,360	59%	740	0%	140	14%
Asian	1,625	85%	1,390	67%	1,095	<b>46%</b>	670	<b>52%</b>
American Indian, Alaska Native	50	71%	80	0%	55	38%	20	24%
Pacific Islander	30	0%	45	0%	0	0%	0	0%
Hispanic	8,040	85%	6,790	67%	4,190	37%	1,775	26%

Data Source: 2007–2011 CHAS

### Discussion

Nearly one-half (46 percent) of Asian households (1,095 households) in the 50-80% AMI category experience severe housing problems, compared to 36 percent of the jurisdiction as a whole.

While not in an LMI income category, it is worth noting that 52 percent of Asian households (670 households) in the 80–100% AMI category experience severe housing problems, compared to 24 percent of the jurisdiction as a whole.

Note: Due to insufficient data, this analysis does not include Pacific Islander households in the 50-80% AMI and 80-100% AMI income categories. Additionally, households with no/negative income are not considered in the analysis, as they cannot by definition have a cost burden, although they still may require housing assistance.



## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

Per HUD definitions, a disproportionate need exists when any racial or ethnic group has a housing need that is 10 percent or higher than the jurisdiction as a whole. A household is considered cost burdened when paying more than 30 percent of its income toward housing costs, including utilities, and is severely cost burdened when paying more than 50 percent of its income toward housing costs, including utilities. This section analyzes the extent of cost burden and identifies populations that have a disproportionately greater need.

**Table 23 – Disproportionate Cost Burden**

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
<b>Jurisdiction as a whole</b>	<b>83,350</b>	<b>34,785</b>	<b>36,305</b>	<b>2,290</b>
White	41,145	13,345	11,450	780
Black / African American	4,580	2,965	4,525	480
Asian	7,430	3,110	3,540	300
American Indian, Alaska Native	295	245	140	0
Pacific Islander	60	45	55	15
Hispanic	28,270	14,295	15,840	685

Data Source: 2007–2011 CHAS

**Table 24 – Percentage of Disproportionate Cost Burden**

Housing Cost Burden	<=30%		30-50%		>50%	
	#	%	#	%	#	%
<b>Jurisdiction as a Whole</b>	83,350	<b>54%</b>	34,785	<b>23%</b>	36,305	<b>24%</b>
White	41,145	62%	13,345	20%	11,450	17%
Black / African American	4,580	38%	2,965	25%	4,525	<b>37%</b>
Asian	7,430	53%	3,110	22%	3,540	25%
American Indian, Alaska Native	295	43%	245	<b>36%</b>	140	21%
Pacific Islander	60	38%	45	28%	55	<b>34%</b>
Hispanic	28,270	48%	14,295	24%	15,840	27%

Data Source: 2007–2011 CHAS

Data Source Comment: Totals may not add to 100% due to rounding

### Discussion

Below is a summary of the disproportionate cost burden experienced by households in the City:

- As a whole, 47 percent of households in the City are cost burdened and paying more than 30 percent of their income toward housing costs.

- Twenty-four percent of households in the City are severely cost burdened and paying more than 50 percent of their income toward housing costs.
- Thirty-six percent of American Indian, Alaska Native households are disproportionately cost burdened and paying more than 30 percent of their income toward housing costs, compared to 23 percent of the jurisdiction as a whole.
- Thirty-seven percent of Black / African American households and 34 percent of Pacific Islander households are disproportionately severely cost burdened and paying more than 50 percent of their income toward housing costs, compared to 24 percent of the jurisdiction as a whole.

Note: Households with no/negative income are not considered in the analysis, as they cannot by definition have a cost burden, although they still may require housing assistance.

## NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Please see the discussion for NA-15, NA-20, and NA-25. In summary;

- Nearly one-half (46 percent) of Asian households (1,095 households) in the 50-80% AMI category experience severe housing problems, compared to 36 percent of the jurisdiction as a whole.
- Thirty-six percent of American Indian, Alaska Native households are disproportionately cost burdened and paying more than 30 percent of their income toward housing costs, compared to 23 percent of the jurisdiction as a whole.
- Thirty-seven percent of Black / African American households and 34 percent of Pacific Islander households are disproportionately severely cost burdened and paying more than 50 percent of their income toward housing costs, compared to 24 percent of the jurisdiction as a whole.

If they have needs not identified above, what are those needs?

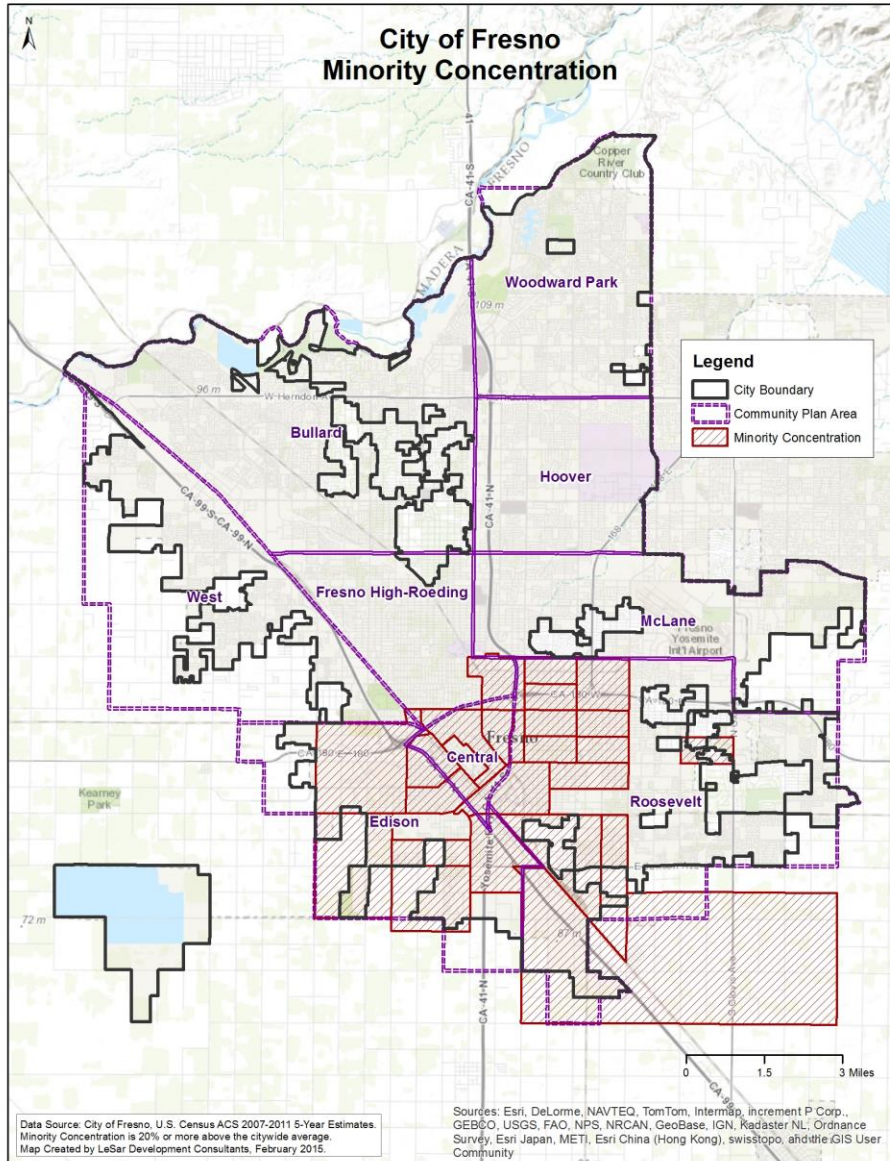
Needs have been previously identified.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The City of Fresno Planning Areas that contain the greatest minority concentration are as follows:

Planning Area	Number of Minority Concentrated Census Tracts
Roosevelt	16
Edison	10
Central	9
Fresno High-Roeding	3
West	1

Map 1 – City of Fresno Minority Concentration



**Data Source:** ACS 2007-2011 B03002  
**Data Source** Minority concentration is defined as census tracts where the percentage of individuals of a particular racial or ethnic minority group is at least 20 percentage points higher than the citywide average. Minority refers to all ethnic groups other than non-Hispanic white.  
**Comment:**

## NA-35 Public Housing – 91.205(b)

### Introduction

The Fresno Housing Authority (Housing Authority) is the largest affordable housing provider within the City. The Housing Authority works with non-profit and for-profit developers to expand the supply of affordable housing, and also purchases and manages numerous affordable multi-family housing developments throughout the City and County of Fresno.<sup>20</sup> Through the Housing Choice Voucher and Public Housing programs, the Housing Authority provides rental housing to residents throughout the County of Fresno, enabling qualified individuals and families to identify and reside in an array of housing options.

Within the City, the Housing Authority owns and manages 601 public housing units in 16 complexes 340 mixed finance units in 4 complexes, 773 tax credit units in 10 complexes managed by a 3<sup>rd</sup> party property management company retained by the Fresno Housing Authority and administers approximately 6,378 Housing Choice Vouchers.

Due to limited funding, the citywide waitlist for Section 8 recipients contains 36,000 households as of 2015. Applicants are chosen via lottery and, generally, can expect to be on the waitlist for at least 2 years. The waitlist for public housing contains 24,233 households.

Housing Authority services in the City include:<sup>21</sup>

- The management and maintenance of above housing units. Since 1990, over \$30 million has been spent on rehabilitating these complexes, and the Authority will receive \$1.7 million in Capital Funds in the 2015 program year. In the prior 12 years all complexes in West Fresno received modernization funding.
- The provision of Housing Choice Voucher assistance to approximately 6,378 households, including the Welfare to Work, Beyond Housing (for elderly/disabled families), and Family Unification programs that unite family members who live separately because of a lack of affordable housing.
- A Resident Initiatives program that offers a variety of services and opportunities for all families receiving assistance. All activities are directed toward improving the quality of life by providing access to services designed to encourage self-sufficiency and promote economic independence.
- A Family Self-Sufficiency (FSS) program designed to assist public housing families achieve economic independence and self-sufficiency through education and job training. The FSS program has participants from both the conventional housing programs and Housing Choice Vouchers.
- Partnering with regional experts to address the problems facing homeless families and individuals.

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<sup>20</sup> Fresno Housing Authority. "History." <http://www.fresnohousing.org/about/mission-values/company-history/>

<sup>21</sup> Ibid

**Table 25 – Public Housing by Program Type**

City of Fresno	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	601	6,378	240	5,620	296	133	89

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: Fresno Housing Authority

**Table 26 – Characteristics of Public Housing Residents by Program Type**

City of Fresno	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	\$11,498	\$11,101	\$9,900	\$11,303	\$9,401	\$12,627	
Average length of stay	0	0	5	6	0	7	1	7	
Average Household size	0	0	2	3	3	3	1	4	
# Homeless at admission	0	0	1	10	1	7	2	0	
# of Elderly Program Participants (>62)	0	0	106	1,038	35	1,003	2	3	
# of Disabled Families	0	0	122	1,473	25	1,399	27	22	
# of Families requesting accessibility features	0	0	760	0	0	0	0	0	
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	
# of DV victims	0	0	0	0	0	0	0	0	

Data Source: Fresno Housing Authority

Data Source Comment: Fresno Housing Authority does not collect information on residents who have HIV/AIDS or are victims of domestic violence

**Table 27 – Race of Public Housing Residents by Program Type**

Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	496	3,700	139	3,260	172	77	52
Black/African American	0	0	161	2,041	77	1,798	95	43	28
Asian	0	0	87	417	17	393	0	1	6
American Indian/Alaska Native	0	0	12	205	6	155	29	12	3
Pacific Islander	0	0	4	15	1	14	0	0	0

Data Source: Fresno Housing Authority

**Table 28 – Ethnicity of Public Housing Residents by Program Type**

Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	451	2,998	113	2,641	139	63	42
Not Hispanic	0	0	309	3,380	127	2,979	157	70	47

Data Source: Fresno Housing Authority

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Public housing residents who are disabled generally require units which have been modified for mobility impairments. There are limited units which feature mobility, vision and hearing impairment assistive devices.

The information the Housing Authority collects determines if there is a need for mobility impairments. This information is collected during the application process and used to identify if applicants require these features. Additionally if an applicant requires hearing or vision accessibility features these are completed as a reasonable accommodation.

Mobility impairment is the most common disability. The Housing Authority makes accommodations as needed, but more unit renovations are needed to make the units fully handicapped accessible. The Housing Authority is addressing this issue in the RAD conversions wherein 5 percent of the units will be fully accessible at the converted properties.

The Housing Authority estimates that there are 668 mobility applicants are on the waitlist for public housing in the City.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

Households receiving public housing or Housing Choice Voucher assistance in the City have an average income of \$11,000 - \$11,500 a year. Residents need affordable housing that is located in close proximity to public transportation and schools. Residents with the ability to work need services designed to increase their self-sufficiency.

**How do these needs compare to the housing needs of the population at large**

The needs of public housing and Housing Choice Voucher residents do not differ from the needs of the general population. However there are additional services provided to public housing and Housing Choice Voucher residents which incorporate resident and social services.

**Discussion**

Please see discussion above.



## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction

The Fresno Madera Continuum of Care (FMCoC) is comprised of 200 organizations and individuals working to address homelessness in the counties of Fresno and Madera.<sup>22</sup> Members of the FMCoC include representatives of federal, state, and local government agencies, nonprofits, the private sector, and faith-based organizations.<sup>23</sup> The FMCoC holds monthly meetings to coordinate its members' efforts to efficiently provide housing and services to the homeless population. It also plays an active role in larger efforts to end homelessness in the United States. The FMCoC is a participant of the 25 Cities Initiative – a national movement to end homelessness.<sup>24</sup> It has also recently joined the Zero: 2016 campaign,<sup>25</sup> an effort to end veteran and chronic homelessness by the end of December 2016. The FMCoC also conducts the annual Point-in-Time (PIT) count in the counties of Fresno and Madera.<sup>26</sup> As the HMIS Lead of FMCoC, the Fresno Housing Authority plays a critical role in coordinating the annual PIT count and collecting data and distributing results from the annual count.

The 10 Year Plan to End Chronic Homelessness (Ten Year Plan) was completed in September 2008. This extensive planning document was developed through a collaboration of government and community based organizations and identifies the needs, defines the barriers, and recommends strategies to effectively address homelessness in Fresno County. The plan reviews the extent of chronic homelessness as well as the existing services available, and then creates goals and recommendations that will end the cycle. The plan includes an increase in permanent supportive housing through the housing first model and the rapid rehousing of the chronically homeless. The FMCoC is coordinating with the U.S. Department of Veteran Affairs social services to end veteran homelessness. In addition to housing, the plan calls for provision of supportive services to the chronically homeless. These efforts are incorporated into the Ten Year Plan.

The FMCoC acts as the regional planning body to address homelessness in Fresno and Madera counties. The City of Fresno is a member of the Fresno Madera Continuum of Care board. Working together, as a regional body encompassing two contiguous counties, FMCoC pulls resources and agencies together to plan and address how best to meet the needs of, and provide services to, homeless populations.

The FMCoC's long term strategy for combating homelessness is rooted in quick assessment and rapid rehousing utilizing a Housing First model. The FMCoC seeks to quickly assess and house individuals and families, then wrap appropriate supportive services around them for housing retention and eventual self-sufficiency. An important piece of this strategy is the availability of permanent supportive housing. To reach that goal the FMCoC will increase and enhance partnerships with permanent housing homeless providers, local government, and landlords, and by partnering with housing developers to increase permanent housing for homeless. In addition the FMCoC will work to eliminate barriers preventing temporary housing participants from moving to permanent housing.

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<sup>22</sup> Fresno Madera Continuum of Care. "Ten-Year Plan to End Homelessness 2006-2016." 2006.

<sup>23</sup> Fresno Madera Continuum of Care. "Welcome to FMCoC." <http://www.fresnomaderahomeless.org/homeo.aspx>

<sup>24</sup> Fresno Madera Continuum of Care. "FMCoC Point in Time County 2015."

<http://events.r2o.constantcontact.com/register/event?oeidk=a07ea4gdph2abeea95a&llr=6zuvkfpab>

<sup>25</sup> *ibid.*

<sup>26</sup> Fresno/Madera Continuum of Care. "2013 Point in Time Count." 2013.

The goals set forth in the Ten Year Plan are:

1. Increase permanent supportive housing through the housing first model and the rapid rehousing of the chronically homeless;
2. Close the revolving door of chronic homelessness through continuous managed services prior to discharge from public programs;
3. Expand the range and availability of prevention strategies to close the front door on chronic homelessness;
4. Improve data collection methods to provide a single point of entry through the Homeless Management Information System;
5. Increase and improve access to public assistance, mental and physical health services for the chronically homeless;
6. Expand and increase employment opportunities for the chronic homeless through public-private partnerships; and
7. Provide immediate relief to the crisis of homelessness.

#### *Definitions*

The following definitions provide the methodology for the table below:

- # Experiencing Homelessness Each Year – unduplicated count of all persons enrolled during the program year
- # Becoming Homeless Each Year – unduplicated count of persons appearing in HMIS for the first time during the year
- # Exiting Homelessness Each Year – unduplicated count of persons exiting programs to a permanent destination as defined by HUD

**Table 29 - Homeless Needs Assessment**

Population	Estimate the # of Persons Experiencing Homelessness on a Given Night		Estimate the # Experiencing Homelessness Each Year	Estimate the # Becoming Homeless Each Year	Estimate the # Exiting Homelessness Each Year	Estimate the # of Days Persons Experience Homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	334	8	445	103	334	60
Persons in Households with Only Children	4	3	9	2	7	60
Persons in Households with Only Adults	242	1,525	2,297	530	1,723	60
Chronically Homeless Individuals (Persons)	13	387	520	120	390	60
Chronically Homeless Families (Households)	0	0	0	0	0	0
Veterans	84	153	308	71	231	60
Unaccompanied Child	4	3	9	2	7	60

Population	Estimate the # of Persons Experiencing Homelessness on a Given Night		Estimate the # Experiencing Homelessness Each Year	Estimate the # Becoming Homeless Each Year	Estimate the # Exiting Homelessness Each Year	Estimate the # of Days Persons Experience Homelessness
	Sheltered	Unsheltered				
Persons with HIV	5	12	22	5	17	60
Severely Mentally Ill	29	275	395	91	296	60
Chronically Substance Abuse	27	227	330	76	248	60
Victims of Domestic Violence	61	417	621	143	466	60

**Data Source:** HMIS Fresno County, 2014 Point In Time Count

**Data Source:** Data for City of Fresno

**Comment:**

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Not applicable. Data is available (please see table above).

**Table 30 - Race and Ethnic Group of Homeless**

Race	Sheltered	Unsheltered	Total	%
White	355	1,158	1513	75%
Black or African American	95	270	365	18%
Asian	14	24	38	2%
American Indian or Alaska Native	9	67	76	4%
Native Hawaii or Pacific Islander	2	2	4	0%
Multiple Races	6	13	19	1%
<b>Total</b>			<b>2015</b>	<b>100%</b>
Ethnicity	Sheltered	Unsheltered	Total	%
Hispanic	225	865	1090	54%
Non-Hispanic	256	669	925	46%
<b>Total</b>			<b>2015</b>	<b>100%</b>

**Data Source:** HMIS Fresno County, 2014 Point In Time Count

**Data Source Comment:** Data for City of Fresno. Data does not include client refusal

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

Data from the 2014 PITC shown in the above tables found approximately 350 persons in households with children in the City on a single night; 100 will become homeless each year and they will experience homelessness for approximately 60 days. Families in Fresno County tend to be ‘doubled up’ which is not compatible with the HUD definition of homeless. There is no specific data for veteran families; however, anecdotally veterans tend to be older men in households without children.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

As shown on the table above, Whites are the highest percentage (75 percent) of all races within both the sheltered and unsheltered homeless populations, followed by Black/African American (18 percent), American Indian/Alaska Native (4 percent), Asian (2 percent) and Multiple Races (1 percent). Additionally, at 54 percent, Hispanics are the most prevalent ethnicity.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

As a means of identifying the needs of the region, a local survey of homeless persons was conducted by the Fresno Madera Continuum of Care (FMCOCC) on January 27, 2014. This was a "single-point in time" survey, so as not to duplicate respondents. The 2014 PITC found that 2,116 homeless persons were living in the City, and approximately 73 percent (1,536 individuals) were unsheltered and living in a place not fit for human habitation.

Of the 1,536 unsheltered homeless residents, 23 percent were categorized as chronically homeless and nearly 5 percent of those surveyed represented families with children. Additionally, 15 percent of the homeless were mentally ill and unlikely to remain housed without supportive services.

**Describe the jurisdiction’s Rural Homeless Population.**

Not applicable – the City of Fresno is not a rural area.

**For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness within the jurisdiction.**

Not applicable – the City of Fresno is not a rural area.

**Discussion**

Please see discussion above.

## NA-45 Non-Homeless Special Needs Assessment – 91.205 (b, d)

### Introduction:

The following section addresses the needs of special populations and the housing and service needs they might require. The special needs populations considered in this section include:

- Elderly households
- Persons with disabilities
- Large households
- Female-headed households
- Farmworkers
- Persons living with AIDS/HIV and their families

### Describe the characteristics of special needs populations in your community.

#### Elderly Households

HUD defines elderly as age 62 and older and frail elderly as persons who require assistance with three or more activities of daily living, such as eating, bathing, walking, and performing light housework. While the U.S. Census commonly defines older adults as those aged 65 and older, for the purposes of this analysis, the term elderly refers to those aged 62 and older.

Elderly residents generally face a unique set of housing needs, largely due to physical limitations, lower household incomes, and the rising costs of health care. Unit sizes and access to transit, health care, and other services are important housing concerns for this population. Housing affordability represents a key issue for seniors, many of whom are living on fixed incomes. The demand for senior housing serving various income levels is expected to increase as the baby boom generation ages.<sup>27</sup>

Ten percent of City residents (48,033 individuals) are 65 years and over.<sup>28</sup> As shown below, 26 percent of households (39,735) in the City contain at least one person 62 years or older.

**Table 31 – Elderly Population**

Income	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	>100% AMI	% of Total
<b>Total Households</b>	<b>21,630</b>	<b>21,595</b>	<b>25,200</b>	<b>15,090</b>	<b>73,210</b>	<b>100%</b>
Household Contains at Least One Person 62-74 Years of Age	2,370	3,575	3,500	2,430	12,585	16%
Household Contains at Least One Person Age 75 or Older	1,465	3,255	3,450	1,625	5,480	10%

Data Source: 2007-2011 CHAS

#### Persons with Disabilities

<sup>27</sup> Joint Center for Housing Studies. "Housing America's Older Adults: Meeting the Needs of an Aging Population." 2014. [http://www.jchs.harvard.edu/sites/jchs.harvard.edu/files/jchs-housing\\_americas\\_older\\_adults\\_2014.pdf](http://www.jchs.harvard.edu/sites/jchs.harvard.edu/files/jchs-housing_americas_older_adults_2014.pdf)

<sup>28</sup> 2013 ACS 1-Year Estimates S1810

HUD defines disability as a physical or mental impairment that substantially limits one or more of the major life activities for an individual.

Persons with disabilities can face unique barriers to securing affordable housing that provides them with the accommodations they need. Persons with disabilities may require units equipped with wheelchair accessibility or other special features that accommodate physical or sensory limitations. Access to transit, health care, services, and shopping also are important factors for this population.<sup>29</sup>

Persons with a disability make up approximately 12 percent of the total population in the City. As shown in the table below, individuals 65 and older are disproportionately disabled, with nearly one-half (46 percent) of individuals 65 years and older experiencing a disability. Of the disabled population 65 year and older, 12 percent (5,947 individuals) have a self-care difficulty and 25 percent (12,116 individuals) have an independent living difficulty, resulting in over 18,063 elderly individuals who may require supportive housing accommodations.

The Housing Authority estimates that there are 668 mobility applicants are on the waitlist for public housing in the City.

**Table 32 – Disability Status of Population**

	Number	Percent
<b>Population 18 to 64 years</b>	<b>304,688</b>	<b>60%</b>
With a Hearing Difficulty	8,728	3%
With a Vision Difficulty	9,231	3%
With a Cognitive Difficulty	19,555	6%
With an Ambulatory Difficulty	19,287	6%
With a Self-Care Difficulty	7,441	2%
With an Independent Living Difficulty	15,850	5%
<b>Total With a Disability (18 to 64 Years Old)</b>	<b>39,650</b>	<b>13%</b>
<b>Population 65 Years and Over</b>	<b>48,033</b>	<b>10%</b>
With a Hearing Difficulty	9,556	20%
With a Vision Difficulty	4,760	10%
With a Cognitive Difficulty	6,497	14%
With an Ambulatory Difficulty	16,040	33%
With a Self-Care Difficulty	5,947	12%
With an Independent Living Difficulty	12,116	25%
<b>Total With a Disability (65 Years and Older)</b>	<b>22,231</b>	<b>46%</b>
<b>Total Population</b>	<b>504,949</b>	<b>100%</b>

**Data Source:** 2013 ACS 1 Year Estimates S1810

**Data Source Comments:** Totals may not add up to 100% due to rounding

<sup>29</sup> National Council on Disability. “The State of Housing in America in the 21st Century: A Disability Perspective.” January 2010. <http://www.ncd.gov/publications/2010/Jan192010>



### Large Households

HUD defines large households as those with five or more persons. Large households may face challenges finding adequately sized affordable housing. This may cause larger families to live in overcrowded conditions and/or overpay for housing.

As shown in the table below, 20 percent of City households are large households (31,490 households) and have 5 or more persons. The average household size in the City is 3.1 persons.<sup>30</sup>

**Table 33 – Household Size**

Households	Number	Percent
1 persons	35,064	22%
2 Persons	41,732	26%
3 Persons	26,355	17%
4 Persons	23,708	15%
5 or More Persons	31,490	20%
<b>Total Households</b>	<b>158,349</b>	<b>100%</b>

**Data Source:** 2010 Census Summary File 1 QT-P11  
**Data Source Comments:** Totals may not add up to 100% due to rounding

### Female-Headed Families

Single mothers may have a greater risk of poverty than single fathers due to factors such as insufficient training and education for higher earning jobs and inadequate or expensive child support services.<sup>31</sup> Female-headed families with children may have unique housing needs such as ease of access to child care, health care, and other supportive services.

According to the 2010 Census, single parent, female-headed households with children under the age of 18 accounted for 12 percent of all City households. This equates to approximately 18,424 single-mother families.

### Farmworkers

Estimating the population size or characteristics of farmworkers is challenging for a variety of reasons, including “the mobile nature of the population, the seasonal nature of agricultural work, the varying agriculture tasks performed and the fact that there is no local, state or national agency responsible for collecting this information.”<sup>32</sup> The American Community Survey 2009-2013 5-Year Estimates indicates that there were 8,428 persons employed in the "Farming, fishing, and forestry" occupations within the City of Fresno, representing 4 percent of all workers.<sup>33</sup>

<sup>30</sup> 2011-2013 ACS 3-Year Estimates DP02

<sup>31</sup> U.C. Berkeley. “Serving Low-income Families in Poverty Neighborhoods Using Promising Programs and Practices.” September 2004. <http://csr.berkeley.edu/pdfs/lowIncomeFam.pdf>

<sup>32</sup> National Center for Farmworker Health, Inc. “Enumeration & Population Estimates.” <http://www.ncfh.org/?pid=23>

<sup>33</sup> 2009-2013 ACS 5-Year Estimates S2401

While accurate data is limited, the City's 2008 Housing Element reports farmworkers to have the following characteristics:<sup>34</sup>

- Farmworkers have the lowest family income and highest poverty rate of any occupation surveyed by the Census Bureau.
- Farmworkers have the lowest educational attainment.
- Farmworkers have the second from the lowest (after the private housekeeper occupation) in home ownership.
- Farmworkers have one of the lowest rates of health insurance coverage.
- Farmworkers overwhelmingly lack citizenship (including legal residents, workers with a permit, or undocumented residents).

Additionally, migrant farmworkers face the following housing-related challenges:<sup>35</sup>

- An increase in farmworkers and decrease in farmers providing housing has led to a housing shortage for farmworkers
- A shrinking housing supply combined with increased demand has accounted for higher prices in rural areas, resulting in high housing costs relative to farmworker income.
- High housing costs have led to increased overcrowding and cost burden.
- A majority of migrant farmworkers who do not live in government-sponsored labor camps live in substandard conditions.
- Substandard housing conditions exist in areas with significant seasonal agricultural production.
- Housing conditions are a major problem for both single migrant workers and migrant families.
- Poor housing is a detriment to migrant children's health, education, and general welfare.
- Local officials vary in their support for housing migrant families.

#### *Persons Living with AIDS/HIV and their Families*

In Fresno County, from April 2006 through June 2014, a total of 701 cases of HIV were reported; of these 660 individuals are still living (6 percent deceased). During the same time period, a total of 2,081 cases of AIDS was reported; 1,043 are still living (50% deceased).<sup>36</sup>

Stable and affordable housing is essential for ensuring that those living with HIV/AIDS have consistent access to the medical care and supportive services needed for their health and welfare, and represents the greatest unmet need for those living with the disease.<sup>37</sup> Additional needs for those living with HIV/AIDS and their families include housing assistance, such as short-term help with

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<sup>34</sup> City of Fresno. "Housing Element, Chapter Two." 2008. <http://www.fresno.gov/NR/rdonlyres/EE73527E-28BC-435E-A539-D54C2Do7FDC1/0/HEChapter2HousingNeedsPopulation.pdf>

<sup>35</sup> Ibid

<sup>36</sup> California Office of AIDS. "HIV/AIDS Surveillance in California." June 2014.

<sup>37</sup> National AIDS Housing Coalition. "2016 HOPWA Need Paper" <http://nationalaidshousing.org/wp-content/uploads/2016HOPWANeedPaper.pdf>

rent or mortgage payments, or supportive services, especially for those with multiple diagnoses such as mental health, substance abuse, or other health challenges.

The Fresno County Department of Public Health (FCDPH) reports that most HOPWA clients in the County request assistance with emergency rent. Many have limited or loss of income. When case plans are developed and reviewed it is identified that many persons are living beyond their means and rely on HOPWA funding to supplement their income. Also identified is that many persons cannot afford the housing they are currently in based on their current income. Other barriers include clients that cannot find suitable housing due to the application process and identification of their citizenship/naturalization status.

**Table 34 – HOPWA Data**

Current HOPWA formula use:	
Cumulative cases of AIDS reported	3,761
Area incidence of AIDS	9.33
Rate per population	109.64
Number of new cases prior year (3 years of data): 2012-2014	272
Rate per population (3 years of data) 2012-2014	110.73
Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	1,777
Area Prevalence (PLWH per population)	184
Number of new HIV cases reported in 2014	94

**Data Source:** Fresno County Public Health Department

**Table 35 – HIV Housing Need**

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance*	0
Short-term Rent, Mortgage, and Utility**	0
Facility Based Housing (Permanent, short-term or transitional)	0

**Data Source:** HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

**Data Source** \*The TBRA program began operations in December 2014 and is administered by the Fresno Housing Authority. No unmet need as of February 2015. \*\*STRMU is administered by the Fresno County Public Health Department. No unmet need as of February 2015.

**Comment:**

**What are the housing and supportive service needs of these populations and how are these needs determined?**

Please see discussions above for the housing and supportive needs of each group.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

Please see discussion above for the housing and supportive service needs of the population with HIV/AIDS and their families.

**Discussion**

Please see discussion above.

## NA–50 Non–Housing Community Development Needs – 91.215 (f)

### Describe the jurisdiction’s need for Public Facilities:

#### Community Forums

Community forums were conducted in order to engage stakeholders and identify areas that were in need of improvement. Participants ranked parks and youth centers as their top priorities for public facilities. Childcare and health care facilities also ranked highly and many residents expressed a desire for multiuse facilities that could serve the needs of youth, children, and seniors at one central location. Residents also said they wanted more amenities and services at local parks. Forum attendees said that many of the parks in their neighborhoods are unsafe and attract drug use, homeless people, and prostitution. Overall, participants in the forum activities identified the following as the highest needs for public facilities:

- Parks and Recreation
- Youth Centers
- Facilities for the Homeless

#### Community Needs Survey

To gain additional insight on high-priority needs a community survey was conducted. Respondents rated the level of need for 15 public facility types in their neighborhoods. The three highest priorities in this category were:

- Parks and Recreation
- Educational Facilities
- Youth centers

### How were these needs determined?

Feedback was gathered from the community needs survey and community forums, where residents and stakeholders of the City provided input on community needs. Please see Appendix A: Community Engagement Analysis for the Consolidated Planning Process for more detail.

### Describe the jurisdiction’s need for Public Improvements:

#### Community Forums

Sidewalks and street improvements were the highest priority for many residents. Residents at forums said many of the streets in the area have pot holes and the sidewalks are unsafe, particularly for children walking to school. Other high-ranking priorities included: clearance of vacant lots, building new playgrounds, and improved landscaping and tree planting. Overall, participants in the forum activities identified the following as the highest needs for public improvements:

- Street Improvements
- New/Renovated Playgrounds
- Clearance of Vacant Lots

### *Community Needs Survey*

Survey respondents rated the level of need for 13 infrastructure and neighborhood improvements within their neighborhoods. The three highest priorities in this area that they identified were:

1. Lighting
2. Street Improvements
3. New or Renovated Playgrounds

### **How were these needs determined?**

Feedback was gathered from the community needs survey and community forums, where residents and stakeholders of the City provided input on community needs. Please see Appendix A: Community Engagement Analysis for the Consolidated Planning Process for more detail.

### **Describe the jurisdiction's need for Public Services:**

#### *Community Forums*

Local service providers at each of the Consolidated Plan forums highlighted the lack of affordable and accessible transportation services in the City. Participants expressed a desire for increased routes and expanded ride times for public transportation. Many said that seniors, students, and the working poor have the highest unmet or under met transportation needs. There was also a strong demand for services and facilities to meet the needs of youth, seniors, and working parents in need of childcare. Attendees also prioritized crime prevention, but in the discussion said that crime prevention should include youth services and mentoring programs. Overall, participants in the forum activities identified the following as the highest needs for public services:

- Transportation Services
- Crime Prevention
- Youth Services

#### *Community Needs Survey*

Survey respondents rated the level of need for 19 public service improvements in their neighborhoods. The three highest priorities in this area were:

1. Mental Health Services
2. Health Services
3. Tenant/ Landlord Counseling Services

### **How were these needs determined?**

Feedback was gathered from the community needs survey and community forums, where residents and stakeholders of the City provided input on community needs. Please see Appendix A: Community Engagement Analysis for the Consolidated Planning Process for more detail.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview

As discussed in the Needs Assessment, in the city of Fresno (City) many households struggle to afford the cost of housing. From 2000 to 2013 median home values in the City increased by 82 percent and the median contract rent increased by 94 percent.<sup>38</sup> While there was an increase in home values during this 13-year time period, median home values are currently lower than they were during the valuation peak in 2008. There has been a steady, not overinflated return to pre-recession valuations in owner housing. From 2000 to 2013 same time period the median household income increased by only 30 percent.<sup>39</sup> Household incomes are not keeping pace with the high cost of housing. In the Fresno Metropolitan Statistical Area, renters must earn \$15.90 an hour to afford an average two-bedroom apartment at \$827 per month, yet the estimated mean hourly renter wage is \$11.04,<sup>40</sup> which indicates that the monthly rent affordable for these households is \$574. This shows there is a discrepancy between the cost of housing and the wages of renter households in the City.

In addition to the disparity between incomes and the cost of housing, high unemployment rates in the City can stand as a barrier to obtaining housing. In December 2014, the City's unemployment rate stood at 10.3 percent, compared to California's unemployment rate of 7 percent.<sup>41</sup> Additionally, since the 2008 recession, there has been a decline in the City's labor force as a percentage of the population, which indicates that adults are leaving their jobs or are not searching for new employment opportunities.<sup>42</sup>

The scarcity of affordable housing adds to the challenges low-income households face. The 2013-2023 Regional Housing Needs Assessment (RHNA) projections for the City indicate that the total number of units needed to accommodate for projected household growth of all income levels is 23,565; 12,526 of these units are for low-and moderate-income (LMI) households.<sup>43</sup> Additionally, the City needs 5,625 additional affordable housing units to match the housing needs of the current population earning below 80% AMI.<sup>44</sup>

The following provides a brief overview of the results of the Market Analysis, with more detail included in each corresponding section.

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<sup>38</sup> 2000 Census (Base Year), 2013 ACS 1-Year Estimates B25064 (Most Recent Year Median Home Value) 2013 ACS 1-Year Estimates DP04 (Most Recent Year Median Contract Rent)

<sup>39</sup> 2000 Census (Base Year), 2009-2013 ACS 5-Year Estimates S2503

<sup>40</sup> National Low Income Housing Coalition. "Out of Reach." 2014. <http://nlihc.org/sites/default/files/oor/2014OOR.pdf>

<sup>41</sup> State of California. Employment Development Department. "California Labor Market Review." December 2014.

<http://www.calmis.ca.gov/file/lfmonth/calmr.pdf>

<sup>42</sup> City of Fresno. "General Plan." 2014.

<sup>43</sup> Fresno Council of Governments. "2013 Fresno County Regional Housing Needs Allocation Plan." 2013.

[www.fresnocog.org/sites/default/files/publications/RHNA/Cover\\_letter\\_and\\_Final\\_Fresno\\_COG\\_RHNA\\_Plan.pdf](http://www.fresnocog.org/sites/default/files/publications/RHNA/Cover_letter_and_Final_Fresno_COG_RHNA_Plan.pdf)

<sup>44</sup> 2007-2011 CHAS

#### *MA-10 Number of Housing Units*

- The largest proportion of housing units in the City are single-family residences (1-unit detached or attached structures); 64 percent of all units fall within this category.
- Thirty-three percent of units in the City are multi-family attached units.
- The City's housing stock slightly favors renter households, with 51 percent of housing units occupied by renter households, and 49 percent of housing units occupied by owner households.

#### *MA-15 Cost of Housing*

- Current housing stock that is affordable to households earning below 30% AMI satisfies 15 percent of the existing need, or 3,170 housing units of the 21,630 that are needed.
- Housing stock that is affordable to households earning below 50% AMI satisfies 57% of the existing need, or 12,295 of the 21,595 units that are needed.

#### *MA-20 Condition of Housing*

- Fifty-seven percent of homes are over 30 years old (built before 1980), and are at-risk for a lead-based paint (LBP) hazard.
- Forty-four percent of the total households (68,425 households) in the City are LMI. Through a simple extrapolation, it is estimated that 44 percent of units built prior to 1980 (39,039 units) are at risk of a LBP hazard and are occupied by a LMI household.
- Housing units built before 1938 are at much higher risk of LBP hazard. The Fresno Housing Authority (Housing Authority) reports the Tower District zip code 93728 to be the oldest zip code in the City. It is estimated that over 36% of housing units in this zip code were built in 1939 or earlier, compared to six percent of housing units in the City as a whole.

#### *MA-25 Public and Assisted Housing*

- The Housing Authority manages and maintains 601 public housing units in 16 complexes in the City.
- The Housing Authority provides Housing Choice Voucher assistance to 6,378 households.
- Since 1990, over \$30 million has been spent on rehabilitating the Housing Authority's public housing units, including \$1.7 million in Capital Funds in the 2015 program year.

#### *MA-30 Homeless Facilities*

- The Fresno Housing Authority is responsible for maintaining the Homeless Management Information System which generates reports for local, state, and federal agencies.
- The Fresno Madera Continuum of Care identifies five specific objectives: (1) to create new permanent housing beds; (2) to increase the percentage of homeless staying in permanent housing; (3) to increase the percentage of homeless moving from transitional to permanent housing; and (4) to increase the percentage of homeless persons employed at program exit.

*MA-35 Special Needs Facilities*

- The City contains 236 licensed community care facilities with a total of 4,386 supportive housing beds available for persons with health-related conditions.

*MA-40 Barriers to Affordable Housing*

- Barriers that have been identified within the City include items such as land cost and availability, land use controls, social perceptions, inclusionary housing and the development review process.

*MA-45 Non-Housing Community Development Assets*

- The Education and Health Care Services sector provides the largest proportion of jobs in the City, employing more than 19 percent of residents.
- Seventy-five percent of City residents over age 25 have a high school diploma or higher, and 20 percent have a bachelor's degree or higher.



## MA-15 Housing Market Analysis: Cost of Housing – 91.210(a)

### Introduction

Housing affordability is an important factor for evaluating the housing market, as well as the quality of life, as many housing problems relate directly to the cost of housing. HUD standards measure affordability by the number of households paying no more than 30 percent of their gross income toward housing costs, including utilities.

As stated in the Needs Assessment, cost burden is the most common housing problem within the City, with 47 percent of all households (54 percent of renter households and 36 percent of owner households) paying more than 30 percent of their income toward housing costs. In addition, 24 percent of households (32 percent of renter households and 15 percent of owner households) experience severe cost burden and are paying more than 50 percent of their income toward housing costs.

**Table 36 – Cost of Housing**

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	\$94,900	\$172,700	82%
Median Contract Rent	\$449	\$870	94%

**Data Source:** 2000 Census (Base Year), 2013 ACS 1-Year Estimates B25064 (Most Recent Year Median Home Value) 2013 ACS 1-Year Estimates DP04 (Most Recent Year Median Contract Rent)

**Table 37 – Rent Paid**

Rent Paid	Number	%
Less than \$500	15,860	20%
\$500–999	46,373	58%
\$1,000–1,499	14,606	18%
\$1,500–1,999	1,844	2%
\$2,000 or more	806	1%
<b>Total</b>	<b>79,489</b>	<b>100%</b>

**Data Source:** 2007–2011 ACS

**Data Source:** Totals may not add to 100% due to rounding

**Comment:**

**Table 38 – Housing Affordability**

Units affordable to Households Earning	Renter	Owner
30% AMI	3,170	No Data
50% AMI	9,760	2,535
80% AMI	38,620	8,715
100% AMI	No Data	14,225
<b>Total</b>	<b>51,550</b>	<b>25,475</b>

**Data Source:** 2007–2011 CHAS

**Is there sufficient housing for households at all income levels?**

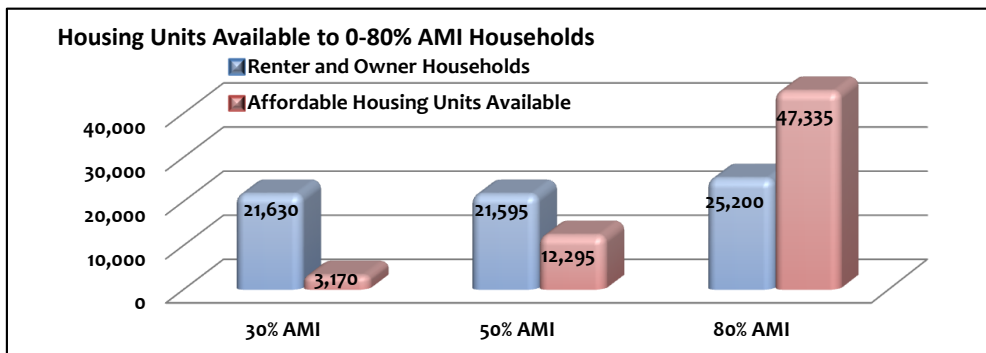
There is a disparity between the need and availability of affordable housing in the City. As seen on the table and figure below, approximately 21,630 renter households are at 0-30% AMI, yet there are only 3,170 rental units available that are affordable to these households, satisfying less than 15 percent of their need (no data is available on homeowner units at this income level). In total, there are 62,800 units affordable for LMI households earning below 80% AMI, yet there are 68,425 households within this income bracket in need of housing, creating an overall housing gap of 5,625 units for LMI households. While the shortage of affordable units is most acute for those in the lowest income bracket, households earning 30-50% AMI may also have difficulty finding affordable units. It is important to note that some of these affordable units are occupied by households whose incomes have increased, which indicates that they may be taking up an affordable unit that would otherwise be available.

**Table 39 – Affordable Housing Supply vs. Need**

Household Income	Households in the Income Category	Total Units Available (For Renter and Owner Households)	Housing Unit Gap	Percentage of Unsatisfied Need
30% AMI	21,630	3,170	-18,460	-85%
50% AMI	21,595	12,295	-9,300	-43%
80% AMI	25,200	47,335	22,135	88%
<b>Total</b>	<b>68,425</b>	<b>62,800</b>	<b>-5,625</b>	<b>-8%</b>

Data Source: 2007–2011 CHAS

**Figure 1 – Affordable Housing Supply vs. Need**



Data Source: 2007–2011 CHAS

**How is affordability of housing likely to change considering changes to home values and/or rents?**

As shown in the table above, from 2000-2013 median home values in the City have increased by 82 percent, and median contract rents have increased by 94 percent. While there was an increase in home values during this 13-year time period, median home values are currently lower than they were during the valuation peak in 2008. There has been a steady, not overinflated return to pre-recession

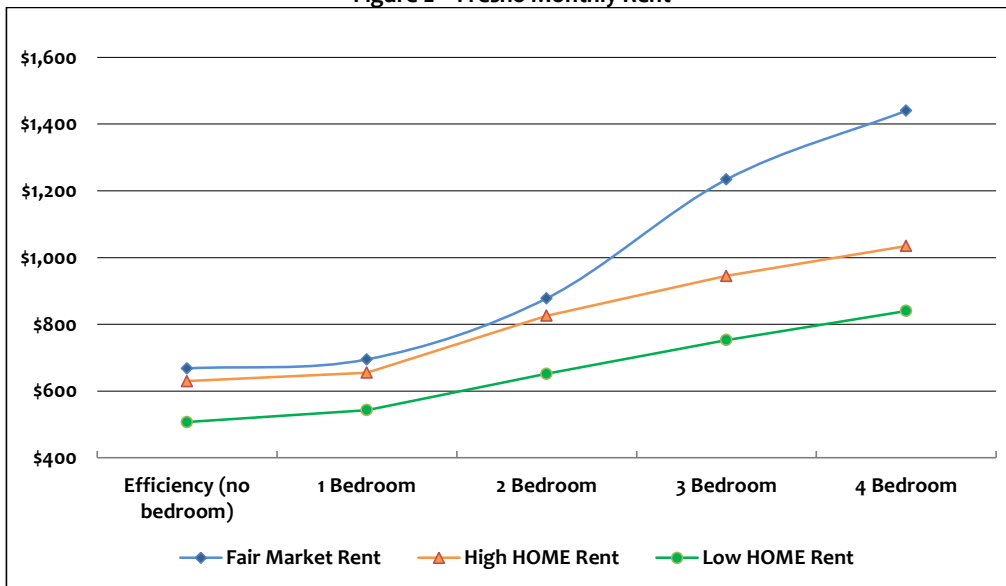
valuations in owner housing. From 2000-2013, median household income increased by only 30 percent (\$32,236 to \$42,015).<sup>45</sup> This indicates that the median household income in the City is not keeping pace with the cost of housing, which may pose financial challenges for households seeking to purchase or rent a home.

**Table 40 – Monthly Rent**

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$668	\$659	\$878	\$1,234	\$1,440
High HOME Rent	\$630	\$655	\$826	\$945	\$1,035
Low HOME Rent	\$507	\$543	\$652	\$753	\$840

Data Source: HUD FMR and HOME Rents

**Figure 2 – Fresno Monthly Rent**



Data Source: HUD FMR and HOME Rents.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

As show in the figure above, the price difference between HOME Rents and fair market rents for units with two bedrooms or less is minimal. However, for the three and four bedroom units differences between HOME Rents and fair market rents become more significant. This may create financial hardship for larger households in the City.

<sup>45</sup> 2000 Census (Base Year), 2009-2013 ACS 5-Year Estimates S2503

As was discussed in MA-10, with 20 percent of households in the City containing 5 or more members, and 19 percent of households experiencing overcrowding, there is a need for additional affordable housing developments with larger unit sizes.

Additionally, a housing strategy that produces affordable housing does more to preserve long-term affordability for low-income households, than does providing rental assistance in a rising rental market. In the long term, programs that provide tenant-based rental assistance, such as Housing Choice Vouchers, might not be feasible due to market economics, especially in the areas with rising rents. Strategies that work to produce affordable housing multiply the impact of available funds by increasing the number of households that can be served over a long time period, especially when HOME rents are lower than those found throughout most of the City.

### **Discussion**

Please see discussions above.

## MA–20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

HUD defines housing “conditions” similarly to the definition of housing problems previously discussed in the Needs Assessment. These conditions are:

1. More than one person per room
2. Cost burden greater than 30 percent
3. Lack of complete plumbing
4. Lack of complete kitchen facilities

### Definitions

The City defines substandard housing as having one or more of the following:<sup>46</sup>

- A. Inadequate Sanitation/Ventilation/Space Requirements
- B. Structural Hazards
- C. Any Nuisance
- D. Hazardous Wiring
- E. Hazardous Plumbing
- F. Hazardous Mechanical Equipment
- G. Faulty Weather Protection
- H. Faulty Materials of Construction
- I. Hazardous or Unsanitary Premises
- J. Inadequate Maintenance
- K. Inadequate Exits
- L. Non Fire–Resistance Construction or Fire–Extinguishing Systems

Standard condition housing is defined as being in compliance (not having one or more of the conditions on the list above).

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<sup>46</sup> City of Fresno. Municipal Code. “Chapter 11 – Building Permits and Regulation.”  
<https://library.municode.com/HTML/14478/level1/MUCOFR.html>

**Table 41 – Condition of Units**

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	28,459	37%	41,444	52%
With two selected Conditions	2,232	3%	6,946	9%
With three selected Conditions	41	0%	516	1%
With four selected Conditions	0	0%	82	0%
No selected Conditions	46,503	60%	30,501	38%
<b>Total</b>	<b>77,235</b>	<b>100%</b>	<b>79,489</b>	<b>100%</b>

Data Source: 2007–2011 ACS

**Table 42 – Year Unit Built**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	12,143	16%	7,951	10%
1980–1999	25,469	33%	22,435	28%
1950–1979	30,153	39%	39,013	49%
Before 1950	9,470	12%	10,090	13%
<b>Total</b>	<b>77,235</b>	<b>100%</b>	<b>79,489</b>	<b>100%</b>

Data Source: 2007–2011 CHAS

**Table 43 – Risk of Lead-Based Paint**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	39,623	51%	49,103	62%
Housing Units build before 1980 with children present	7,605	10%	8,410	11%

Data Source: 2007–2011 ACS (Total Units) 2007–2011 CHAS (Units with Children present)

### Need for Owner and Rental Rehabilitation

Characteristics commonly used to evaluate the housing supply are age of housing stock, the number of vacant/abandoned units, and the risk of lead-based paint (LBP). Approximately 34 percent of the homes in the City are over 45 years old (built before 1970) and 57 percent are over 35 years old (built before 1980). Data on the number of units which are classified as substandard because they lack complete plumbing or kitchen facilities are also often used to assess the condition of a jurisdiction’s housing stock. Data indicates that over one percent, or 2,318 units in the City, lack these facilities.<sup>47</sup>

The City of Fresno’s Housing and Community Development Division administers a housing rehabilitation program for low-income households living in single-family homes. The Targeted Area Rehabilitation Program provides a zero percent (0%) interest deferred payment loan to low-income, owner-occupied households for needed home repairs and improvements.

<sup>47</sup> 2013 ACS 1-Year Estimates DP04

### **Estimated Number of Housing Units Occupied by Low or Moderately low income Families with LBP Hazards**

Building age is used to estimate the number of homes with LBP, as LBP was prohibited on residential units after 1978. In the City a total of 88,726 units were built before 1980. This number is used as a baseline for estimating the number of units occupied by LMI families with LBP.

As was stated in the Needs Assessment, 44 percent of the total households (68,425 households) in the City are LMI. As shown on the table above, 57 percent of housing units (88,726 units) were constructed before 1980, and therefore are at risk of a LBP hazard. Using a simple extrapolation, it is estimated that 44 percent of those units (39,039 units) are at risk of a LBP hazard and are occupied by a LMI household.

Housing units built before 1938 are at much higher risk of LBP hazard. The Housing Authority reports the Tower District zip code 93728 to be the oldest zip code in the City. It is estimated that over 36% of housing units in this zip code were built in 1939 or earlier, compared to six percent of housing units in the City as a whole.<sup>48</sup>

### **Discussion**

Children have the highest risk of lead poisoning, as they are more likely to place their fingers in their mouths after coming in contact with flaking LBP and LBP dust. The effects of lead poisoning include damage to the nervous system, decreased brain development, and learning disabilities. As shown in **Table 42**, approximately 16,015 households with children present live in housing at risk of a LBP hazard.

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<sup>48</sup> Sperlings Best Places. "Housing in Fresno, CA." 2014. <http://www.bestplaces.net/housing/city/california/fresno>

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

The largest proportion of housing units in the City are single-family residences (1-unit detached or attached structures); 64 percent of all units fall within this category. Thirty-seven percent of units in the City are multi-family attached units. The large percentage of single-family units reflects a more suburban land development pattern which may no longer be feasible for an urbanizing city such as Fresno, especially given that 44 percent of all households are LMI.

The City's housing stock slightly favors renter households, with 51 percent of housing units occupied by renter households (79,489 units), and 49 percent of housing units occupied by owner households (77,235 units).

**Table 44 – Residential Properties by Unit Number**

Property Type	Number	%
1-Unit Detached Structure	104,152	61%
1-Unit, Attached Structure	4,866	3%
2-4 Units	21,347	13%
5-19 Units	23,760	14%
20 or More Units	11,799	7%
Mobile Home, Boat, RV, Van, Etc.	4,571	3%
<b>Total</b>	<b>170,495</b>	<b>100%</b>

Data Source: 2007-2011 ACS

Data Source Comments: Totals may not add up to 100% due to rounding

**Table 45 – Unit Size by Tenure**

Unit Size by Tenure	Owner Households		Renter Households	
	Number	%	Number	%
No Bedroom	481	1%	4,956	6%
1 Bedroom	850	1%	15,272	19%
2 Bedrooms	11,925	15%	33,026	42%
3 or More Bedrooms	63,979	83%	26,235	33%
<b>Total</b>	<b>77,235</b>	<b>100%</b>	<b>79,489</b>	<b>100%</b>

Data Source: 2007-2011 ACS

Data Source Comments: Totals may not add up to 100% due to rounding

### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The Fresno Housing Authority (Housing Authority) Housing Choice Voucher Program targets assistance as follows:<sup>49</sup>

<sup>49</sup> Fresno Housing Authority. "Programs and Services." <http://www.fresnohousing.org/quality-housing/programs-services/>



- Seventy-five percent of households entering the program must be at 0-30% AMI
- Twenty-five percent must be no higher than 50% AMI

**Table 46 - City of Fresno - Fresno Housing Authority – Properties**

Property Name	Address	Building Type	Number of Units	Unit Types
Bridges at Florence	649 E. Florence Ave	Multi-Family	33	1 & 2 BR Apts.
Brierwood	4402 West Avalon Ave		74	3 & 4 BR Apts.
Southeast Fresno RAD	4430 E. Hamilton Ave	Multi-Family	193	1 – 5 BR Apts.
City View	Van Ness	Multi-Family	45	Studio, 1 & 2 BR Apts.
Dayton Square	3050 East Dayton Ave	Multifamily	40	3 & 4 BR Apts.
DeSoto Gardens II	640 East California Ave	Multi-Family	28	3 & 4 BR Apts.
DeSoto Gardens	640 East California Ave	Multi-Family	40	
El Cortez Apts	4949 North Gearhart Ave	Multi-family	48	1 & 2 BR Apts.
El Cortez Apts	4949 North Gearhart Ave	Multi-Family	48	1 & 2 BR Apts
Emergency Housing	4041 Plaza Drive West	Multi-Family	30	2 BR Apts
Fairview Heights Terrace	2195 South Maud	Multi-Family	74	1 – 4 BR Apts
Garland Gardens	3726 North Pleasant Ave	Multi-Family	50	2 & 3 BR Apts
Inyo Terrace	510 South Peach Ave	Multi-Family	44	1 & 2 BR Apts
Marcelli Terrace	4887 North Barcus Ave	Multi-Family	24	1 – 4 BR Apts
Mariposa Meadows	1011 West Atchison Ave	Multi-Family	40	2 – 5 BR Apts
Monte Vista Terrace	N. 1st Street & E. Tyler Ave	Multi-Family	44	1 – 4 BR Apts

Property Name	Address	Building Type	Number of Units	Unit Types
Pacific Gardens	5161 East Kings Canyon Rd	Multi-Family	56	1 to 3 BR Apts
Parc Grove Commons	Clinton Ave & Fresno St	Multi-Family	215	1, 2 and 3 BR Apts
Parc Grove Commons N/W	2774 E. Clinton Ave	Multi-Family	148	1 – 4 BR Apts
Pinedale Apts	145 West Pinedale Ave	Multi-Family	50	
Renaissance at Alta Monte	205 N. Blackstone Ave	Permanent Supportive Hsg	30	1 BR Apts
Renaissance at Santa Clara	503 G St, 512 F St, 1555 Santa Clara St	Permanent Supportive Hsg	69	SROs & Studios
Renaissance at Trinity	524 S. Trinity Street	Permanent Supportive Hsg	21	1 BR Apts
San Ramon Apt	1328 E. San Ramon Ave	Multi-Family	25	1-3 BR Apts
Sequoia Courts Terrace	549 South Thorne Ave	Multi-Family	76	1 – 5 BR Apts
Sequoia Courts	154 East Dunn Ave	Multi-Family	60	1 – 4 BR Apts
Sierra Plaza	838 Tulare Street	Multi-Family	70	1 – 4 BR Apts
Sierra Terrace	937 Klette Avenue	Multi-Family	72	1 – 5 BR Apts
Viking Village	4250 N. Chestnut Ave	Multi-Family	40	2 & 3 BR Apts
Villa del Mar	3950 N. Del Mar Ave	Multi-Family	48	3 BR Apts
Woodside Apts	3212 East Ashcroft Ave	Multi-family	76	1 & 2 BR Apts
Yosemite Village	709 W. California Ave	Multi-Family	69	1 – 4 BR Apts

Data Source: Fresno Housing Authority <http://www.fresnohousing.org/quality-housing/properties/by-housing-type/>

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

As shown on the table below, there are 19 affordable housing properties with a total of 2,401 units at risk of conversion within this Consolidated Plan cycle ending June 30, 2020.<sup>50</sup> Fourteen of the properties are owned by for-profit businesses with a total of 1,789 units, and five properties are owned by non-profit organizations.

The properties that are owned by for-profits organizations are at a greater risk for conversion to market rate housing, although the decision to do so may not be because of the nonrenewal of the attached subsidy. The five properties owned by non-profits could be considered to be at low risk of converting to market rate because nonprofits typically have a greater interest in preserving a property’s affordability status.

In the next five years, it is anticipated that as much as 50 percent of the City’s public housing units will be converted to tax credit properties under the RAD conversion process. However, these properties will be converted to project based Housing Choice Vouchers so that the same very low - and low-income families will continue to be served.

**Table 47 – Affordable Housing Properties with Expiring Affordable Housing Subsidies**

Property Name	Property Address	Subsidy End Date	Total Units	Subsidy Name	Program Name	Owner Type
Masten Towers	1240 Broadway Plz	3/1/2015	206	HUD Insured	236	Non-Profit
Arbor Court	4830 E Laurel Ave	12/31/2015	19	HUD PBRA	PRAC/202	Non-Profit
Glen Agnes	530 W Floradora Ave	4/2/2019	149	HUD PBRA	HFDA/8 SR	Non-Profit
Sierra Gateway Senior Residence	5125 N Marty Ave	4/30/2015	80	HUD PBRA	PRAC/202	Non-Profit
Silvercrest Fresno	1824 Fulton St	12/1/2019	158	HUD PBRA	202/8 NC	Non-Profit
Bigby Villa Apartments	1329 E Rev Chester Riggins Ave	12/31/2017	180	HUD PBRA	LMSA – LIHTC	For Profit
Canyon Springs Apartments	6185 N Figarden Dr	12/31/2019	138	LIHTC	LIHTC	For Profit

<sup>50</sup> National Low Income Housing Coalition. “National Housing Preservation Database” <http://preservationdatabase.org/>

Property Name	Property Address	Subsidy End Date	Total Units	Subsidy Name	Program Name	Owner Type
El Cazador Apartments	4851 N Cedar Ave	12/31/2015	100	HUD PBRA	Preservation	For Profit
Fresno Emerald Palms	4402 W Avalon Ave	12/31/2019	74	LIHTC	LIHTC	For Profit
Fresno Four – Plex	4833 E Lane Ave	12/31/2017	4	LIHTC	LIHTC	For Profit
Millbrook Park Apartments	7077 N Millbrook Ave	5/1/2020	75	HUD PBRA	Sect 8 NC	For Profit
Park West Apartments	2825 W Alamos Ave	12/31/2016	256	LIHTC	LIHTC	For Profit
Pleasant Village	3665 N Pleasant Ave	9/30/2018	100	HUD PBRA	LMSA – LIHTC	For Profit
Pleasant Village Apartments	3615 N Pleasant Ave	12/31/2017	100	LIHTC	LIHTC	For Profit
The Californian	851 Van Ness Ave	12/31/2017	217	HUD PBRA	LMSA – LIHTC	For Profit
The Parks at Fig Garden	4085 N Fruit Ave	12/31/2015	365	LIHTC	LIHTC	For Profit
Twilight Haven II	1717 S Winery Ave	6/1/2020	32	Sect 202 Direct Loan	202 Elderly	For Profit
Villa Del Mar	3950 N Del Mar Ave	12/31/2017	48	LIHTC	LIHTC	For Profit
Westgate Gardens Apartments	846 E Belgravia Ave	12/31/2018	100	LIHTC	LIHTC	For Profit
<b>Total Units</b>			<b>2,401</b>			

Data Source: National Low Income Housing Coalition. National Housing Preservation Database. February 2015.

**Does the availability of housing units meet the needs of the population?**

The available housing units do not meet the needs of the City’s low-income residents based on the affordable housing unit gap for LMI households and the number of households who are cost burdened and severely cost burdened. Considering that 44 percent of the City’s population is LMI there is a need for additional affordable multifamily developments. This is discussed in more detail in MA -15.

Additionally, the volume of the Housing Authority’s waiting lists indicates that there is not enough low- and very low-income housing to meet the needs of the City residents.

*Regional Housing Need Allocation: Fresno-Clovis Metropolitan Area 2013-2023*

A major function of the Regional Housing Need Allocation (RHNA) is to provide for a fair distribution of housing among cities and unincorporated County sub-regions. The second function is that the number and types of newly built housing is affordable to LMI households and is equitably shared and located in relation to existing and future jobs.

As shown in the table below, the City’s total housing need for the 2013-2023 RHNA cycle is 11,039 units. The RHNA is a minimum projection of additional housing units needed to accommodate projected household growth of all income levels.<sup>51</sup> The City of Fresno is not required to construct the units, but must show that the adequate zoning or land use policies are in place to accommodate future housing growth. Each locality’s RHNA is distributed among four income categories to address the required provision for planning for all income levels.

**Table 48 – City of Fresno Regional Housing Allocation for 2013–2023**

Total Units	0-50% AMI	50-80% AMI	80-120% AMI	>120% AMI
23,565	5,666	3,289	3,571	11,039

**Data Source:** Fresno Council of Governments. “2013 Fresno County Regional Housing Needs Allocation Plan.” [http://www.fresnocog.org/sites/default/files/publications/RHNA/Cover\\_letter\\_and\\_Final\\_Fresno\\_COG\\_RHNA\\_Plan.pdf](http://www.fresnocog.org/sites/default/files/publications/RHNA/Cover_letter_and_Final_Fresno_COG_RHNA_Plan.pdf)

**Describe the need for specific types of housing**

As discussed in the Needs Assessment, several special needs populations require affordable housing, including the homeless or at-risk of homelessness, large households, female-headed households with children, seniors and disabled individuals. Affordable housing developments with larger units may be an especially high need, as 20 percent of households in the City are large households and contain five or more members, and 19 percent of households are overcrowded with more than one person per room not including bathrooms, porches, foyers, halls, or half-rooms. The Fresno Housing Authority reports that 62 percent of households receiving housing assistance, vouchers or apartments, fall in the 0-30% AMI income category.<sup>52</sup>

**Discussion**

See discussion above.

<sup>51</sup> State of California. “Department of Housing and Community Development.” [http://hcd.ca.gov/hpd/housing\\_element2/HN\\_PHN\\_regional.php](http://hcd.ca.gov/hpd/housing_element2/HN_PHN_regional.php)

<sup>52</sup> Fresno Housing Authority. “Questions & Answers.” <http://www.fresnohousing.org/about/q-a/>

## MA–25 Public and Assisted Housing – 91.210(b)

### Introduction

As stated in the Needs Assessment, the Housing Authority is the largest affordable housing provider within the City. The Housing Authority works with non-profit and for-profit developers to expand the supply of affordable housing, and also purchases and manages numerous affordable multi-family housing developments throughout the City and County of Fresno.<sup>53</sup> Through a wide variety of financing mechanisms including, but not limited to Housing Choice Voucher and traditional public housing programs, and an aggressive Low Income Housing Tax Credit strategy the Housing Authority provides rental housing to residents throughout the County of Fresno, enabling qualified individuals and families to identify and reside in an array of housing options.

Within the City, the Housing Authority owns and manages 601 public housing units in sixteen complexes and administers approximately 6,378 Housing Choice vouchers.<sup>54</sup>

The tables below display the Housing Authority’s public housing inventory and housing vouchers maintained within the City.

**Table 49 – Total Number of Units by Program Type**

	Program Type								
	Certificate	Mod–Rehab	Public Housing	Vouchers					
				Total	Project–based	Tenant–based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	601	6,378	240	5,620	296	133	89
# of accessible units			15						

\*includes Non–Elderly Disabled, Mainstream One–Year, Mainstream Five–year, and Nursing Home Transition

Data Source: Fresno County Housing Authority

### Describe the supply of public housing developments:

As stated above, the Housing Authority owns and manages 601 public housing units in sixteen complexes within the City.

<sup>53</sup> Fresno Housing Authority. “History.” <http://www.fresnohousing.org/about/mission-values/company-history/>

<sup>54</sup> City of Fresno. “FY 2014-2015 Annual Action Plan.” [http://www.fresno.gov/NR/rdonlyres/4025CD2E-3251-4AC1-88A7-5BCA8E9DCB2C/30600/FY2015AnnualActionPlan\\_Final.pdf](http://www.fresno.gov/NR/rdonlyres/4025CD2E-3251-4AC1-88A7-5BCA8E9DCB2C/30600/FY2015AnnualActionPlan_Final.pdf)

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

Since 1990, over \$30 million has been spent on rehabilitating the Housing Authority’s public housing units, including \$1.7 million in Capital Funds in the 2015 program year. “In the last 12 years, all complexes in West Fresno have received modernization funding.”<sup>55</sup>

**Table 50 – Public Housing Condition**

Public Housing Development	Average Inspection Score
City AMP 1 (Sequoia)	86% REAC
City AMP 2 (Fairview)	91% REAC
County AMP 3 (Pinedale)*	84% REAC

**Data Source** \*Counted as a part of the City  
**Comment:**

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

Nearly all of the public housing units in the City are 40-70 years old and require extensive upgrades and modernization (roofs, interiors, plumbing, electrical, kitchens, bathrooms, etc.) as well as exterior improvements (landscaping, asphalt replacement/resealing, etc.). Many require HVAC replacements (to replace existing and outdated swamp coolers).

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

The long range plan of the Fresno Housing Authority is to convert the public housing units in the City as a whole. The major source of funding for the conversion is the HUD RAD program. There is no certainty of the long range existence of this program so the Housing Authority has or will be applying for all City properties to be in the queue for the program. Under the RAD program, the properties are rehabbed and modernized (including energy efficient components) and converted to the Low Income Housing Tax Credit program with PBRA (project based rental assistance).

**Discussion**

Please see discussion above.

**MA–30 Homeless Facilities and Services – 91.210(c)**

**Introduction**

As was discussed in the Needs Assessment, the Fresno Madera Continuum of Care (FMCoC) is comprised of 200 organizations and individuals working to address homelessness in the counties of

<sup>55</sup> City of Fresno. “FY 2014-2015 Annual Action Plan.” [http://www.fresno.gov/NR/rdonlyres/4025CD2E-3251-4AC1-88A7-5BCA8E9DCB2C/30600/FY2015AnnualActionPlan\\_Final.pdf](http://www.fresno.gov/NR/rdonlyres/4025CD2E-3251-4AC1-88A7-5BCA8E9DCB2C/30600/FY2015AnnualActionPlan_Final.pdf)

Fresno and Madera.<sup>56</sup> Members of the FMCoC include representatives of federal, state, and local government agencies, nonprofits, the private sector, and faith-based organizations.<sup>57</sup> The FMCoC holds monthly meetings to coordinate its members' efforts to efficiently provide housing and services to the homeless population. It also plays an active role in larger efforts to end homelessness in the United States. The FMCoC is a participant of the 100,000 Homes Campaign and 25 Cities Initiative – both national movements to end homelessness.<sup>58</sup> It has also recently joined the Zero: 2016 campaign,<sup>59</sup> an effort to end veteran homelessness by the end of December 2016. In 2006, the FMCoC published the 2006-2016 Ten-Year Plan to End Homelessness, which focuses on activities and strategies to prevent homelessness, rapidly rehouse homeless individuals, and provide wraparound services to encourage self-sufficiency among homeless or formerly homeless individuals.<sup>60</sup> FMCoC also conducts the annual Point-in-Time (PIT) count in the counties of Fresno and Madera.<sup>61</sup> As the HMIS Lead of FMCoC, the Fresno Housing Authority plays a critical role in coordinating the annual PIT count and collecting data and distributing results from the annual count.

**Table 51 – Facilities and Housing Targeted to Homeless Households**

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	163	0	293	284	73
Households with Only Adults	102	0	176	507	7
Chronically Homeless Households	0	0	0	301	3
Veterans	42	0	43	350	0
Unaccompanied Youth	12	0	0	0	0

Data 2014 Housing Inventory Chart

Source:

Data Data for City of Fresno

Source

Comment:

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

<sup>56</sup> Fresno Madera Continuum of Care. "Ten-Year Plan to End Homelessness 2006-2016." 2006.

<sup>57</sup> Fresno Madera Continuum of Care. "Welcome to FMCoC." <http://www.fresnomaderahomeless.org/home0.aspx>

<sup>58</sup> Fresno Madera Continuum of Care. "FMCoC Point in Time County 2015."

<http://events.r20.constantcontact.com/register/event?oeidk=a07ea4gdph2abeea95a+&llr=6zuvkfpab>

<sup>59</sup> Ibid.

<sup>60</sup> Fresno Madera Continuum of Care. "Ten-Year Plan to End Homelessness 2006-2016." 2006.

<sup>61</sup> Fresno/Madera Continuum of Care. "2013 Point in Time Count." 2013.



The FMCoC consists of members throughout the community that offer services to the homeless. Medical service providers, such as Clinica Sierra Vista are involved, and serve as referral sources for agencies providing housing and other services to the homeless. Mental health service providers, such as Kingsview, Fresno County Department of Behavioral Health, and Clinica Sierra Vista are utilized and engaged in the FMCoC. Fresno Economic Opportunities Commission provides employment services through a variety of programs, and is an active member of the FMCoC.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

The housing component of FMCoC's essential components is illustrated in the table above. The Housing Inventory Chart is also sectioned according to type of housing – Emergency Shelter, Transitional Housing, Safe Haven and Permanent Supportive Housing. Housing providers are organized by agency name, facility name, target population, number of family units, and number of beds according to type of bed.

The City's strategy for eliminating chronic homelessness is through its participation in the FMCoC and through its support of activities that reduce instances of chronic homelessness. A source of funds provided by the City to lend financial support to end chronic homelessness comes through its allocation of ESG funds for emergency shelter needs and from Board-supported CDBG-funded programs for public services.

As a member agency of the FMCoC, and a collaborator on the Ten Year Plan, the City fully supports the mission to prevent and end chronic homelessness by creating and implementing a comprehensive, innovative and realistic 10 year strategy. In addition to the over-arching goal of ending homelessness, the FMCoC also focuses on the individuals and families who struggle with mental illness, addiction, HIV/AIDS, and other health problems, and whose ongoing bouts of homelessness are ended by permanent supportive housing, not by temporary interventions or assistance. The FMCoC also identifies five specific objectives: (1) to create new permanent housing beds; (2) to increase the percentage of homeless staying in permanent housing; (3) to increase the percentage of homeless moving from transitional to permanent housing; and (4) to increase the percentage of homeless persons employed at program exit.

The strategy to advance the ultimate goal of ending long term homelessness includes:

- Renew funding for rent or operating subsidies and services that sustains or adds to the supportive housing that now exists.
- Focus resources from mainstream and targeted programs to create and sustain supportive housing.
- Integrate and coordinate investments for housing services to use resources efficiently and make it possible to provide supportive housing on a larger scale.

- Address local barriers that prevent access to permanent housing.
- Increase resources to create and maintain supportive and affordable housing.
- Invest in building the capacity of community groups and government to create and sustain high-quality supportive housing.
- Increase coordination with local Workforce Investment and Employment Development offices to create employment opportunities.

The following is a list of agencies and facilities that provide services to the homeless or those who may be threatened with homelessness:

**Table 8 – Agencies Providing Services to the Homeless or Persons At-Risk of Homelessness**

Agency Name	Contact	Services Provided
Catholic Charities Diocese of Fresno	(559) 237-0851	Provides emergency food and clothing.
Central California Legal Services, Inc.	(559) 570-1200	Assist the homeless with legal problems related to health, welfare, and public benefits.
Plaza Terrance	(559) 453-6794	Provides a 32-unit housing facility (60 day stay) for families receiving Aid to Families with Dependent Children (AFDC).
Evangel Home, Inc.	(559) 264-4714	Provides temporary (28 days) emergency shelter to single women and women with children.
Fresno County Department of Behavioral Health	(559) 453-4099	Provides permanent supportive housing for men and women; counseling, advocacy, street outreach, substance abuse treatment, life skills, mental health counseling and transportation.
Fresno County Economic Opportunities Commission (Fresno EOC)	(559) 498-8543	Provides permanent supportive housing for men, women and families; transitional housing for transitional aged youth (18-24); Youth Shelter to at-risk, runaway, and homeless youths ages 11 to 17. All programs provide counseling, advocacy, street outreach, life skills and transportation.
Fresno Housing Authority	(559) 443-8431	Provides permanent supportive housing to men, women, families, Veterans and Veteran families, persons with HIV/AIDS and their families; counseling, advocacy, life skills, street outreach and mental health counseling.
Fresno Rescue Mission	(559) 268-0939	Provides temporary housing, food, and clothing to men, women, and children; residential substance abuse treatment program for men.
Holy Cross Center for Women	(559) 237-3379	Provides day-care services to women with children, laundry services, rest, shower facilities, diapers, formula, clothing, counseling referrals, computers, English classes, health training, and crafts.
Holy Cross Clinic at Poverello	(559) 442-4108	Serving the homeless and uninsured by providing medical care and basic dental services.
Marjaree Mason	(559) 233-4357	Provides safe house for victims of domestic violence including

Agency Name	Contact	Services Provided
Center		counseling, case management, advocacy and life skills.
Mental Health Systems Inc.	(559) 264-7521	Provides permanent supportive housing for women and children; counseling, advocacy, substance abuse treatment, life skills and mental health counseling.
Poverello House	(559) 498-6988	Provides meals, emergency clothing, showers, referrals, residential substance abuse treatment for men; temporary housing for men and women; advocacy, counseling, life skills, street outreach and transportation.
Naomi's House	(559) 443-1531	Provides temporary housing for women only, case management, life skills, street outreach, advocacy and transportation.
Salvation Army	(559) 233-0139	Provides emergency food, some utility and rental assistance, substance abuse treatment for men and women.
Spirit of Woman	(559) 244-4353	Provides residential substance abuse treatment for pregnant and parenting women, counseling, advocacy, life skills and mental health counseling.
Turning Point of Central California	(559) 233-2668	Provides permanent supportive housing for men, women and families with counseling, advocacy, education, life skills, street outreach and mental health counseling.
VA Central California Health Care System	(559) 225-6100	Provides services to Veterans and their families, permanent supportive housing, counseling, advocacy, substance abuse treatment, health care, life skills, street outreach, mental health counseling and transportation.
Westcare	(559) 265-4800	Provides permanent supportive housing for families, rapid rehousing for men, women and families; services to Veterans and their families, counseling, advocacy, residential substance abuse treatment, life skills, street outreach, mental health counseling and transportation.

**Data Source:** 2014 Housing Inventory Chart

**Data Source Comment:** Data for City of Fresno

## MA-35 Special Needs Facilities and Services – 91.210(d)

### Introduction

The City of Fresno directs program and project funding to specific target groups in need of assistance. These groups are traditionally underserved, vulnerable and/or threatened with homelessness. These target groups are large families, persons with disabilities, worst case needs, the elderly, the frail elderly, persons with HIV/AIDS, and persons with substance abuse problems.<sup>62</sup>

**Table 52– HOPWA Assistance Baseline**

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
Tenant-based Rental Assistance*	14
Permanent Housing Facilities	0
Short-term Rent, Mortgage and Utility payments (STRMU)**	34
Transitional/Short-term Facilities**	7
Permanent Housing Placement Services**	6

**Data Source:** HOPWA Progress Report for Fresno County, 2013-2014

**Data Source:** \*The TBRA program began operations in December 2014 and is administered by the Fresno Housing Authority.

**Comment:** \*\*These program are administered by the Fresno County Public Health Department. Transitional/Short-term facilities includes hotel/motel vouchers (emergency housing). Permanent Housing Placement Services includes 1st month's rent.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, describe their supportive housing needs.**

As was discussed in the Needs Assessment, supportive housing for the elderly, frail elderly, persons with disabilities, and those living with HIV/AIDS is designed to allow individuals to live as independently as possible. Supportive housing services generally involve more accessible units, greater access to transportation and healthcare, and possibly larger units to accommodate those who need assistance with one or more daily activities. More challenging or on-going conditions might require supportive services that include long-term assisted living as well as transportation and nursing care.<sup>63</sup>

#### *Elderly/Frail Elderly Persons*

Elderly and frail elderly residents generally face a unique set of housing needs, largely due to physical limitations, lower household incomes, and the rising costs of health care. They have a range of housing needs, including retrofits to facilitate aging in place, downsizing to more convenient, urban,

<sup>62</sup> City of Fresno. "FY 2014-2015 Annual Action Plan." [http://www.fresno.gov/NR/rdonlyres/4025CD2E-3251-4AC1-88A7-5BCA8E9DCB2C/30600/FY2015AnnualActionPlan\\_Final.pdf](http://www.fresno.gov/NR/rdonlyres/4025CD2E-3251-4AC1-88A7-5BCA8E9DCB2C/30600/FY2015AnnualActionPlan_Final.pdf)

<sup>63</sup> Assisted Living Federation of America. "Senior Living Options." [http://www.alfa.org/alfa/Senior\\_Living\\_Options.asp](http://www.alfa.org/alfa/Senior_Living_Options.asp)

amenities-rich communities, and more intensive care facilities. Aging in place supports older adults remaining in their homes as long as possible and is an important and cost effective strategy for a growing older adult population.<sup>64</sup>

For the elderly, when aging in place or living alone is no longer possible, there are a number of other housing types and services that cater to the specific needs of elderly residents. These housing types and services include, but are not limited to: shared housing, senior condos, senior residential communities, life care communities, continuing care, assisted living, residential care, nursing facilities, and hospice care.

The City provides CDBG funding to the Fresno Madera Agency on Aging (MAA) through a Joint Powers Agreement.<sup>65</sup> The MAA provides Title III Supportive Services, Family Caregiver Support Program, and a Community Service Employment Program. Meals and recreation services are also provided at community centers throughout Fresno. The Senior Meals Program serves approximately 1,200 elderly from 16 sites throughout the City, Monday through Friday. A Senior Paint Program assists low-income senior homeowners with maintaining their houses and lowering heating and cooling costs.

#### *Persons with Disabilities*

Persons with a disability may have lower incomes and often face barriers to finding employment or adequate housing due to physical or structural obstacles. This segment of the population often needs affordable housing that is located near public transportation, services, and shopping. Persons with disabilities may require units equipped with wheelchair accessibility or other special features that accommodate physical or sensory limitations.

Depending on the severity of the disability, people may live independently with some assistance in their own homes, or may require assisted living and supportive services in special care facilities. The City has worked with the Fresno Center for Independent Living to identify the most proactive approach to providing housing assistance to low-income disabled persons. The City has developed and funded a Disabled Retrofit Program to meet the special needs of this underserved population.<sup>66</sup>

As discussed in the Needs Assessment, the Housing Authority estimates that there are 668 mobility applicants are on the waitlist for public housing in the City.

#### *Persons with HIV/AIDS*

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<sup>64</sup> Community Housing Resource Center. "Aging in Place: A Toolkit for Local Governments." <http://www.aarp.org/content/dam/aarp/livable-communities/plan/planning/aging-in-place-a-toolkit-for-local-governments-aarp.pdf>

<sup>65</sup> City of Fresno. "FY 2014-2015 Annual Action Plan." [http://www.fresno.gov/NR/rdonlyres/4025CD2E-3251-4AC1-88A7-5BCA8E9DCB2C/30600/FY2015AnnualActionPlan\\_Final.pdf](http://www.fresno.gov/NR/rdonlyres/4025CD2E-3251-4AC1-88A7-5BCA8E9DCB2C/30600/FY2015AnnualActionPlan_Final.pdf)

<sup>66</sup> City of Fresno. "FY 2014-2015 Annual Action Plan." [http://www.fresno.gov/NR/rdonlyres/4025CD2E-3251-4AC1-88A7-5BCA8E9DCB2C/30600/FY2015AnnualActionPlan\\_Final.pdf](http://www.fresno.gov/NR/rdonlyres/4025CD2E-3251-4AC1-88A7-5BCA8E9DCB2C/30600/FY2015AnnualActionPlan_Final.pdf)

The fatality rate due to HIV/AIDS has significantly declined since 1995.<sup>67</sup> Many people with HIV/AIDS are living longer lives, and therefore require assistance for a longer period of time. These individuals are increasingly lower income and homeless, have more mental health and substance abuse issues, and require basic services, such as housing and food, to ensure they adhere to the medication plans necessary to prolong their lives.

New to the City of Fresno's housing programs is the direct grantee responsibilities and implementation of the Housing Opportunity for Persons With Aids (HOPWA) Program. Under previous Consolidated Plans the State of California administered the HOPWA Program on behalf of the City of Fresno. The program was operated through the Fresno County Public Health Department, as the public health jurisdiction; the Fresno Housing Authority, and various other service providers. City of Fresno will work with stakeholders of the target population to create an implementation plan to: 1) assume outstanding program contracts from the State; and 2) identify available community resources; 3) develop programs that meet the needs of the target population and ensures a smooth transition of services.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.**

The City contains 236 licensed community care facilities with a total of 4,386 supportive housing beds available for persons with health-related conditions. This includes the following licensed facilities:

- Adult Residential Facilities are facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59, who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.
- Residential Care Facilities for the Elderly (RCFE) provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans. The facilities provide services to persons 60 years of age and over and persons under 60 with compatible needs.  
  
RCFEs may also be known as assisted living facilities, nursing homes, and board and care homes. The facilities can range in size from fewer than six beds to over 100 beds. The residents in these facilities require varying levels of personal care and protective supervision. Because of the wide range of services offered by RCFEs, consumers should look closely at the programs of each facility to see if the services will meet their needs.
- Social Rehabilitation Facilities are facilities that provides 24-hours-a-day non-medical care and supervision in a group setting to adults recovering from mental illnesses who temporarily need assistance, guidance, or counseling.<sup>68</sup>

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<sup>67</sup> National Center for HIV/AIDS. Division of HIV/AIDS Prevention. Mortality Slide Series. STD and TB Prevention.

<sup>68</sup> Community Care Licensing Division. "Glossary," <http://www.cclid.ca.gov/res/html/glossary.htm>

**Table 53 – Licensed Community Care Facilities**

Facility Type	Facilities	Beds
Adult Residential	122	1,437
Residential Care for the Elderly	113	2,925
Social Rehabilitation Facility	1	24
<b>Total:</b>	<b>236</b>	<b>4,386</b>

**Data Source:** California Community Care Licensing Division, 2015

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The City of Fresno will respond to this area upon completion of the 2015-1016 Annual Action Plan.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Please see answer above.

## MA-40 Barriers to Affordable Housing – 91.210(e)

### Negative Effects of Public Policies on Affordable Housing and Residential Investment

Jurisdictions may face barriers to affordable housing that are common across housing markets. Included on the list is a decreasing supply of developable land, which increases the cost of available lands and increases housing development costs. Another common barrier is local opposition, as many neighbors have strong reactions to infill and affordable housing developments. Their opposition is often based on misconceptions such as erosion of property values; increase in parking and traffic congestion; and over impacted schools.<sup>69</sup>

The City of Fresno identified several constraints to the development, maintenance, and improvement of housing and affordable housing in its 2008-2016 Housing Element update:<sup>70</sup>

- Market Constraints
  - Land Cost and Availability
  - Land Use Controls
  - Off-Site Improvements
  - Materials and Labor
  - Financing Costs
- Other Non-Governmental Constraints
  - Accessibility to Mobility
  - Social Perceptions
  - Excessive Land Value in Select Areas
- Governmental Constraints
  - Inclusionary Housing
  - Governmental Layers for Entitlements
  - Annexation
  - Development Review Process Components
  - Fees and Exactions

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<sup>69</sup> National Housing Institute. "Fear of Affordable Housing: Perception vs. Reality." [http://www.shelterforce.org/article/2891/fear\\_of\\_affordable\\_housing\\_perception\\_vs\\_reality/](http://www.shelterforce.org/article/2891/fear_of_affordable_housing_perception_vs_reality/)

<sup>70</sup> City of Fresno. "2008-2016 Housing Element." 2008.



## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

The City of Fresno identified several opportunities to capitalize on for long-term economic development and job creation in its 2014 General Plan update, including its:<sup>71</sup>

- Strategic geographic location within the California market
- Access to major transportation corridors
- Training and educational opportunities that occur at institutions such as California State University Fresno
- World-class agriculture industry
- Urban water resources
- Ability to capitalize on renewable energy and energy efficiency opportunities.

However, there are a number of challenges the City of Fresno also identified that needed to be addressed in order to reach its economic potential over the long term:<sup>72</sup>

- Responding to the City’s relatively low household income and high rates of poverty, and the related importance of education and workforce development for raising income and quality of life in the long term.
- Expanding the export oriented industry sectors that build on the City’s inherent strengths, such as agricultural and food value industries, and the potential of leveraging key assets, such as the Downtown, California State University Fresno, and similar institutions of higher education.
- Understanding the relationship between the City of Fresno’s fiscal health, capacity for action, and economic development policies in the General Plan.
- Formulating appropriate economic development policies to support job creation for all City residents.

**Table 54 – Business Activity**

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	7,671	1,754	6	1	-5
Arts, Entertainment, Accommodations	16,140	19,018	12	12	0
Construction	5,454	6,670	4	4	0

<sup>71</sup> City of Fresno. General Plan. “Chapter 2 Economic Development.” December 2014.

<http://www.fresno.gov/NR/rdonlyres/745F4631-D792-4EB7-983C-EE4B49D22A98/0/GPFinal2EconomicDevelopmentJan202015.pdf>

<sup>72</sup> Ibid

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Education and Health Care Services	25,001	33,613	19	21	2
Finance, Insurance, and Real Estate	7,204	10,046	5	6	1
Information	1,896	2,786	1	2	0
Manufacturing	12,548	13,164	10	8	-1
Other Services	11,368	14,400	9	9	1
Professional, Scientific, Management Services	7,833	10,072	6	6	0
Public Administration	0	1	0	0	0
Retail Trade	16,479	20,243	12	13	0
Transportation and Warehousing	4,202	5,205	3	3	0
Wholesale Trade	6,504	8,463	5	5	0
<b>Total</b>	<b>122,300</b>	<b>145,435</b>	<b>--</b>	<b>--</b>	<b>--</b>

**Data Source:** 2007–2011 ACS (Workers), 2011 Longitudinal Employer–Household Dynamics (Jobs)  
**Data Source Comment:** HUD data for Public Administration sector not available.

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

Education and Health Care Services provides the largest proportion of jobs in Fresno, employing more than 19 percent of residents. Some of the major employers in the City include: Community Regional Medical Center, Fresno Community Hospital, Kaiser Fresno Medical Center, California State University, Fresno State, and State Center Community College.<sup>73</sup>

**Table 55 – Labor Force**

Total Population in the Civilian Labor Force	227,040
Civilian Employed Population 16 years and over	195,297
Unemployment Rate	13.98
Unemployment Rate for Ages 16–24	29.38
Unemployment Rate for Ages 25–65	8.88

**Data Source:** 2007–2011 ACS

**Table 56 – Occupations by Sector**

Occupations by Sector	Number of People
Management, business and financial	35,095
Farming, fisheries and forestry occupations	10,350
Service	22,781
Sales and office	51,601
Construction, extraction, maintenance and repair	22,265

<sup>73</sup> California Employment Development Department. “Major Employers in Fresno County.” <http://www.labormarketinfo.edd.ca.gov/majorer/countymajorer.asp?CountyCode=000019>

Occupations by Sector	Number of People
Production, transportation and material moving	10,313

Data Source: 2007–2011 ACS

**Table 57 – Travel Time**

Travel Time	Number	Percentage
< 30 Minutes	141,938	79%
30–59 Minutes	30,135	17%
60 or More Minutes	7,717	4%
<b>Total</b>	<b>179,790</b>	<b>100%</b>

Data Source: 2007–2011 ACS

**Table 58 – Educational Attainment by Employment Status (16 and Older)**

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	28,013	6,692	22,097
High school graduate (includes equivalency)	34,161	5,576	16,363
Some college or Associate's degree	53,416	6,551	15,089
Bachelor's degree or higher	40,558	2,196	5,799

Data Source: 2007–2011 ACS

**Table 59 – Educational Attainment by Age over 18**

	Age				
	18–24 Yrs	25–34 Yrs	35–44 Yrs	45–65 Yrs	65+ Yrs
Less than 9th grade	3,239	7,151	8,681	14,227	9,875
9th to 12th grade, no diploma	10,635	9,811	7,638	9,294	4,562
High school graduate, GED, or alternative	16,881	19,064	14,230	22,827	10,427
Some college, no degree	24,397	19,355	13,611	22,820	9,733
Associate's degree	3,155	5,940	4,623	8,827	1,876
Bachelor's degree	2,543	11,053	8,004	14,698	4,884
Graduate or professional degree	135	3,318	4,132	7,394	2,930

Data Source: 2007–2011 ACS

As shown in the table below, the educational attainment for residents 25 years of age and older is as follows:

- Twenty-five percent have not graduated high school
- Twenty-four percent have graduated high school (including equivalency), but have no further education
- Twenty-three percent have some college but no degree
- Eight percent have an associate's degree

- Fourteen percent have a bachelor's degree
- Six percent have a graduate or professional degree

Overall, 75 percent of Fresno residents over age 25 have at least a high school diploma or higher, and 20 percent have a bachelor's degree or higher. In comparison, within the State of California 81 percent of the population is a high school graduate or higher, nearly third of the population (31 percent) has a bachelor's degree or higher, and 11 percent have a graduate or professional degree.<sup>74</sup>

**Table 60 – Educational Attainment by Age Over 25**

Educational Attainment	Age				Total	% of Total
	25-34 Years	35-44 Years	45-65 Years	65+ Years		
Less than 9th grade	7,151	8,681	14,227	9,875	39,934	14%
9th to 12th grade, no diploma	9,811	7,638	9,294	4,562	31,305	11%
High school graduate, GED, or alternative	19,064	14,230	22,827	10,427	66,548	24%
Some college, no degree	19,355	13,611	22,820	9,733	65,519	23%
Associate's degree	5,940	4,623	8,827	1,876	21,266	8%
Bachelor's degree	11,053	8,004	14,698	4,884	38,639	14%
Graduate or professional degree	3,318	4,132	7,394	2,930	17,774	6%

Data Source: 2007–2011 ACS

The table below shows that those residents with advanced and professional degrees have significantly higher median incomes, with holders of bachelor's degrees having approximately 59 percent higher median incomes than those with only an associate's degree, and those with a graduate or professional degree have a 113 percent higher median income.

**Table 61 – Median Earnings in the Past 12 Months**

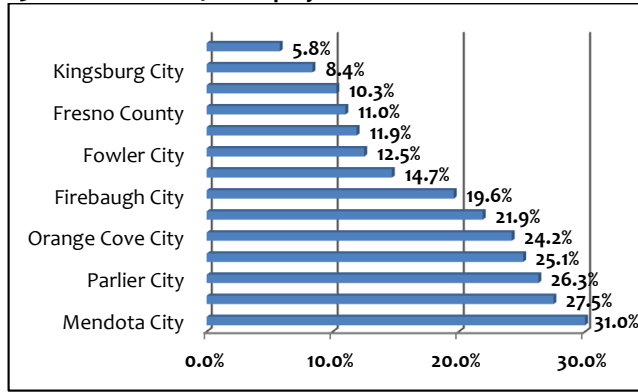
Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$16,486
High school graduate (includes equivalency)	\$25,010
Some college or Associate's degree	\$31,239
Bachelor's degree	\$49,629
Graduate or professional degree	\$66,675

Data Source: 2007–2011 ACS

<sup>74</sup> 2009-2013 ACS 5-Year Estimates. S1501

Describe the workforce and infrastructure needs of the business community:

Figure 3 – December 2014 Unemployment Rates for Cities in Fresno County



Data Source: Employment Development Department. "Labor Market Information Division." December 2014

As shown in the figure above, the unemployment rate for the cities in Fresno County ranges from 31 percent in Mendota to 5.8 percent in Clovis.<sup>75</sup> In the City of Fresno the unemployment rate was 10.3 percent in December 2014. This compares with an unadjusted unemployment rate of 7 percent for California and 5.6 percent for the nation during the same period.<sup>76</sup>

The City's labor force decreased after the 2008 recession, indicating that many had dropped out of the work force or were no longer searching for work. At the same time, the City suffered job losses and watched its unemployment rate increase markedly to a high of 17.4 percent in February 2010.<sup>77</sup>

Cities throughout the western U.S. are competing for employers. In order to compete, the City needs to continue to take an active role in supporting local businesses, and expanding and attracting both traditional and emerging industries. In recognition of this, City priorities include creating new, large employment areas targeted for development.<sup>78</sup>

There are an estimated 3,625 acres of vacant City land in six clusters within the planning area – out of a total of approximately 5,000 acres of vacant industrial and business park designated land –

<sup>75</sup> Employment Development Department. "Labor Market Information Division." December 2014

<http://www.calmis.ca.gov/file/lfmonth/fresnsub.xls>

<sup>76</sup> Employment Development Department. News Release. "California's unemployment rate decreases to 7.0 percent."

January 23, 2015. [http://www.edd.ca.gov/About\\_EDD/pdf/urate201501.pdf](http://www.edd.ca.gov/About_EDD/pdf/urate201501.pdf)

<sup>77</sup> City of Fresno Press Release: "Unemployment Rate for the City of Fresno Drops Below 10%." September 2014.

<http://www.fresno.gov/News/PressReleases/2014/ratedrop.htm>

<sup>78</sup> City of Fresno. General Plan. "Chapter 2 Economic Development." January 2015.

<http://www.fresno.gov/NR/rdonlyres/745F4631-D792-4EB7-983C-EE4B49D22A98/o/GPFinal2EconomicDevelopmentJan202015.pdf>

which are being assessed as to the cost of major street and utility infrastructure improvements. Existing industrial areas also need to be cleaned-up; in some cases, physical and technology infrastructure need to be improved and landscaped so there is better “curb appeal” and productivity capabilities. This will help attract research and development and other professional industries.<sup>79</sup>

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The project that is anticipated to have the greatest economic impact on the City and the region is the high speed rail train, which will eventually connect San Diego to Sacramento, traversing through the Central Valley:

In preparation for this undertaking, the Fresno Works coalition was created. Led by the Fresno County Board of Supervisors, Fresno Works membership encompasses 15 cities, including Fresno, the Economic Development Corporation, the labor pool, and business and educational leaders. Fresno Work’s leading vision is to all in an effort to bring the California High-Speed Rail Authority’s heavy maintenance facility to Fresno County, which would have an estimated impact of \$300 million in new construction, 1,500 high-paying jobs, and an estimated \$100 million in annual salaries.<sup>80</sup>

The fact that high speed rail will “connect Fresno to Anaheim in less than two hours, Fresno to Los Angeles in a little over an hour, Fresno to Sacramento in under an hour, and Fresno to San Diego in less than three hours,” means that the City will soon be very literally connected to cities throughout the state.<sup>81</sup> In fact, a study on the economic impacts on the high speed rail project found that: “For larger cities, high speed rail service will improve access to labor markets and consolidated higher-end business, financial, and cultural/tourism services. For mid-sized and smaller cities, high speed rail service will expand access to specialized regional talent and help leverage local investments for accessing larger markets.”<sup>82</sup>

In addition to the high speed rail initiative, the Fresno County Economic Development Corporation identifies a few key projects which could have a regional economic impact:<sup>83</sup>

- First Solar, Inc., and NorthLight Power, LLC, acquired a 60 megawatt solar project that was previously developed in Fresno County, near the City of Mendota. The project has a 20 year power purchase agreement with Pacific Gas and Electric Company, and is the first utility-scale

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<sup>79</sup> Ibid

<sup>80</sup> Economic Development Corporation. “Fresno Works.” <http://www.fresnoedc.com/about/publications/FresnoWorks/pdf/HSR2010.pdf>

<sup>81</sup> Ibid

<sup>82</sup> Economic Development Research Group, Inc. “The Economic Impacts of High-Speed Rail on Cities and their Metropolitan Areas.” <http://www.usmayors.org/highspeedrail/documents/report.pdf>

<sup>83</sup> Fresno County Economic Development Corporation. “Fresno County EDC News.” November 2014. <http://www.fresnoedc.com/Newsletter/Nov2014.html>

photovoltaic power project in Fresno County. The photovoltaic solar plant is expected to be completed in 2015, providing 410 construction jobs.

- The Horizon Nut Company, which is a leader in the pistachio processing services over the width of the California Central Valley, has broken ground on a new facility in Firebaugh, approximately 30 miles from Fresno City. The new facility is expected to take advantage of the increasing acreage in Fresno County dedicated to the growing of pistachios, to satisfy a rising consumer demand, and as a result, enhance employment in the area.

#### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The City's 2014 General Plan update includes detail regarding its workforce needs:<sup>84</sup>

- A disparity exists between available jobs and the skills of the available labor force, contributing to a declining labor force.
- The sectors suffering the most job losses are those that require low-skill labor – jobs that fit the educational attainment of many of the City's workers.
- The City is still adding jobs that pay living wages, are career-oriented positions, and require specialized skills or training.
- Much of the current workforce is not equipped for these positions, pointing to the need for a significant and long-term focus on workforce training and education.”

Additionally, a scarcity of high-tech, high-paying professional jobs has led to the departure of educated professionals from the City. Millennials are leaving the City for higher education or advanced career opportunities, however “recent City efforts to stop this outflow and retain local talent have been successful, including the Creative Economy Council, Creative Fresno, Fresno's Leading Young Professionals, Creative Fresno's Boomerang Project, and Bitwise, a private business incubator.”<sup>85</sup>

#### **Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Counted among the region's most important workforce assets are the Fresno Regional Workforce Investment Board, Cal State Fresno, Fresno Pacific University, State Center Community College District, West Hills Community College District, the local school districts, and the many private technical and educational institutions. Together, they are providing training beyond high school to almost 100,000 Fresno County Area residents each year.<sup>86</sup> The region is the education capital of the Central San Joaquin Valley because of its education and training infrastructure. These institutions are

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<sup>84</sup> City of Fresno. General Plan. “Chapter 2 Economic Development.” December 2014.  
<http://www.fresno.gov/NR/rdonlyres/745F4631-D792-4EB7-983C-EE4B49D22A98/0/GPFinal2EconomicDevelopmentJan202015.pdf>

<sup>85</sup> Ibid

<sup>86</sup> Ibid

doing a significant amount to address the region's skills gap, and will continue to be one of the area's top economic development priorities for the next decade for more.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDs)?**

No.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Using a variety of funding sources, the City of Fresno will provide economic development and employment opportunity programs, and will focus its economic activities and budget on four major areas:<sup>87</sup>

1. Foster an environment that will lead to the creation of new jobs and the retention of existing jobs
2. Encourage entrepreneurs to establish new businesses
3. Work with existing Fresno businesses to encourage them to stay in Fresno. Expand, and create additional jobs
4. Attract new job creating businesses in Fresno, focus on regional job initiative industry clusters.

The City of Fresno will also work closely with such economic development partners such as:<sup>88</sup>

- The California Partnership for the San Joaquin Valley
- The Greater Fresno Chamber of Commerce
- The [Fresno Metro](#) Black Chamber of Commerce
- ~~The [Central California](#) Hispanic Chamber of Commerce~~
- [The Fresno Area Hispanic Chamber of Commerce](#)
- The Asian Business community
- ~~[Fresno Works for Better Health](#)~~
- The Workforce Investment Board
- The Economic Development Corporation serving Fresno County
- ~~[The Empowerment Zone Board](#)~~

<sup>87</sup> City of Fresno. "FY 2014-2015 Annual Action Plan." [http://www.fresno.gov/NR/rdonlyres/4025CD2E-3251-4AC1-88A7-5BCA8E9DCB2C/30600/FY2015AnnualActionPlan\\_Final.pdf](http://www.fresno.gov/NR/rdonlyres/4025CD2E-3251-4AC1-88A7-5BCA8E9DCB2C/30600/FY2015AnnualActionPlan_Final.pdf)

<sup>88</sup> City of Fresno. "FY 2014-2015 Annual Action Plan." [http://www.fresno.gov/NR/rdonlyres/4025CD2E-3251-4AC1-88A7-5BCA8E9DCB2C/30600/FY2015AnnualActionPlan\\_Final.pdf](http://www.fresno.gov/NR/rdonlyres/4025CD2E-3251-4AC1-88A7-5BCA8E9DCB2C/30600/FY2015AnnualActionPlan_Final.pdf)



- The Fresno County Department of Employment
- The Central Valley Business Incubator
- The University Business at California State University, Fresno
- The Asian Business Institute Incubator
- The University Business Center at California State University, Fresno
- Asian Business Institute and Resource Center
- Convention and Visitors Bureau

Each of these organizations is working towards the overall vision of the City as a “United City working together to ensure equal access to opportunity, education and quality of life for every man, woman and child regardless of their race, religion, age or socio-economic status.”<sup>89</sup>

Examples of some of the specific activities for this vision include:

- Administration and/or Marketing of Business Incentives Programs. The City of Fresno currently has five incentive programs for businesses, administered and/or marketed through its Economic Development Division:
  - The federal Empowerment Zone (EZ)
  - The state Enterprise Zone (SEZ)
  - The Foreign Trade Zone
  - Historically Underutilized Business Zones
  - New State Hiring Tax Credit Program
- Continued Implementation of the EZ and SEZ, which target economic revitalization within the City’s high unemployment and high poverty areas. These programs address business tax incentives, import/export incentives, and business preferences on federal contracts. The New State Hiring Tax Credit Program provides eligible employers with a tax credit for each qualified new employee they hire.<sup>90</sup>
- Providing and coordinating technical support and training to economic development activities through aggressive marketing, negotiating and Coordinate Technical Support and Training. The City of Fresno will continue to provide technical support to economic development activities through:
  - Aggressive marketing
  - Negotiating agreements between the public and private sectors

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<sup>89</sup> City of Fresno. “FY 2014-2015 Annual Action Plan.” [http://www.fresno.gov/NR/rdonlyres/4025CD2E-3251-4AC1-88A7-5BCA8E9DCB2C/30600/FY2015AnnualActionPlan\\_Final.pdf](http://www.fresno.gov/NR/rdonlyres/4025CD2E-3251-4AC1-88A7-5BCA8E9DCB2C/30600/FY2015AnnualActionPlan_Final.pdf)

<sup>90</sup> Economic Development Division. “Governor’s Economic Development Initiative.” <http://www.fresno.gov/NR/rdonlyres/881E68EA-9A03-49F3-9E4D-CA0FF0E2AA9/o/101314GEDISummaryofBenefits.pdf>

- Assisting in access to capital
- Property location and project review processes
- Ongoing development of minority and women owned businesses through the City's Disadvantaged Business Enterprise and Small Business Outreach Program. This program maintains and publishes a Disadvantaged Business Enterprise Directory Listing.

Economic stimulus is also a result of the City of Fresno's investments in such activities as [“No Neighborhood Left Behind” the City's Infrastructure Development Impact Fee Elimination Reduction Program \(IDFER\), which is being used to incentivize the retention, expansion, attraction of industrial users/employers. This is in addition to changes made by the City to streamline](#) the planning and development process for housing and business; the development and marketing of the Industrial Zones, addressing future needs for streets, signage, [waste](#) water treatment plants, fire stations, police substations, and parks. Economic development is considered a citywide effort that is enhanced with local partnerships, for-profit and nonprofit organizations, and state and federal assistance.<sup>91</sup>

#### Discussion

See discussion above.

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<sup>91</sup> City of Fresno. “FY 2014-2015 Annual Action Plan.” [http://www.fresno.gov/NR/rdonlyres/4025CD2E-3251-4AC1-88A7-5BCA8E9DCB2C/30600/FY2015AnnualActionPlan\\_Final.pdf](http://www.fresno.gov/NR/rdonlyres/4025CD2E-3251-4AC1-88A7-5BCA8E9DCB2C/30600/FY2015AnnualActionPlan_Final.pdf)

## MA-50 Needs and Market Analysis Discussion

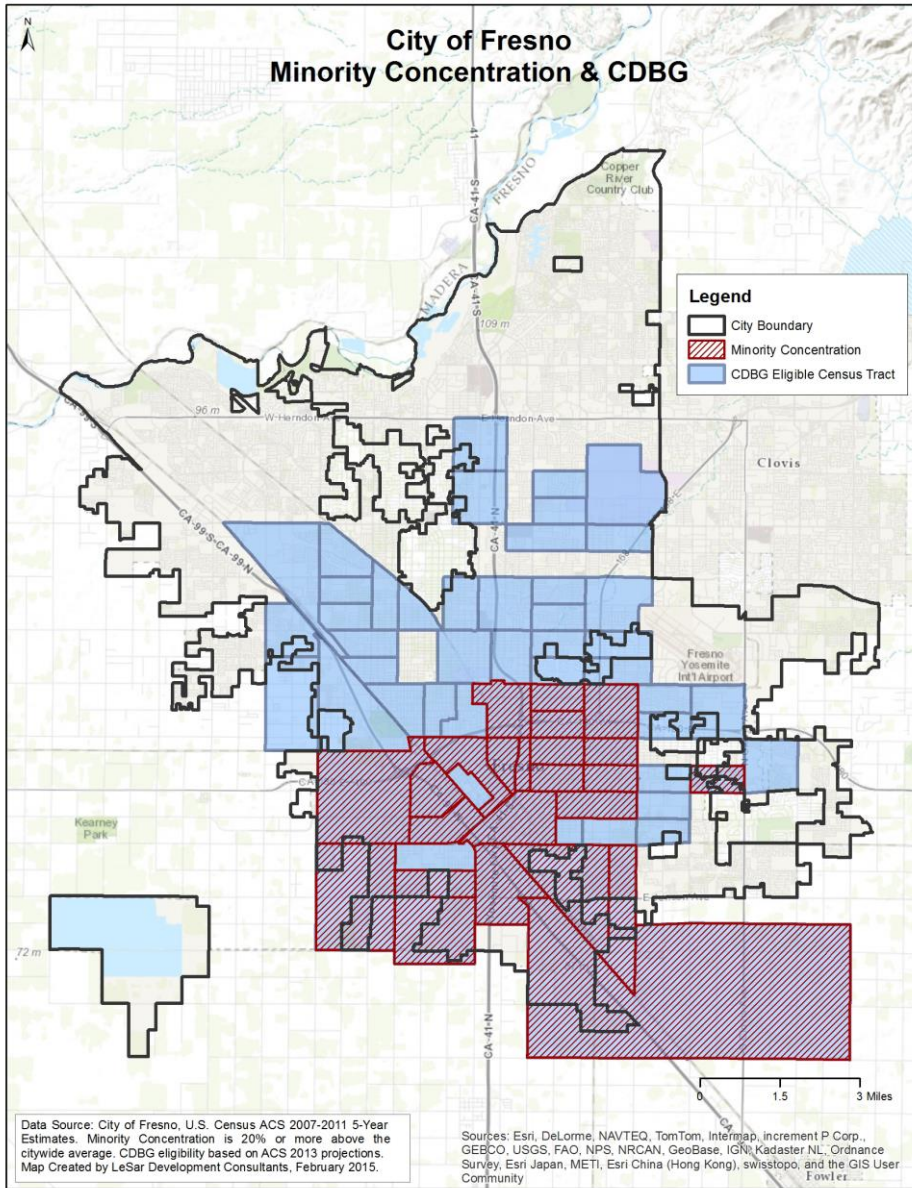
### Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

As discussed in the Needs Assessment, housing problems disproportionately affect low-income and minority populations. For the disproportionate needs by racial/ethnic group, please see the discussion for NA-15, NA-20, and NA-25. In summary:

- Nearly one-half (46 percent) of Asian households (1,095 households) in the 50-80% AMI category experience severe housing problems, compared to 36 percent of the jurisdiction as a whole.
- Thirty-six percent of American Indian, Alaska Native households are disproportionately cost burdened and paying more than 30 percent of their income toward housing costs, compared to 23 percent of the jurisdiction as a whole.
- Thirty-seven percent of Black / African American households and 34 percent of Pacific Islander households are disproportionately severely cost burdened and paying more than 50 percent of their income toward housing costs, compared to 24 percent of the jurisdiction as a whole.

Minority concentration is defined as census tracts where the percentage of individuals of a particular racial or ethnic minority group is at least 20 percentage points higher than the citywide average. The map below illustrates low to moderate income areas and census tracts with a minority concentration.

Map 2 – City of Fresno Minority Concentration & CDBG



**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Please see discussion above.

**What are the characteristics of the market in these areas/neighborhoods?**

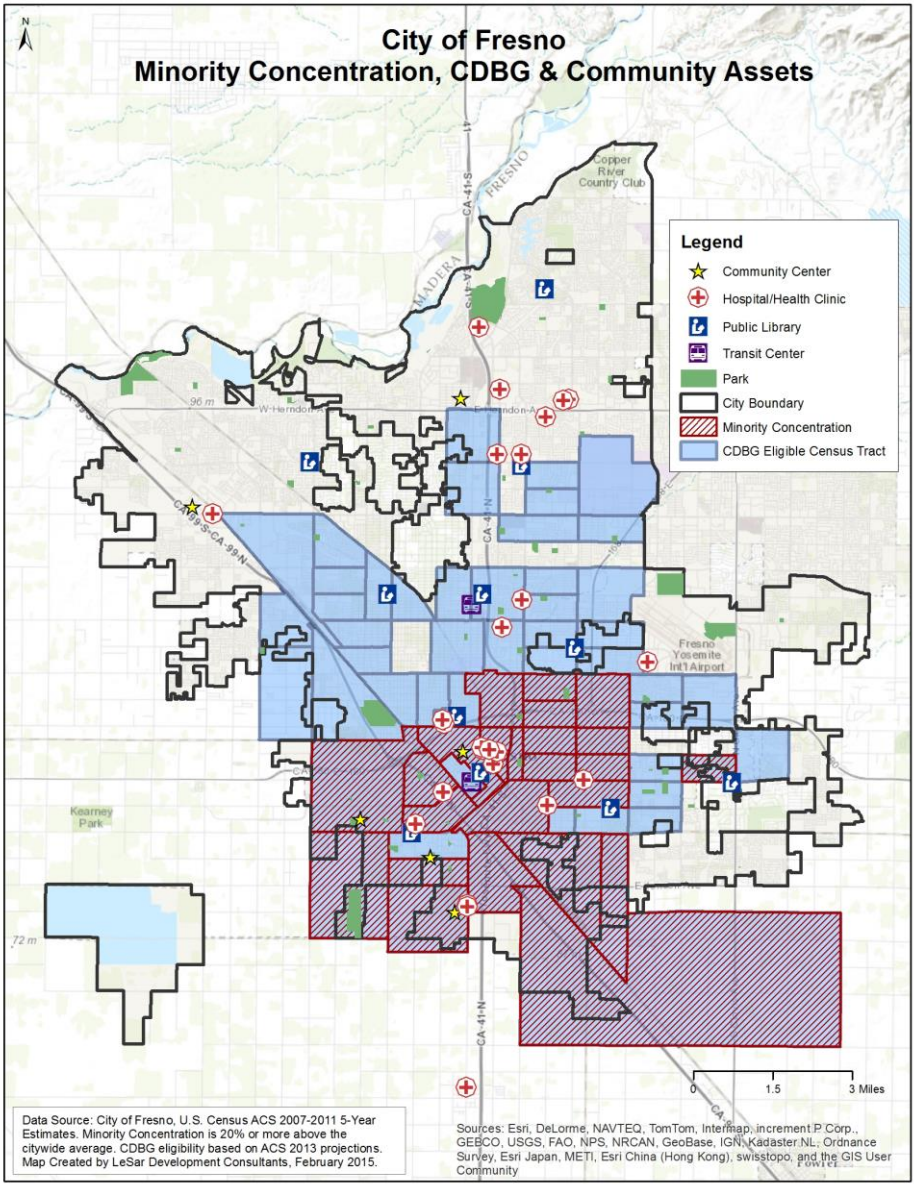
As mentioned in previous sections of the Needs Assessment and Market Assessment, a number of barriers exist for residents in these areas. With higher numbers of LMI and minority households, these communities face disproportionate housing problems such as overcrowding and cost burden.

**Are there any community assets in these areas/neighborhoods?**

MAP 3 below displays a sample of community assets and amenities that may represent strategic investment opportunities for these areas, including:

1. Community centers
2. Medical facilities
3. Public libraries
4. Parks
5. Transit centers

Map 3 – City of Fresno Minority Concentration, CDBG & Community Assets



**Comment [JC2]:** Map needs to be corrected.

### Are there other strategic opportunities in any of these areas?

The General Plan identifies a number of strategic investments to be made including:

- [eD](#) Development incentives in the “Infill Opportunity Zones” (see attached maps)
- Bus Rapid Transit – initially along the Blackstone/Kings Canyon corridors – to create fast and reliable transportation
- Downtown plans, code and development incentives including Transit Oriented Development fee deferral
- Job creation incentives within existing infill areas – iDIFER is a fee deferral program to assist businesses expanding [and/or](#) creating new job opportunities within the existing city limits
- HSR – opportunities for new investment and job creation with the construction of the HSR along with new plans surrounding the downtown station
- Code Enforcement Task Force – strategic realignment of resources to meet growing concerns regarding uninhabitable properties
- Strategic sequencing of growth – by balancing investment in existing, established neighborhoods with new growth areas, the city will encourage and incentivize infill investments which will enhance and improve existing neighborhoods rather than allowing new investment to flee neighborhoods of concentrated poverty.
- Partnerships with other governmental entities has also spurred new growth including a new magnet high school targeted to students pursuing inventions and entrepreneurial activities.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Consolidated Plan goals below represent high priority needs for the City of Fresno (City) and serve as the basis for the strategic actions the City will use to meet these needs. The goals, listed in no particular order, are:

1. Increase development, preservation, and rehabilitation of affordable housing for low-income and special needs households.
2. Provide assistance for the homeless and those at risk of becoming homeless through Housing First collaborations.
3. Provide assistance to low-income and special needs households.
4. Provide public facilities improvements to strengthen neighborhood revitalization.

The City of Fresno's Consolidated Plan preparation coincides with the development of the first year Action Plan and the annual Notice of Funding Available (NOFA) process. The City awards Community Development Block Grant (CDBG), HOME Investment Partnerships Act (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) funding to non-profits, public agencies, City departments, and developers that provide public services and housing for low-income and special needs households. The City of Fresno gives priority to NOFA-funded projects that are located in Downtown Fresno and its surrounding neighborhoods.



## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

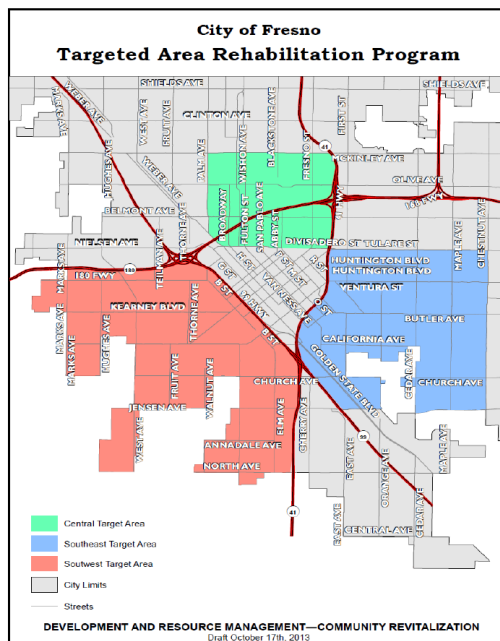
Not applicable. The City has not established specific target areas to focus the investment of entitlement funds.

### General Allocation Priorities

The Consolidated Plan allocates federal entitlement dollars according to low-and moderate-income (LMI) census tracts without target areas. ~~However, the City of Fresno recognizes the importance of a coordinated effort to invest in its neighborhoods. Its recently implemented Targeted Neighborhood Rehabilitation Program and Targeted Area Distressed Property Program will target funds to rehabilitate certain neighborhoods that have been determined through code enforcement as deteriorated and blighted, needing both public and private investments to curb the elements that created deterioration. These areas can be seen in the map below and include neighborhoods in the following areas:~~

- ~~Southwest Fresno~~
- ~~Southeast Fresno~~
- ~~Central Fresno~~

~~Additionally, the City of Fresno gives priority to NOFA-funded projects that are located in Downtown Fresno and its surrounding neighborhoods. New construction projects are not geographically targeted but are implemented citywide in an effort to provide location of choice to LMI persons. Projects that are developed outside of areas of minority concentration and high poverty are encouraged to promote mixed income and location choice. The City encourages developments to be located near major focus areas that are being revitalized through other economic development or public improvement activities.~~



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## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Based on the Needs Assessment, Market Analysis, and community outreach conducted for the current Consolidated Plan cycle, the goals were established to meet the priority needs. Projects will only be considered for funding within the Consolidated Plan period if they address these high priority needs, summarized in the table below.

**Table 62 - Priority Needs Summary**

Sort Order	Priority Need	Priority Level	Description	Population	Goal	Basis for Relative Priority
1	Affordable Housing	High	<p>Nearly 44 percent of households (68,425 households) in the City are LMI with incomes ranging from 0-80% area median income (AMI).</p> <p>The City needs approximately 5,625 additional affordable housing units to match the housing needs of the population earning below 80% AMI.</p> <p>Current housing stock that is affordable to households earning 30 percent or less of AMI can satisfy only 15 percent of existing need, or 3,170 housing units of the 21,630 that are needed.</p> <p>The Fresno Housing Authority</p>	<p>Income Level:</p> <ul style="list-style-type: none"> <li>• Extremely Low</li> <li>• Low</li> <li>• Moderate</li> </ul> <p>Family Types:</p> <ul style="list-style-type: none"> <li>• Large Families</li> <li>• Families with Children</li> <li>• Elderly</li> </ul> <p>Homeless:</p> <ul style="list-style-type: none"> <li>• Chronic Homelessness</li> <li>• Individuals</li> <li>• Families with Children</li> <li>• Mentally Ill</li> <li>• Chronic Substance Abuse</li> <li>• Veterans</li> <li>• Persons with HIV/Aids</li> <li>• Victims of Domestic Violence</li> <li>• Unaccompanied Youth</li> </ul> <p>Non-homeless Special Needs:</p> <ul style="list-style-type: none"> <li>• Elderly</li> </ul>	Increase development, preservation, and rehabilitation of affordable housing for low-income and special needs households.	Qualitative feedback collected through the city-wide forums and needs survey, which were substantiated by quantitative data reported in the Needs Assessment and Market Analysis, served as the basis for prioritization.

Consolidated Plan

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Sort Order	Priority Need	Priority Level	Description	Population	Goal	Basis for Relative Priority
			administers approximately 6,378 Housing Choice vouchers throughout the City. Due to limited funding, the citywide waitlist for Section 8 recipients contains 36,000 households as of 2015. Applicants are chosen via lottery and, generally, can expect to be on the waitlist for at least 2 years. The waitlist for public housing contains 24,233 households.	<ul style="list-style-type: none"> <li>• Frail Elderly</li> <li>• Persons with Mental Disabilities</li> <li>• Persons with Physical Disabilities</li> <li>• Persons with Alcohol or Other Addictions</li> <li>• Persons with HIV/AIDS and their Families</li> <li>• Victims of Domestic Violence</li> </ul>		
2	Homelessness	High	The 2014 Point in Time Count found that 2,116 homeless persons were living in the City, and 73 percent (1,536 individuals) were unsheltered and living in a place not fit for human habitation.	<p>Income Level:</p> <ul style="list-style-type: none"> <li>• Extremely Low</li> <li>• Low</li> <li>• Moderate</li> </ul> <p>Family Types:</p> <ul style="list-style-type: none"> <li>• Large Families</li> <li>• Families with Children</li> <li>• Elderly</li> </ul> <p>Homeless:</p> <ul style="list-style-type: none"> <li>• Chronic Homelessness</li> <li>• Individuals</li> <li>• Families with Children</li> <li>• Mentally Ill</li> <li>• Chronic Substance Abuse</li> <li>• Veterans</li> <li>• Persons with HIV/Aids</li> <li>• Victims of Domestic Violence</li> <li>• Unaccompanied Youth</li> </ul>	Provide assistance for the homeless and those at risk of becoming homeless through Housing First collaborations.	Qualitative feedback collected through the regional forums and regional needs survey, which were substantiated by quantitative data reported in the Needs Assessment and Market Analysis, served as the basis for prioritization.

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Sort Order	Priority Need	Priority Level	Description	Population	Goal	Basis for Relative Priority
				Non-homeless Special Needs: <ul style="list-style-type: none"> <li>• Elderly</li> <li>• Frail Elderly</li> <li>• Persons with Mental Disabilities</li> <li>• Persons with Physical Disabilities</li> <li>• Persons with Alcohol or Other Addictions</li> <li>• Persons with HIV/AIDS and their Families</li> <li>• Victims of Domestic Violence</li> </ul>		
3	Community Services	High	Survey respondents and forum participants frequently called attention to the need for health and legal services for vulnerable populations. Residents were particularly concerned that the existing services did not meet the needs of the undocumented population. There was also a strong demand for services and facilities to meet the needs of youth, seniors, and working parents in need of childcare. Many participants expressed a desire to see multiple services integrated into one common space.	Income Level: <ul style="list-style-type: none"> <li>• Extremely Low</li> <li>• Low</li> <li>• Moderate</li> </ul> Family Types: <ul style="list-style-type: none"> <li>• Large Families</li> <li>• Families with Children</li> <li>• Elderly</li> </ul> Non-homeless Special Needs: <ul style="list-style-type: none"> <li>• Elderly</li> <li>• Frail Elderly</li> <li>• Persons with Mental Disabilities</li> <li>• Persons with Physical Disabilities</li> <li>• Persons with Alcohol or Other Addictions</li> <li>• Persons with HIV/AIDS and their Families</li> <li>• Victims of Domestic Violence</li> </ul>	Provide assistance to low-income and special needs households.	Qualitative feedback collected through the regional forums and regional needs survey, which were substantiated by quantitative data reported in the Needs Assessment and Market Analysis, served as the basis for prioritization.

Sort Order	Priority Need	Priority Level	Description	Population	Goal	Basis for Relative Priority
				<ul style="list-style-type: none"> <li>• Non-housing Community Development</li> </ul>		
4	Public Facilities and Public Improvements	High	<p>The need for parks and greenspace emerged as among the highest rated priorities both in the community forums and in the individual survey responses. Several participants mentioned the disparity in park access between North and South Fresno and said that lower-income neighborhoods need greater recreational opportunities.</p> <p>Local service providers at each of the Consolidated Plan forums highlighted the lack of affordable and accessible transportation services in the City. Participants expressed a desire for increased routes and expanded ride times for public transportation. Many said that seniors, students, and the working poor have the highest unmet or under met</p>	<p>Income Level:</p> <ul style="list-style-type: none"> <li>• Extremely Low</li> <li>• Low</li> <li>• Moderate</li> </ul> <p>Family Types:</p> <ul style="list-style-type: none"> <li>• Large Families</li> <li>• Families with Children</li> <li>• Elderly</li> <li>• Public Housing Residents</li> </ul> <p>Homeless:</p> <ul style="list-style-type: none"> <li>• Chronic Homelessness</li> <li>• Individuals</li> <li>• Families with Children</li> <li>• Mentally Ill</li> <li>• Chronic Substance Abuse</li> <li>• Veterans</li> <li>• Persons with HIV/Aids</li> <li>• Victims of Domestic Violence</li> <li>• Unaccompanied Youth</li> </ul> <p>Non-homeless Special Needs:</p> <ul style="list-style-type: none"> <li>• Elderly</li> <li>• Frail Elderly</li> <li>• Persons with Mental Disabilities</li> <li>• Persons with Physical Disabilities</li> <li>• Persons with Alcohol or Other</li> </ul>	Provide public facilities improvements to strengthen neighborhood revitalization.	Qualitative feedback collected through the regional forums and regional needs survey, which were substantiated by quantitative data reported in the Needs Assessment and Market Analysis, served as the basis for prioritization

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Sort Order	Priority Need	Priority Level	Description	Population	Goal	Basis for Relative Priority
			transportation needs.	Addictions <ul style="list-style-type: none"> <li>• Persons with HIV/AIDS and their Families</li> <li>• Victims of Domestic Violence</li> </ul>		

**Narrative**

As previously discussed, poverty, cost burden and unemployment are some of the greatest challenges faced in the City. As a result the City is tasked with determining how to support economic growth while assisting the most vulnerable populations.

The Needs Assessment and Market Analysis, in concert with the qualitative data collected through community outreach, highlight the City’s continued need for investment in economic development, affordable housing, and services for low-income households, the homeless, and other special need groups.

## SP-30 Influence of Market Conditions – 91.215 (b)

**Table 63 - Influence of Market Conditions**

Affordable Housing Type	Market Characteristics That Will Influence The Use of Funds Available for Housing Type
Tenant Based Rental Assistance (TBRA)	As per the Needs Assessment, 24 percent of households in the City are severely cost burdened and paying more than 50 percent of their income toward housing costs. Fifteen percent of households in the City have incomes at or below 30% AMI, and 30 percent have incomes at or below 50% AMI.
TBRA for Non-Homeless Special Needs	As discussed in the Needs Assessment and Market Analysis, special needs populations generally face unique housing needs, such as physical limitations, low household incomes, and rising costs of healthcare and/or childcare. Housing affordability may be a key issue for those living on fixed incomes. The shortage of affordable housing within the City can make it difficult to transition from Community Care Facilities into the private rental market without rental subsidies. This may put those special needs groups at a higher risk of becoming homeless.
New Unit Production	<p>There are currently 62,800 units in the City that are affordable for LMI households earning below 80% AMI, yet there are 68,425 households within this income bracket in need of affordable housing. This reflects a total deficit of 5,625 units for LMI households.</p> <p>Even more significant is the fact that there are 21,630 households with incomes at or below 30% AMI, yet there are only 3,170 units available in this income category. This reflects a total deficit of 18,460 units for 0-30% AMI households.</p>
Rehabilitation	As per the Needs Assessment and Market Analysis, approximately 34 percent of the City's housing stock is over 45 years old (built before 1970) and may require maintenance and repair. Additionally, 57 percent is over 35 years old (built before 1980). Data on the number of units which are classified as substandard because they lack complete plumbing or kitchen facilities are also often used to assess the condition of a jurisdiction's housing stock. Data indicates that over one percent, or 2,318 units in the City lack these facilities.
Acquisition, including Preservation	As per the Needs Assessment and Market Analysis, the most common housing problem within the City is cost burden. Forty-seven percent of households (71,090 households) in the City are cost burdened and paying more than 30 percent of their income toward housing costs. This represents 54 percent of renter households and 36 percent of owner households.

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

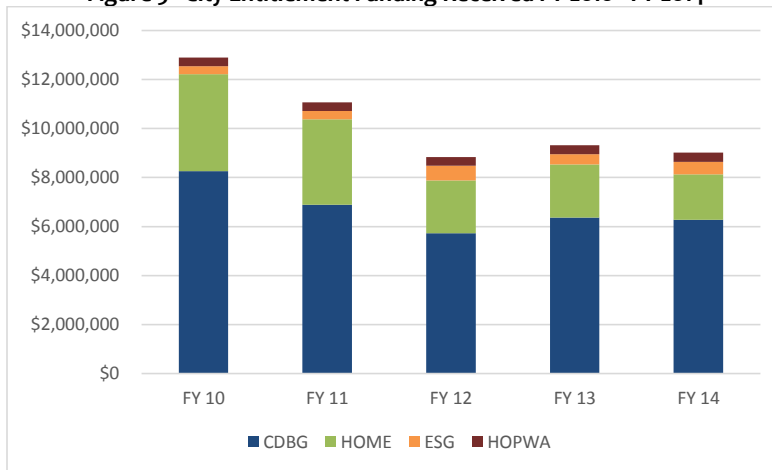
### Introduction

As seen on the table below, the amount of federal entitlement funding has decreased overall by approximately 30 percent in the five year period from Fiscal Years (FY) 2010-2014. Therefore, the City of Fresno anticipates an annual five percent reduction per year.

**Table 64 - City Entitlement Funding Received FY 2010 - FY 2014**

	FY 10	FY 11	FY 12	FY 13	FY 14	Total
CDBG	\$8,256,549	\$6,890,968	\$5,729,840	\$6,371,149	\$6,280,810	\$33,529,316
HOME	3,954,295	3,489,514	2,150,084	2,167,702	1,846,280	13,607,875
ESG	335,109	334,508	596,740	418,009	517,584	2,201,950
HOPWA	346,048	352,275	358,363	355,403	379,006	1,791,095
<b>Total</b>	<b>\$12,892,001</b>	<b>\$11,067,265</b>	<b>\$8,835,027</b>	<b>\$9,312,263</b>	<b>\$9,023,680</b>	<b>\$51,130,236</b>

**Figure 5 - City Entitlement Funding Received FY 2010 - FY 2014**





**Table 65 - Anticipated Resources: CDBG Program**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public Federal	<ul style="list-style-type: none"> <li>• Admin and Planning</li> <li>• Acquisition</li> <li>• Economic Development</li> <li>• Housing</li> <li>• Public Improvements</li> <li>• Public Service</li> </ul>	\$6,279,643	\$245,000	\$991,000	\$7,515,643	\$0	CDBG funds will be used for the creation and preservation of affordable rental units, improvements in low-income neighborhoods, and public services that benefit low-income and special needs households.

**Table 66 - Anticipated Resources: HOME Program**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	Public Federal	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Homebuyer Assistance</li> <li>• Homeowner Rehab</li> <li>• Multifamily Rental New Construction</li> <li>• Multifamily Rental Rehab</li> <li>• New Construction for Ownership</li> <li>• TBRA</li> </ul>	\$1,663,214	\$125,000	\$4,920,000	\$6,708,214	\$0	This program is designed exclusively to create affordable housing for low-income households.

**Table 67 - Anticipated Resources: HOPWA Program**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	Public Federal	<ul style="list-style-type: none"> <li>• Permanent Housing in Facilities</li> <li>• Permanent Housing Placement</li> <li>• STRMU</li> <li>• Short Term or Transitional Housing Facilities</li> <li>• Supportive Services</li> <li>• TBRA</li> </ul>	\$383,139	\$0	\$350,000	\$733,139	\$0	The program is exclusively dedicated to the housing needs of people living with HIV/AIDS.

**Table 68 - Anticipated Resources: ESG Program**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	Public Federal	<ul style="list-style-type: none"> <li>• Conversion and Rehab for Transitional Housing</li> <li>• Financial Assistance</li> <li>• Overnight Shelter</li> <li>• Rapid Re-Housing (Rental Assistance)</li> <li>• Rental Assistance Services</li> <li>• Transitional Housing</li> </ul>	\$559,850	\$0	\$1,500,000	\$2,059,850	\$1,500,000	This program is designed to identify sheltered and unsheltered homeless persons, as well as those at risk of homelessness, and provide the services necessary to help them quickly regain stability in permanent housing.

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

*Entitlement Funds*

Leverage, in the context of entitlement funding, means bringing in other local, state, and federal financial resources to maximize the reach and impact of the City of Fresno's U.S. Department of Housing and Urban Development (HUD) funded programs. HUD, like many other federal agencies, encourages the recipients of federal monies to demonstrate that efforts are being made to strategically leverage additional funds in order to achieve greater results. Leverage is also a way to increase project efficiencies and benefit from economies of scale that often come with combining sources of funding for similar or expanded scopes.

Additionally, HUD has matching fund requirements for both the HOME and ESG Programs. These requirements align with the City of Fresno's strategy for recipients of the federal funds to collaborate and partner with other agencies; increase funding levels for greater programmatic impact; and reduces the reliance of future City of Fresno funding. The City of Fresno strongly encourages the federal funds from HUD to be used to leverage other funds to address local needs. CDBG and ESG funds from HUD often are used as a match for another funding source. HOME funds are often used to serve as collateral to secure greater amounts of private, federal, or state financial resources.

- HOME Program  
Participating jurisdictions are required to match expended HOME funds at a rate of 25 percent with non-federal funds permanently contributed to the HOME Program or HOME Project. However, when a jurisdiction is identified by HUD as being under "fiscal distress", HUD will reduce the match requirement. For FY 2014, HUD reduced the City of Fresno's HOME match requirement by 100%. However, the City of Fresno continues to match its HOME funds through various financial instruments and has excess match to cover future year liabilities. Examples of matching funds under the HOME Program include private finance and interest subsidies from home buyer and residential rehabilitation programs.
- ESG Program  
ESG provides services to homeless persons and requires a 100% match from a non-federal source. The City of Fresno passes this matching requirement to the service providers receiving the ESG funds. ESG providers meet this requirement through the use of private donations, State grants, and/or volunteer hours. The City of Fresno meets its match requirement for administration fees through the CDBG Program.

*Other Federal Grant Programs*

In addition to the entitlement dollars listed in Table 66 above, the federal government has several other funding programs for community development and affordable housing activities. These include: Fair Housing; Lead Based Paint; HOPE VI; HOPWA Competitive Funds; the Supportive Housing Program; Section 202, Section 811; Youthbuild; the Housing Choice Voucher Program; the Affordable Housing Program (AHP) through the Federal Home Loan Bank, and others. It should be noted that in most cases the City would not be the applicant for these funding sources as many of

these programs offer assistance to affordable housing developers and nonprofits rather than local jurisdictions.

#### *State Housing and Community Development Sources*

In California, the Department of Housing and Community Development (HCD) and the California Housing Finance Agency (CalHFA) administer a variety of statewide public affordable housing programs that offer assistance to nonprofit affordable housing developers. Examples of HCD's programs include the Multifamily Housing Program (MHP), Affordable Housing Innovation Fund (AHIF), Building Equity and Growth in Neighborhoods Program (BEGIN), and CalHOME. Many HCD programs have historically been funded by one-time State bond issuances and, as such, are subject to limited availability of funding. CalHFA offers multiple mortgage loan programs, down payment assistance programs, and funding for the construction, acquisition, and rehabilitation of affordable ownership units.

The National Housing Trust Fund (HTF) is a new affordable housing production program that will complement existing federal, state and local efforts to increase and preserve the supply of decent, safe, and sanitary affordable housing for extremely low- and very low-income households, including homeless families.<sup>92</sup> States and state-designated entities are eligible grantees for the HTF. HUD will allocate HTF funds by formula annually. A state must use at least 80 percent of each annual grant for rental housing; up to 10 percent for homeownership; and up to 10 percent for the grantee's reasonable administrative and planning costs. During 2015, states will begin developing their HTF Allocation Plans and solicit input from their constituents and submit these plans to HUD along with their 2016 Annual Action Plans. HUD anticipates that grantees will receive their HTF allocations by summer 2016.

The State also administers the federal Low Income Housing Tax Credits program, a widely used financing source for affordable housing projects. As with the other federal grant programs discussed above, the City of Fresno would not apply for these funding sources. Rather, local affordable housing developers could apply for funding through these programs for particular developments in the City.

#### *County and Local Housing and Community Development Sources*

There are a variety of countywide and local resources that support housing and community development programs. Some of these programs offer assistance to local affordable housing developers and community organizations while others provide assistance directly to individuals. These resources may include construction and permanent financing from private lenders, foundation grants, and equity investments from the sale of Low Income Housing Tax Credits.

The Mortgage Credit Certificates (MCC) program provides assistance to first-time homebuyers by allowing an eligible purchaser to take up to 20 percent of their annual mortgage interest payment as a tax credit against federal income taxes. The County of Fresno administers the MCC Program on behalf of the jurisdictions, including the City of Fresno.

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<sup>92</sup> HUD Exchange. "Housing Trust Fund." <https://www.hudexchange.info/htf>

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Land and property that may be used to meet the needs identified in the Needs Assessment and the strategies created.

APN	ACRE	ADDRESS	ZIP	PROJECT AREA	VACANT LOT	ZONING
477-060-04T	7.94	146 E FLORENCE	93706	SW FRESNO GNRA	Y	Split
464-113-13T	0.13	130 W LEMON	93706	SW FRESNO GNRA	Y	R-1
465-174-21T	0.13	1511 B ST	93706	SW FRESNO GNRA	Y	R-2
465-174-22T	0.13	1515 B ST	93706	SW FRESNO GNRA	Y	R-2
467-155-07T	0.15	1107 B ST	93706	SW FRESNO GNRA	Y	C-6
477-121-05T	0.18	CALIFORNIA/PLUMAS	93706	SW FRESNO GNRA	Y	R-1
477-121-06T	0.19	CALIFORNIA/PLUMAS	93706	SW FRESNO GNRA	Y	R-1
477-121-13T	0.21	33 E ATCHISON	93706	SW FRESNO GNRA	Y	R-1
477-144-18T	0.40	84 E GEARY	93706	SW FRESNO GNRA	Y	R-1
477-144-19T	0.42	74 E GEARY	93706	SW FRESNO GNRA	Y	R-1
477-144-20T	0.42	66 E GEARY	93706	SW FRESNO GNRA	Y	R-1
477-144-30T	0.23	NO ADDRESS ASSIGNED	93706	SW FRESNO GNRA	Y	R-1
477-144-32T	0.19	23 E FLORENCE	93706	SW FRESNO GNRA	Y	R-1

APN	ACRE	ADDRESS	ZIP	PROJECT AREA	VACANT LOT	ZONING
477-144-33T	0.19	29 E FLORENCE	93706	SW FRESNO GNRA	Y	R-1
459-141-09T	0.17	329 N COLLEGE	93701	FWY99- GOLDENSTATE	Y	R-4
459-061-29T	0.39	473 N GLENN	93701	FWY99- GOLDENSTATE	N	R-3

**Discussion**

Please see discussions above.



## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

**Table 69 - Institutional Delivery Structure**

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Fresno Development and Resource Management Department – Housing and Community Development Division	Government	<ul style="list-style-type: none"> <li>• Affordable housing – ownership</li> <li>• Affordable housing – rental</li> <li>• Public housing</li> <li>• Homelessness</li> <li>• Non-homeless special needs</li> <li>• Community development: public facilities</li> <li>• Community development : neighborhood improvements</li> <li>• Community development: public services</li> <li>• Community development: economic development</li> <li>• Planning</li> </ul>	Jurisdiction
Fresno Madera Continuum of Care	Continuum of Care	<ul style="list-style-type: none"> <li>• Homelessness</li> </ul>	Region
Fresno Housing Authority	PHA	<ul style="list-style-type: none"> <li>• Homelessness</li> <li>• Affordable housing – rental</li> <li>• Affordable housing – ownership</li> <li>• Public housing</li> </ul>	Region

### Assess of Strengths and Gaps in the Institutional Delivery System

#### Strengths

The City of Fresno manages the institutional delivery structure surrounding the acceptance and allocation of federal entitlement grant funds for Consolidated Plan programs. The City of Fresno conducts public outreach with a variety of stakeholders in various communities in the City. The goals and objectives of the Strategic Plan could not have been formulated without residents’ informed assistance. Public presentation and participation is a vital component in the formulation and development of the City of Fresno’s public policy documents, such as its General Plan Housing

Element, and Specific Plans. These are just a few of the policy documents that the City of Fresno has in place to influence and guide the economic, housing, and social service developments.

Part of the delivery system for creating affordable housing are Community Housing Development Organizations (CHDOs). Currently the City of Fresno has one certified CHDO – Habitat for Humanity Fresno County, Inc. (Habitat). Habitat has been leading non-profit housing development organization in Fresno since 1985 and has been a certified CHDO since 2003. With financial assistance from the City of Fresno HOME-CHDO funds, Habitat continues to expand on its mission to provide safe, decent, and affordable housing for lower income residents.

Historically, the City of Fresno’s local Habitat has developed only single-family units on contiguous in-fill sites. As of recent, Habitat has ventured into scattered site developments and rehabilitation of single-family units. In the coming years, the City is proposing to further Habitat’s CHDO capacity by providing future financial assistant and technical support for the development of multi-family homeownership properties.

#### Gaps

The City’s institutional structure ensures that no one or more agency is involved in fulfilling each institutional role. Public housing is provided through Housing Authority of Fresno County, while help to ensure the availability of affordable housing is provided by the Affordable Housing Programs provided with the City of Fresno’s CDBG and HOME funds. Homelessness needs are addressed by the Fresno Madera Continuum of Care, the Fresno County Department of Social Services (DSS), and the nonprofit agencies receiving ESG through DSS.<sup>93</sup> Non-homeless special needs are primarily addressed by [DSS, the County’s participating cities, and the Fresno County Economic Opportunities Commission](#) [Fresno County and local community based organizations](#). Community development needs are primarily addressed by the participating cities, and special districts in the unincorporated communities, which receive CDBG funds to carry out eligible activities. Planning is performed by the City of Fresno Development and Resource Management Department, and Fresno Council of Governments.

Another gap in the institutional structure that creates affordable housing is the lack of CHDOs. As mentioned earlier the City of Fresno only has one certified CHDO. To address this issue in the upcoming years, the City of Fresno is proposing to provide partnership opportunities to the smaller housing organizations that wish to become a CHDO but that currently do not meet the new Final Rule CHDO requirements. In addition, the City of Fresno is proposing to solicit past participating CHDOs by notifying them of upcoming re-syndication of existing “at risk” properties and new development opportunities.<sup>94</sup>

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<sup>93</sup> [Consolidated Plan for Fresno County Program Years 2015-2019 \(Including Annual Action Plan 2015-16\)](#)

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

**Table 70 - Homeless Prevention Services Summary**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance	X	X	X
Utilities Assistance	X	X	

<b>Street Outreach Services</b>			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services	X	X	

<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	

**Describe the extent to which services targeted to homeless persons and persons with HIV, and mainstream services, such as health, mental health, and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) and persons with HIV within the jurisdiction.**

As part of the institutional delivery system, the City of Fresno participates in the Fresno Madera Continuum of Care (FMCoC), a multi-sector group of stakeholders dedicated to ending and

preventing homelessness in the region. Members of the FMCoC include representatives of federal, state, and local government agencies, nonprofits, the private sector, and faith-based organizations.<sup>95</sup> The FMCoC holds monthly meetings to coordinate its members' efforts to efficiently provide housing and services to the homeless population. It also plays an active role in larger efforts to end homelessness in the United States. The FMCoC is a participant of the 100,000 Homes Campaign and 25 Cities Initiative – both national movements to end homelessness.<sup>96</sup> It has also recently joined the Zero: 2016 campaign,<sup>97</sup> an effort to end veteran homelessness by the end of December 2016. The FMCoC also conducts the annual Point-in-Time Count (PITC) in the counties of Fresno and Madera.<sup>98</sup> As the HMIS Lead of FMCoC, the Fresno Housing Authority plays a critical role in coordinating the annual PITC count and collecting data and distributing results from the annual count.

The State of California previously administered the City's HOPWA program and services were provided by the Fresno County Department of Public Health (FCDPH). Services included a comprehensive array of HOPWA activities, including short term rent, mortgage payment, utility payment, and emergency housing services. A wait list is maintained, and no persons have been denied service due to lack of funding. Community Special Services case managers along with FCDPH staff work with clients at establishing realistic work plans to enable clients to either find or maintain a stable living environment. The case manager from the FCDPH collaborates with the Fresno Housing Authority to access Housing Choice Vouchers and various housing subsidy programs for clients. The City will administer the HOPWA program moving forward.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

One of the most efficient ways to use resources is by coordinating services. Planned action steps during the Consolidated Plan timeframe are to continue collaborative efforts aimed at eliminating chronic homelessness. Toward this goal, the Consolidated Plan includes narrative describing a move towards increased permanent supportive housing. The FMCoC's housing first model and rapid rehousing is the mechanism that was developed to accomplish this goal.

Additionally, the FMCoC uses an assessment tool for prioritization – Vulnerability Index – Specialized Prioritization Decision Assistance Tool (VI-SPDAT). This tool is uniformly used throughout the CoC, enabling providers to quickly ascertain the proper housing intervention appropriate for an individual or family. Each homeless individual or family assessed for services is prioritized based on vulnerability, with families with children being high priority. The FMCoC strives for a goal of 30 days from identification to housing, but has not yet achieved it.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

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<sup>95</sup> Fresno Madera Continuum of Care. "Welcome to FMCoC." <http://www.fresnomaderahomeless.org/home0.aspx>

<sup>96</sup> Fresno Madera Continuum of Care. "FMCoC Point in Time County 2015." <http://events.r20.constantcontact.com/register/event?oeidk=a07ea4gdph2abeea95a+&llr=6zuvkfpab>

<sup>97</sup> Ibid.

<sup>98</sup> Fresno/Madera Continuum of Care. "2013 Point in Time Count." 2013.

The City of Fresno is striving to improve intergovernmental and private sector cooperation to synergize efforts and resources, and develop new revenues for community service needs and the production of affordable housing.

As a strategy to overcome gaps in the service delivery system for the homeless population, the County of Fresno and the City of Fresno in collaboration with local agencies and organizations developed the Ten Year Plan to End Chronic Homelessness (Ten Year Plan) which was completed in September 2008.

Now in its seventh year, the Ten Year Plan's overarching vision is to provide Fresno residents with access to resources and support services necessary to prevent and break the cycle of chronic homelessness. For the upcoming program years, the City will continue its support and collaboration with the ~~Leadership Council of the Ten Year Plan. The Leadership Council is comprised of officials from the City and County~~County of Fresno, the FMCoC, ~~the Hospital Council~~the 25 Cities Initiative to End Chronic and Veterans Homelessness and various other agencies and organizations of the Continuum of Care. The work of the Ten Year Plan continues as part of the County's 2015-2019 Consolidated Plan.

The City continues to improve cooperation with intergovernmental agencies as well as the private sector and community based organizations to synergize efforts and resources, and develop new and improved community services and the production of affordable housing.

As a strategy to overcome gaps in the service delivery system for the homeless population, the City of Fresno continues to work towards the goals of the Ten Year Plan to End Chronic Homelessness, now in its seventh year. The overarching vision is to provide those in need with access to resources and support services necessary to prevent and end the cycle of chronic homelessness using a housing-first strategy. For the upcoming program years, the City will continue its support and collaboration with Fresno County, the Fresno-Madera Continuum of Care (representing dozens of agencies), the Fresno Housing Authority and the Poverello House.

The Continuum continues to be at the forefront of outreach and implementing the Housing First model. In February, 2015, the agencies established a Multi-agency Access Program (MAP Point) at the Poverello House which is a one-stop shop for homeless services and connection to housing. It is the first of several scheduled throughout the community.

The work of the Ten Year Plan continues as part of the 2015-2019 Consolidation Plan.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

**Table 71 - Goals Summary**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator*
1	Safe and Affordable Housing	2015	2019	<ul style="list-style-type: none"> <li>Affordable Housing</li> </ul>	N/A	Affordable Housing	HOME: \$7,525,013  CDBG: \$12,000,000	Rental units rehabilitated/ constructed: 150 Housing Units  Homeowner housing units rehabilitated: 50 Housing Units
2	Homelessness and the Prevention of Homelessness	2015	2019	<ul style="list-style-type: none"> <li>Homeless</li> </ul>	N/A	Homelessness	CDBG: \$213,000  HOPWA: \$1,733,400  ESG: \$2,532,900	Public service activities other than for low/mod income housing benefit: 250 Persons Assisted
3	Community Services	2015	2019	<ul style="list-style-type: none"> <li>Non-Housing Community Development</li> <li>Non-Homeless Special Needs</li> </ul>	N/A	Community Services	CDBG: \$4,261,846	Public service activities other than for low/mod income housing benefit: 3,000 Persons Assisted
4	Public Facilities and Public Improvements	2015	2019	<ul style="list-style-type: none"> <li>Non-Housing Community Development</li> <li>Non-Homeless Special Needs</li> </ul>	N/A	Public Facilities and Public Improvements	CDBG: \$11,900,000	Public facility or infrastructure activities other than for low/mod income housing benefit: 1,250 Persons Assisted

\* Accomplishments may vary based on actual project and HUD requirements regarding matrix codes and national objectives.

**Estimate the number of extremely low income, low income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Projected total LMI families assisted: 50 low to moderate income families

Consistent with the City of Fresno's goal to increase development, preservation, and rehabilitation of affordable housing for low-income and special needs households, the City of Fresno will engage in activities such as:

- Development of New Affordable Housing - The City of Fresno will cooperate with, and provide assistance to for-profit and non-profit developers to facilitate construction of housing units through new housing development, including assistance to projects applying for the State of California for Low Income Housing Tax Credits, and other federal and state funding sources.
- Housing Rehabilitation and Acquisition Program - The City of Fresno will continue to provide funds to programs and projects to rehabilitate the City's housing stock, ensure continued housing affordability for current homeowners, and improve housing quality for multi-family housing tenants. Specific programs and activities might include: community revitalization through enforcement of the municipal code; rehabilitation programs, and homebuyer assistance programs.
- Tenant Based Rental Assistance Program - The City of Fresno's Tenant Based Rental Assistance Program serves persons that are homeless or threatened with homelessness. The program is funded through the HOME Program.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

Not applicable. The Fresno Housing Authority is not currently operating under the terms of a Voluntary Compliance Agreement.

### **Activities to Increase Resident Involvements**

The Fresno Housing Authority has a Resident Services Division which identifies needs and, where possible, connects residents to available resources. Boys and Girls Clubs are partially funded by the Housing Authority at many properties. Resident Contractors are employed part time and meetings are held with residents to discuss issues at the property and the surrounding neighborhood. Local officials and police are invited into the properties to connect with residents at meetings and events. Additionally, the Housing Authority is currently coordinating with the providers to make each property a “Safe-Place” for juveniles.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No.

### **Plan to remove the ‘troubled’ designation**

Not applicable.



## SP-55 Barriers to affordable housing – 91.215(h)

### Barriers to Affordable Housing

Jurisdictions may face barriers to affordable housing that are common across housing markets. Included on the list is a decreasing supply of developable land, which increases the cost of available lands and increases housing development costs. Another common barrier is local opposition, as many neighbors have strong reactions to infill and affordable housing developments. Their opposition is often based on misconceptions such as erosion of property values; increase in parking and traffic congestion; and over impacted schools.<sup>99</sup>

The City of Fresno identified several constraints to the development, maintenance, and improvement of housing and affordable housing in its 2008-2016 Housing Element update:<sup>100</sup>

- Market Constraints
  - Land Cost and Availability
  - Land Use Controls
  - Off-Site Improvements
  - Materials and Labor
  - Financing Costs
- Other Non-Governmental Constraints
  - Accessibility to Mobility
  - Social Perceptions
  - Excessive Land Value in Select Areas
- Governmental Constraints
  - Inclusionary Housing
  - Governmental Layers for Entitlements
  - Annexation
  - Development Review Process Components
  - Fees and Exactions

### Strategy to Remove or Ameliorate the Barriers to Affordable Housing

As seen in the table below, the City of Fresno has put in place a variety of ordinances and resolutions to ameliorate barriers to developing affordable housing:

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<sup>99</sup> National Housing Institute. "Fear of Affordable Housing: Perception vs. Reality." [http://www.shelterforce.org/article/2891/fear\\_of\\_affordable\\_housing\\_perception\\_vs\\_reality/](http://www.shelterforce.org/article/2891/fear_of_affordable_housing_perception_vs_reality/)

<sup>100</sup> City of Fresno. "2008-2016 Housing Element." 2008.

**Table 72 – Existing Ordinances/ Resolutions Addressing Affordable Housing Barriers**

Project/Program/Activity	Description
Density Bonus	Offers a density bonus and/or incentive whenever a housing development is proposed that reserves a specific number of dwelling units for a specific time period for low-income households or seniors.
Higher Densities	Reduces the lot area requirement of the R-1 District from 6,000 to 5,000 square feet, increasing density from 7.26 to 8.7 units per acre. Deleted the “drop down” provision of the Planned Land Use Consistency Criteria that previously allowed development at a lesser than planned density, and deleted the two acre minimum for construction of planned development that can reduce the size of an R-1 lot to 3,500 square feet in planned development.
Universal Design Features	Provides for all City of Fresno subsidized projects to include five basic features: 1) No step accessible entryway; 2) All doorways and passageways at least 34 inches wide; 3) One downstairs “flex room” and accessible bathroom with reinforcement for grab bars; 4) Six square feet of accessible kitchen counter space; and 5) Hallways at least 42 inches wide.
Inner City Fee Reduction	Reduced development fees as an incentive to promote development in the urban core.
Second Unit	Provides for addition of a second dwelling unit to be placed on a lot zoned for single-family development.
Group Home	Removed previous impediments of the zoning ordinance to housing choice for the elderly, disable persons, or persons with special needs.
One Stop Process	Provides a more comprehensive service center for development projects.
Mixed Use Ordinance	Opens commercial districts for residential development.

Data Source: City of Fresno. FY 2014-2015 Annual Action Plan.

In addition to the ordinances and resolutions that are in place, the City of Fresno will undertake the following additional actions to address barriers to affordable housing:<sup>101</sup>

- Rehabilitate housing, upgrade infrastructure, and improve services necessary to increase the supply of safe, decent, and affordable housing for low-income households including minority, persons with disabilities and large family households. The City of Fresno will continue to fund its Housing Rehabilitation, Public Infrastructure, Crime Prevention, Code Enforcement, Senior Paint and Emergency Repair programs through entitlements, general fund, and other sources.
- Continue to work with its funding recipients to add accessibility and “visit-ability” features into projects. This would include working with the homeless facilities to address access problems that have been identified.
- Increase new construction production and rehabilitation of existing affordable housing by increasing the expertise and capacity of the nonprofit housing community.

<sup>101</sup> City of Fresno. “FY 2014-2015 Annual Action Plan.” [http://www.fresno.gov/NR/rdonlyres/4025CD2E-3251-4AC1-88A7-5BCA8E9DCB2C/30600/FY2015AnnualActionPlan\\_Final.pdf](http://www.fresno.gov/NR/rdonlyres/4025CD2E-3251-4AC1-88A7-5BCA8E9DCB2C/30600/FY2015AnnualActionPlan_Final.pdf)

- Increase the number of qualified home buyers, the number of loans approved for low-income individuals or households, and the number of homes purchased in low-income areas including increasing personal income through economic development activities.
- Continue to promote diversity of composition on all appointed Boards, Committees, Task Forces and Commissions that reflect the cultural, social, racial, economic, family makeup, gender, health, disabilities, age and other characteristics of the population. Continue to promote volunteerism and participation in community activities affecting housing.
- Implement the adopted General Plan Housing Element, review, and improve City codes and ordinances in a manner that:
  - Enhances affordability, locational choice, accessibility, and visit-ability
  - Reasonably accommodates all who seek housing
  - Decrease unnecessary housing costs or construction delays by streamlining bureaucratic processes
- Improve and increase enforcement and permitting processes to ensure all required local, state, and federal laws, including Title 24, and other construction regulations related to accessibility continue to be fully implemented, and that designers and builders of single family homes and remodels are aware of programs and advantages of including accessibility features in projects that are not required to include them.
- Document, investigate and monitor registered complaints of housing discrimination. Increase community awareness and knowledge of fair housing rights and responsibilities. Implement programs that recognize, monitor, and deter discrimination.
- Improve services and increase opportunities for the homeless and those threatened with homelessness, including minorities, persons with disabilities and large family households.
- Seek additional funding by working with community nonprofit and private sector groups, other cities and counties, regional partners, legislative advocates, and state and federal agencies to leverage and invest funding to maximize purchasing power.

Additionally, the City of Fresno will monitor the housing goals, as they pertain to the development of affordable housing for lower income families, that have been established in the 2035 General Plan and 2014-2019 Housing Element once adopted by Council. In addition, the City of Fresno is near completion of two Specific Plans, the Fulton Corridor Specific Plan and the Downtown Form Based Code Plan that will help facilitate the development of affordable housing and incorporate affordable housing into mixed income and mixed-use developments.

## **SP-60 Homelessness Strategy – 91.215(d)**

**Describe the jurisdictions five-year goals and actions for reducing and ending homelessness including:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

As previously discussed, the City of Fresno is a member of the FMCoC, a multi-sector group of stakeholders dedicated to ending and preventing homelessness in the region. Members of the FMCoC include representatives of federal, state, and local government agencies, nonprofits, the private sector, and faith-based organizations.<sup>102</sup> The FMCoC holds monthly meetings to coordinate its members' efforts to efficiently provide housing and services to the homeless population. The FMCoC also conducts the annual PITcount in the counties of Fresno and Madera.<sup>103</sup> As the HMIS Lead of FMCoC, the Fresno Housing Authority plays a critical role in coordinating the annual PIT count and collecting data and distributing results from the annual count.

The City of Fresno participates with the County and other jurisdictions to conduct the annual PIT count. The data from the census is used to plan, fund, and implement actions for reducing chronic homeless and circumstances that bring about homelessness. The City of Fresno financially contributed and participated in the 2014 and 2015 counts and plans to will financially contribute and participate in the upcoming PIT counts.

The FMCoC has a multiagency outreach team, performing outreach in the City of Fresno at least once per week. The team may be able to perform outreach to rural areas upon request and availability. In addition, the FMCoC has recently opened a Multi-Agency Access Program (MAP) which serves as a coordinated assessment and access hub for homeless services. The first MAP is located at Poverello House. It is expected additional MAP Points will be added throughout the region.

### **Addressing the emergency and transitional housing needs of homeless persons**

The City of Fresno allocates funding for homeless prevention and housing, including emergency shelter, transitional housing, and permanent housing. The City of Fresno will continue to provide assistance for the homeless and those in danger of becoming homeless and improve communication and service delivery capabilities of agencies and organizations that provide programs to assist the homeless.

Additionally, the City of Fresno has partnered with local homeless care providers and the FMCoC to adopt and implement a Ten Year Plan to End Chronic Homelessness (Ten Year Plan). The City of Fresno is a part of the FMCoC and services provided by these agencies are direct services with the goal of ending chronic homelessness. Through the ESG Program the City of Fresno funds agencies that provide services and activities such as:

- Homelessness and psychosocial assessments

<sup>102</sup> Fresno Madera Continuum of Care. "Welcome to FMCoC." <http://www.fresnomaderahomeless.org/homeo.aspx>

<sup>103</sup> Fresno/Madera Continuum of Care. "2013 Point in Time Count." 2013.

- Case management
- Referrals to other service and programs
- Transportation; meals
- Shelter

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

A priority objective for the City of Fresno includes the reduction of the number of unsheltered families with children and youth. In addition, the FMCoC's Ten Year Plan identifies the need for increased permanent supportive housing for the chronically homeless through rapid re-housing services.

As an entitlement jurisdiction for ESG, the City of Fresno provides funding for housing and other essential services to the homeless community, including permanent supportive housing. The City of Fresno will be contracting with various agencies to provide ESG services during the Consolidated Plan timeframe, which may target veterans, unaccompanied youth and youth aging out of foster care, women with children and families with children. Additionally funds may be provided to strengthen the local HMIS System.

Additionally, the City of Fresno's Tenant Based Rental Assistance Program serves persons that are homeless or threatened with homelessness. The program is funded through the HOME Program.

**Help low income individuals and families avoid becoming homeless, especially extremely low income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The City of Fresno assists persons that are homeless or vulnerable to becoming homeless through nonprofit agencies and City departments. The City of Fresno provides services and activities to offset household costs which allows low-income persons to use their income for other expenses:

- The Parks and Community Services Department provides seniors low cost or free meals at community centers in low income neighborhoods.
- The City of Fresno provides cooling centers in the summer for homeless and low-income persons that do not have access to cooled environments and also to offset the cost associated with cooling a home.

- The City of Fresno Transportation Department provides bus services to these centers free of charge. These centers are located at community centers throughout Fresno and specifically in low-income areas.
- The Sustainability Division provides home energy audits for exterior and interior energy efficiency rehabilitation.

Additionally, the City of Fresno directs program and project funding to specific target groups in need of assistance. These groups are traditionally underserved, vulnerable and/or threatened with homelessness. These target groups are large families, persons with disabilities, worst case needs, the elderly, the frail elderly, persons with HIV/AIDS, and persons with substance abuse problems.

- Large Families – The City of Fresno continues to encourage the development of affordable housing for large families (those with five or more related persons), through homebuyer assistance programs and rehabilitation programs. Development projects are given special consideration when including units to house this underserved population.
- Persons with Disabilities – The City of Fresno has worked with the Fresno Center for Independent Living to identify the most proactive approach to providing housing assistance to low-income disabled persons. The City will include retrofitting in housing projects to meet the special needs of this underserved population.
- Worst Case Needs – The City of Fresno’s activities under the new construction and acquisition/ rehabilitation of rental housing are designed to meet worst case needs. Worst case needs are defined as households that spend 50 percent or more of their income on rent. As part of the City of Fresno’s housing construction program, the City of Fresno seeks development partnership opportunities with project owners to encourage rental housing activities that will provide affordably priced housing units to low-income families.
- Elderly and Frail Elderly – The City of Fresno provides CDBG funding toward Supportive Services; Nutrition Services; Family Caregiver Support Program; and a Community Service Employment Program. Meals and recreation services are also supported. The Senior Meals Program is fully funded by the CDBG Program and serves approximately 1,200 elderly a year. The City of Fresno also administers a Senior Paint Program to assist low-income homeowners in this target group with maintaining their houses and lowering heating and cooling costs.
- Persons with HIV/AIDS – The HOPWA grantee responsibilities will transfer to the City of Fresno as the entitlement jurisdiction. The City of Fresno will implement housing and other essential services to the HIV/AIDS community.
- Persons with Alcohol and other Substance Abuse Problems – The City of Fresno’s ESG Program provides direct substance abuse services to homeless persons.

#### Discussion

Please see discussion above.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

To address potential and actual health hazards derived from lead-based paint (LBP) the City of Fresno will support the Fresno County Human Services Agency's efforts to identify and remediate hazards caused by LBP, provide outreach to the community regarding structural dangers or cultural practices that may cause lead poisoning, and continue to include lead abatement practices in code enforcement and rehabilitation programs as feasible. The City of Fresno anticipates conducting the appropriate lead evaluations as part of its rehabilitation activities.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

As per the Market Analysis, building age is used to estimate the number of homes with LBP, as LBP was prohibited on residential units after 1978. For the purposes of this plan, units built before 1980 are used as a baseline for units that contain LBP. Fifty-seven percent of all housing units (88,726 units) were built before 1980 and have potential exposure to LBP. Additionally, as explained in the Needs Assessment, 44 percent of households within the City of Fresno are LMI. This equates to approximately 39,039 units occupied by LMI households with a LBP risk.

### **How are the actions listed above integrated into housing policies and procedures?**

City of Fresno staff continues to encourage new contractors to obtain their LBP certifications and to attend LBP workshops to increase their understanding of the process for identifying and minimizing the hazard by using interim controls and obtaining lead clearances on all affected projects. Each rehabilitation project funded with federal dollars undergoes a LBP evaluation and, if necessary, abatement of the toxin is included in the project costs.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

#### *Homeless Prevention and Homeless Services*

As discussed in SP-60, the City of Fresno allocates funding for homeless prevention and housing, including emergency shelter, transitional housing, and permanent housing. The City of Fresno will continue to provide assistance for the homeless and those in danger of becoming homeless and improve communication and service delivery capabilities of agencies and organizations that provide programs to assist the homeless.

The City of Fresno assists persons that are homeless or vulnerable to becoming homeless is provided through nonprofit agencies and City of Fresno departments. Services and activities provided offset household costs so that low-income persons are able to use their income for other expenses:

- The Parks and Community Services Department provides seniors low cost or free meals at community centers in low-income neighborhoods.
- The City of Fresno provides cooling centers in the summer for homeless and low income persons that do not have access to cooled environments and also to offset the cost associated with cooling a home.
- The City of Fresno Transportation Department provides bus services to these centers free of charge. These centers are located at community centers throughout Fresno and specifically in low-income areas.
- The Sustainability Division provides home energy audits for exterior and interior energy efficiency rehabilitation.
- Additionally, area nonprofits receive funding from HUD through the Supportive Housing Program (SHP) to assist homeless families and individuals, and the chronically homeless.

Additionally, the City of Fresno has partnered with local homeless care providers and the FMCoC to adopt and implement a ten-year plan to end chronic homelessness. The City of Fresno is a part of the FMCoC and services provided by these agencies are direct services with the goal of ending chronic homelessness. Through the ESG Program the City of Fresno funds agencies that provide services and activities such as:

- Homelessness and psychosocial assessments
- Case management
- Referrals to other service and programs
- Transportation; meals
- Shelter

#### *Economic Development Activities*



As discussed in the Market Analysis, the City of Fresno will provide economic development and employment opportunity programs through a variety of funding sources, and will focus its economic activities and budget on four major areas:

1. Foster an environment that will lead to the creation of new jobs and the retention of existing jobs
2. Encourage entrepreneurs to establish new businesses
3. Work with existing Fresno businesses to encourage them to stay in Fresno. Expand, and create additional jobs
4. Attract new job creating businesses in Fresno, focus on regional job initiative industry clusters.

The City of Fresno will also work closely with such economic development partners such as:

- The California Partnership for the San Joaquin Valley
- The Greater Fresno Chamber of Commerce
- The Black Chamber of Commerce
- The Hispanic Chamber of Commerce
- The Asian Business community
- Fresno Works for Better Health
- The Workforce Investment Board
- The Economic Development Corporation serving Fresno County
- The Empowerment Zone Board
- The Fresno County Department of Employment
- The Central Valley Business Incubator
- The University Business at California State University, Fresno
- The Asian Business Institute Incubator
- The University Business Center at California State University, Fresno
- Asian Business Institute and Resource Center
- Convention and Visitors Bureau

Each of these organizations is working towards the overall vision of the City of Fresno as a “United City of Fresno working together to ensure equal access to opportunity, education and quality of life for every man, woman and child regardless of their race, religion, age or socio-economic status.”<sup>104</sup>

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<sup>104</sup> City of Fresno. “FY 2014-2015 Annual Action Plan.” [http://www.fresno.gov/NR/rdonlyres/4025CD2E-3251-4AC1-88A7-5BCA8E9DCB2C/30600/FY2015AnnualActionPlan\\_Final.pdf](http://www.fresno.gov/NR/rdonlyres/4025CD2E-3251-4AC1-88A7-5BCA8E9DCB2C/30600/FY2015AnnualActionPlan_Final.pdf)

## SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

### Monitoring Plan

The City of Fresno has established a monitoring system to ensure that federal regulations, local policies and program guidelines are met. The monitoring system encompasses both entitlement program monitoring and project monitoring. The City of Fresno's Monitoring Plan for the Consolidated Plan and each annual Action Plan was established to meet three primary goals:

1. Ensure that all activities and initiatives funded, in part or in whole, with HUD funds are consistent with the approved Consolidated Plan.
2. Ensure that all projects and or programs funded are implemented by a competent subrecipient and administered in a timely and financially prudent manner; and that all funds expended are in compliance with federal regulations.
3. Ensure that all activities funded are evaluated and monitored regularly, and that performance is assessed and reported.

### Entitlement Program Monitoring

Each entitlement program has specific monitoring requirements such as timely use of funds, commitment requirements, and uniform administrative requirements that must be met. The City of Fresno tracks these activities throughout the fiscal year.

### Project/Activity Monitoring and Administration

City of Fresno Staff will determine that the national objective, activity eligibility and appropriate regulatory requirements to monitor the activity/project are established. Monitoring activities include, but are not limited to, compliance with national objectives, labor standards, financial management, and environmental assessments. Staff conducts desk monitoring of drawdown requests quarterly. Site monitoring of financial documents and activities occur at least once during the program year. Agencies that are new to receiving grant funds are monitored more frequently, generally two to three times during the program year.

Site visits of the activity/project funded are conducted once a year. However, rehabilitation and construction projects are monitored by Project Managers, Housing Specialists and a labor standards review throughout the construction period and the affordability terms.

**Table 73 – Entitlement Program Monitoring and Administration**

Project/Program/Activity	Description	Source
CDBG Program Monitoring and Administration	Administer and monitor programs in the Consolidated Plan, Action Plan and other	CDBG

Consolidated Plan

FRESNO

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Project/Program/Activity	Description	Source
	applicable federal programs.	
Fair Housing Council	Conduct testing for federal/state civil right laws	CDBG
Historic Preservation	Section 106 review under NEPA and scopes of work for historic homes	CDBG
Housing Administration	Administer CDBG programs. ESG Admin match; staff coordination for the Action Plan and other applicable federal programs.	CDBG
Housing Development (HOME Administration)	Administration of HOME-funded projects.	CDBG
HOME Program Monitoring and Administration	Administer and monitor programs in the Consolidated Plan, Action Plan and other applicable federal programs.	HOME
ESG Monitoring and Administration	Administer and monitor programs in the Consolidated Plan, Action Plan and other applicable federal programs.	ESG

*Minority Business Outreach (MBE/WBE)*

The City of Fresno has established a Disadvantaged Business Enterprise (MBE) Program in accordance with the regulations of the U.S Department of Housing and Urban Development (HUD). The City of Fresno in the past has received federal financial assistance from HUD and as a condition of receiving this future/ongoing assistance, the City of Fresno has signed an assurance that it will comply with 24 CFR Subtitle A, Part 85, Subpart C, §85.36.

It is the policy and commitment of the City of Fresno to ensure that MBEs as defined in part 24, have an equal opportunity to receive and participate in HUD-assisted contracts. It is also our policy:

1. To ensure nondiscrimination in the award and administration of HUD-assisted contracts;
2. To create a level playing field on which MBEs can compete fairly for contracts and subcontracts relating to construction, professional services, supplies, equipment, materials and other services for HUD-assisted contracts;
3. To ensure that the MBE Program is narrowly tailored in accordance with applicable law;
4. To ensure that only firms that meet 24 CFR Subtitle A, Part 85, Subpart C, §85.36 eligibility standards are permitted to participate as MBEs;
5. To help remove barriers to the participation of MBEs in HUD-assisted contracts;
6. To assist the development of firms that can compete successfully in the marketplace outside the MBE Program; and
7. To outreach to local firms and encourage certification and participation in the MBE Program.

# Citizen Participation Plan

## Introduction

The City of Fresno (City) is a federal entitlement jurisdiction that receives federal grant funding from the U.S. Department of Housing and Urban Development (HUD).

The City of Fresno receives federal entitlement grant funding for the following program:

- Community Development Block Grants (CDBG)
- HOME Investment Partnership Program (HOME)
- Housing Opportunities for People with AIDS (HOPWA)
- Emergency Solutions Grants (ESG)

As an entitlement jurisdiction, the City is required to prepare a:

- Five Year Consolidated Plan (Consolidated Plan)
- Annual Action Plan (Action Plan)
- Annual Consolidated Annual Performance Evaluation Report (CAPER)

Under HUD's Code of Final Regulations for the Consolidated Plan (24 CFR Part 91 Sec. 91.105), the City must adopt a Citizen Participation Plan (CPP) that sets forth the City's policies and procedures for citizen participation in the planning, execution, and evaluation of the Consolidated Plan, Action Plans, and CAPER. This CPP provides guidelines for the City to provide and encourage public participation by residents, community stakeholders, and grant beneficiaries in the process of drafting, implementing, and evaluating the Consolidated Plan and related documents. The citizen participation process includes outreach, public hearings, community forums, and opportunities for comment.

## Definitions

- **Annual Action Plan:** The Action Plan summarizes the activities that will be undertaken in the upcoming Fiscal Year (FY) to meet the goals outlined in the Consolidated Plan. The Action Plan also identifies the federal and non-federal resources that will be used meet the goals of the approved Consolidated Plan.
- **Citizen Participation Plan:** The CPP provides guidelines by which the City will promote engagement in the planning, implementation, and evaluation of the distribution of federal funds, as outlined in the Consolidated Plan, Action Plan, and CAPERs.
- **Community Development Block Grant:** HUD's CDBG program provides communities with resources to address a wide range of housing and community development needs that benefit very low and low-income persons and areas.
- **Consolidated Annual Performance Evaluation Report:** The CAPER assesses the City's annual achievements relative to the goals in the Consolidated Plan and proposed activities in the Action Plan. HUD requires the City to prepare a CAPER at the end of each fiscal year.

- **Department Of Housing And Urban Development:** HUD is the federal government agency that creates and manages programs pertaining to federal home ownership, affordable housing, fair housing, homelessness, and community and housing development.
- **Displacement:** Displacement refers to the involuntary relocation of individuals from their residences due to housing development and rehabilitation activities paid for by federal funds.
- **Eligible Activity:** Activities that are allowable uses of the CDBG funds covered by the CPP as defined in the Code of Federal Regulations Title 24 for HUD.
- **Emergency Solutions Grant:** HUD's ESG program provides communities with resources to serve homeless individuals and families via Street Outreach, Emergency Shelter, Homelessness Prevention, Rapid Re-Housing Assistance, Homeless Management Information System (HMIS), and Administrative Activities.
- **Entitlement Jurisdiction:** A city with a population of at least 50,000, a central city of a metropolitan area, or a qualified urban county with a population of at least 200,000 that receives grant funding from HUD.
- **Five Year Consolidated Plan:** HUD requires entitlement jurisdictions to prepare a Consolidated Plan every five years. The Consolidated Plan is a strategic plan that identifies housing, economic, and community development needs and prioritizes funding to address those needs over a five-year period.
- **HOME Investment Partnerships Program:** The HUD HOME program provides resources to fund a wide range of activities that build, buy, and/or rehabilitate affordable rental or homeownership housing or provide direct rental assistance to low-income people.
- **Housing Opportunities for Persons with AIDS:** The HUD HOPWA program provides resources that benefit low-income persons medically diagnosed with HIV/AIDS and their families, including housing and social services, chemical dependency treatment, nutritional services, case management, and assistance with daily living.
- **Low- and Moderate-Income:** As defined annually by HUD, Low- and Moderate-Income (LMI) is 0-80 percent of area median family income (AMI) for a jurisdiction, with adjustments for smaller or larger families. This includes those individuals presumed by HUD to be principally LMI (abused children, battered spouses, elderly persons, severely disabled adults, homeless persons, illiterate adults, persons living with AIDS and migrant farm workers). HUD utilizes three income levels to define LMI households:
  - Extremely low-income: Households earning 30 percent or less than the AMI (subject to specified adjustments for areas with unusually high or low-incomes)
  - Very low-income: Households earning 50 percent or less than the AMI (subject to specified adjustments for areas with unusually high or low-incomes)
  - Low- and moderate-income: Households earning 80 percent or less than the AMI (subject to adjustments for areas with unusually high or low-incomes or housing costs)

- **Public Hearing:** Public hearings are designed to provide the public the opportunity to make public testimony and comment. Public hearings related to the Consolidated Plan are to be advertised in local newspapers and made accessible to non-English speakers and individuals with disabilities.
- **Substantial Amendments:** Amendments are considered “Substantial” whenever one of the following is proposed:
  - A change in the allocation priorities or a change in the method of fund distribution.
  - A change which increases or decreases by 25 percent the amount allocated to a category of funding, or a project or activity budget funded by the entitlement grant programs.
  - To implement an activity using CDBG funds for new programs that were not described in the Consolidated Plan or the current year Annual Action Plan.
  - To change the purpose or intended beneficiaries of an activity approved for CDBG funding, e.g., instead of primarily benefitting lower income households the activity instead proposes to benefit mostly moderate income households.

#### **Roles, Responsibilities, and Contact Information**

The City of Fresno is a federal entitlement jurisdiction and is a recipient of grant funding from the federal government.

The City of Fresno’s Charter established a council and manager form of government. Fresno’s City Council is the elected legislative body of the City and is responsible for approving its Consolidated Plan, Action Plans, Substantial Amendments, and CAPERs prior to their submission to HUD.

It is the intent of the City to provide for and encourage citizen participation, with particular emphasis on participation by lower income persons who are beneficiaries of or impacted by entitlement-funded activities. The City encourages participation in all stages of the Consolidated Planning process by all residents, including minorities and non-English speaking persons, as well as persons with mobility, visual or hearing impairments, and residents of assisted housing developments and recipients of tenant-based assistance.

In general, hearings will be held at City Hall due to its central location, convenient access, and disability accessibility. Translation services will be provided when there is an indication that non-English speaking persons will be attending. Other reasonable accommodations will be provided on a case-by-case basis.

The General Contact Information for the City's HUD Entitlement Programs is:

**City of Fresno**

Crystal Smith  
Development and Resource Management Department (DARM)  
Housing and Community Development Division  
2600 Fresno Street Room 3065  
Fresno, CA 93721  
559.621.8507 Phone  
559.457.1338 Fax  
559.621.8721 TTY  
[crystal.smith@fresno.gov](mailto:crystal.smith@fresno.gov)

**Citizen Participation Policies**

**Public Hearings**

The City will hold public hearings for Consolidated Plans, Annual Action Plans, CAPERs, amendments made to the CPP, and Substantial Amendments.

The Consolidated Plans, Annual Action Plans, CPP amendments, and Substantial Amendments require two public hearings. One required hearing is before the Housing and Community Development Commission (HCDC) and one required hearing is before City Council for document adoption. The CAPER requires one hearing before City Council for document adoption.

The HCDC public hearings will be held at Fresno City Hall Room 2165N, located at 2600 Fresno Street, Fresno, CA 93721. The City Council public hearings will be held at Fresno City Hall, Council Chambers located at 2600 Fresno Street, Room 2097, Fresno, CA 93721. Listening devices, interpretation services, and other assistance to disabled persons or those with limited English proficiency will be provided upon request, ranging up to five business days prior notification to the City Clerk. Requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for auxiliary aids, services or interpreters, require different lead times, ranging up to five business days. For this reason, it is important to provide as much advance notice as possible to ensure availability. Assistive Listening Devices (ALDs) are available upon request.

**Notice of Hearings and Review Periods**

To allow the public time to provide comments prior to the submission of approved documents to HUD, the City will hold a minimum 30-day public review and comment period for the Consolidated Plan, Action Plan, and Substantial Amendment. The City will establish a public review period of at least 15 days for each CAPER and amendments to the CPP. Copies of the draft plans will be available to the public at City of Fresno Development and Resource Management, Room 3065, 2600 Fresno Street, Fresno, CA 93721.

The City will place public notices at libraries, recreation centers, community centers, online through the City's website, and through advertisement in the Fresno Bee in advance of a 30-day public review and comment period.

To ensure that the public, including minorities, persons with limited English proficiency, persons with disabilities, residents of public housing, and LMI residents are able to participate in the public review process, the City will provide residents, public agencies, and other stakeholders with notices on applicable public review periods and public hearings that adhere to the following:

- The notices will be published prior to the start of the public comment period and at least 15 days before the final public hearing and will include information regarding how to request accommodation and services available for persons with disabilities who wish to attend the public hearings.

The notices will be distributed to persons and agencies on the contact list maintained by the City for those parties expressing interest in receiving information and updates related to the City's Consolidated Plan, Action Plan, CAPER, Substantial Amendments and CPP. Interested parties may request to be added to this contact list by sending an email to [Crystal.smith@fresno.gov](mailto:Crystal.smith@fresno.gov), by calling (559) 621-8003 or by writing to the Fresno DARM, Room 3065, 2600 Fresno Street, Fresno, CA 93721.

The notices will be distributed through a variety of methods, including e-mail, newspaper publications and the City's website at [www.fresno.gov](http://www.fresno.gov). The notices will include information on how to obtain a copy of the draft documents and scheduled hearing dates, times, and locations.

The public may file comments on draft plans in writing to the Fresno DARM, Room 3065, 2600 Fresno Street, Fresno, CA 93721; via email to [crystal.smith@fresno.gov](mailto:crystal.smith@fresno.gov); by phone at (559) 621-8003. Comments may also be submitted in person to Fresno DARM, Room 3065, 2600 Fresno Street, Fresno, CA 93721, Monday through Friday during business hours, and during the Council adoption hearing.

When necessary or applicable, the City may combine notices complying with several individual requirements into one comprehensive notice for dissemination and publication.

#### **Comments/Complaints on Adopted Plans**

Comments or complaints from residents, public agencies, and other stakeholders regarding the adopted Consolidated Plan or related amendments and performance reports may be submitted in writing or verbally to the General Contact at Fresno DARM, Room 3065, 2600 Fresno Street, Fresno, CA 93721. Written comments or complaints will be referred to appropriate City staff for consideration and response. The City will attempt to respond to all comments or complaints within 15 business days and maintain a correspondence file for this purpose.

HUD officials will consider public concerns regarding the City's plans and programs described in this Citizen Participation Plan. Written concerns may be submitted to: Maria Cremer, Director Community Planning and Development Division U.S. Department of Housing & Urban Development San Francisco Regional Office, Region IX, One Sansome Street, Suite 1200, San Francisco, CA 94104-4430.



### **Availability of Draft and Approved Documents**

The draft and final versions of the Consolidated Plan, Action Plan, CAPER, all related amendments, records, and regulations will be available online at the City's website: [www.fresno.gov/conplan](http://www.fresno.gov/conplan). Hard copies of all documents will be available at the Fresno DARM, Room 3065, 2600 Fresno Street, Fresno, CA 93721 and upon written request. If the City is unable to provide immediate access to the documents requested, it will make every effort to provide the documents and reports within 15 business days from the receipt of the request.

During the 30-day public review and comment period, copies of the document will be available to the public for review at libraries, recreation centers, community centers, and through the City's website at [www.fresno.gov](http://www.fresno.gov).

### **Displacement Policy**

As part of the CPP, the City must maintain a displacement policy. Displacement refers to the involuntary relocation of individuals from their residence due to housing development and rehabilitation paid for with federal funds. The City will continue to use existing federal and state relocation guidelines, as applicable, to minimize displacement and to alleviate the problems caused by displacement. Both the federal government and the State of California have specific requirements dictating the amount of benefits and assistance that must be provided to lower income persons and households relocated from their homes as a result of displacement. Depending on the funding source, displaced persons may be offered one or more of the following:

- A rent subsidy for another unit
- A cash payment to be used for rent or a down payment on the purchase of a dwelling unit
- Moving and related expenses

The City's rehabilitation programs may also incur relocation issues when they provide minor additions to existing dwellings in order to address overcrowding. Any temporary relocation costs are included in the rehabilitation package offered to clients.

### **Technical Assistance**

The City will, to the extent feasible, respond to requests for technical assistance from entities representing LMI groups who are seeking federal entitlement funding in accordance with grant procedures. This may include, but is not limited to, providing information regarding how to fill out applications, other potential funding sources, and referrals to appropriate agencies within and outside the City. "Technical assistance," as used here, does not include the provision of funds to the entities requesting such assistance. Assistance will also be provided by Department of Housing staff to interested individuals and resident groups who need further explanation on the background and intent of the Housing and Community Development Act, interpretation of specific HUD regulations, and project eligibility criteria for federal grants.

## **Appendix A: Community Engagement Analysis for the Consolidated Planning Process**