

County of Fresno Pathways to Removing Obstacles to Housing (PRO Housing) Grant Application

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**Exhibit A Executive Summary
County of Fresno**

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The County of Fresno (County) has submitted this application for Pathways to Removing Obstacles to Housing (PRO Housing) funds to remedy local housing constraints in accordance with the Consolidated Appropriations Act, 2023 (Public Law 117-328, approved December 29, 2022), which appropriates \$85 million for competitive grant funding for the identification and removal of barriers to affordable housing production and preservation.

The County's Department of Public Works and Planning (PWP) and its various divisions including Community Development (CD), Water and Natural Resources (WNR), and Development Services and Capital Projects (DSCP) administer the County's Community Development Block Grant (CDBG) Program, HOME Investment Partnership (HOME) Program, and the County's General Plan including the Housing Element and Zoning Ordinance. The Department has extensive experience managing planning activities and administering local, state, and federal grant programs including various affordable housing and infrastructure grants. The County of Fresno's CD and WNR divisions will be the primary administrators of the PRO Housing Grant although assistance from the DSCP and other divisions within the Department are available as needed.

Primary objectives for the County's PRO Housing grant includes the funding of various infrastructure improvements in the County's unincorporated communities, focusing specifically where existing community sewer and water service providers cannot provide additional connections, thereby making it infeasible for such areas to allow for the development of new affordable housing. Another objective of the County's PRO Housing grant is to create a pilot loan program that will implement the County's Accessory Dwelling Unit (ADU) Program by providing funding for the development of the program and necessary documents to provide loans for the construction of ADU's.

The Grant also proposes to implement various planning activities including:

- Various Zoning Ordinance Amendments
- Marketing Racially Concentrated Area of Affluency (RCAA)
- Fair Housing Monitoring, Outreach, and Referral
- Preparing the County's 2025-2030 Consolidated Plan Incorporating County's adopted Affirmatively Furthering Fair Housing (AFFH) activities
- Updating the County's Affirmative Marketing Plan
- Creation of a Housing and Services Resource Book to be printed in various languages and distributed throughout the community to vulnerable populations
- Updating of various community plans
- Increase Collaboration with Community Services Districts

The funding will be utilized implements already identified zoning ordinance amendments that will minimize barriers to affordable housing production and facilitate housing, but for the remainder of the program years to annually access any additional amendments that will continue to facilitate housing in the County.

The grant also proposes to implement various planning programs to address fair housing monitoring, improving accessibility and safety on roads and streets, improving housing options, which includes marketing parcels located in Racially Concentrated Areas of Affluency (RCAA) for potential development of affordable housing. In addition, the County will utilize the grant for the preparation of the County's 2025-2030 Consolidated Plan to incorporate the County's Affirmatively Furthering Fair Housing (AFFH) goals and update its Affirmative Marketing Plan.

To provide a center point for information related to housing and social services, the County will, in coordination with 14 of the incorporated cities participating in the 6th-Cycle update to the Housing Element, prepare a consolidated resource book printed in dominant languages of the area and distributed throughout the community to vulnerable populations. Other objectives of the County's PRO Housing grant include updating various community plans to prepare the community for growth and ensure the plans addresses the environmental, housing, social, and economic needs of the individual communities. Additionally, the County desires to increased collaboration with many Community Services Districts that provide community water and sewer services by assisting them in addressing their current and future infrastructure needs. The goal is to expand community water and sewer services for current and future residents in those communities.

All the proposed activities in the County of Fresno's PRO Housing grant focuses on ensuring the current housing stock is persevered, as well as preparing the communities for the anticipated growth and encourage developers to build in rural Fresno County.

**Exhibit B Threshold Requirements and Other Submission Requirements
County of Fresno**

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Threshold Eligibility Requirements

1. Regarding resolution of civil rights matters: The County does not have any outstanding civil rights matters to be resolved.
2. Regarding timely submission of applications: This application for Pathways to Removing Obstacles to Housing (PRO Housing) funds was filed prior to 11:59:59 PM Eastern time on October 30, 2023, in accordance with the application due date identified in the issued Notice of Funding Opportunity (NOFO).
3. Regarding eligible applicant: The County is a county government, which is an eligible applicant per Section III.A of the issued NOFO.
4. Regarding number of applications: The County of Fresno submitted one (1) application for PRO Housing funds in accordance with Section III.D.4 of the issued NOFO.

Program-Specific Requirements

National Objective and Eligible Activities

The County's PRO Housing Grant application consists of four activities: 1. Administration, 2. Planning, 3. Infrastructure, 4. Construction of Housing. The first two activities do not require that a national objective be met but are eligible activities with Community Development Block Grant (CDBG) funds. The County is proposing to use less than 10% of its grant funds for program administration which meets program requirements. The planning activities proposed in this application will seek to remove barriers to affordable housing production and preservation. The County is proposing to implement various programs in the County's 6th-Cycle Multijurisdictional Housing Element which is its key housing strategy document to help facilitate the production and preservation of affordable housing. Activities three and four will fund projects that meet the Low-Moderate Area (LMA) or Low-Moderate Households (LMH) requirement. The majority of the grant funds will meet the LMA requirement by funding infrastructure improvements in neighborhoods where at least 51% of the residents are low/moderate-income. Most of the infrastructure projects will consist of the following eligible activities: (03J) sewer/water improvements or (03K) street improvements and (03L) sidewalk improvements. The construction of new accessory dwelling unit (ADU) housing produced through this grant will assist households at or below 80% of the area median income (AMI) and households that meet the LMH requirement.

Additionally, eligible activities for PRO Housing funds must identify and seek to remove one or more barriers to affordable housing production and preservation. These activities must further develop, evaluate, and implement housing policy plans, improve housing strategies, or facilitate affordable housing production and preservation. In this case, the County grant proposal addresses the following eligible activities listed in Section III.F.2 of the issued NOFO:

- Developing or updating housing plans, community development strategies, and zoning and land use policies to encourage housing development or preservation.

- Developing proposals for new by-right permitting procedures to streamline affordable housing development and reduce discretionary approvals.
- Developing new incentive programs for affordable housing development.
- Expanding existing affordable housing incentive programs to wider geographies, including high-opportunity neighborhoods.
- Developing proposals to expedite approvals for affordable housing development that meets certain criteria.
- Developing proposals for higher-density zoning for current single-family and multi-family zones, including rezones to allow duplexes, triplexes, or fourplexes by-right in all areas zoned primarily for single-family homes.
- Establishing incentive programs, designing pre-approved floorplans, or introducing more flexible zoning to enable and promote accessory dwelling units.
- Financing the construction or rehabilitation of affordable housing.
- Installing new utilities and/or infrastructure improvements necessary for the development or preservation of affordable housing.
- Upgrading existing utilities or improvements to increase an area's overall capacity for new housing. Investing in neighborhood amenities that benefit low- and moderate-income residents such as parks, community centers, bike lanes, and improvements to the physical environment that increase public safety such as streetlights or sidewalks.

Other Submission Requirements

Regarding Standard Application, Assurances, Certifications and Disclosures, the County has completed and submitted the following in accordance with Section IV.G of the issued NOFO:

- Application for Federal Assistance Form SF-424
- Applicant and Recipient Assurances and Certifications Form HUD-424-B
- Applicant/Recipient Disclosure/Update Report Form HUD-2880

Regarding Code of Conduct, the County has a compliant Code of Conduct on file with the E-Library maintained by the U.S. Department of Housing and Urban Development (HUD).

Regarding Affirmatively Furthering Fair Housing (AFFH), the County recently completed its AFFH Plan in conjunction with the preparation of its 6th Cycle Multijurisdictional Housing Element. In a recent discussion with the United States Department of Housing and Urban Development (HUD), Department staff were notified that the County's AFFH Plan can serve as the County's Analysis of Impediments to Fair Housing. It is the intent of the County to utilize a portion of the PRO Housing funds to assist in the implementation of programs designed to address the impediments to fair housing identified in the Local Assessment of Fair Housing, which was used to prepare the County's 6th-Cycle Multijurisdictional Housing Element.

Regarding other program specific requirements required by the issued NOFO:

- Limited English Proficiency (LEP) - The County make efforts to assist LEP populations. Flyers and marketing materials are translated for outreach purposes. Translation is

available in locations that staff is aware of services are needed. Many County staff are bilingual in English, Spanish and Hmong to reach the LEP populations in our community.

- Physical Accessibility - All meetings are held in facilities that are physically accessible to persons with disabilities. If the County staff attend a meeting that held outside of a county facility every effort is made to ensure accessibility or provide other means for a person with special needs to participate.
- Environmental Review - The County follows all environmental review requirements required for the use of federal funds.
- Federal Assistance Assurances - To ensure compliance with statutory requirements for non-construction grant programs the County has completed the Federal Assistance Representations and Certifications section in sam.gov registration.
- 424-CBW Budget Form - The 424-CBW completed budget form including breakdown of the aggregate numbers detailing the funding allocation for each activity is included.
- Certification Regarding Lobbying - The lobbying certification is included.
- Disclosure of Lobbying Activities (SF-LLL) - The lobbying disclosure is included in the application.
- Consistency with applicable HUD Strategic Plan Goals and Objectives - The proposed activities are consistent with the County's Consolidated Plan (see further discussion in Exhibit D: Soundness of Approach)

**Exhibit C Need
County of Fresno**

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During the last three years, the County has taken additional steps to implement the County's 5th-Cycle Multijurisdictional Housing Element. The County expanded staffing to include a General Plan Implementation Unit within the WNR Division for the purpose of implementing programs within the 5th-Cycle Multijurisdictional Housing Element and for updating and implementing the 6th-Cycle Multijurisdictional Housing Element going forward. Beginning in 2020, the County held annual housing meetings to engage residents in identifying their housing needs and to educate them on the various housing programs available through the County. The County also began conducting an annual meeting with developers and interested parties to encourage the development of affordable housing in the unincorporated areas of the County. Additionally, the County conducted a Farmworker Housing Survey from February 2022 to July 2022 to identify the needs of farmworkers in the County. The farmworker survey determined that farmworkers do not want to live in "Farmworker Housing," which is defined as housing on the farm but prefer to live in the more developed communities that are closer to amenities and other family and friends. Additionally, they expressed a preference of homeownership over rental housing. The County also conducted a survey of its various Community Services Districts (CSDs) to determine the infrastructure capacity and needs of the various unincorporated communities in the County. The survey revealed that the majority of the County's CSDs do not have water or wastewater capacity to help facilitate the construction of additional housing more especially multifamily affordable housing in their communities.

During the last couple of years, the County has also been working on updates to both its General Plan and Zoning Ordinance with completion estimated to be in late 2023 or early 2024. These updates include the implementation of a new Environmental Justice Element of the General Plan that includes principles that are reflected in new zoning ordinance requirements for increased setbacks and water efficient landscape buffers for commercial and industrial land uses. Other zoning ordinance update changes include greater flexibility for permitting Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) as a matter of right in residential zone districts and permitting Low Barrier Navigation Centers and Residential Care Homes as a matter of right in certain commercial zone districts. Additionally, the updated zoning ordinance will include density bonuses to facilitate the development of affordable, multifamily housing. During these processes the County has held over 20 community meetings throughout the County, including many within the various disadvantaged communities. These meetings have allowed the County to identify the needs of its residents, which helped in the preparation of the County's 6th-Cycle Multijurisdictional Housing Element.

These activities resulted in the Board of Supervisors in the 2021-2022 budget to create the General Plan Implementation (GPI) Unit within the WNR Division, which resulted in the County budgeting \$692,697 of general funds for dedicated staff to exclusively work on the implementation of the County's General Plan in particular the Housing Element. Additionally, in the 2024-2025 budget the County committed \$400,000 to fund the expenses for various activities such as updating community plans, and \$754,837 for staffing. This new section is comprised of five full time staff, all of whom have been working on the County's 6th-Cycle Multijurisdictional

Housing Element. In the last two years, County staff have held over 10 community meetings throughout the County to discuss the housing needs of County residents.

The 6th-Cycle Multijurisdictional Housing Element has 35 programs including several programs that address areas of concern identified in the County's Affirmatively Furthering Fair Housing (AFFH) analysis. One of the areas of focus in several of the programs is to address Racially Concentrated Areas of Affluence (RCAA). As part of the 6th Cycle Multijurisdictional Housing Element, the County has identified a number of parcels that will be rezoned to allow the development of over 1,000 multifamily housing units in RCCAs. This is the first time the County has rezoned parcels for this purpose, and it is the County's goal to inform potential developers about these lands to encourage development.

The County has been successful in receiving several grants to increase the production of affordable housing. It received funding to design standard plans for ADUs, duplexes, triplexes, and fourplexes that can be provided for free to County residents interested in developing them. The County has also received grants to begin updating its many community plans, and it received funding to conduct a feasibility study to create a regional housing trust. The most recent grant the County was awarded was to update its Comprehensive Economic Development Strategy (CEDs).

The County of Fresno has been identified as a priority geography for the PRO Housing Grant due to the County's high-cost burden and substandard housing. The County has low rental vacancy rates and average sale vacancy compared to the State. According to the Economic and Market Analysis Division (EMAD) of the Office of Policy Development and Research (PD&R) in the United States Department of Housing and Urban Development (HUD), the County has a 2.5% rental vacancy rate compared to the State's 4.1%. However, both are lower than the national rental vacancy rate of 6.3%. The vacancy rate of 1% for sales in the County is on par with the State's 0.8% and the Nation's 0.7%.

Due to the County's low vacancy rates, low-income households are cost-burdened by housing. According to Comprehensive Housing Affordability Strategy (CHAS) data published by PD&R, 25.4% of households spend 30% or more of their monthly income on housing, and 16.3% spend 50% or more of their monthly income on housing. Renter overpayment rates in the unincorporated County is often higher. Unincorporated communities like Calwa and Del Rey have rates of overpayment higher than 50%.

The lack of housing affordability leads to overcrowded households in Fresno County. In the County, about 6.1% of households experience overcrowding and 3.6% experience severe overcrowding. The unincorporated communities of Calwa, Caruthers, Del Rey, Malaga, and Riverdale have higher rates of overcrowding compared to the County's overall rates. The unincorporated communities of Caruthers, Del Rey, and Riverdale have experienced the greatest increase in overcrowding. In 2010, all of these communities had overcrowding rates of 5.8%,

4%, and 6.3% but now have rates of 13.3%, 14.6%, and 15.4%, respectively. These communities also had an increase of severely overcrowded households.

The unincorporated County's housing stock is historically older than many of the incorporated cities in the County. About 78.8% of the County's housing units are over 30 years old, and 47.7% are over 50 years old. Older homes require more frequent maintenance repairs and improvements causing inhabitants of these homes to be burdened by the housing conditions. The lack of maintenance increases the risk of housing insecurity should the home become condemned.

In early 2023, the County conducted a housing conditions survey in the unincorporated communities. Of the 4,599 homes surveyed, 79% are in sound condition and about 10% need minor repairs. The communities with the highest level of rehabilitation need are Calwa and Laton where less than 50% of homes are in sound condition. Cantua Creek, Lanare, Mayfair, Raisin City, and Yokuts Valley scored less than the County average. The need for housing rehabilitation and preservation is greater in the unincorporated County than other communities.

Currently, the Fresno Madera Continuum of Care (FMCoC) is the leader in the Point-In-Time (PIT) count which seeks to identify the homeless population in these two counties. The FMCoC depends on volunteers to conduct its annual count. Unfortunately, due to the 6,000 square miles the County encompasses, many unincorporated areas are not included in the count. The 2023 homeless count revealed that the number of unsheltered homeless in unincorporated Fresno County increased by 15.6% over the 2022 count. This data only further stresses the need for additional affordable housing in the County of Fresno.

The State of California has projected that the County of Fresno and its 15 incorporated cities need to build over 58,000 housing units in the next eight years to keep up with the projected demand. The County needs a total of 2,350 housing units in unincorporated areas. It is projected that the County needs 706 very low housing units, 391 low housing units, 370 moderate housing units, and 883 above moderate housing. Based on the State's projections, the County needs 1,097 affordable housing units in the unincorporated areas.

Since the inception of the HOME program in 1990, the County has only been able to fund two multifamily housing developments in unincorporated communities. The County's HOME program is historically utilized in the larger incorporated cities. This has resulted in most of the housing services that the County has been able to provide are to homeowners either through downpayment assistance or funding sweat equity housing programs or owner-occupied rehabilitation.

Due to the recent interest rate increases and the high cost of construction, the County has had difficulties funding homeownership programs throughout the unincorporated County and its partner cities. The need for rental and homeownership housing increased in the County during the COVID pandemic as many households left higher cost housing cities for Fresno County,

causing the cost of housing to increase drastically resulting in local residents being at a higher risk of displacement than ever before.

The lack of rental housing in the County's unincorporated areas, increased interest rates, and increased purchase prices of homes have increased the demand for affordable housing in the County. Comments received during the various community meetings conducted by County staff in the last two years and the results of the Farmworker Survey have confirmed the increased need for affordable housing firsthand.

The County is a rural agricultural county and most unincorporated communities lack the basic infrastructure needed to support the development of housing, especially affordable multifamily housing. In 2022, the County conducted a community infrastructure survey of most CSDs, which revealed that a majority of the CSDs lack available community water and wastewater capacity for the production of new housing units in their communities. Most of these communities are serviced by a CSD, which oftentimes are financially challenged with providing affordable service to current residents and do not have funds available for the expansion of facilities to support new development. During the past several years, many CSDs have experienced challenges with water supply. This has created difficulties for CSDs to provide the necessary water to current residents, especially during the years of severe drought that the County has experienced. The lack of infrastructure and funds to improve and expand services has hindered development of housing throughout the County.

The lack of interest from developers to build multifamily development in Fresno County has also caused acute demand for affordable housing in the County. Many developers prefer to build in larger communities as it reduces their risk of vacancies, and many investors do not like to invest in rural communities. The County has for years has been encouraging developers to consider building in the rural County communities. Developers have stated the lack of properly zoned land and lack of infrastructure hinders them from developing.

The lack of funding has hindered development in the rural areas as the County does not have the amount of local funds needed for a project to compete against other projects due to unincorporated communities being much smaller than the incorporated cities. Additionally, many funding sources such as the Low-Income Housing Tax Credits require that the developments be built in communities with amenities, which results in the County's rural communities to not get funded. Without access to large local funds and amenities, developers are not able or interested in building in the County's unincorporated communities. The County must provide larger local subsidies to compensate for the lack of amenities and higher cost to build in the County.

An additional barrier to affordable housing is the continued lack of properly zoned land and outdated community plans. The County is primarily an agricultural county and the majority of the land in the County is zoned for agricultural use. The lack of available land near infrastructure has made it nearly impossible to build in the County's unincorporated communities. The County has over 31 community plans, most of which are 30 to 40 years old and need updating to expand

the community plan areas in order to accommodate expanded CSD spheres of influence required to provide the necessary infrastructure to lands outside of the district's areas. The County in the next eight years intends to update one to three community plans depending on funding; however, with the award of the PRO Housing grant the County will be able update at least three to five community plans. The updating of the community plans will include the rezoning of land for affordable housing, expanding the spheres of influence of the respective CSDs, and an in-depth assessment of the community needs to help them grow properly.

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https://www.hud.gov/program_offices/comm_planning/pro_housing

**Exhibit D Soundness of Approach
County of Fresno**

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Infrastructure Projects

The primary objective for the County's PRO Housing grant includes the funding of various infrastructure improvements in the County's unincorporated communities especially where existing sewer and water infrastructure cannot provide additional service, thereby making it infeasible for such areas to allow for the development of new affordable housing.

The infrastructure grant activities will allow the County to assist one to two communities designated as disadvantaged. It is anticipated that most if not all the infrastructure funds will be awarded to the Laton Community Services District (Laton CSD). The Laton CSD has been preliminarily awarded \$9 million dollars from the California State Water Resources Control Board to improve their current wastewater treatment plant. The state funds that are awarded does not allow that the project increase the number of connections to the system. However, the current grant would result in economies of scale and reduce the cost of expanding the system that is already being designed. The County is proposing to award approximately \$2,200,000 to expand the current proposed community wastewater treatment plant to allow for the possibility of new single and multifamily development. The Laton CSD will also need approximately \$3 million to purchase land, drill a new well, expand its pipeline and install a lift station to accommodate new development. The fact that Laton has other funds to reduce the costs of expanding its wastewater treatment plant and would be able to begin construction relatively quickly as it would only need to update for the expansion component made it ideal.

The County Community Development Division has years of experience funding infrastructure projects funding through CDBG funds and have a successful system to ensure all HUD requirements are met. All project design and engineering plans are submitted to the County for review and approval. The County also reviews all bid results and review the cost to ensure cost-effectiveness and ensure the construction cost and design is in line with local industry standards.

Depending on the total construction cost of the Laton CSD proposed projects the County would like to award the remaining funds to another CSD for infrastructure improvements. The County might also consider utilizing any excess fund to make street or sidewalk improvements in Laton if the construction of an affordable housing development came to fruition during the grant funding timeline.

The community of Laton was selected over other communities due to its potential to overcome barriers to housing production that other communities in the County cannot overcome. Further, Laton has the potential to build an affordable housing development during the grant period. It has the most updated community plan, a developer has shown interested in developing in the community, it has amenities that allows a project to compete at the State level for construction funds, and most importantly it has the support of the community to build affordable housing.

The County updated the Laton Community Plan in 2012; however, the Laton CSD still needs to amend its sphere of influence to match the community plan's area and include the new land that was identified. The County may consider utilizing some of its planning funds to complete the final stage of updating the plan that the Laton CSD did not complete back in 2012. The Fresno County Housing Authority has expressed interest for the past two to three years to build in this community because it already has existing public housing units that need rehabilitation, and it will allow them to do a scattered site project. The Housing Authority project would result in the preservation of existing affordable housing and the creation of new affordable housing. The community of Laton has many amenities that can allow a developer to commit in the State scoring for housing funds. The school district has also agreed to assist in identifying potential properties that the Housing Authority can purchase or sell land that the school currently owns. The school district has expressed concerns that reduced enrollment due to the lack of housing for new families in the community could result in the closure of the local high school.

The award of over \$9,000,000 from the California State Water Resources Control Board for the replacement of the current wastewater plant in Laton will expedite the construction of the facility, the design plans for which were completed in September of 2023. Expansion of the replacement facility to increase capacity will not cause any delays. The project has already completed California Environmental Quality Act (CEQA) requirements and will only require a National Environmental Policy Act (NEPA) clearance. The proposed water and wastewater project could be completed within the first half of the grant allowing for the production of housing to occur by the end of the grant period. The proposed expansion of the community wastewater plant and new well will also allow for the possibility of the production of single-family homes for homeownership and multifamily development. The County will approach its sweat equity partners in exploring the possibility of funding a homeownership project in Laton.

These infrastructure activities meet United States Department of Housing and Urban Development (HUD) Low Moderate Area (LMA) National Objective of and is an eligible activity under 03J water/sewer improvements. These infrastructure activities are also eligible activities per Section III.F.2.c of the Notice of Funding Opportunity (NOFO) issued for the PRO Housing grant. Further, these infrastructure activities meet several of HUD's Strategic Goals. Regarding Strategic Goal 1: Support Underserved Communities, Strategic Goal 2: Ensure Access to and Increase the Production of Affordable Housing, and Strategic Goal 2A: Increase the Supply of Housing, these infrastructure activities will fortify support for underserved communities, support equitable community development, ensure housing demand is matched by adequate production of new homes, ensure equitable access to housing opportunities, and enhance HUD's programs that increase the production and supply of housing because increasing Laton's community wastewater treatment capacity is absolutely necessary for any new development in said community, which is an underserved community with the potential to overcome barriers to housing production that other communities in the County cannot overcome. These Strategic Goals may also be further satisfied by the possible funding of street and sidewalk improvements in the community of Laton.

Lessons Learned from Similar Efforts

The County in the last two years had worked with a developer to build an affordable housing development in a different unincorporated community, but unfortunately one of the community wells started experiencing problems and the local community services district was not able to provide the utilities necessary for the development. The PRO Housing Grant funds will ensure this will not happen for this project. Regarding the County is pleased to inform HUD that it utilized over \$2.5 million of the County's American Rescue Plan funds to dig a new well in that community to be completed in the near future.

The lesson learned through this experience is that current community infrastructure reliability is a challenge especially when proposing to add new housing could tax the existing systems. The County is proposing programs in this grant and in its Housing Element to work with the various CSDs to address their infrastructure needs and develop a plan that can expand the services to allow for growth in their communities. The challenge is that many state funding sources do not allow for expansion only repairs or enhancements to the current systems.

Housing Projects

Another objective of the County's PRO Housing grant is to create a pilot program that will implement the County's Accessory Dwelling Unit Program (ADUs) by providing funding for the construction of ADU's and promote the County's free ADU standard plans. The County was awarded both Local Early Action Planning (LEAP) and Regional Early Action Planning (REAP) funds to design Accessory Dwelling Units (ADUs), duplexes, triplexes and fourplexes standard plans. The PRO Housing Grant will allow the County to create a program that will provide funding to build the ADU units and create a guidance document to assist property owners in navigating the system for the site plan and building permit process and to hire a contractor. The ADU Program overcomes many of the identified barriers, current homeowners have the land available to build the ADU are allowed by right no need to rezone. There are benefits if a property owner decides to build one of the County's ADU plans, the plans have already been pre-approved expediting the permitting process, and they are free reducing the cost to build. The guidance document that will be created will assist the property owners in building, and the PRO Housing funds provides the resources necessary.

The County will develop the policies and procedure and all the related documents to implement the ADU Pilot Program. The County will require that the unit be owner occupied or rented to a low-income household and a reasonable rent ensuring it meets the requirements of the PRO Housing grant requirements. The County will also utilize its Permanent Local Housing Allocation funds as a match and continue the program. The County will commit \$1 million dollars for the first year and an additional \$500,000 a year for the next four years. It is the goal of this program to fund the construction of 27 ADU in the County's unincorporated areas especially in RCAA communities.

The ADU Pilot Program meets HUD's Benefit to Low- and Moderate-Income Persons or Household (LMH) National Objective. The ADU Pilot Program is also an eligible activity per Section III.F.2.c of the NOFO issued for the PRO Housing grant. Further, the ADU pilot program meets several of HUD's Strategic Goals. Regarding Strategic Goal 1A: Advance Housing Justice, Strategic Goal 1B: Reduce Homelessness, Strategic Goal 1C: Invest in the Success of Communities, Strategic Goal 3: Promote Homeownership, and Strategic Goal 3A: Advance Sustainable Homeownership, the ADU Pilot Program will fortify support for vulnerable populations, underserved communities, and Fair Housing enforcement, strengthen implementation of the Housing First approach to reducing the prevalence of homelessness, promote equitable community development that generates wealth-building for underserved communities, promote homeownership opportunities, equitable access to credit for purchase and improvements, and wealth-building in underserved communities, and advance the deployment of tools and capital that put sustainable homeownership within reach because the ADU Pilot Program will create a loan program with policies and procedures for interested parties to construct ADUs and advertise the free standard plans provided by the County. This will decrease the cost of developing ADUs while providing greater opportunity for residential development in underserved communities and will assist in serving the most vulnerable populations at risk of homelessness.

Lessons Learned from Similar Efforts

The County spoke with other cities and communities that have similar projects especially the City of Clovis to learn from their suggestions which included searching for funds to assist the interested property owners to ensure the success of this program. The information shared from other cities will assist us developing a successful program.

Planning Activities

The Grant also proposes to implement various planning activities including:

- Various Zoning Ordinance Amendments
- Marketing Racially Concentrated Area of Affluency (RCAA)
- Fair Housing Monitoring, Outreach, and Referral
- Preparing the County's 2025-2030 Consolidated Plan Incorporating County's adopted AFFH activities
- Update the County's Affirmative Marketing Plan
- Creation of a Housing and Services Resource Book to be printed in various languages and distributed throughout the community to vulnerable populations
- Updating of various community plans
- Increase Collaboration with Community Services Districts

The various planning activities listed meet the identified barriers in different ways.

The proposed zoning ordinance amendments and possible more changes during the six-year grant cycle will focus on minimizing barriers to affordable housing production and facilitate housing. These proposed zoning ordinance amendments include the following:

- Establishing a local density bonus of 20% for projects that include at least 50% affordable housing; this local density bonus would be by-right and take effect prior to the application of state density bonus provisions, establishing 120% of a parcel's maximum density as the baseline for applying state density bonus provisions.
- Define Low-Barrier Navigation Centers and permit them within all zones allowing mixed-uses and all nonresidential zones allowing multi-family residential.
- Revise the permitted uses for the C-1, C-2, C-3, and C-6 zones to allow supportive housing subject to the same review process as the same development type in the same zone.
- Revise permitted uses in the C-4 and C-6 zones to permit transitional housing subject to the same review process as multifamily uses in the same zone.
- Clarify definitions of accessory dwelling units (ADUs) and second dwelling units and revise permitted uses to permit ADUs ministerially in any residential or mixed-use zone.
- Establish a streamlined approval process for projects eligible under Senate Bill 35 and codify this process within its Zoning Code.

These proposed activities address the issue of having adequate land or zoning to allow for the development of the type of housing that is desired by the community and the developer. The zoning ordinance amendments will help facilitate housing for the most vulnerable populations in the County including homeless and at risk of homelessness.

In conjunction with the zoning ordinance amendments, the County will develop a marketing strategy to inform developers of the various parcels the County has rezoned to R2 to encourage development in the County's RCCA. This activity will focus on overcoming the lack of interested developers by providing adequately zoned land near infrastructure in areas that should score well at the state level and have access to the funding necessary to develop the parcels.

The Fair Housing Monitoring, Outreach, and Referral, Preparing the County's 2025-2030 Consolidated Plan Incorporating the County's adopted Affirmatively Furthering Fair Housing (AFFH) activities and update the County's Affirmative Marketing Plan and the creation of a Housing and Services Resource Book all address the issues of lack of access and amenities especially for persons of color and Limited English Proficiency (LEP). The Fair Housing activities include the County will ensure the accessibility of community meetings by ensuring that all meetings are held at times and in manners (e.g., virtual, in-person) that are most accommodating to the community members most affected. The County will also consider the diversity of its residents when developing noticing and outreach materials for community meetings to ensure pertinent information is equitably dispersed and simply understood. Additionally, the County will provide Community Development Block Grant (CDBG) funds to the Fair Housing Council of Central California to provide various fair housing services including fair housing training to community-based organizations, County and partner city staff, and

property management companies, and fair housing compliance testing and fair housing complaint response. The County will also continue to refer residents with fair housing questions or issues to HUD, California Department of Fair Employment and Housing, the Fair Housing Council of Central Valley (FHCCC), California Rural Legal Aid (CRLA), and other fair housing organizations. Additionally, the County will continue to provide printed fair housing information to County libraries, CSD offices, partner cities, and public counters throughout various County offices in both English and Spanish, as well as digital versions on the County's website.

A program feature of the County's AFFH is that it will now provide residents within disadvantaged unincorporated communities the opportunity to review and comment on discretionary development projects within their community. This opportunity is in addition to the mandatory noticing requirement as prescribed by State law.

Additionally, the County will partner with local agencies and nonprofits to conduct periodic workshops in disadvantaged communities to engage area residents regarding County programs and projects that focus on community infrastructure projects, health services, healthy foods, healthy homes many funding through the County's HOME Program. The County will also ensure that residents of disadvantaged communities are provided the opportunity to participate in discussions that may direct decisions that have an adverse impact to their health. The County will ensure the accessibility of community meetings by conducting meetings at times and in manners (e.g., virtual, in-person) that are most accommodating to the community members most affected. The County will also consider the diversity of its residents when developing noticing and outreach materials for community meetings to ensure pertinent information is equitably dispersed and simply understood.

The County is going to translate 100% of the housing program application forms into Spanish by 2025. The County will be updating its Affirmative Marketing Plan to coincide with the County's Consolidated Plan period. It will be preparing the 2025-2030 Consolidated Plan and incorporate the County's new AFFH programs in the plan.

Finally, the County will be creating a Housing Resource Book to inform the community of the various resources and how it can get involved in the decision-making process for their local communities. The Housing and Resource Book will provide residents with information on accessing various services including homeownership programs, energy efficiency programs and fair housing laws. The Housing Resource Book will be printed in various languages and distributed throughout the community to vulnerable populations and posted to various websites for easy access. The PRO Housing funds will be used to publish the book and translate the book to the various language in Fresno County.

The County of Fresno has jurisdiction over the unincorporated communities of Biola, Caruthers, Del Rey, Easton, Friant Ranch, Lanare, Laton, Riverdale, Tranquillity, Shaver Lake, and 21 other communities. The County is currently in the process of updating all existing community

plans as most were adopted more than 50 years ago with no updates made since the 1980s or 1990s.

In early 2023, the County worked with a consultant to create a scoring sheet to determine the rank of community plan updates. The current rank is Del Rey, Riverdale, Biola, Caruthers, Tranquillity, Lanare, Shaver Lake, Easton, Friant Ranch, and Laton. The ranking was determined based on several factors including the need to achieve consistency with the General Plan, special districts providing services, and development interest. The County was successful in receiving the Regional Early Action Planning Grant Program (REAP), and the Local Early Planning Grant (LEAP). Combined the County has \$300,000 to begin the community plan updates of Del Rey and Biola. Although Riverdale scored higher than Biola, the community plan update will not begin until the expansion of their community sewer system is completed and the new well is in service. The County has also committed to budget general funds for the next several years to this effort. The County is seeking additional funding through this application to ensure that all 31 community plans are updated and reflect the needs of current residents in a timely manner.

By updating the various community plans, the County is ensuring that there is land that is adequately zoned to meet the needs of the community. During this process, the County will be working with the local CSD to ensure that the new community plan sphere matches the CSD's sphere so that they can provide the necessary utilities to allow for growth. The updating of the community plans addresses the need for amenities as land must be properly zoned to allow for future schools, parks and commercial areas. The plan will also address the need for high density parcels to meet the needs of all income groups in the community and identify areas in which the duplex, triplex and fourplex plans can be built in each specific community. Finally, an assessment of the local infrastructure services will be included and collaboration efforts between the County and the CSD hopefully will result in a steady progress of improvements and expansion of its community utility services. It is the goal of the County is that the community plan updates will result in a comprehensive plan that will address the individual needs of the varying communities throughout the County to ensure the community's environmental, housing, social, and economic growth is addressed.

The various planning activities are eligible activities per section III.F.2.c of the NOFO issued for the PRO Housing grant. Further, the various planning activities meet several of HUD's Strategic Goals. Regarding Strategic Goal 4: Advance Sustainable Communities, Strategic Goal 4A: Guide Investment in Climate Resilience, and Strategic Goal 4B: Strengthen Environmental Justice, the various planning activities will advance sustainable communities by strengthening climate resilience and energy efficiency, promoting environmental justice, recognizing housing's role as essential to health, investing in climate resilience, energy efficiency, and renewable energy, and reduce exposure to health risks, environmental hazards, and substandard housing because they will bolster the new Environmental Justice Element of the General Plan, which includes principles reflected in new zoning ordinance requirements for increased setbacks and water efficient landscape buffers for commercial and industrial land uses.

Lessons Learned from Similar Efforts

The language barrier and lack of transportation for many of our rural communities has hindered them access to many of the resources available to them. When possible, many of the agencies will be invited to attend the community meetings to educate the residents in person and assist them in accessing the resources. The book will not be enough, an educational presentation on utilizing the book will be incorporated in various activities when possible.

Most of the proposed planning activities in the PRO Housing Grant are Countywide activities that will allow the greatest impact to most residents in the County. Many of the planning programs such as the zoning ordinance updates, the creation of the Housing and Services Resource Book, the preparation of the County's 2025-2030 Consolidated Plan, the Fair Housing Monitoring, Outreach, and Referral will assist all residents throughout Fresno County. The proposed housing activities to fund the implementation of an ADU Pilot Program will assist low-income residents throughout the County. The grant will allow the County to prepare a guidance document to assist property owners wanting to build the pre-approved ADU plans, additionally if the County provides funding to the property owners it will have rental restrictions limiting the rents and the occupants to households earning below 80%.

The infrastructure projects are the only ones that are site specific which assist the community of Laton in Fresno County and possibly another community that meets the CDBG Low/Mod Area requirements and developers have shown possible interest in building in that community.

Demographic of clients served

The key stakeholders for the infrastructure program are the various Community Services Districts (CSD) that provide the necessary community water and wastewater services to the various unincorporated communities. Most of the unincorporated communities in Fresno County are identified as disadvantaged communities and the CSDs have limited resources to provide services to their residents. The County has a long-standing relationship with the majority of the CSDs as many of them apply annually for the CDBG Infrastructure Grant. The County has been conducting an annual survey on their infrastructure capacity for the last two years and during the pandemic funded several infrastructure projects with the County's American Rescue Program Allocation Funds (ARPA).

The most important stakeholders are the residents of Fresno County who desire to have a safe, decent, and sanitary place to live. At many of the community meetings, residents with Limited English Proficiency (LEP) ask questions not only on how to access affordable housing but other resources. The General Plan Implementation staff is always referring and directing residents on how to access resources and address various needs. The local businesses and schools are also interested stakeholders as they want to see additional individuals and students have access to resources. The County of Fresno also active community-based organizations such as Leadership

Council for Justice and Accountability (LCJA) and California Rural Legal Assistance (CRLA) that represent various communities in the County.

Many of the clients served through these programs are the low-income residents of Fresno County that require additional outreach and education. The General Plan Implementation Unit works with many Limited English Proficiency (LEP) residents mostly Spanish speaking farmworker or laborer that are high-cost burden. The resource book, the workshops and community engagement and education will service the most disenfranchised in our communities. The planning programs will service all of Fresno County and hopefully increase housing production and result in higher vacancy rates and reduced rents.

Community Engagement

The County works with a wide range of groups including schools, local chambers, libraries, CSDs, and community groups. The General Plan Implementation staff have been conducting extensive neighborhood engagement, though the Farmworker Housing Survey and the many General Plan and Housing meeting in the past two-three years, they have conducted over 30+ meetings to learn from directly from the residents what are their housing needs. The County attend several community-based development organizations monthly community meetings throughout the year to receive public input and comment. The County plans on increasing community engagement as it implements the 35 Housing Element Program and especially when updating the community plans. The County posts fliers throughout the community, passes out fliers' door to door and hands out fliers at community events such as food distributions and at schools. Additionally, the County utilize many of the local school noticing systems and the CSD newsletters, websites or insert mailers in the utility bills. The County also posts the meetings and documents on the website and on the County's social media platforms such as Facebook and Instagram. The County also has a list of interested parties that it sends out email notifications of different meetings or activities.

Following is a list of the County's key stakeholders and the methodology utilized by the County to engage the stakeholders and received ideas for the PRO Housing Grant application and related program to be funded by the grant:

- Residents of Laton: On September 12, 2023, the County of Fresno participated in a meeting hosted by the Laton Unified School District to discuss this grant, and the goals that the County has in sight for Laton if this grant is awarded. During this meeting, residents expressed concerns with the lack of affordable housing during the meeting to discuss the grant. The residents expressed support for the development of new housing in their community.
- Laton Community Services District: The County met with Laton CSD on August 28, August 31, and September 11, 2023, to discuss the Notice of Funding Opportunity (NOFO) and the infrastructure improvements that it can fund in the community. The Laton CSD was present at the September 12, 2023, where the grant was discussed

further. On September 27th, County staff was present at the Laton CSD monthly board meeting where they voted to provide a letter of support to the County for the grant.

- Laton Unified School District: On August 25, 2023, the County met with the superintendent of the school district to discuss the Pro Housing Grant NOFO and on September 17th, at the Laton CSD meeting offered to provide a letter of support to the County for their grant application.
- Fresno County Housing Authority: The County met with Housing Authority on August 23, 2023, to discuss the Pro Housing Grant NOFO and had various other phone conversations to discuss the possible application, including discussions with the school and Laton CSD
- For the past 2-3 years the County of Fresno and the Del Rey Community Services District (Del Rey CSD) have been discussing updating their community plan as they desire to incorporate new land into their district to facilitate housing. This community will be the first community that will be engaged in updating their plan. Additionally, the Housing Authority of Fresno County owns land in this community and is also interesting in developing a multi-family and single-family development.
- At the July 18, 2023, Board of Supervisor meeting the Del Rey CSD was notified that they will be the first community to have their community plan updated.
- Residents of Biola: On June 13, 2023, the County held a community meeting at the Biola Community Center to discuss the General Plan and Environmental Justice. During this meeting, residents expressed that they want to be involved and make decisions for their community. They expressed interest and excitement to know that their community plan could be updated soon. Residents were also interested in the Accessory Dwelling Unit (ADU) and Duplex, Triplex, Fourplex floorplans that the County will be providing for free to eligible property owners.
- Unincorporated Community Plan Updates: July 18, 2023, Board of Supervisors meeting approving guidance document for community plan updates (Board Agenda Item No. 11).
- Biola Community Services District: During a community meeting on June 13, 2023, the Biola CSD also expressed great interest in being involved during the community plan update and made their community center available to the County to host future meetings.

All of the programs proposed to be funded with the PRO Housing grant would assist implementing the County newly prepared Affirmatively Furthering Fair Housing Plan (AFFH). The Fair Housing Programs, the marketing of lots in RCAA communities, the expansion of infrastructure to provide safe drinking water and a functioning sewer system only enhances the communities. The update of the community plans with a focus on the County's AFFH goals will ensure the growth of these communities truly address the disparities in each individual community. Upon the adoption of the General Plan and Zoning Ordinance Update the County will begin implementing the numerous Environmental Justice Programs that align with the County's AFFH.

Budget

Activity	Funding Amount
<i>Community Infrastructure Activities</i>	
Laton Wastewater Expansion	
PRO Housing Grant	\$2,200,000
County CDBG Funds	<u>\$ 300,000</u>
Subtotal	\$2,500,000
Laton New Well	
PRO Housing Grant	\$3,000,000
<u>Other CSD Project</u>	
PRO Housing Grant	<u>\$ 225,000</u>
<u>Community Infrastructure Subtotal</u>	<u>\$5,725,000</u>
<i>Planning</i>	
Community Plan Updates	
PRO Housing Grant	\$1,000,000
County Grant funding	\$ 300,000
County General Fund (staffing)	\$1,000,000
<u>County General Fund (Consultants)</u>	<u>\$ 500,000</u>
Subtotal	\$2,800,000
Housing and Services Resource Book	
PRO Housing Grant	\$ 100,000
<u>County General Fund (staffing)</u>	<u>\$ 25,000</u>
Subtotal	\$ 125,000
Zoning Ordinance Updates	
PRO Housing Grant	\$ 50,000
<u>County General Fund (staffing)</u>	<u>\$ 25,000</u>
Subtotal	\$ 75,000

2025-2030 Consolidated Plan/Update Affirmative Marketing Plan

PRO Housing Grant \$ 50,000

Fair Housing Monitoring, Outreach, and Referral &
Addressing Racially Concentrated Areas of Affluency (RCAA)
PRO Housing Grant \$ 50,000

Increase Collaboration with Community Services Districts
PRO Housing Grant \$ 25,000
County General Fund (staffing) \$100,000
Subtotal \$125,000

Planning Subtotal \$3,225,000

Housing Programs

ADU Pilot Program
PRO Housing Grant \$1,000,000
Permanent Local Housing Allocation (PLHA) \$3,050,000
Subtotal \$4,050,000

Administration
PRO Housing Grant \$700,000

Total Budget
PRO Housing Grant \$8,400,000
County Grants \$300,000
General Fund \$1,650,000
County CDBG \$300,000
PLHA \$3,050,000

TOTAL BUDGET \$13,700,000

Alternative Funding Levels

The County’s PRO Housing grant application of \$8,400,000 allows the County to address many of the County’s housing barriers. If funding is limited, the County is willing to accept any amount of funds that will allow us to successfully implement at least one of the many proposed programs. Listed below are several funding options the County is willing to discuss:

- Funding of infrastructure programs only at the full requested amount of \$5.425,000 and \$325,000 in administration costs: This will allow the community of Laton to expand its

infrastructure and allow for the possibility of the development of single and multi-family housing and the preservation of the existing housing.

- Funding of the planning and housing programs in the amount of \$2,275,000 and \$225,000 in administration totaling \$2,500,000 will allow the County to:
 - Update three to five community plans: The community plan updates will result in a comprehensive plan that will address the individual needs of the varying communities throughout the County to ensure the community’s environmental, housing, social, and economic growth is addressed.
 - Allow the County to implement the new Affirmatively Furthering Fair Housing (AFFH) plan and encourage housing in the RCCA rezoned parcels.
 - Prepare the 2025-2030 Consolidated Plan incorporated in the AFFH goals and update the County’s Affirmative Marketing Plan.
 - Create the Housing and Resource Book to educate and engage the residents and increase their access to services.
 - Work with the community service districts (CSDs) in creating infrastructure goals and search for funding to establish sustainable community water and sewer systems that will accommodate future development throughout the County.
- Funding of the community plan updates and the ADU Pilot Program in the amount of \$2,200,000 and \$220,000 for administration totaling \$2,420,000: This option will still complete the same number of proposed plans setting the foundation for the communities assisted and will construct 27 ADU projects. If only the \$1 million minimum is awarded, the County is willing to discuss funding both programs at approximately 50% minus the 10% admin or fund one of the programs in full. Funding both programs at 50%, two to three community plans will be updated and 23 ADUs will be constructed.

The County will be able to fund any of the above-mentioned options successfully and within the outlined timeline below. The only option that will reduce the anticipated outcome measurements is the final option. The new outcomes are listed above, but the timeline will remain the same.

TIMELINE

Activity:	Timeframe:
Accessory Dwelling Unit (ADU) Program	<p>01/2024 - 09/2024:</p> <ul style="list-style-type: none"> • Create program and related documents • Create marketing plan <p>09/2024 - 6/2025:</p> <ul style="list-style-type: none"> • Publicize ADU Program (First Round) • Process Applications <p>06/2025 - 6/2026:</p> <ul style="list-style-type: none"> • Build 4 ADUs <p>06/2026 - 6/2027:</p> <ul style="list-style-type: none"> • Build 5 ADUs <p>06/2027 - 6/2028:</p>

	<ul style="list-style-type: none"> • Build 8 ADUs 06/2028 - 6/2029: <ul style="list-style-type: none"> • Build 8 ADUs 06/2029 - 09/2029: <ul style="list-style-type: none"> • Build 2 ADUs
Community Plans	01/2024 - 03/2024: <ul style="list-style-type: none"> • Request for Proposal (RFP) 03/2024 - 06/2024: <ul style="list-style-type: none"> • Community Plan Outreach Meetings 06/2024 - 12/2024: <ul style="list-style-type: none"> • Environmental Review 03/2024 - 06/2025: <ul style="list-style-type: none"> • Complete first community plan update 06/2025 - 07/2026: <ul style="list-style-type: none"> • Complete second community plan update 07/2026 - 08/2027: <ul style="list-style-type: none"> • Complete third community plan update 08/2027 - 09/2028: <ul style="list-style-type: none"> • Complete fourth community plan update 09/2028 - 09/2029 <ul style="list-style-type: none"> • Complete fifth community plan update <p>*Total number of community plan updated will depend on the level of environmental review (cost and length)</p>
Housing and Services Resource Book	01/2024 - 03/2024: <ul style="list-style-type: none"> • Request for Proposal (RFP) 03/2024-09/2024: <ul style="list-style-type: none"> • Create Housing and Services Resource Book 09/2024-10/2024: <ul style="list-style-type: none"> • Conduct Community Outreach 11/2024-01/2029: <ul style="list-style-type: none"> • Distribute Housing and Services Resource Book Annually at Various Events 2,000 total
Zoning Ordinance Update	01/2024 - 12/2024: <ul style="list-style-type: none"> • Complete first zoning update 01/2025 - 9/2029: <ul style="list-style-type: none"> • Annually update zoning ordinance if applicable <p>Make annual updates as necessary</p>
Infrastructure	03/2024: <ul style="list-style-type: none"> • Complete National Environmental Policy Act (NEPA) review 09/2024:

	<ul style="list-style-type: none"> • Award Funds <p>01/2025:</p> <ul style="list-style-type: none"> • Review and Approve Design Plans for Sewer & Well <p>06/2025:</p> <ul style="list-style-type: none"> • Bid and Award Construction Job <p>10/2025:</p> <ul style="list-style-type: none"> • Begin Construction Sewer & Well <p>010/2027:</p> <ul style="list-style-type: none"> • Complete Sewer & Well Construction
Consolidated Plan	<p>03/2024 - 03/2025</p> <ul style="list-style-type: none"> • Prepare 2025-2029 Consolidated Plan <p>05/2025</p> <ul style="list-style-type: none"> • Present to the Board of Supervisors for approval <p>07/2025 - 06/2030</p> <ul style="list-style-type: none"> • 2025-2029 Consolidated Plan in effect
Affirmative Marketing & Racially Concentrated Areas of Affluence (RCAA)	<p>03/2024 - 06/2025</p> <ul style="list-style-type: none"> • Prepare Marketing Materials for RCAA Properties <p>12/2025</p> <ul style="list-style-type: none"> • Begin Marketing Plan for RCAA Properties • Complete Translation of Housing Applications • Update Affirmative Marketing Plan • Conduct Annual Fair Housing Outreach and Education <p>01/2026 - 2030</p> <ul style="list-style-type: none"> • Conduct Annual Fair Housing Outreach and Education • Market RCAA Properties • Work with Interested Developer in Constructing Affordable Housing
Coordination with Community Service Districts	<p>03/2024 - 03/2025</p> <ul style="list-style-type: none"> • Conduct First Annual Meeting • Create Goals that the CSD for the next 5 years • Search for Grants and Resources Monthly <p>2025-2030</p> <ul style="list-style-type: none"> • Conduct Annual Meeting • Implement Goals and Review Annually • Assist CSD's to Apply for Grants if Applicable

Advancing Racial Equity

The racial composition of persons and households expected to benefit from this grant, are the low- and moderate-income residents of Fresno County. According to the American Community Survey (ACS) data collected in 2021, the race composition of households in the County of Fresno are 47.6% Hispanic or Latino, 34.1% White, 9.3% Asian, 5.6% Black or African American, 1.4% American Indian and Alaska Native, 0.1% Native Hawaiian and other Pacific Islander, 1.9% of another race or two or more. People of color make up the majority of the unincorporated County and are the most disadvantaged. For example, the community of Laton has a Hispanic majority of 58.1% and a 37.4% White only population, but no household of White origin lives below the poverty level. The community of Del Rey is 96.2% of Hispanic or Latino origin and more than one third of households live below the poverty level. In contrast, the community of Shaver Lake has a White majority at 79.3% and only 1.4% of the entire population lives below the poverty level. In the County, households of colors make up over 90% of families living below the poverty level compared to 7.1% of White households. The grant funds that are community specific, the infrastructure and community plan programs will be providing services that benefit the communities of Laton, Biola, Del Rey and Riverdale. These four communities are predominantly Hispanic and have a large number of households living below the poverty level. The GPI staff will make extra efforts in assuring that farmworkers and Limited English Proficiency (LEP) residents are made aware of the services that will be provided through this grant.

The proposed housing programs will service residents earning below 80% of area median income and will provide the property owner with a copy of the County's Affirmatively Marketing Plan along with other resources to assist them in ensuring the most underserved residents such as farmworkers and LEP residents have an opportunity to rent the newly constructed units.

In the past few years, the County has been actively involved in the communities as staff prepared to complete the 6th-Cycle Multijurisdictional Housing Element required by the California Department of Housing and Community Development (HCD). Staff has taken the time to get to know the communities by attending several in-person meetings and listening to the concerns of all residents by ensuring that all presentations are bilingual, and bilingual staff is available during these meetings to provide cost-free translation services. Residents in various communities have expressed the need for affordable housing, especially as rent and mortgage rates continue to increase in California. Residents of the unincorporated county want to ensure that their communities grow with them and their needs. In response, the County is prioritizing activities in communities with disadvantaged people of color.

Regarding measures to track progress and evaluate effectiveness of efforts to advance racial equity through proposed grant activities, the requested PRO Housing funds will assist implementation of Housing Element programs designed to market to developers the sites that are rezoned for Regional Housing Needs Allocation (RHNA) purposes in order to diversify high

income Racially Concentrated Areas of Affluence (RCAA) areas with lower-income households. In doing so, the County will encourage the construction of multifamily development within proximity to the incorporated cities of Clovis, Fresno or Sanger during the County's Sixth Cycle Housing Element planning period. Additionally, the County will offer incentives to facilitate the development of affordable housing, with an emphasis on housing opportunities for very low- and extremely low-income households, as well as special needs populations, such as the elderly, disabled, farmworkers, the homeless, and those at risk of becoming homeless. Examples of incentives include gap financing, County and state density bonus provisions, and streamlined processing such as pre-application consultation to identify potential issues early on and concurrent processing of required permits to the extent feasible. These incentives can be applied to sites in census tracts designated as a RCAA and high/highest opportunity areas to diversify high income RCAA areas with lower-income households. Additionally, the County has the PLHA and HOME Program Affordable Housing Development loan program to assist developers in financing the construction of affordable housing.

Affirmative Marketing Plan

The County of Fresno has an Affirmative Fair Housing Marketing Plan that it utilizes in its marketing efforts for its various housing programs. The United States Department of Urban and Housing Development (HUD) requires that the marketing plan be updated every five years. The County also reviews its efforts and makes modifications to increase marketing to groups that are the least likely to apply to the County's housing programs. The County utilizes the American Community Survey (ACS) data and is aware that 37% of households throughout the County speak Spanish at home. Most households throughout the unincorporated County often have higher percentages of Spanish-speaking households such as Del Rey where 81% of residents primarily speak Spanish at home. Therefore, the County of Fresno makes most of its marketing materials available in English and Spanish. The County makes efforts to employ staff that are certified bilingual either in English and Spanish or English and Hmong and is constantly trying to expand the reach of those whose primary language is other than English. Additionally, the PRO Housing funds will assist in the translation of all Community Development housing application materials to Spanish by 2025 and update the County's Affirmative Fair Housing Marketing Plan with updated information to coincide with the 2025-2030 Consolidated Plan. The new Affirmative Fair Housing Marketing plan will be used for all outreach efforts, including mailings and communication to communities, consistent with other programs in the Housing Element related to addressing contributing factors like fair housing, and require multi-family developments that are funded through County programs to include specific outreach efforts to inform farmworkers about their housing developments in their Affirmative Fair Housing Marketing Plan.

Additionally, County staff will also make additional efforts to build relationships with community partners, such as community service organizations, that work with identified demographic groups such as farmworkers, Blacks, Hispanics and Asians. The specific organization the County will attempt to collaborate with include The Center (formally The

Center for New Americans), Centro La Familia, Fresno EOC-African American Coalition. Additionally, during the community plan updates, the County will be reaching out to the local schools that often have a more direct access to residents, as we believe that community members can help us better understand their needs and identify ways in which the County can assist the schools and better serve the community.

The County's most recent certification to Affirmatively Furthering Fair Housing (AFFH) was signed on May 11, 2023. The County of Fresno most recent Consolidated Annual Performance and Evaluation Report (CAPER) was for 2022-23. The following is a summary of actions the County identified in the 2022-23 CAPER to overcome the effect of impediments to Fair Housing. The County will use the complete Affirmatively Furthering Fair Housing Analysis (AFFHA), completed for the County's Sixth Cycle Housing Element, update the County's Analysis of Impediments to Fair Housing. The County's Rental Rehabilitation Program continues to fund improvements to maintain safe, decent, and affordable rental housing. The County continues to work with developer to add additional affordable units. The County currently has two active HOME-funded activities that will create 95 new rental housing units. The County also has two active projects that will build affordable housing units which will create 75 new housing units. The County's Homebuyer Assistance Program (HAP) and Housing Assistance Rehabilitation Program (HARP) continues to require a homeownership-education training program. The County is also working with the Fair Housing Council of Central California to provide additional training to area lenders and developers regarding fair housing laws and policies. The County is continuing to make every effort to provide materials in the languages of the intended population. Fresno County has a large Hispanic population (>50%) and provides marketing materials in both English and Spanish.

**Exhibit E Capacity
County of Fresno**

DRAFT

The County of Fresno Community Development (CD) and Water and Natural Resources (WNR) Divisions are a part of the County's Department of Public Works and Planning (PWP), which has extensive experience managing various affordable housing and infrastructure grants since 1977. The Community Development Division administers the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG), and the HOME Investment Partnerships Program (HOME) and the Permanent Local Housing Allocation funds (PLHA) funded by the California Department of Housing and Community Development (HCD) along with other one-time grants for the County of Fresno. The Community Development and Water and Natural Resources Divisions are managed by Augustine Ramirez, Division Manager. The Community Development staff is comprised of Jonathan Avedian and Jennifer Kirkpatrick, both Senior Staff Analysts overseeing the day-to-day administration of the grants and affordable housing programs.

Jonathan Avedian, Senior Staff Analyst, has a degree in environmental engineering, as well as a Master of Business Administration, and spent over 10 years working for various private sector companies prior to joining the County of Fresno as a Planner. He has been involved in community development for fifteen years, working with many of the cities and unincorporated communities in the County on federally funded infrastructure development projects, primarily through the CDBG program. He is currently working on environmental reviews, grant management and administration, and supervises staff working on infrastructure projects and housing loan portfolio management.

Jennifer Kish-Kirkpatrick, Senior Staff Analyst, has 12 years of experience implementing and administering state and federally funded programs at the local level, with an emphasis on services to disadvantaged groups and stakeholder engagement. She currently co-leads the County of Fresno's Community Development team and is developing a two-year plan to make substantial updates to the County's Consolidated Plan.

Additional Community Development staff include Jared Nimer, Staff Analyst III with over 15 years of preparing and administering CDBG and HOME grants. Paige Drane, Staff Analyst II and Alex Castellanos, Staff Analyst III both assist with the processing of applications both from households and water and sewer districts.

The Community Development and Water and Natural Resources Divisions are responsible for the development and implementation of a variety of projects and programs to address the needs of low-income neighborhoods throughout Fresno County and its seven participating cities. This includes administering the County's grants and affordable housing programs for low to moderate income areas or households and developing and managing infrastructure, housing, and social service programs necessary to implement the County's Consolidated Plan. Further, these Divisions have over 50 years of experience implementing both federal and state housing and infrastructure grants.

The implementation of the infrastructure grant portion of the PRO Housing Grant will mirror the current CDBG Infrastructure grant program and will be administered by the CD staff in compliance with all HUD requirements.

The relatively new General Plan Implementation Unit (GPI) in the Water and Natural Resources Division is comprised of Yvette Quiroga, Principal Planner; Derek Chambers, Planner III; Anton Kremer, Planner II; Carlos Aguirre, Planner I; and Andrea Calderon, Planner I. Yvette Quiroga will be the primary person in charge of the implementation and administration of the grant in collaboration with the Community Development staff. Yvette Quiroga previously held the position of Senior Staff Analyst in Community Development for over 15 years and was responsible for the preparation, implementation, and administration of the County's affordable housing programs. She also has experience working in the County's Infrastructure Grant Program and is a certified Housing Development Finance Professional. Ms. Quiroga has a Master of Public Policy and Administration with an emphasis in Urban Planning. She has worked with Fresno County for over 17 years and has extensive knowledge of the needs of the various rural communities in Fresno County and has extensive development experience. She has over 25 years working in affordable housing development previously work experience includes five years with the Madera Housing Authority and several years for a low-income housing developer Pajaro Valley Housing Corporation. Her extensive experience in writing and administering various state, federal, and philanthropic grants will ensure the grant requirements are met.

The GPI staff will be responsible for implementing the majority of the planning activities including the updates to the zoning ordinance and creating the Housing and Resource Book. Both the CD and GPI staff will work on creating a pilot ADU Program.

Regarding the composition of the GPI unit, staff member Derek Chambers has a Master of Public Administration and has been employed as a Planner with the Fresno County Department of Public Works and Planning for approximately 18 years. During this time, Mr. Chambers gained much experience and knowledge concerning zoning and general plan rules and regulations. Additionally, Mr. Chambers has also processed a wide array of discretionary land use applications, rezones, general plan amendments, and zoning ordinance amendments.

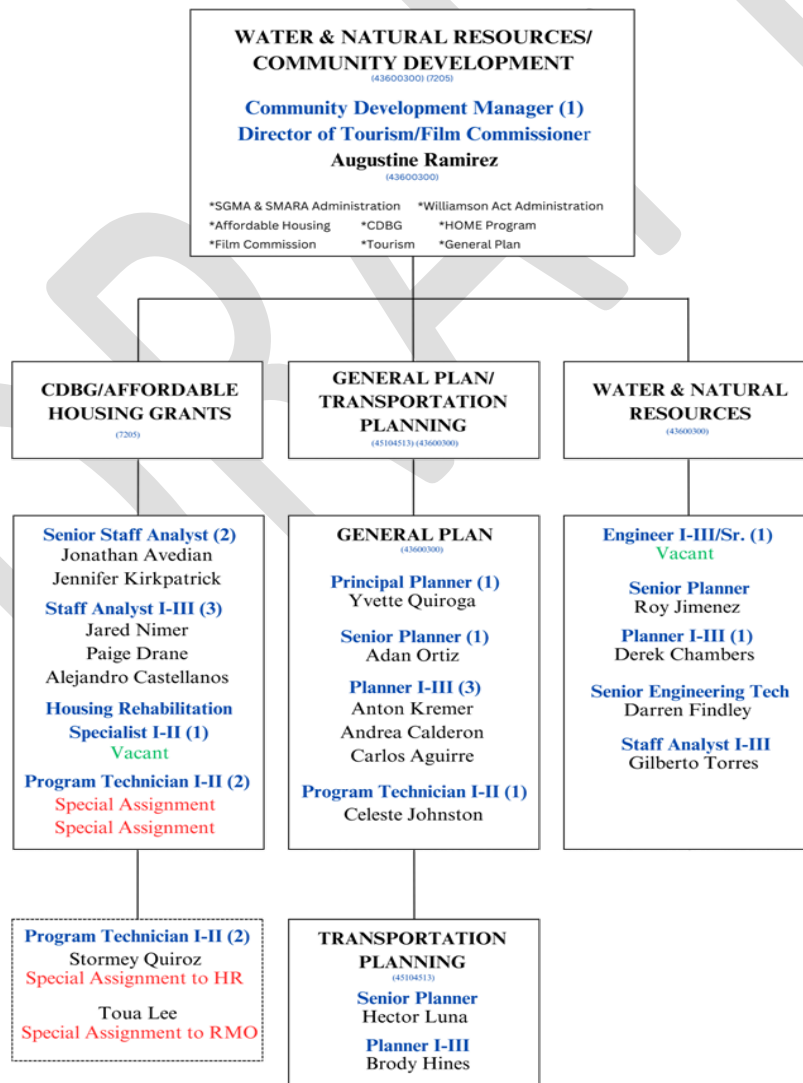
Andrea Calderon is a Planner with the GPI. As a planner, she has worked in completing the Annual Progress Report (APR), General Plan Housing Element, procurement, a housing trust feasibility study, and translation of meetings and presentation materials. Ms. Calderon has more than five years of experience working with socioeconomically disadvantaged groups as she has worked for public social services departments and nonprofits. While working as a government assistance eligibility worker, she also completed a Master of Public Administration. As a graduate student, she conducted various research of social services program.

Carlos Aguirre is a Planner with the GPI Unit; he has a Bachelor's Degree in Political Science. He grew up in the west side of Fresno County and has lived in the County all his life. He is

bilingual and fluent in English and Spanish. Mr. Aguirre has an extensive background doing outreach and building relationships throughout different underserved communities during his time in college and in his professional life. Mr. Aguirre has also been the main point of contact for client referrals and conducting various surveys throughout the County.

Anton Kremer is a Planner with the GPI unit. Mr. Kremer has a Bachelor's degree in Economics and an Associate Degree in Accounting and Business Administration. Mr. Kremer has worked for the County for six years. During this time, Mr. Kremer's primary responsibilities have been fiscal and grant management. Mr. Kremer has ensured compliance with the terms, conditions, and reporting requirements of many grants. Mr. Kremer is also responsible for processing vendor payments and reimbursement requests. Mr. Kremer has also organized and conducted several simultaneously in-person and Zoom outreach meetings. These meetings have included multiple in-person locations and Zoom.

Organizational Chart (CD and WNR Divisions)



**Exhibit F Leverage
County of Fresno**

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The County is committing to leverage \$5,350,000 or over 50% of the proposed grant amount. \$1,750,000 is from County General funds, \$1,250 is for staff time that will be working on the community plan updates and implementing the various planning programs and the ADU Pilot Program. The remaining \$500,000 is to pay for consultant fees to assist in updating the community plans and other planning programs. These funds will come from the following County funds:

Leverage:

Community Plan Updates

<u>Type of Funding</u>	<u>Funding Amount</u>
LEAP Grant	\$100,000
REAP Grant	\$200,000
County General Fund Consultants	\$500,000
<u>County General Fund Staffing</u>	<u>\$1,000,000</u>
Subtotal	\$1,800,000

Planning Programs

<u>Type of Funding</u>	<u>Funding Amount</u>
<u>County General Fund Staffing</u>	<u>\$150,000</u>
Subtotal	\$150,000

ADU Pilot Program

<u>Type of Funding</u>	<u>Funding Amount</u>
Fresno County's	
<u>Permanent Local Housing Allocation funds (PLHA)</u>	<u>\$3,050,000</u>
Subtotal	\$3,050,000

Infrastructure Program

<u>Type of Funding</u>	<u>Funding Amount</u>
<u>CDBG Laton Sewer Project</u>	<u>\$300,000</u>
Subtotal	\$300,000

TOTAL LEVERAGE **\$5,300,000**

**Exhibit G Long-term Effect
County of Fresno**

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Regarding the long-term effect, that will be a result of the PRO Housing funds are varied due to the many different activities that are proposed through this grant application. At the heart of the application is that the County will be able to have the resources to works towards remedying local housing constraints to enable housing production while simultaneously promoting the objectives of AFFH.

As previously discussed in the Executive Summary primary objectives for the County being awarded the requested PRO Housing grant would result in new infrastructure improvements in disadvantaged communities, where developers have shown interest to build and where existing infrastructure cannot provide additional service, thereby making housing development infeasible for such areas. With the possibility of increased housing production.

By building housing units in a community like Laton that has many amenities but lack housing would reduce the number of families leaving the community and reduce traveling as many wish to remaining in the community. This will help stabilize the local school district that is at risk of closing its high school due to declining enrollment. The new housing would allow for younger families to remain in the community and allow for diversity. As with any affordable housing project there are residents in the community that have the negative view of affordable housing and they could come out and speak against the possible housing project. The County is considering different options to combat that misconception including creating a video that highlight the various housing developments built throughout the County and interview the residents educate the communities.

The County will have built relationships with the various CSDs and assist them in preparing an infrastructure plan to expand their community services and assist the CSDs in applying for funds and ensuring all the communities have access to safe drinking water and functioning and safe wastewater facilities.

Another deliverable that increases production of housing is the creation of the ADU loan program. The ADU Program will include funding to construct the units throughout Fresno County including in RCCA communities which increases affordable housing in areas that the County's AFFH has addressed. The Accessory Dwelling Unit (ADU) Program will become a permanent program with an identified stream of funding that provides an easy-to-follow guidebook for homeowners who wish to build an ADU. Additionally, the County will utilize the ADU policies, procedures, and legal documents to implement the duplex, triplex and four plex program in the future.

The ADU Program will construct 27 ADU's during the grant period and will provide local homeowners with funding and a defined process to allow the residents to build a secondary unit on their property. Further, the ADU Program will be utilized as a model to implement a duplex, triplex and fourplex program.

Success would mean having zoning ordinances that allow for growth in the County. Building ADU's in all the communities in Fresno County. Assisting 27 property owners with loans but assisting 35 total property owners to build ADU's during the next 8 years. Ideally the Housing Authority would have constructed a new housing development in the Community of Laton and rehabilitated their existing aging Public Housing units and converting them into private housing. The cost-burden in the community of Laton would decrease and the owner-occupied rehabilitation program would assist 5 homeowners make repairs to their homes. Additionally, Habitat for Humanity or Self-Help Enterprises consider building single-family homes in Laton.

An additional primary objective for the County being awarded the requested PRO Housing grant is the funding of zoning ordinance amendments that will minimize barriers to affordable housing production and facilitate housing. The proposed zoning ordinance amendments and the annual review of new possible amendments will facilitate and encourage development on various parcels. It will allow for great flexibility in developing various types of housing on as many parcels in Fresno County with special attention to the most vulnerable populations as the first round of proposed zoning amendments proposes.

The community plan updates will expand the sphere of influence for community services districts and include newly zoned land to allow for housing development for all residents including the most vulnerable populations such as the elderly, the homeless and farmworkers. The updates will ensure that land is properly zoned to meet the needs of the community as it grows and develops. The community plans will be a comprehensive evaluation of the community that prepares the community for growth and ensure the plans addresses the environmental, housing, social, and economic needs of each individual community. Special consideration will be given to the County's AFFH goals and its environmental justice goals.

The final outcomes that the County expects is to facilitate the construction of housing by implementing programs that encourage development for all income groups but especially the low and very low-income residents of Fresno County. By increasing infrastructure capacity, a developer or even a single-family property owner could construct housing in the unincorporated community that benefited from the funding. The ultimate outcome will be to develop one multifamily development in an unincorporated area.

The residents of Fresno County will be informed and engaged in their community as the Housing and Resource Book is distributed, increasing program participation as the community becomes aware of available resources. The County's 2025-2030 Consolidated Plan will have a robust Barrier to Affordable Housing and Fair Housing (AFFH) section to direct the CDBG and HOME funds for the next 5 years.

The long-term effects of the proposal would be zoning ordinances that allow for affordable housing throughout the County. Programs that encourage housing in the RCAA communities. Improvements to communities that historically have been underserved by improving community infrastructure services, engaging, and educating residents. Increasing the interest in building in the rural unincorporated areas by providing various incentives such as free ADU, duplex, triplex and fourplex plans. These programs will increase the production of housing, reduce the cost of rents, and provide a safe place for the most vulnerable to live. The County's proposing addresses the most pressing barriers that would assist the greatest number of residents in Fresno County. The County looks forward to partnering with HUD in this processing with these unique funds that provides the most flexibility to create a program that truly addresses the uniqueness of individual communities needs and the freedom to address them.

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Attachment A
County of Fresno

Summary of comments received during the 15-day public review and comment period with a list of the commentor names and their respective organization.

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