

# APPENDIX 1

---

## APPENDIX 1A: PUBLIC OUTREACH EFFORTS

### Stakeholder Workshop Summary, March 2015

Two stakeholder workshops were held on Wednesday, March 4, 2015 as part of the Fresno County Multi-Jurisdictional Housing Element. The first workshop was held at 10:00 a.m. at the City of Selma City Council Chambers. The second workshop was held at 2:00 p.m. at the City of Kerman Community Center. Workshop participants were presented with information about the legal requirements and content of a Housing Element, localized demographics, the process of certification, and most importantly, asked to share their thoughts on the major housing issues facing Fresno County residents; major barriers to affordable housing in the region; and how the cities, County, and community can work to address these issues and barriers. The following is a summary of comments received at the workshops:

- Finding financial resources to subsidize housing is the biggest issue. Cities want to provide affordable housing to accommodate all economic segments of the community, but the resources are very limited.
- Financing is a major constraint for affordable housing. Many affordable housing developments require five to six layers of funding to make a project feasible. The Legislature took away a key tool for funding affordable housing development – Redevelopment Agencies.
- While land may be readily available in many communities, some communities (particularly Reedley) are mostly built out and need to rely on annexing more land to accommodate housing needs. This requires willing sellers of land on the fringe, and creates a conflict between two very important goals: maintaining agriculture, which is the livelihood of many in the region, and accommodating housing needs to meet the Regional Housing Needs Allocation (RHNA).
- There are major policy and financial constraints to annexation in the county.
- Water and sewer capacity is generally an issue in the County.
- Unincorporated areas of the county, such as Lanare, do not have the water and sewer infrastructure to support existing services and demands by new development. These areas would need more scalable housing projects to create an equitable distribution of infrastructure improvements costs that are needed. These areas are often served by special districts, and the County is working with special districts to go after state funding.
- Self Help has a mobile home replacement program that could benefit residents in communities such as Lanare where a majority of residents live in mobile homes.

- The County of Fresno is not in the “development business” relative to the unincorporated areas of the County. The County is in the resource preservation business. The County has and will continue to develop policies which direct growth to cities and unincorporated communities. The County has no control over special districts.
- The Friant Corridor provides an opportunity to accommodate a variety of housing needs for people of different income levels.
- The current drought condition and lack of water infrastructure is a major road block to providing more housing.
- California’s Cap-and-Trade Program provides funding for infrastructure improvements, but the current round of funding is more directed to large cities, such as Los Angeles, because it requires proximity to high quality transit, which is defined in such a way that many communities in the Valley are not eligible for funding.
- While jurisdictions do not always have “high quality transit” that meets the definitions required by the Cap-and-Trade Program, just adding a bus stop goes a long way for some funding programs in saying transit is available for an affordable housing project.
- There is a National Housing Trust Fund Program coming in 2016. In order to be eligible for funding, jurisdictions need to identify in their Consolidated Plans that they are intending to pursue National Housing Trust Fund monies. Consolidated Plans are documents discussing housing homelessness, business, and community development that cities are required to prepare in order to receive federal funding.
- Many funding programs (even the National Housing Trust Fund Program) require matching funds, and most jurisdictions do not have any matching funds available.
- The jurisdictions and organizations in Fresno County need to organize and advocate as a region to make affordable housing and infrastructure funding available to the region.
- The Leadership Council is working to advocate for funding for the rural communities in Fresno County and for the region as a whole.
- Development impact fees are high in some communities (in excess of \$40,000 per unit). Fee deferral programs and fee waiver programs help tremendously. These fee deferrals should be given to lower-income housing, not above moderate-income housing.
- Many communities have a need for migrant farmworker housing. Farm labor is becoming more permanent and less migrant. There is a need to invest in year-round farmworker housing.
- Many State or Federal-funded farmworker housing programs are challenging because they require documentation.
- Allowing development by-right, rather than with discretionary approval, is a key to removing barriers to development.

- NIMBYism (“Not-in-my-backyard”)/community sentiment toward affordable housing and density is an issue in many communities; however, recent examples of high-quality affordable housing go a long way in gaining community support and acceptance of low-income housing. There is a recent example in Selma of single family rental homes built using USDA funds. There is a long wait list for these rental homes.
- The City of Coalinga and other more remote cities in the county face significant challenges when trying to attract developers to a smaller market. These cities may have the land available, but the market for new development is not there.
- The primary reason for a lack of residential development interest is directly related to employment and/or the lack of jobs. The demand for housing exists, but not at a price point to make it attractive, or even feasible, for developers.
- Communities need to maintain a good balance between owner and renter occupancy.
- There aren’t as many funding programs for rental units. CDBG money for housing rehabilitation and down payment assistance is directed toward owner occupied units.

## **Stakeholder/Community Survey Results, March 2015**

Following the stakeholder workshop, a survey was emailed to the 225 contacts on the email list asking for input to better understand the community’s housing needs and potential solutions to housing challenges facing the Fresno region. The survey asked the same questions posed to participants who attended the stakeholder workshop:

1. What are the major housing issues in Fresno County?
2. What are the barriers to affordable housing in Fresno County?
3. What can be done to address these issues and barriers?

Responses were collected through April 1, 2015. The following is a verbatim summary of the survey responses.

### ***What are the major housing issues in Fresno County?***

- The lack of affordable housing and large presence of slum lords.
- The need for permanent supportive housing for the homeless and very low-income people.
- Substandard housing, widespread poverty, and crime with disproportionate level of home ownership.
- We need more home ownership opportunities.
- I believe Fresno needs more Permanent Supportive Housing opportunities for individuals and families who are experiencing homelessness. As rents increase it appears that wages do not. This creates a gap in finding affordable housing.
- The scopes of HUD with the new NOFA make it very difficult for specialized programs to be sustainable. There are a multitude of needs that clients have on top of housing in order to successfully retain residents. Many of the long-term homeless population are not interested in housing and/or services.

- High costs
- Long-term transitional or permanent housing for mentally ill or severely mentally ill is desperately needed. While Section 8 housing continues to be a great opportunity for many households, there are still so many waiting to access this housing resource. I know this is bigger than Fresno County, but really do folks on this program have to be given a "forever pass" on paying rent, when they are not even trying to work or pay rent like everyone else? And those who are now in desperate need of this, continue to live on the streets and try to work and live without a roof over their head...systemic ugliness...
- Prices - make residential fire sprinklers discretionary, not mandatory. These can easily add \$5,000 cost to each new home.
- Need homes for seniors in a gated community. Not apartments or condos but homes with a community room and activities. Similar to Del Webb retirement communities. Seniors from the Bay Area and Southern California want a place within California to retire but at a lower cost than their current location. They don't want to rent but want upscale homes with amenities for seniors.
- 1 - lack of low income housing stock! 2 - lack of code enforcement, especially in aging rental housing stock. Cases proceed at a snail's pace if at all. 3 - poorly planned transportation infrastructure. Insular development in housing tracts put nearest public transportation far from residents even if they were so inclined.
- 1. Affordable safe housing. 2. Poor housing conditions and the reluctance of landlords to maintain their rentals. 3. Blight in neighborhoods. 4. The fact that the city leaves the blighted areas and keeps moving in other directions leaving more blighted areas throughout the city. They should be revitalizing and decrease the new developments. Take care of what is here. 5. Lack of transportation and bus lines where current homes are located. 6. Lack of libraries and youth activities in neighborhoods. 7. Safety and police protection.
- Government regulation directing residents into high density housing where market demand is weak. Providing affordable housing for low and moderate income families. The high percentage of low and moderate income families in Fresno County.

### ***What are the barriers to affordable housing in Fresno County?***

- Funding to increase the housing stock.
- Not enough units available. Affordable units are generally in certain areas of town
- Poverty, education, lack of affordable homes to buy.
- The difference between the earnings of families in Fresno and the Fair Market Rents in the area is a huge barrier. The high unemployment rate leads to individuals and families not having the ability to sustain housing.
- The socioeconomic landscape in this region has very few wage earners that rise above the poverty line. Many of the chronically homeless population do not want to live in a structured environment with rules to adhere to. The process for application can be arduous.

- High costs.
- Housing "Programs with on-site supportive assistance for the Mentally Ill - Developmentally delayed, etc... need to be a priority in serving this population. Affordable housing has improved in general, however I believe that the rural areas are still need of places and probably construction of quality affordable housing, that is suitable for children and families. Other barrier is "where shall they live while the 'process' takes its long route?" Sometimes folks are without anything (to live in/at) while the housing process takes 6-8 weeks.
- Prices - Turn back the clock on the 2013 Title 24 Energy requirements. Make it discretionary if you want, but not mandatory. Adopt the 2010 energy code instead (and maintain it for 12 years), that doesn't add more money to the cost of a new home.
- Lower wages than other areas. While housing costs are lower in the area, the cost of most other things such as power, gas, a vehicle, insurance, etc. are just as high as other places in California. The wages are considerably lower here.
- 1 - lack of leadership. CDBG and other fund constantly diverted from required uses for low income housing and Homeless prevention. This failure to comply causes the federal funds to be decreased. 2 - low priority with the city. A failure of leaders to recognize lack of housing, food and health security are directly linked to increasing crime and neighborhood degradation. 3 - continue poor mass trans investment. Focus on buses to exclusion of all others. Transportation that does exist is completely focused at getting people to shop verses getting them to work!
- 1. Lack of income. 2. Safety for families 3. Police protection 4. Lack of income for deposits and moving costs.
- Government regulations and fees and limited resources to provide incentives to build affordable housing. Prevailing wage laws attached to incentives raises the cost to construct thus requiring a greater incentive to offset the increased cost thereby reducing or eliminating the incentive.

### ***What can be done to address these issues and barriers?***

- Participation and communication among all community groups/partners about how and where to access and utilize various funding sources.
- Provide access and funding for permanent supportive housing and allow affordable housing in all parts of the city.
- Sweat equity homes rather than more Section 8. We need more home buyer programs with budgeting and credit education.
- I believe that we as a community need to continue our work through our Fresno Madera Continuum of Care of a Coordinated Assessment and Housing System. I also feel that more affordable housing units would address some of these barriers. I would like to see more Owners and Property Management participating in the efforts to end homelessness in our community.

- Become more inclusive of other agencies, including faith based organizations, law enforcement, grass roots partners to address ways to support each other in meeting the same goals. Adopt the Housing First model in actual practice vs. theory. Lots of varied interpretation to what that means.
- Lower prices.
- Temporary housing facilities will help these people and families stay safe, and healthy while the process completes. Many are lost along the way, and make bad decisions to live with the wrong people because their choices are extremely limited....and then the good housing is lost.
- Return to a much easier BRACED Wall system in the Code instead of the rigid, convoluted, confusing system in the 2013 Code that requires a lateral analysis by a registered engineer. This adds thousands to the cost of a new home. Eliminate the Code requirement for a Soils Report in most Central Valley Areas. This also adds thousands to the cost of a new home. The recent California Building Codes have no regard for cost.
- 1 - comply with CDBG and other block grant directives to ensure maximum funding. 2 - well built houses in well planned, income integrated communities, will likely lead to decreased need for code enforcement. 3 - stop pointing the finger outside of Fresno. Take responsibility for the mess we have created by focusing all development north and north west while abandoning successive widening concentric layers of degraded neighborhoods. 4 - Redevelopment like CDBG was funneled toward continued northward development up to and including River Park. This mentality must stop at the top! We will not solve these problems but transporting everyone to River Park to shop. 5 - Take advantage of all funding streams. Be innovative and insure no dollars are left on the table. Prioritize housing security. We cannot police our way out of crime. It's never worked and never well. Healthy neighborhoods are the key.
- 1. Provide adequate services to all. 2. Add more bus lines to service all areas of Fresno equally. 3. Provide neighborhood parks and take care of them as it is done throughout the city. 4. Provide libraries and activities in neighborhoods that are accessible. Traveling 5 to 10 miles to reach the nearest library is crazy. There is not even a bus line that will take you there. 6. Bottom line - police protection, services and activities, removing blight in neighborhoods, holding landlord accountable and fixing their areas. The city also allows blight to occur on their property as well. Grass is growing out of control, weeds are present, graffiti, broken items left out in the lots and streets. Code enforcement should be more present in the areas.
- Provide more Federal and State resources to the jurisdictions in Fresno County. Eliminate the prevailing wage requirement when government funds are used.

## **Public Comments Received**

### ***City Council and Planning Commission Study Sessions***

City of Kerman (June 3, 2015)

- No public comments were received.

## City of Kingsburg (June 3, 2015)

- No public comments were received.

## City of Coalinga (June 4, 2015)

- Planning Commissioner questioned the usefulness of using countywide median-income to establish affordability limits for the various income groups.
- City Council and Planning Commission commented on the impacts to rental housing due to out-of-town owners not maintaining their properties. Suggested a program or revised program could address code enforcement of rental properties.
- City Council and Planning Commission requested a new program be added or existing program be revised to add language that the City would assist homeowners with housing maintenance training. This was also suggested as a requisite for individuals seeking first time homebuyer assistance.

## County of Fresno Planning Commission (June 4, 2015)

- A member of the public commented on the need to comply with SB 244 – assess the provision of services to disadvantaged unincorporated communities.
- Planning Commission was concerned about the lack of infrastructure capacity and lack of water to accommodate new housing.
- Staff responded that SB 244 assessment will be addressed as part of the County’s General Plan comprehensive review process. Staff also noted that Appendix B contains a detailed assessment of the County’s previous Housing Element implementation programs.
- A member of the public commented the County should expand its outreach efforts to bring more people to public meetings and would like to see a detailed comparison of old County Housing Element policies with the new regional Housing Element policies.

## City of Mendota (June 9, 2015)

- No public comments were received.

## City of San Joaquin (June 9, 2015)

- No public comments were received.

## City of Clovis (June 15, 2015)

- No public comments were received.

## APPENDIX 1A

### City of Selma (June 15, 2015)

- No public comments were received. Residents commented on a related item – the City’s Residential Rehabilitation Loan Program Guidelines and indicated there is a great need for such program in the community.

### City of Reedley (June 15, 2015)

- Editorial comments provided by a Council member.

### City of Fowler (June 16, 2015)

- No public comments were received.

### City of Huron (June 17, 2015)

- No public comments were received.

### City of Parlier (June 17, 2015)

- Resident voiced his support for Housing Element and thinks that it includes housing programs that are much needed in the community, such as rehabilitation assistance and homebuyer assistance. However, the City also needs green space. The City needs to balance both needs.
- Resident voiced her concern regarding providing more lower-income housing in the community. Most new units being built in the City are for lower-income households. Middle income households are not able to qualify for these units and must look for housing elsewhere in other communities. The City needs to build more middle-income housing.
- Resident commented on the need for better fire and police services to go along with additional housing, particularly multifamily housing.

### County of Fresno Board of Supervisors (July 14, 2015)

- Leadership Counsel for Justice and Accountability: The Housing Element should include more concrete actions and measurable objectives. Lack of infrastructure is a significant constraint; the Housing Element should include plans to make infrastructure available in specific community areas. The County should consider inclusionary housing policy as a strategy for providing affordable housing.
- BIA Fresno/Madera Counties: BIA believes that inclusionary housing policies constitute a taking of property rights and would strongly oppose such efforts by the County.

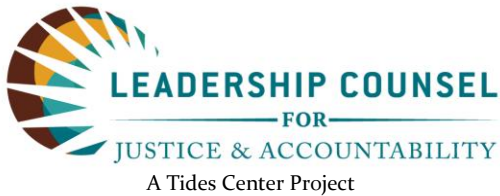


City of Sanger (July 16, 2015)

- No public comments were received.

### ***Other Public Comments***

- Letter emailed on July 16, 2015, from the Leadership Council for Justice and Central California Legal Services and Accountability (see below)
- Email on July 17, 2015, from Self-Help Enterprises (see below)



July 16, 2015

Lindsey Chargin, Senior Regional Planner  
Fresno Council of Governments  
2035 Tulare Street, Suite 201  
Fresno, CA 93721

*Sent Via Email*

Re: Comments on May 2015 Public Review Draft of the Fresno Multi-Jurisdictional  
2015-2023 Housing Element

Dear Ms. Chargin:

We are writing to provide comments on the Public Review Draft of the Fresno Multi-Jurisdictional 2015-2023 Housing Element dated May 2015 (Draft Housing Element). Through our comments, we aim to assist you in creating a Final Housing Element that satisfies the requirements of the state housing element law as well as state and federal fair housing and civil rights laws for each participating jurisdiction (collectively, jurisdictions). While we appreciate this opportunity to provide comments of the 2015 Public Review Draft prior to submission to California's Department of Housing and Community Development (HCD), we will continue to review and, as necessary, identify deficiencies in and needed revisions to the Draft Element during HCD's review period.

Leadership Counsel for Justice and Accountability's (Leadership Counsel's) mission is to work alongside residents of the most disadvantaged communities in California's Central Valley and Coachella Valley to advocate for sound policy and eradicate injustice to secure access to opportunity regardless of wealth, race, income or place. Leadership Counsel works with hundreds of low-income residents and communities across Fresno County to ensure that land use planning and public and private investment responds to the needs of low-income communities, to seek solutions to basic infrastructure and service deficiencies plaguing disadvantaged communities, expand opportunities for affordable housing countywide, and promote robust public process that supports the involvement of all Fresno residents.

Central California Legal Services' (CCLS') mission is to Advance Justice and Empower People in the Central Valley. Over its almost 50-year history, CCLS has advocated for equity and opportunity for the low income populations of the Valley. The undersigned organizations are well positioned to provide the County with informed comments regarding the housing-related needs of Fresno's low-income residents and the opportunities available to address those needs.

In enacting state housing element law, the California legislature declared:

*Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.” Gov. Code § 65580 (d).*

For the reasons set forth in our comments below, the Draft Housing Element fails to satisfy the letter and the spirit of state housing element law and other applicable state and federal housing and civil rights legal requirements to facilitate the provision of housing to meet the needs of all economic segments of the community. In its analysis, policies, and programs, the Final Housing Element can and must do more to advance the attainment of decent housing and a suitable living environment for all Fresno residents. Gov. Code § 65580(b).

We thank you for your consideration of our comments, and we look forward to working with you to create a Final Housing Element that fully complies with all applicable laws and regulations, and meaningfully facilitates the provision of adequate housing in the jurisdictions to which this Housing Element applies. Leadership Counsel and CCLS will submit additional comments on their own behalf and on behalf of their clients throughout the remainder of the housing element update and adoption process. Please contact Ashley Werner with Leadership Counsel for Justice and Accountability, at (559) 369-2786 and Gillian Sonnad at (559) 570-1238 to find a time to discuss these comments in person or otherwise discuss future revisions and development of the Housing Element.

**1. The Jurisdictions Have Yet to Satisfy the Requirement of Government Code § 65583(c)(8) to Make a Diligent Effort to Achieve Participation of All Economic Segments of the Community**

Government Code § 65583(c)(8) requires local governments to make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element and to describe these efforts in the housing element. The California Department of Housing and Community Development (HCD)’s “Building Blocks for Effective Housing Elements”<sup>1</sup> (Building Blocks) elaborates on Government Code § 65583’s public participation requirement. For the reasons set forth below, the public participation process described in the Draft Housing Element demonstrates that the jurisdictions have yet to satisfy the requirements of Government Code § 65583(c)(8).

**a. The Jurisdictions Have Failed to Make a Diligent Effort to Achieve Participation of Low-Income Residents, Affordable Housing Developers and Advocates, and Other Stakeholders**

Building Blocks identifies approaches to public participation that jurisdictions may use to comply with Government Code § 65583(c)(8)’s requirement to make a diligent effort to achieve participation of all economic segments of the community. These approaches include visiting neighborhoods and participating in local events; use of direct mail, radio spots, and local print

---

<sup>1</sup> Available online at <http://www.hcd.ca.gov/housing-policy-development/housing-element/>

and electronic media such as a neighborhood newsletter to advertise opportunities for participation; and the use of mobile resources with interactive presentations during the input and implementation stages among others. Building Blocks advises jurisdictions to “always consider the ethnic composition of the target audience and use communication tools that are language-appropriate and culturally sensitive”.

These Jurisdiction’s efforts to solicit public participation during the preparation of the Draft Housing Element fall far short of the “diligent effort” to achieve the participation of all economic segments of the community Government Code § 65583(c)(8) as described in Building Blocks. The Draft Housing Element states that the housing element public participation process conducted by the thirteen participating jurisdictions during its preparation consisted of two community workshops held respectively at the City of Selma’s City Council Chambers and at the City of Kerman’s Community Center. p. 1-20; 1B-1. The Draft Housing Element does not describe efforts made to inform the public of the workshops or to achieve participation by all economic segments of the community nor does it state how many people and who attended. The Draft Housing Element also states that, following publication of the document, the jurisdictions held workshops respectively for their respective decision-making bodies and that the Housing Element will undergo mandated review by HCD. Appendix A also indicates that the jurisdictions conducted a housing needs survey sent to an email contact list. These actions do not reflect the inclusive, interactive, ongoing, and culturally-competent approaches to public participation aimed at achieving the participation of all economic segments of the community identified in Building Blocks.

To satisfy Government Code § 65583(c)(8), the jurisdictions should create additional opportunities for public engagement in the housing element update reflective of those set forth in Building Blocks and revise the Draft Housing Element to reflect feedback obtained through those efforts. Supplemental public outreach efforts that the County should take include but are not limited to the following:

- holding interactive housing element workshops in at least three disadvantaged unincorporated communities (DUCs), including fringe and island communities located adjacent to or near participating cities and legacy communities as defined by Government Code § 65302.10 . As many low-income residents in these communities lack personal vehicles and many DUCs are not served by efficient public transportation, residents of DUCs are most likely to attend workshops held in their own community. The jurisdictions should partner with community residents and/or community-based organizations with ties to the community to plan and perform effective outreach for the workshops;
- conducting targeted outreach to and stakeholder interviews with members of special needs populations and protected classes, including but not limited to farmworkers, the elderly, members of large-families and single-headed households, people of color and non-English speakers;
- soliciting completion of the community survey performed by the jurisdictions by low-income and special needs residents, including by the jurisdictions’ housing division and

other city and county staff during their interaction with residents in the course of performance of their duties.

- advertising opportunities to participate in and provide feedback on the housing element update in non-English language print media, radio and television, including media in Spanish, Hmong, and other languages spoken by Fresno County residents. Examples of non-English media outlets include Univision, Radio Bilingue, Hmong TV, and the Vida en el Valle publication among others. Many of these media outlets offer free advertising space for public service announcements.

The Final Housing Element should document these additional efforts to achieve public participation by all economic segments of the community and explain how input received through those efforts is incorporated therein. Leadership Counsel is willing to support the jurisdictions in planning these additional public outreach efforts.

#### **b. The Draft Housing Element Fails to Incorporate Public Comments**

Building Blocks states that, as part of the requisite analysis pursuant to Government Code § 65583, the housing element must “[d]escribe who was invited to participate, which groups actually participated, general comments received and how comments were incorporated into the housing element.”

While the Draft Housing Element identifies individuals and comments who received notice of housing element workshops and generally describes comments made by workshop participants, it does not respond to the comments made or describe “how comments were incorporated” therein. In fact, from a comparison of the description of comments made during the public workshops contained in Appendix A and the body of the remainder of the Draft Housing Element, it appears that many of the comments were not in fact incorporated into the needs analysis or housing plan at all.

The Final Housing Element must meaningfully incorporate public comments received as called for by the Building Blocks.

#### **c. The Final Housing Element Must Identify Efforts the Jurisdictions Will Take to Achieve Broad Stakeholder Participation in Housing Element Implementation**

Building Blocks states that the Housing Element must “[d]escribe any ongoing efforts to engage the public and stakeholders in the implementation of the housing element.” Building Blocks states that jurisdictions should invite a wide array of groups to participate in the housing element implementation process and recommends that jurisdictions establish an ongoing housing element update and implementation committee to oversee the update and implementation.

While the Draft Housing Element includes programs such as rental rehabilitation and down payment assistance programs that by their nature require the participation of individual members of the public in their implementation in each jurisdiction, the Draft Housing Element fails to

describe efforts the jurisdictions will make to engage residents and stakeholders with respect to housing element implementation on an ongoing basis as called for by Building Blocks.

To support effective implementation of the housing element in a manner that ensures diverse stakeholder representation from all economic segments of the community, the Final Housing Element should include a program for each jurisdiction to establish a Housing Element Implementation Advisory Committee. The Committees should include representation by extremely low, very low, and low-income residents; residents of disadvantaged unincorporated communities; farmworkers; disabled residents; the elderly; members of single-headed households; members of large families; and members of other special needs populations and protected classes. The Committees should also include representation by local affordable housing and market-rate developers, affordable housing advocates, community development specialists, finance professionals, and other stakeholders with an interest in the preservation and development of affordable housing.

The Housing Element Implementation Committees will provide on-the-ground insight into the housing of the respective jurisdiction's residents and barriers to affordable housing; oversee and provide feedback on Housing Element implementation; and identify opportunities to modify and expand upon policies and practices to improve its respective jurisdiction's ability to facilitate the preservation and development of affordable housing. The Committees will also participate in the preparation and review of the annual housing element progress report as well as future Housing Element updates for each jurisdiction.

## **2. The Draft Housing Element Fails to Adequately Analyze and Respond to Effectiveness of Past Performance**

The Draft Housing Element fails to adequately analyze the past performance of the jurisdictions and respond appropriately through the policies and programs contained therein. A few examples of the Draft Housing Element's inadequate analysis and response to past performance include the following:

- “Senior Housing....The City continues to pursue affordable housing opportunities for seniors in the community...This program is included in the 2015 Housing Element to address the needs of special needs groups.” (Appendix 2I: City of Parlier, p. 21-42).

The Draft Housing Element does not state any specific actions it has taken to pursue affordable housing opportunities for seniors in the community and if in fact any such housing has been constructed as a result of these efforts. Accordingly, the Draft Housing Element proposes to include the Senior Housing program without modifications that could ensure more effective implementation.

- “The Code Enforcement Officer is responsible for enforcing regulations...Continue code enforcement efforts.” (Appendix 2H: City of Mendota, 2H-44)

The Draft Housing Element does not provide information about the actions taken to enforce City regulations, the success of those efforts, and the remaining extent of code violations. Accordingly, the Draft Housing Element proposes no modifications to the program which would allow for more effective code enforcement and the targeting of code violations which have a particular impact on the community.

- “The City continues to encourage infill development. However, future growth is anticipated to occur in the SOI. The City updated the General Plan to expand the SOI...This program is not included in the 2015 Housing Element.” (Appendix 2I: City of Parlier, 2I-36)

The Draft Housing Element does not state specifically what the City of Parlier has to encourage infill development. In fact, the description of the City’s activities indicate that the City has taken actions to expand the SOI which may conflict with this program. The Draft Housing Element also does not explain its removal of the program from the 2015 Housing Element if in fact the City intends to continue to encourage infill development.

With respect to Fresno County, the Draft Housing Element reviews the “past performance” of a fourth cycle housing element which is still in draft form. 2A-133. As the County’s fourth cycle housing element has not yet been approved by the Board of Supervisors or HCD and is not subject to implementation, a review of the County’s progress in implementing its third cycle housing element as well as goals and policies in the County’s General Plan relating to housing (e.g., Policy, ED-B-14<sup>2</sup>; Goal H-D, Policies H-D.1 & H-D.5).

The Final Housing Element must include improved analyses of past performance for each jurisdiction which identifies the specific actions taken by the jurisdictions to implement their current housing elements, the success or failure of the jurisdictions in accomplishing the goals of the programs, and incorporation or deletion of policies and programs in the Final Housing Element that respond to this analysis.

### **3. The Draft Housing Element Fails to Identify Specific Program Actions Which Will Have Beneficial Impacts Within the Planning Period**

Government Code § 65583(c) provides that each housing element shall contain:

“A program which sets forth a schedule of actions during the planning period, each with a timeline for implementation,... such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element...”

Building Blocks further states that:

---

<sup>2</sup> This policy provides that facilities in the Friant-Milerton area, once developed, should include moderately priced multifamily employee housing. This provision is proposed for deletion by the County in its pending General Plan revision.

“Programs are the specific action steps the locality will take to implement its policies and achieve goals and objectives. Programs must include a specific time frame for implementation, identify the agencies or officials responsible for implementation and describe the jurisdiction’s specific role in implementation.” (underline added)

Most of the programs identified in the Draft Housing Element use broad and vague language which fails to commit the respective jurisdiction to take specific action such that the programs will have a beneficial impact during the planning period. The Draft Housing Element further fails to identify a deadline for the completion of many of the program actions identified.

A few of the many available examples of Draft Housing Element program actions, often used repetitively in several jurisdictions, that fail to satisfy Government Code § 65583(c) include:

- “Annually contact affordable housing developers to explore affordable housing opportunities” (Appendix 2C: City of Coalinga p. 2C-2, Appendix 2E: City of Huron, p. 2E-2, Appendix 2H: City of Mendota, p. 2H-2, Appendix 2J: City of Reedley, p.2J-2)

The Draft Housing Element contains no discussion of whom the jurisdictions plan to contact nor what potential opportunities they will offer and explore

- “Continue to encourage mixed use and higher density housing through implementation of the General Plan” (Appendix 2A: County of Fresno, p. 2A-1)

The Draft Housing Element identifies no specific actions the County will us to “encourage” mixed use and higher density housing nor is there discussion of which general plan policies will facilitate higher density housing. (Note, the County’s 2014 Annual Progress Report on the implementation of its 2002 General Plan states that the County has failed to implement many General Plan policies due to budgetary constraints.)

- “Continue to promote density bonus, flexible development standards, and other incentives to facilitate affordable housing development” (2A-3, See also Appendix 2D: City of Fowler, p. 2D-2, Appendix 2-E: City of Huron, p. 2E-2, Appendix 2H: City of Mendota, p. 2H-2, Appendix 2J: City of Reedley, p.2J-2)

The Draft Housing Element fails to identify specific actions that jurisdictions will take to promote these incentives.

- “Establish to the extent feasible, issuance of permits to County residents and developers via the Internet.” (2A-3)

The Draft Housing Element does not establish a deadline by which this program must be implemented.



- “Complete comprehensive Zoning Ordinance update to address the density bonus provisions in 2016” (2A-5)

The Draft Housing Element must provide a date specific by which the Zoning Ordinance update will be completed. The program should also specify that the Ordinance will comply with state density bonus law.

- “Continue to support and encourage the provision of vouchers to qualifying Fresno County households.” (2A-8)

The Draft Housing Element identifies no specific actions to so support and encourage the provision of vouchers.

The Final Housing Element must include revised program actions for each jurisdiction that identify “specific action steps” the respective jurisdiction will take, the “specific timeframe” for the actions, and the jurisdiction’s “specific role” in implementation. Building Blocks.

#### **4. The Draft Housing Element Fails to Identify Infrastructure and Service Barriers to Affordable Housing and to Adopt Measures to Mitigate and Eliminate Those Barriers**

Many low-income disadvantaged unincorporated communities (DUCs) in Fresno County lack basic infrastructure and services, including potable water and sewer service. The lack of water and sewer service in these communities poses a health threat to existing residents relying on water contaminated by arsenic, nitrates, and/or fecal chloroform for their everyday needs while also preventing new development of affordable housing and needed retail outlets on vacant and underutilized parcels.

The Draft Housing Element fails to identify the infrastructure and service deficits impacting DUCs as governmental and non-governmental constraints to the maintenance, improvement, and development of housing for all income levels and fails to adopt goals, policies, or programs to mitigate and eliminate the barrier<sup>3</sup>. The Draft Housing Element is therefore inadequate and at odds with fair housing and civil rights laws by failing to address a housing-related public health and safety threat that primarily impacts low-income residents of color. 42 U.S.C. § 2000d; 42 U.S.C. §§ 3601-3619; Gov. Code § 65583(a)(5)&(6); Gov. Code § 11135; Building Blocks, Program Actions.

Pursuant to Senate Bill 244, all jurisdictions in California must, upon the next revision of their housing element, identify DUCs within their sphere of influence, inventory the basic infrastructure and service needs of these communities, and identify possible funding sources that could support the resolution of these deficiencies. Gov. Code § 65302.10. The Final Housing

---

<sup>3</sup> The Draft Housing Element includes the general statement that, “Maximum allowable densities may not always be achievable in many jurisdictions due to various factors including environmental constraints and lack of infrastructure.” p. 3-6. This statement does not identify or examine the lack of water and sewer infrastructure and service as a specific barrier impacting DUCs.

Element must include policies and programs confirming that the jurisdictions will timely comply with SB 244. The Final Housing Element must also include policies and programs committing them to prioritizing the resolution of infrastructure and service needs identified in the SB 244 analysis and creating and implementing a schedule of actions to resolve the prioritized needs, including but not limited to the initiation of feasibility studies, active support for consolidation of services where warranted by feasibility studies<sup>4</sup>, and the pursuit of funds and other resources to support these activities.

**a. The Draft Housing Element Fails to Adequately Identify or Mitigate Drought-Related Barriers to Housing Opportunity**

The Draft Housing Element fails to consider and identify programs and policies related to the current drought and changing paradigms for water availability and management practices. Fresno is facing a record drought right now which is putting communities and jurisdictions at risk of running out of water and / or losing ability to expand water service due to diminished capacity and increased water costs. The Final Housing Element must assess and include policies and program actions to address current and the likelihood of continued water scarcity, diminished capacity, and increased water costs on housing production and the ability of all economic segments of the community, including low-income residents, to access decent housing and a suitable living environment. Similarly, it is anticipated that changes in precipitation patterns will alter availability and quantity of water in the long term. The Final Housing Element must consider and address this likelihood.

Changing mandates - in particular the Sustainable Groundwater Management Act - require increased coordination and consistency among water management goals and land use plans. The Draft Housing Element fails to acknowledge or address how it will comply with new mandates and facilitate sustainable water management practices in ways that ensure housing needs are met for all income groups.

**2. The Draft Housing Element Fails to Adequately Identify or Adopt Programs to Address Habitability Barriers to Housing Opportunity**

The Housing Element must include programs which will “conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action” (Government Code Section 65583.(c)(4)). As identified in the Housing Needs Assessment, “maintaining and improving housing quality is an important goal for communities” (Section 2: Housing Needs Assessment p.2-28). Furthermore, Building Blocks states that the programs “should be tailored to the results of the analyses and specific local situations.”

---

<sup>4</sup> Senate Bill 88 and Assembly Bill 115 authorize the State Water Resources Control Board to order water system consolidation where necessary to ensure that customers of small water systems have access to safe and affordable drinking water.

However, such analysis is largely absent from the Draft Housing Element, including discussion and analysis of how local conditions and circumstances impact code enforcement activities. The programs that the Draft Housing Element provides relating to habitability are also vague and do not have timelines identified. Several jurisdictions have programs which simply commit to making information about rehabilitation and other intervention opportunities available through their websites but do not discuss specific steps they will take to encourage or facilitate participation in the programs. The following are just a few examples of the programs which do not adequately identify or address habitability barriers to housing opportunity:

- “Continue to enforce property maintenance standards and abate substandard structures through Code Enforcement and various housing rehabilitation programs”(Appendix 2A p. 2A-7, Appendix B, p. 2B-5)

The Program does not state how this will be accomplished and what specific habitability issues or enforcement challenges the jurisdiction will address.

- “Continue to use code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with city codes”(Appendix 2C p. 2C-5, Appendix 2D p. 2D-5, Appendix 2E p. 2E-6, Appendix 2F p. 2F-6, Appendix 2G p. 2G-6, Appendix 2H p. 2H-6, Appendix 2I p. 2I-5, Appendix 2J p. 2J-6, Appendix 2K p. 2K-6, Appendix 2M p. 2M-7)

Again, the program fails to state specific actions the jurisdiction will take to bring substandard housing units and residential properties into compliance with city codes. The Draft Housing Element further fails to identify any specific habitability issues or enforcement challenges that exist in the jurisdiction and how they will be addressed through program actions.

The Final Housing Element must include programs which adequately and specifically identify and address the barriers created by habitability in each jurisdiction.

### **3. The Draft Housing Element Fails to Adequately Analyze and Mitigate the Housing Needs of Special Needs Populations**

Government Code § 65583(a)(7) requires that housing elements include an analysis of special housing needs in the jurisdiction, including but not limited to those of the elderly, persons with disabilities, large families, farm workers, families with female heads of households, and families and persons in need of emergency shelter. Building Blocks states that, a “thorough analysis of special needs helps a locality identify groups with the most serious housing needs in order to develop and prioritize responsive programs.” Building Blocks continues to state that, “[t]he analysis of each special needs group should include the following:

- “quantification of the total number of persons and households in the special housing needs group, including tenure, where possible.”

- “A quantification and qualitative description of the need, including a description of the potential housing problems faced by the special needs groups, a description of any existing resources, and an assessment of unmet needs.”
- “Identification of potential program or policy options and resources to address the need.”

Building Block further specifies additional subjects of analysis for each special needs group identified in Government Code § 65583(a)(7) which jurisdictions should consider in designing appropriate programmatic responses. The Draft Housing Element includes generic information about housing needs typically faced by specific special needs groups identified in Government Code Section 65583(a)(7) and only a cursory and incomplete analysis of the specific needs of members of those groups in Fresno County and the participating jurisdictions. The Draft Housing Element’s analysis fails to satisfy the requirements set forth in Government Code § 65583(a)(7) and undermines the analysis’ purpose to allow jurisdictions to prioritize and develop programs that respond to the most pressing housing needs.

**a. The Draft Housing Element Does Not Adequately Identify and Respond to the Housing Needs of Large Households**

With respect to large households, the Draft Housing Element states that the “most critical housing need of large households is access to large housing units with more bedrooms than a standard three-bedroom dwelling.” 2-44. The Draft Housing Element however provides no specific information about the actual extent of overcrowding among large households in Fresno County or any of the participating jurisdictions, although it states that about 10% of households in Fresno County are overcrowded. 2-33. In addition, the portion of the Needs Assessment pertaining to large households does not provide data or anecdotal information regarding other housing needs of large households in Fresno County or the participating jurisdictions that would allow it to determine that access to large housing units is in fact the most critical housing need of large households and to consider those needs in developing and prioritizing programs to address the needs of this population.

The Draft Housing Element adopts one policy, Policy 4.4, specifically addressing the needs of large households. It states, “Encourage development of affordable housing units to accommodate large households (three and four bedroom).” 5-4. Based on our review of the Action Plans for the participating jurisdictions, the Draft Housing Element includes no programs for implementation by any of the jurisdictions specifically aimed at addressing the identified need of large households of access to large housing units to alleviate overcrowding among this population. The Final Housing Element must include specific program actions for each jurisdiction that implement Policy 4.4 and address governmental constraints to the attainment of larger housing for large households. Gov. Code § 65583(c). Such program actions could include the enactment of fee waivers, the relaxation of set back and maximum lot coverage requirements, the implementation of other specific incentives as appropriate to specific jurisdictions, and the modification of zone district requirements to eliminate governmental constraints to and encourage the development of housing for large families.

In addition, jurisdictions can target large low-income households for the allocation of rental and down-payment assistance in order to help these households overcome the cost barrier to attaining larger housing. Jurisdictions should also commit to strategically pursuing funds and partnerships with non-profit and private housing developers to undertake housing development projects that will meet the needs of large households for larger housing.

These program actions and others the Final Housing Element should identify to address the governmental and non-governmental constraints to the attainment of housing by larger households.

#### **4. The Draft Housing Element Fails to Adequately Address the Needs of Identified Extremely Low Income Households in Several Jurisdictions**

As set forth in Government Code § 65580 (d) the jurisdictions must “make adequate provision for the housing needs of **all economic segments** of the community” (emphasis added). The Draft Housing Element acknowledges the difficulties faced by extremely low income households, stating “this income group is likely to live in overcrowded and substandard housing conditions” and that “without adequate assistance this group has a high risk of homelessness.” (Section 2 p. 2-59). The Needs Assessment also identifies jurisdictions with very high rates of extremely low income households.

However, the Draft Housing Element completely fails to respond to the needs of this vulnerable population for safe and affordable housing through specific goals, policies and program actions. Instead, Policy 1.2 simply states that the jurisdictions will “facilitate development of new housing for all economic segments of the community, including extremely low-, very low-, low-, moderate-, and above moderate-income households.” (Section 5: Housing Plan, p. 5-1). Based on our review of the Action Plans for the participating jurisdictions, the Draft Housing Element includes no program actions for implementation by any of the jurisdictions specifically aimed at addressing the identified needs of the extremely low income population and the factors which continue to negatively affect it, such as overcrowding and substandard housing conditions. As discussed above, the Draft Housing Element’s programs relating to code enforcement are also inadequate and as pointed out in the needs assessment, the failure of these programs will disproportionately affect the extremely low income households.

The impact of the Draft Housing Element’s failure to include specific program actions to address barriers to affordable housing for extremely low income households is compounded by the failure of several jurisdictions to complete and implement a fourth cycle housing element. In addition, the lack of a fourth cycle housing element in certain jurisdictions makes it difficult to determine the extent of the existing extremely low income housing stock and housing problems impacting that stock.

The Draft Housing Element shows a large disparity between the jurisdictions’ current extremely low income populations and percentage of housing they plan to build for extremely low income:

- Fresno County has 12% ELI population and the new ELI build plan is 3% for ELI. (Section 2 p. 2-60, Appendix 2A p. 2A-11, Table 2A-1)
- Reedley has 10% ELI population and the new build plan is 5% for ELI. (Id., Appendix 2J p. 2J-11, Table 2J-1)
- Huron has 30% ELI population and the new build plan is 12% for ELI. (Id., Appendix 2E p. 2E-9, Table 2E-1)
- Kingsburg has 13% ELI population and new build plan is 3% for ELI. (Id., Appendix 2G p. 2G-10, Table 2G-1)
- Mendota has 21% ELI population and new build plan is 4% for ELI. (Id., Appendix 2H p. 2H-10, Table 2H-1)
- San Joaquin has 20% ELI population and new build plan is 5% for ELI. (Id., Appendix 2K p. 2K-1, Table 2K-1)
- Parlier has 15% ELI population and new build plan is .05% for ELI. (Id., Appendix 2I p. 2I-9, Table 2I-1)
- Clovis has 6.5% ELI population and new build plan is .02% for ELI. (Id., Appendix 2B p. 2B-0, Table 2B-1)

While Draft Housing Element fails to plan for new ELI housing development in proportion to the ELI share of the population for the jurisdictions, the Draft Housing plans for excessive shares of moderate and above moderate income housing development across the jurisdictions and in particular, in higher income jurisdictions such as Clovis (build plan of 90% moderate and above moderate housing) which have extremely limited housing affordable to low-income populations.

The Final Housing Element must plan, through specific program actions with clear deadlines and assigned responsibilities, to make housing opportunities available to meet the needs of extremely low income households.

#### **5. The Draft Housing Element Fails to Adequately Affirmatively Further Fair Housing Opportunities for All Fresno Residents**

Government Code § 65583(c)(5) provides that, in order to make adequate provision for all economic segments of the community, the actions that a local government commits to take pursuant to that section “[p]romote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.” Local governments are further bound to affirmatively further fair housing opportunities through various other state and federal rules and regulations. 42 U.S.C. § 2000d (Title VI of the Civil Rights Act of 1964); 42 U.S.C. §§ 3601-3619 (the Fair Housing Act); 24 C.F.R. §§ 91.225(a)(1), 91.325, 570.303, 570.304(a); Cal. Gov. Code §§ 11135.

The final “Affirmatively Furthering Fair Housing” rule (AFFH Rule) recently issued by HUD<sup>5</sup> states that “affirmatively furthering fair housing” (AFFH) means:

---

<sup>5</sup> Available online at [http://www.huduser.org/portal/sites/default/files/pdf/AFFH\\_Final\\_Rule.pdf](http://www.huduser.org/portal/sites/default/files/pdf/AFFH_Final_Rule.pdf)

“...taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a program participant’s activities and programs relating to housing and urban development.”

The programs described by several jurisdictions do not identify any specific actions or steps they will take to further fair housing opportunity throughout the jurisdiction and instead only include references to how the jurisdiction will advertise fair housing resource information on their public sites and offices. Examples of such inadequate programs include the following:

- “Actively advertise fair housing resources at the public counter, community service agencies, public libraries and City website” (2H p. 2H-9, 2J p. 2J-10, 2I p. 2I-9, 2K p. 2K-9, 2D p. 2D-8)(How does advertising currently existing resources affirmatively further fair housing)
- “Refer fair housing complaints to HUD, DFEH, and other housing agencies” (2A p. 2A-11, 2C p. 2C-8) (How does advertising currently existing resources affirmatively further fair housing)

The Draft Housing Element must do more to identify barriers to and affirmatively further fair housing opportunities in each jurisdiction and throughout the planning area.

**a. The Housing Elements Must Identify and Mitigate Patterns of Racially and Ethnically Concentrated Poverty and Segregation**

To comply with state and federal fair housing requirements, the Final Housing Element must identify patterns that exist of racial and ethnic segregation and racially and ethnically concentrated poverty in Fresno County and each of the participating jurisdictions, describe factors contributing to such segregation and concentrated poverty, and identify and adopt policies and programs to promote housing opportunity and access to opportunity broadly for all residents regardless of protected status. 42 U.S.C. §§ 2000d, 3601-3619; 24 C.F.R. §§ 91.225(a)(1), 91.325, 570.303, 570.304(a); Gov. Code § 65583(c)(5); Cal. Gov. Code §§ 11135.

The San Joaquin Valley Fair Housing and Equity Assessment (FHEA)<sup>6</sup>, which HCD encourages local governments to use in the development of their housing elements to meet AFFH

---

<sup>6</sup> The FHEA was prepared in April 2014 in fulfillment of a HUD Sustainable Communities Grant and is available online at <http://www.frbsf.org/community-development/files/SJV-Fair-Housing-and-Equity-Assessment.pdf>

requirements<sup>7</sup>, finds that Fresno County has among the highest rates in the San Joaquin Valley of both white segregation and Hispanic / Latino, African American, and Asian American segregation based on its census block group analysis.<sup>8</sup> pp. 20-23. The FHEA finds that lower income communities of color throughout the San Joaquin Valley lack essential resources and amenities that allow individuals to integrate into the mainstream economy, become middle class, access health care, and become civically engaged. e.g., p. 33.

The Draft Housing Element fails to even mention – let alone meaningfully address through policies and programs which will have a beneficial impact on residents within the planning period – the documented persistence of patterns of racial and ethnic segregation, concentrated poverty, and disparities in access to opportunity between lower income communities of color and more affluent communities in and among jurisdictions in Fresno County.

Further, the Draft Housing Element contains no policies or programs which specifically commit the jurisdictions to take actions to further affordable housing opportunity throughout the jurisdictions. Element Goal 5, the only goal which specifically addresses the County's requirement to AFFH, reads, "Promote housing opportunities for all residents regardless of age, race, religion, sex, marital status, ancestry, national origin, color, disability, or economic level". The two policies which the Draft Housing Element proposes to implement Goal 5, Policy 5.1 and Policy 5.2<sup>9</sup>, do not commit the jurisdictions to taking any specific action to alleviate continued racial segregation and further housing opportunity in higher income and higher opportunity neighborhoods. p. 5-4.

The Final Housing Element must include an analysis of patterns of racial and ethnic segregation, concentrated poverty, and disparities in access to resources and amenities within participating jurisdictions and county-wide. The Final Housing Element must identify and adopt policies and programs that promote housing opportunity and access to opportunity broadly for residents regardless of protected status throughout the jurisdictions, including in higher income and higher opportunity neighborhoods. These policies and programs must be designed to achieve a beneficial impact to residents during the planning period, and thus must identify specific actions will take, deadlines for action, and measurable outcomes. Gov. Code § 65583(c).

Policies and programs to this end that the jurisdictions should consider incorporating into the Final Housing Element include those set forth in the FHEA as well as other measures to affirmatively further fair housing applicable to specific jurisdictions. These policies and programs include but are not limited to the following:

---

<sup>7</sup> Memorandum to Planning Directors and Interested Parties from Paul McDougall, Housing Policy Manager, Division of Housing Policy Development, HCD, regarding "Housing Element Updates and the 2014 San Joaquin Valley Fair Housing and Equity Assessment", dated February 9, 2015.

<sup>8</sup> These counties include San Joaquin, Stanislaus, Merced, Madera, Fresno, Kings, Tulare, and Kern County.

<sup>9</sup> Policy 5.1 states, "Support the enforcement of fair housing laws prohibiting discrimination in lending practices and in the development, financing, sale, or rental of housing." Policy 5.2 states, "Ensure local ordinances and development regulations provide equal housing opportunity for persons with disabilities."



- Enacting an ordinance to prohibit housing discrimination based on source of income, including Housing Choice Vouchers.
- Adopt an inclusionary housing ordinance requiring residential developers to reserve at least 20% of units in all new housing developments to low-income residents at an affordable cost, with at least 10% of those units reserved for very low and/or extremely low-income residents, or pay an equivalent in lieu fee to an affordable housing trust fund.
- Amend the local zoning ordinance to allow construction of multi-family housing by right or by Conditional Use Permit in single-family zones.
- Strategically use and pursue funding in collaboration with private and non-profit developers for the development of affordable and mixed-income housing on vacant or underutilized sites in higher income neighborhoods.
- Work with residents and affordable housing developers and advocates to create and implement an anti-NIMBY educational program to foster awareness among elected decision-makers and residents of the need for affordable housing and the benefits of economically and racially integrated communities.
- Require information demonstrating the impact of proposed housing developments with more than ten units on the impact of different racial, ethnic, linguistic and economic groups' ability to access fair housing opportunities during the consideration and approval process of new builds.

To adequately AFFH, the Final Housing Element must also include policies and programs to mitigate and eliminate barriers to opportunity in low-income neighborhoods and communities of color. The Draft Housing Element fails to adequately or specifically analyze the options available to jurisdictions or commit the jurisdictions to take actions to do so. In addition to measures identified in other sections of this correspondence, the Final Housing Element should include the following actions as policies and programs to expand opportunity in low-income neighborhoods:

- Actively seek, monitor, and pursue, in collaboration with residents and community stakeholders, all available sources of funding to address deficiencies in basic infrastructure, services, and amenities in low-income neighborhoods. (The policies and programs contained in the Draft Housing Element relating to the pursuit of funds do not relate to low-income or disadvantaged neighborhoods specifically and commit the jurisdictions only to monitor or pursue funding on an annual basis, though such funding opportunities arise throughout the year. See e.g., Appendix 2I: City of Parlier, p. 2I-2; Appendix 2J: City of Reedley, p. 2J-3 (“Monitor [HCD’s] website annually for Notices of Funding Ability [*sic*] (NOFA) and, where appropriate, prepare or support applications...”)).

#### **b. Jurisdictions Must Maintain Current Assessments of Fair Housing**

Pursuant to the AFFH Rule, each jurisdiction that receives federal block grant funds, including Community Development Block Grants (CDBG) and HOME Investment Partnership Grants, is required to submit a certification to the U.S. Department of Housing and Urban Development (HUD) that it will affirmatively further fair housing by conducting an Assessment of Fair

Housing (AFH). The rule, which will take effect 30 days following its publication in the Federal Register, will replace the current requirement that jurisdictions complete an Analysis of Impediments to Fair Housing (AI) and to take appropriate actions to overcome the effect of any impediments identified. 24 C.F.R. §§ 91.225(a), 570.601(a)(2). HUD guidelines pertaining to the AI requirement recommend that jurisdictions conduct or update their AI's at least once every three to five years in accordance with the consolidated plan cycle. Fair Housing Planning Guide, Vol. 1<sup>10</sup>, pp. 2-6, 2-7.

The Draft Housing Element is silent – with one vague exception - to compliance or lack thereof with respect to the upcoming requirement that they conduct an AFH or the operative requirement that they maintain a current Analysis of Impediments. The only reference in the Draft Housing Element to an individual jurisdiction's AI is with respect to the City of Clovis, but the Draft Housing Element does not even indicate the date of completion of the City's operative AI. Appendix 2B: City of Clovis, p. 96. The Draft Housing Element further includes no policies or programs to ensure that the jurisdictions complete AFHs pursuant to the AFFH Rule or maintain current AIs pursuant to operative HUD guidance.

The Final Housing Element must identify the date of completion of each jurisdiction's operative AI and the date by which a jurisdiction must complete an AFH. In addition, the Final Housing Element must include policies and program actions committing the jurisdictions to complete and maintain a current AFH in accordance with the AFFH Rule. To ensure consistency in jurisdictions' housing policies and that each jurisdiction's housing element complies with federal fair housing requirements, the Final Housing Element must also commit jurisdictions to amending their housing elements to conform to the needs identified and policies contained in their updated AFHs.

#### **6. The Draft Housing Element Does Not Demonstrate that the Sites Identified in the Land Inventory are Suitable For Development**

The housing element shall contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” Gov. Code §65583(a)(3).

Pursuant to Building Blocks, the must include all of the following:

1. A parcel-specific listing of sites, including the parcel number or other unique reference.
2. The general plan and zoning designations of sites.
3. A description of parcel size; “this is important as parcel size can be a key factor in determining development viability, capacity and affordability.”
4. A map showing the location of sites.
5. A description of existing uses of any non-vacant sites.
6. A general description of any known environmental constraints.

---

<sup>10</sup> Available at <http://www.hud.gov/offices/ftheo/images/fhpg.pdf>

7. A general description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities.

Building Blocks provides specific instruction to guide the housing element analysis of the suitability of sites identified for residential development. Building Blocks provides, ‘The analysis must consider the imposition of any development standards that impact the residential development capacity of the sites identified in the inventory.’ It further states that, “The element should include an analysis demonstrating the estimate of the number of units projected on small sites, is realistic or feasible. The analysis should consider development trends on small sites as well as policies or incentives to facilitate such development.” “To utilize small sites to accommodate the jurisdictions share of the regional housing need for lower-income households, the element must consider the impact of constraints associated with small lot development on the ability of a developer to produce housing affordable to lower-income households.” Building Blocks also suggests that the housing element, as applicable, could include a program action that provides for lot consolidation and/or parcel assemblage.

**a. The Draft Housing Element Does Not Address Jurisdictions’ Failure to Adopt Third Cycle Housing Element or Accommodate Third Cycle Housing Element Need**

The County’s failure to adopt and implement a fourth cycle 2008-2013 housing element means that the County has failed to act as required to accommodate its fourth cycle RHNA. Accordingly, the County’s ability to accommodate its fifth cycle RHNA is impaired by existing unaccommodated need from its fourth and possibly even third cycle RHNAs. Thus, the Draft Housing Element’s assertions regarding its capacity to meet its RHNA with no rezoning are likely overstated.

The Public Review Draft of the Fresno County 2008-2013 Housing Element states that the County has an unaccommodated fourth cycle housing element need of 1,297 units. 2A-14. The Sites Inventory for Appendix 2A: County of Fresno of the Draft Housing Element however does not address whether the County had an unaccommodated third cycle need or incorporate that unaccommodated need into the total number of adequate sites it must identify and make available. As the Draft Housing Element states, the AB 1233 carryover analysis applies to housing elements due on or after January 1, 2006. The County’s 2008-2013 fourth cycle housing element was due after January 2006 and thus AB 1233 applies to that housing element. Since the County’s unaccommodated third cycle need would be added onto the County’s fourth cycle RHNA in the fourth cycle housing element, it should be included in the fifth cycle analysis of the unaccommodated fourth cycle need which the County must accommodate in the fifth cycle. Gov. Code § 65584.09(a)-(c). The County cannot simply discard its responsibility to plan for housing to meet its third cycle RHNA based on its failure to complete a timely fourth cycle housing element.

**b. The Draft Housing Element Fails to Demonstrate that the Sites Identified in Unincorporated Fresno County are Suitable for Development**

The adequacy of the sites inventory set forth in Appendix 2A for Fresno County is further undermined by its failure to include required descriptions and explanation necessary to demonstrate that the sites identified are in fact “suitable” for residential development pursuant to Government Code §65583(a)(3). The Final Housing Element must include a revised inventory as set forth below which prioritizes and furthers the efficient use of vacant and underutilized parcels in existing neighborhoods and, to the extent that new development occurs outside of infill areas, provides for a fair share of housing to meet the needs of all economic segments of the community.

Building Blocks provides, “The analysis must consider the imposition of any development standards that impact the residential development capacity of the sites identified in the inventory.” It further states that, “The element should include an analysis demonstrating the estimate of the number of units projected on small sites, is realistic or feasible. The analysis should consider development trends on small sites as well as policies or incentives to facilitate such development.” “To utilize small sites to accommodate the jurisdictions share of the regional housing need for lower-income households, the element must consider the impact of constraints associated with small lot development on the ability of a developer to produce housing affordable to lower-income households.” Building Blocks also suggests that the housing element, as applicable, could include a program action that provides for lot consolidation and/or parcel assemblage.

The inventory contains hundreds of sites that are smaller than one acre and in fact, even smaller than 0.2 acres. Only a handful of the sites identified are larger than one acre. Despite the inclusion in the inventory of hundreds of small parcels, the Draft Housing Element does not include the requisite analysis demonstrating that the estimate of the number of units projected on small sites, is realistic or feasible. Building Blocks.

The Final Housing Element must include an analysis that demonstrates that development on the small sites included in the inventory is realistic and feasible considering the impact of constraints associated with development of small sites, market trends in small site development, and policies and incentives that exist in Fresno County to facilitate small site development. Building Blocks. The Final Housing Element should include a program action that provides for lot consolidation and/or parcel assemblage to facilitate the development of affordable housing as recommended by Building Blocks and should include other programs and policies as needed to maximize the incentives for and feasibility of affordable and mixed-income housing development on the sites. If however the Final Housing Element cannot demonstrate that with such programs and incentives housing development cannot reasonably be expected on these sites due to their small size, they must be removed from the Final Housing Element.

In addition, the inventory contains many sites with non-residential land use designations and/or zoning, including but not limited to Central Business Commercial (C4 Zone); Mountain Commercial; Office Commercial (CP); Limited Industrial (R1 Zone); General Industrial (R1 Zone); Open Space; Agriculture – Non-Conforming (C4 Zone). The inventory also includes sites with residential land use designations not typically associated with low-income housing development, including but not limited to Mountain Residential and Mountain Urban. The Draft

Housing Element adopts a blanket assumption for all sites identified of 80% build out of the maximum permitted density for each site. 2A-14. The Draft Housing Element does not justify this assumption for residential sites or non-residential sites or any subcategories of those land use types. The Final Draft Housing Element must justify the blanket 80% build out assumption for residential sites with residential and non-residential land use designation by sub-category (i.e., Mountain Residential; Mountain Urban) and modify the assumption as needed.

Further, the inventory does not provide a description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities, at the parcels listed in the inventory. The inventory contained in the Final Housing Element must include this description as to each parcel contained in the inventory. For parcels that lacks water, sewer, or dry utilities supply in existing communities, the Final Housing Element must set forth program actions to facilitate the expedient delivery of services to those sites in the planning period. If it is determined that necessary infrastructure and services cannot be provided at the parcel during the planning period, they must be removed from the inventory.

**c. The Final Housing Element Must Contain Adequate Sites Inventory For Each Participating Jurisdiction**

The issues raised in Sections 8(a) through (c) above apply to the site inventories and analysis contained in the Draft Housing Element for each of the other participating jurisdictions. To the extent that jurisdictions did not adopt legally compliant third cycle housing elements or failed to rezone land as required to meet their third cycle need, the Final Housing Element must provide for the accommodation of the unaccommodated third cycle need in addition to any unaccommodated fourth cycle need.

The site inventories contained in the Final Housing Element must also include the required analysis of the suitability of any small parcels contained in the inventories for residential development and remove any small parcels from the inventory which are not in fact suitable. In addition, the Final Housing Element should include a parcel assemblage / lot consolidation action program to facilitate affordable housing for each jurisdiction which does not already have such a program in place.

Finally, the site inventories must demonstrate the availability of water, sewer, and dry utility services for residential development for each parcel listed or, if certain parcels are not yet served, justify why inclusion of the parcels in the inventory is appropriate.

The Final Housing Element should recalculate the need accommodated through existing sites based on the legally compliant site inventory for each jurisdiction and analysis and include action programs to rezone land as required.

\* \* \* \* \*

Lindsey Chargin, Senior Regional Planner

July 16, 2015

Page 21

Thank you again for your consideration of our comments. Please contact Ashley Werner at (559) 369-2786 and Gillian Sonnad at (559) 570-1238 to set up a time to discuss these comments in person.

Sincerely,



Ashley Werner, Attorney  
Leadership Council for Justice  
and Accountability



Gillian Sonnad, Supervising Attorney  
Central California Legal Services

*The following responses to the comments by the Leadership Counsel for Justice and Accountability and Central California Legal Services were provided in the HCD Draft Housing Element in August 2015. A subsequent response letter was prepared in November 2015 in conjunction with the response to HCD comments.*

## **1. Public Outreach**

### **1a. Jurisdictions Failed to Conduct Adequate Public Outreach**

See Appendix A: Public Outreach Summary in the Draft Housing Element for an expanded and detailed description of public participation efforts undertaken by the participating jurisdictions.

### **1b. Draft Housing Element Failed to Incorporate/Address Public Comments**

Most public input gathered during the public outreach process were related to lack of affordable housing, lack of infrastructure, and lack of funding. A complete summary of stakeholder and community input is included in the Draft Housing Element. The topics identified by stakeholders and members of the public are addressed in the draft Housing Element.

### **1c. Jurisdictions Must Broaden Ongoing Stakeholder Participation**

Cities and counties are required by State law to monitor and annually report on Housing Element implementation (Government Code Section 65400). Most jurisdictions participating in the multijurisdictional Housing Element lack staff and resources to create and manage a Housing Element Implementation Advisory Committee. Several policies in the Draft Housing Element direct the participating local governments to work in partnership and support the efforts of public agencies, non-profit organizations, and developers to implement the goals and policies in the draft Housing Element (e.g., Policies 2.4, 4.1, 4.2, 4.3, 4.6 and Programs 1 – Provision of Adequate Sites, 4 – Affordable Housing Incentives).

## **2. Evaluation of Past Performance**

See each participating jurisdiction's appendix in the Draft Housing Element, each of which includes an evaluation table for past accomplishments and implementation of each jurisdiction's existing Housing Element. However, due to the recession and the dissolution of redevelopment agencies and resulting lack of funding, staff, and development interest, many programs and activities were not implemented. Record keeping was also a challenge due to staff reductions as a result of local budgetary crises.

## **3. Beneficial Impact**

See each participating jurisdiction's appendix in the Draft Housing Element. Each appendix includes a set of specific and discrete implementation programs. Implementation programs include a detailed description of the action, timeframes and objectives, funding source, responsibility, and corresponding relevant policies. Objectives are realistic based on the limited staffing and funding resources available. The draft housing element update does identify specific programs which will have beneficial impacts within the planning period.

#### **4. *Infrastructure and Service Barriers***

State law requires only that jurisdictions include a general description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities. This information does not need to be identified on a site-specific basis (Government Code Section 65583.2 (b) (5)). The Draft Housing Element includes a discussion of the adequacy of public facilities, including water supply and quality. The Housing Element recognizes this potential constraint and includes policies pertaining to development of housing in infill and higher density areas where infrastructure is available.

State law addressing local government responsibilities for addressing disadvantaged unincorporated communities (SB 244) is not a Housing Element requirement. It is listed in State law as a Land Use Element requirement (Government Code Section 56430). SB 244 only made reference to Housing Elements regarding the timeline for local jurisdictions to update their Land Use Elements to address disadvantaged unincorporated communities.

##### **4a. *Identify or Mitigate Drought-related Barriers***

State law applying to Housing Element Updates does not require local jurisdictions to identify and mitigate drought-related development constraints. State law only requires that a Housing Element include a general description of environmental constraints to the development of housing within a jurisdiction, the documentation for which has been made available to the jurisdiction (Government Code Section 65583.2 (b) (4)). The Draft Housing Element includes a discussion of the adequacy of public facilities, including water supply and quality. SB 1087 regarding priority for water and sewer allocations for affordable housing addresses local jurisdictions' responsibilities. It does not mandate mitigation. State law requires that Councils of Governments consider drought-related constraints when developing the Regional Housing Needs Plan methodology (Government Code Section 68854.04).

#### **5. *Programs to Address Habitability***

The Draft Housing Element includes goals and policies to address the preservation of existing affordable housing under goal section 3, Housing and Neighborhood Conservation. To the extent that assisted housing stock is located within the participating jurisdictions, most participating jurisdictions' appendix in the Draft Housing Element include a program to preserve assisted housing. Each jurisdiction's specific appendix contains programs to improve housing conditions through code enforcement, residential rehabilitation assistance, and/or incentives to encourage acquisition/rehabilitation.



## **6. *Housing Needs for Special Needs Groups***

Section 2 of the Draft Housing Element includes a detailed discussion of Special Needs groups, including elderly persons, large households, single-female headed households, persons with disabilities, persons with developmental disabilities, the homeless, farmworkers, and extremely low-income households. The Draft Housing Element includes goals and policies to address the housing needs of special needs groups under goal section 4, Special Housing Needs. To the extent that government constraints impact special needs groups, the individual jurisdiction's appendix in the Draft Housing Element includes an assessment of the constraint and implementation programs to address the constraint, along with incentives to encourage the development of housing for lower income households (including extremely low income) and those with special needs.

### **6a. *Housing Needs for large households***

Section 2 of the Draft Housing Element includes a detailed discussion of Special Needs groups, including large households. The Draft Housing Element includes goals and policies to address the housing needs of special needs groups under goal section 4, Special Housing Needs, specifically Policy 4.4.

### **6.b *Extremely Low -Income Housing Needs***

Section 2 of the Draft Housing Element includes a detailed discussion of Special Needs groups, including extremely low-income households. The Draft Housing Element includes goals and policies to address the housing needs of special needs groups under goal section 4, Special Housing Needs, specifically Policies 2.1, 4.1, 2.2, and 2.5. The individual jurisdiction's appendix in the Draft Housing Element includes implementation programs to address the housing needs of extremely low-income households, specifically Affordable Housing Incentives and Preserving Assisted Housing. State Housing Element law recognizes that the total housing needs identified in the RHNA may exceed available resources and a jurisdiction's ability to satisfy the RHNA. Under these circumstances, the quantified objectives do not need to be identical to the total housing needs.

## **7. *Affirmatively Furthering Fair Housing***

Jurisdictions that do not receive entitlement funds from HUD are not subject to Assessment of Fair Housing requirements. The County (on behalf of its participating jurisdictions) and Clovis are subject to that requirement. The County and Clovis are required to prepare Consolidated Plans and Impediments to Fair Housing Plans and submit the plans to HUD for review. The Draft Housing Element includes goals and policies to address fair housing under goal section 5, Fair and Equal Housing.

## **8. *Land Inventory***

Section 3 of the Draft Housing Element includes a discussion of the sites inventories to accommodate the RHNA. Each jurisdiction's appendix to the Draft Housing Element includes a detailed sites inventory.

## **9. *Accommodate the Third RHNA Cycle***

AB 1233 carryover penalty applies only to the prior planning period. For the 5<sup>th</sup> cycle housing element updates, jurisdictions only need to accommodate any unmet need from the 4<sup>th</sup> cycle housing element planning period. Since AB 1233 was adopted in 2006, it does not apply to the 3<sup>rd</sup> cycle housing element planning period (Government Code Section 65584.09).

Section 3 of the Draft Housing Element includes a discussion of the AB 1233. To the extent that a jurisdiction did not adopt a 4<sup>th</sup> cycle housing element or complete a 4<sup>th</sup> cycle rezone program, the jurisdiction's appendix to the Draft Housing Element includes an AB 1233 "carry over" analysis and corresponding sites inventory. In some instances, the jurisdiction's appendix to the Draft Housing Element includes a rezoning program to ensure the RHNA is accommodated pursuant to State law.

## **10. *Unincorporated County sites***

The Fresno County available land inventory for residential development does not use underutilized sites to accommodate the unincorporated RHNA. It only uses vacant sites. Appendix 2A to the Draft Housing Element includes Fresno County's sites inventory, which exceeds the unincorporated county RHNA by 1,214 units for extremely low-, very low-, and low-income households, 2,782 units for moderate-income households, and 5,275 units for above moderate-income households.

In addition, the Fresno Council of Governments Regional Transportation Plan and Sustainable Communities Strategy, which is intended to be consistent with the RHNA, encourages most development to occur within incorporated cities.

December 10, 2015

Ashley Werner, Attorney  
Leadership Counsel for Justice and Accountability  
764 P Street, Suite 12  
Fresno, CA 93721

Gillian Sonnard, Supervising Attorney  
Central California Legal Services  
2115 Kern Street, Suite 1  
Fresno, CA 93721

RE: Comments on the Public Review Draft Fresno Multi-Jurisdictional 2015-2023 Housing  
Element

Dear Ms. Werner and Ms. Sonnard:

Preparing the Multi-Jurisdictional Housing Element (MJHE) has been a major and unprecedented undertaking. This is a collaborative effort among 13 local governments and the Fresno Council of Governments (Fresno COG) to address the housing needs of all Fresno County residents at the regional as well as the local level. It is the first MJHE involving this many jurisdictions ever completed in California. Coordinating the research and drafting of the various components of the element and conducting public outreach and study sessions among 13 jurisdictions has been challenging. We understand your interest in ensuring that all 13 participating jurisdictions adopt housing elements that meet the requirements of State law. As the agencies with the direct responsibility for adopting and implementing housing policy, the 13 participating jurisdictions take their responsibilities very seriously.

The Fresno COG received your written comments on July 16, 2015 on the May 2015 Draft MJHE. Your letter was distributed to and reviewed by staff at all 13 participating jurisdictions. As you are aware, the California Department of Housing and Community Development (HCD) completed their mandatory review of the MJHE on October 9, 2015. We noted in their letter that HCD had considered comments from the Leadership Counsel and Central California Legal Services (CCLS) in their review of the Draft MJHE.

In responding to comments from HCD, as well as the comments you have submitted, we have revised the Draft MJHE to more fully address several issues, including: 1) providing more information on outreach efforts; 2) additional review and analysis of past performance; 3) providing additional specific objectives and timelines for several programs; 4) providing more detailed information on the availability of infrastructure; 5) including additional objectives and

timelines for programs to address the housing needs of special needs populations (such as farmworkers); 6) elaborating and expanding on efforts in promoting fair housing; 7) additional analysis of the sites inventory; and 8) several new programs to address specific issues, such as regional collaboration, infrastructure capacity, and lot merger/consolidation.

We anticipate publishing a Public Review Draft of the revised MJHE in December 2015 or January 2016, and holding public hearings in all 13 participating jurisdictions during the months of January through March of next year. We will keep you apprised of all future meeting dates.

Please contact me if you have any questions.

Sincerely,



Lindsey Chargin, Senior Regional Planner  
Fresno Council of Governments

CC:

*Heidi Crabtree, Housing Program Coordinator, City of Clovis*  
*Sean Brewer, Community Development Director, City of Coalinga*  
*Mohammad Khorsand, Supervising Planner, County of Fresno*  
*Bruce O'Neal, City Planner, Cities of Fowler, Kingsburg, Parlier and San Joaquin*  
*Holly Owen, City Planner, Cities of Fowler, Kingsburg, Parlier and San Joaquin*  
*Jack Castro, City Manager, City of Huron*  
*Anita Choperena, Planning Technician, City of Huron*  
*Helen Nazaroff, Executive Secretary, City of Kerman*  
*Olivia Pimentel, Planning Technician, City of Kerman*  
*David Brletic, City Planner, City of Kerman*  
*Jeff O'Neal, City Planner, City of Mendota*  
*Matt Flood, Economic Development Director, City of Mendota*  
*Shun Patlan, Community Development Director, City of Parlier*  
*Kevin Fabino, Community Development Director, City of Reedley*  
*Chad McMullen, City Manager, City of San Joaquin*  
*Keith Woodcock, City Planner, City of Sanger*  
*Roseann Galvin, Administrative Analyst, City of Selma*  
*Chelsey Payne, AICP, Project Manager, Mintier Harnish*  
*Veronica Tam, AICP, Principal, Veronica Tam and Associates, Inc.*  
*Larry Mintier, FAICP, Mintier and Associates*  
*Paul McDougall, Manager, California Department of Housing and Community Development*  
*Tom Brinkhuis, Analyst, California Department of Housing and Community Development*  
*Tony Boren, Executive Director, Fresno Council of Governments*  
*Melissa Garza, Deputy Director, Fresno Council of Governments*  
*Rob Terry, Principal Planner, Fresno Council of Governments*  
*Clark Thompson, Senior Regional Planner, Fresno Council of Governments*

**From:** Betsy McGovern-Garcia [<mailto:betsyg@selfhelpenterprises.org>]  
**Sent:** Friday, July 17, 2015 12:05 PM  
**To:** Khorsand, Mohammad  
**Cc:** Maya Abood; Susan Atkins  
**Subject:** Request for Language in Housing Element

Hi Mohammad-

Is there still time to make comments on the draft Housing Element that is being developed through the multi-jurisdictional update process?

Below is some draft language that we would like you to consider including in the Housing Element. This has been an issue for us in many communities, and we do not want this to be a barrier to developing affordable housing in the future.

Impediment: [Include in the Governmental Constraints section] In smaller communities, there are often a limited number of qualified HOME administrative subcontractors and non-profit affordable housing developers. In a situation where an organization acts as the Administrative Subcontractor to a State Recipient in the State HOME program for a first-time homebuyer (FTHB) assistance program, and also develops affordable housing in the same community, HCD restricts homebuyers participating in a development program (ex. mutual self-help housing) from utilizing HOME FTHB funding to purchase their homes. This causes not only an impediment to the ability to develop new single family affordable homeownership opportunities, but also impacts the State Recipients (City of Dinuba) ability to spend FTHB funds in a community with limited affordable housing inventory.

Goal: Remove constraints on low-income households ability to participate in multiple affordable housing assistance programs, including the FTHB program, mutual self-help housing program, youth build, infill housing programs, etc.

Action: Work with HCD to remove this impediment and/or allow for a streamlined process of requesting an exception pursuant to 24 CFR 92.356(d) for projects/programs that will serve to further the purposes of the HOME Investment Partnerships Program and the effective and efficient administration of the City of Dinuba's programs and/or projects.

Please let me know if you have any questions.

Thank you.

Betsy

***Response to Self-Help Comment:***

The State HOME program is subject to Federal regulations. Application for exemption to the rules, if available, most likely would be required to be requested on a case-by-case basis unless the Federal regulations are amended. However, the consultants for the Housing Element update are contacting HCD to communicate this constraint and explore possible reliefs.

## Sample of Publicity Materials



### **The Fresno County Multi-Jurisdictional Housing Element Now Available for Public Review and Comment!**

The City of Kerman joined 11 other cities and the County of Fresno to develop a Multi-Jurisdictional Housing Element for the fifth round of element updates. The Fresno County Council of Governments (COG) is helping to coordinate the effort. The primary objective of the project is to prepare a regional plan for addressing housing needs through a single certified housing element for all 13 jurisdictions. The Fresno County Multi-Jurisdictional Housing Element represents an innovative approach to meeting State Housing Element law and coordinating resources to address the region's housing needs.

The Housing Element can be found [here](#). If you would like to submit comments on Chapter 1-5 or Appendix 2F of the Housing Element or if you have general questions please contact Olivia Pimentel 559-846-9386 or [opimentel@cityofkerman.org](mailto:opimentel@cityofkerman.org).



**NOTICE OF STUDY SESSION FOR THE FOURTH AND FIFTH HOUSING ELEMENT  
UPDATE CYCLES  
FRESNO COUNTY BOARD OF SUPERVISORS**

A study session will be held on the fourth and fifth Housing Element Update cycles before the County Board of Supervisors at 9:00 a.m. (or as soon thereafter as possible) on July 14, 2015 in Room 301, Hall of Records, Tulare & "M" Streets, Fresno, CA. The purpose of the study session is to present an overview of the Housing Element Update cycles to the Board and receive input from the Board and the public prior to submittal of the draft updates to the State Housing and Community Development for the mandatory 60-day review.

The Draft Public Review Update for fourth and fifth cycles are posted on the County's website at: <http://www.co.fresno.ca.us/HousingElement>.

The Agenda and Staff Reports will be on the Fresno County web site  
<http://www.co.fresno.ca.us/DepartmentPage.aspx?id=18369>  
by Saturday, July 11, 2015, 6:00 a.m.

For more information contact Mohammad Khorsand at the Department of Public Works and Planning- Policy Planning Unit at, 2220 Tulare Street (Corner of Tulare & "M" Streets, Suite B), Fresno, CA 93721, telephone (559) 600-4022, email [mkhorsand@co.fresno.ca.us](mailto:mkhorsand@co.fresno.ca.us).

---

**AVISO DE SESIÓN DE ESTUDIO PARA EL CUARTO Y QUINTO CICLOS DE  
ACTUALIZACIÓN DE ELEMENTOS DE VIVIENDA  
LA MESA DIRECTIVA DEL CONDADO DE FRESNO**

Una sesión de estudio se llevará a cabo en el cuarto y quinto ciclos de actualización de elementos de vivienda ante la Mesa Directiva del Condado a las 9:00 a.m. (o tan pronto como sea posible) el 14 de julio de 2015, en la Sala 301, de la Sala de Registros, ubicado en las calles Tulare y "M" en Fresno, CA. El propósito de la sesión de estudio es para presentar una visión general de los ciclos de Vivienda Elemento Actualizar a la Mesa Directiva y recibir las aportaciones de la Mesa Directiva y del público antes de la presentación de cambios de los proyectos al Estado de Vivienda y Desarrollo Comunitario para la revisión obligatoria de 60 días.

La opinión pública del Proyecto de Actualización para los ciclos cuarto y quinto se publican en el sitio web del Condado en: <http://www.co.fresno.ca.us/HousingElement>.

La agenda e informes del personal estarán disponibles en el sitio web del Condado de Fresno <http://www.co.fresno.ca.us/DepartmentPage.aspx?id=18369>  
el Sábado, 11 de julio 2015, a las 6:00 a.m.

Para más información contactar a Mohammad Khorsand en el Departamento de Obras Públicas y la Unidad de Planificación de Políticas- al 2220 Tulare Street (esquina de las calles Tulare y "M", Suite B) , Fresno, CA 93721 , teléfono (559) 600-4022, o su correo electrónico [mkhorsand@co.fresno.ca.us](mailto:mkhorsand@co.fresno.ca.us).





## **NOTICE OF AVAILABILITY OF THE PUBLIC REVIEW DRAFT OF CITY OF COALINGA'S HOUSING ELEMENT AND JOINT PLANNING COMMISSION AND CITY COUNCIL DISCUSSION**

DATE: May 21, 2015

DEPT: Community Development

NOTICE IS HEREBY GIVEN THAT, the public review and comment period for the DRAFT City of Coalinga DRAFT Multi-Jurisdictional Housing Element is available for review and further that the City of Coalinga City Council and Planning Commission will hold a joint meeting on June 4, 2015 at 6:00 p.m. at the City Council Chambers 155 West Durian, Coalinga to discuss Draft Housing Element and recommend submission to the Department of Housing and Community Development for review and comment.

The housing element is one of seven required elements of the City's General Plan. However, it has several unique requirements that set it apart from the other six elements. State law (Government Code Section 65580 (et seq.)) specifies in detail the topics that the housing element must address and sets a schedule for regular updates. State law requires each local government to update its housing element every eight years. The housing element is also the only element reviewed and certified by the State for compliance with State law. The Department of Housing and Community Development (HCD) is the State department responsible for this certification.

The Multi-Jurisdictional Housing Element will cover the planning period of December 31, 2015, through December 31, 2023, and must be adopted and submitted to HCD for certification by December 31, 2015.

All interested persons are invited to appear at the time and place specified above to give testimony regarding the proposed action listed above. Written Comments may be forwarded to the City of Coalinga Community Development Department, attention Sean Brewer, Assistant Community Development Director, at 155 W. Durian, Coalinga, CA 93210. A copy of the Draft Housing Element is available for review on the City's Website ([www.coalinga.com](http://www.coalinga.com)), at City Hall, the Coalinga Area Chamber of Commerce and Coalinga Library.

Anyone may testify at this hearing. For information contact City Hall at 935-1533 x143.

SEAN BREWER, ASSISTANT DIRECTOR, COMMUNITY DEVELOPMENT DEPARTMENT

DATE/TIME POSTED: May 21, 2015

VERIFIED BY: Amy Martinez, Community Development Assistant



# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
ALAN WEAVER, DIRECTOR

June 23, 2015

Attention: Postmaster,  
Post Offices in Fresno County, and  
Community Services Districts

Re: NOTICE OF STUDY SESSION FOR THE FOURTH AND FIFTH HOUSING  
ELEMENT UPDATE CYCLES, FRESNO COUNTY BOARD OF SUPERVISORS

The County of Fresno is updating its Housing Element. Please post the attached Notice at your Post Office or Community bulletin board location through Tuesday July 14, 2015 when the item will go before the Board of Supervisors.

Thank you for your assistance and please let me know if there are requests for additional Notices. I can mail more, or they are available at Fresno County Public Works & Planning, 2220 Tulare Street, Fresno CA 93721.

Thank you very much. If you have questions, please call Mohammad Khorsand at (559) 600-4277.

Sincerely,

Mohammad Khorsand, Senior Staff  
Development Services Division



# Kerman E-News

*"Keeping you Connected"*

FEBRUARY 13, 2015

VOLUME 1, NUMBER 5

[www.cityofkerman.net](http://www.cityofkerman.net)

## City Offices Closed Monday,

### February 16th for Presidents' Day



### Start Smart Baseball

Start Smart Baseball is for boys and girls ages 3 to 5 years old. Registration runs through Friday, March 6, 2015. You can register at the Community/Teen Center 15100 W. Kearney Plaza or on-line. For more information contact Theresa Johnson, Recreation Coordinator at (559) 846-9383.



### City Awarded California Society of Municipal Finance Budget Award

The City of Kerman has been awarded the California Society of Municipal Finance Officers (CSMFO) Excellent in Budget Award for the Fiscal Year 2014/15 Budget. The award represents a significant achievement by the City and is the second consecutive budget award from the CSMFO for the City. It reflects the City's commitment to meeting the highest principles of governmental budgeting. The budget can be viewed on the City's website.



### Multi-Jurisdictional Housing Element Workshop Update

Kerman is hosting a Multi-Jurisdictional housing Element workshop on Wednesday, March 4<sup>th</sup> from 2-4 pm at the Community/Teen Center, 15100 W. Kearney Plaza. Your input is important to understanding the community's needs and potential solutions to housing challenges facing the Fresno region. The workshop is open to the public. To RSVP or for more information contact Lindsey Chargin at (559) 233-4143 ext. 205.



### New Face at the City of Kerman

After an extensive recruitment process, Josie Camacho was selected as the full-time Account Clerk in the City's Finance Department. You will be greeted by her cheerful voice on the phone, at the payment counter or when you are applying for a permit or business license. Welcome aboard Josie!



To unsubscribe to E-News, send name and email address to:

[hnazaroff@cityofkerman.org](mailto:hnazaroff@cityofkerman.org)

#### UPCOMING MEETINGS

City Council Meeting

Wednesday, Feb 18 at 6:30 pm

City Hall

#### UPCOMING EVENTS

Valentines Potluck Dinner-Dance

Friday, Feb. 20 at 6:30 pm

Senior Center

Senior Citizen Casino Trip to Tachi  
Palace, leave from Senior Center on  
Thursday, Feb. 26 at 8:30 am

Indoor Rummage Sale

Saturday, Feb 28 at 7:00 am

at the Senior Center

#### CITY OF KERMAN

850 S. MADERA AVE.  
KERMAN, CA 93631

#### PHONE

(559) 846-9384

THE Kerman News  
14693 W. Whitesbridge Ave.  
P.O. Box 336  
Kerman, CA 93630  
Telephone: 559-846-6689

This space is for the County Clerk's Filing Stamp

PROOF OF PUBLICATION  
(2015.5 C.C.P.)

Proof of Publication

Notice of Study Session for Fourth and  
Fifth Housing Element

STATE OF CALIFORNIA  
County of Fresno,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of **The Kerman News**, a newspaper of general circulation, printed and published weekly in the City of Kerman, County of Fresno, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of August 14, 1952, Case Number 86960; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following date, to-wit:

July 1,

all in the year 2015. I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Kerman, California

this \_\_\_\_\_ 1st \_\_\_\_\_

day of \_\_\_\_\_ July \_\_\_\_\_, 20 15

— Kathy Matthews —  
Signature

NOTICE OF STUDY  
SESSION FOR THE  
FOURTH AND FIFTH  
HOUSING ELEMENT UP-  
DATE CYCLES  
FRESNO COUNTY  
BOARD OF SUPERVI-  
SORS

A study session will be held on the fourth and fifth Housing Element Update cycles before the County Board of Supervisors at 9:00 a.m. (or as soon thereafter as possible) on July 14, 2015 in Room 301, Hall of Records, Tulare & "M" Streets, Fresno, CA. The purpose of the study session is to present an overview of the Housing Element Update cycles to the Board and receive input from the Board and the public prior to submittal of the draft updates to the State Housing and Community Development for the mandatory 60-day review.

The Draft Public Review Update for fourth and fifth cycles are posted on the County's website at: <http://www.co.fresno.ca.us/Hous->

ingElement.

The Agenda and Staff Reports will be on the Fresno County web site

<http://www.co.fresno.ca.us/DepartmentPage.aspx?id=18369>

by Saturday, July 11, 2015, 6:00 a.m.

For more information contact Mohammad Khorsand at the Department of Public Works and Planning- Policy Planning Unit at, 2220 Tulare Street (Corner of Tulare & "M" Streets, Suite B), Fresno, CA 93721, telephone (559) 600-4022, email [mkhorsand@co.fresno.ca.us](mailto:mkhorsand@co.fresno.ca.us).

THE KERMAN NEWS  
14693 W. Whitesbridge Ave.  
P.O. Box 336  
Kerman, CA 93630  
Telephone: 559-846-6689

This space is for the County Clerk's Filing Stamp

PROOF OF PUBLICATION  
(2015.5 C.C.P.)

Proof of Publication

Aviso De Sesion De Estudio

Para El Cuarto y Quinto

STATE OF CALIFORNIA

County of Fresno,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of **The Kerman News**, a newspaper of general circulation, printed and published weekly in the City of Kerman, County of Fresno, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of August 14, 1952, Case Number 86960; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following date, to-wit:

July 1,

all in the year 2015. I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Kerman, California

this \_\_\_\_\_ 1st

day of \_\_\_\_\_ July \_\_\_\_\_, 20 15

— Kathy Matthews —  
Signature

AVISO DE SESIÓN DE ESTUDIO PARA EL CUARTO Y QUINTO CICLOS DE ACTUALIZACIÓN DE ELEMENTOS DE VIVIENDA. LA MESA DIRECTIVA DEL CONDADO DE FRESNO

Una sesión de estudio se llevará a cabo en el cuarto y quinto ciclos de actualización de elementos de vivienda ante la Mesa Directiva del Condado a las 9:00 a.m. (o tan pronto como sea posible) el 14 de julio de 2015, en la Sala 301, de la Sala de Registros, ubicado en las calles Tulare y "M" en Fresno, CA. El propósito de la sesión de estudio es para presentar una visión general de los ciclos de Vivienda Elemento Actualizar a la Mesa Directiva y recibir las aportaciones de la Mesa Directiva y del público antes de la presentación de cambios de los proyectos al Estado de Vivienda y Desarrollo Comunitario para la revisión obligatoria de 60 días.

La opinión pública del Proyecto de Actualización para los ciclos cuarto y quinto se publican en el sitio web del Condado en: <http://www.co.fresno.ca.us/HousingElement>.

La agenda e informes del personal estarán disponibles en el sitio web del Condado de Fresno

<http://www.co.fresno.ca.us/DepartmentPage.aspx?id=18369>

el Sábado, 11 de julio 2015, a las 6:00 a.m.

Para más información contactar a Mohammad Khorsand en el Departamento de Obras Públicas y la Unidad de Planificación de Políticas- al 2220 Tulare Street (esquina de las calles Tulare y "M", Suite B) , Fresno, CA 93721 , teléfono (559) 600-4022, o su correo electrónico [mkhorsand@co.fresno.ca.us](mailto:mkhorsand@co.fresno.ca.us).

2611 KN 26c

**FIREBAUGH-MENDOTA JOURNAL**  
(and) **THE MENDOTA TIMES**  
14693 W. Whitesbridge Ave.  
P.O. Box 336  
Kerman, CA 93630  
Telephone: 559-846-6689

This space is for the County Clerk's Filing Stamp

**PROOF OF PUBLICATION**  
(2015.5 C.C.P.)

Proof of Publication

**Notice of Public Workshop**

STATE OF CALIFORNIA

County of Fresno,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the **Firebaugh-Mendota Journal and The Mendota Times**, a newspaper of general circulation, printed and published weekly in the City of Kerman, County of Fresno, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of 1949, Case Number 135831; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following date, to-wit:

June 3,

all in the year 20\_\_\_\_. I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Kerman, California

this \_\_\_\_\_ 3rd  
day of \_\_\_\_\_ June \_\_\_\_\_, 20 15

*Kathy Mattheu*

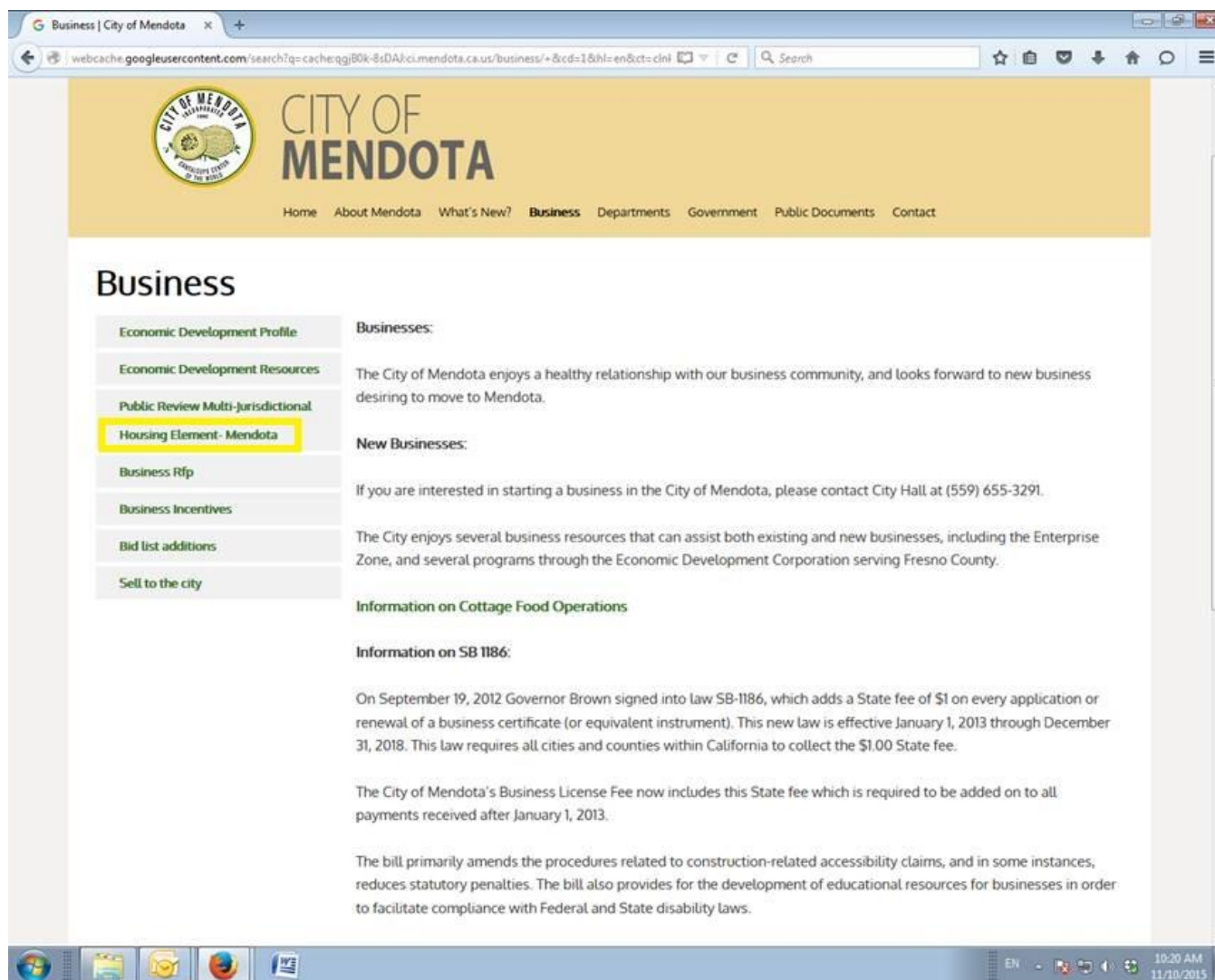
Signature

DATE: June 3, 2015  
DEPT: City Clerk  
CITY OF MENDOTA  
Notice of Public Workshop

NOTICE IS HEREBY  
GIVEN THAT, on June 9,  
2015 at 5:00 p.m., the City  
of Mendota will hold a public  
workshop to discuss  
and receive comments on  
the Public Review Draft  
Multi-Jurisdictional Housing  
Element, at the Council  
Chambers at 643 Quince St.  
in Mendota, CA. A copy of  
that document is available  
for review in City Hall.

Members of the public  
are invited to provide written  
and oral comments. The meeting  
room is handicapped accessible  
in conformance with Americans  
with Disabilities Act requirements.  
The City is committed to Fair  
Housing and Equal Opportunity.

2216 FMJ 22





Sanger Herald  
740 "N" Street  
Sanger, CA 93657  
(559) 875-2511

(Space below for use of County Clerk only)

**SUPERIOR COURT OF CALIFORNIA, COUNTY OF FRESNO**

Notice of Study Session

CASE NO. \_\_\_\_\_

**STATE OF CALIFORNIA**

**County of Fresno**

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the SANGER HERALD, a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of July 1, 1952, Case Number 86714; that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

June 25, 2015

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

on June 25, 2015

*Katherine J. Boas*

**NOTICE OF STUDY SESSION FOR THE FOURTH AND FIFTH HOUSING ELEMENT UPDATE CYCLES  
FRESNO COUNTY BOARD OF SUPERVISORS**

A study session will be held on the fourth and fifth Housing Element Update cycles before the County Board of Supervisors at 9:00 a.m. (or as soon thereafter as possible) on July 14, 2015 in Room 301, Hall of Records, Tulare & "M" Streets, Fresno, CA. The purpose of the study session is to present an overview of the Housing Element Update cycles to the Board and receive input from the Board and the public prior to submittal of the draft updates to the State Housing and Community Development for the mandatory 60-day review. The Draft Public Review Update for fourth and fifth cycles are posted on the County's website at: <http://www.co.fresno.ca.us/HousingElement>.

The Agenda and Staff Reports will be on the Fresno County web site <http://www.co.fresno.ca.us/DepartmentPage.aspx?id=18369> by Saturday, July 11, 2015, 6:00 a.m.

For more information contact Mohammad Khorsand at the Department of Public Works and Planning- Policy Planning Unit at, 2220 Tulare Street (Corner of Tulare & "M" Streets, Suite B), Fresno, CA 93721, telephone (559) 600-4022, email [mkhorsand@co.fresno.ca.us](mailto:mkhorsand@co.fresno.ca.us).

**AVISO DE SESIÓN DE ESTUDIO PARA EL CUARTO Y QUINTO CICLOS DE ACTUALIZACIÓN DE ELEMENTOS DE VIVIENDA  
LA MESA DIRECTIVA DEL CONDADO DE FRESNO**

Una sesión de estudio se llevará a cabo en el cuarto y quinto ciclos de actualización de elementos de vivienda ante la Mesa Directiva del Condado a las 9:00 a.m. (o tan pronto como sea posible) el 14 de julio de 2015, en la Sala 301, de la Sala de Registros, ubicado en las calles Tulare y "M" en Fresno, CA. El propósito de la sesión de estudio es para presentar una visión general de los ciclos de Vivienda Elemento Actualizar a la Mesa Directiva y recibir las aportaciones de la Mesa Directiva y del público antes de la presentación de cambios de los proyectos al Estado de Vivienda y Desarrollo Comunitario para la revisión obligatoria de 60 días.

La opinión pública del Proyecto de Actualización para los ciclos cuarto y quinto se publican en el sitio web del Condado en: <http://www.co.fresno.ca.us/HousingElement>.

La agenda e informes del personal estarán disponibles en el sitio web del Condado de Fresno <http://www.co.fresno.ca.us/DepartmentPage.aspx?id=18369> el Sábado, 11 de julio 2015, a las 6:00 a.m.

Para más información contactar a Mohammad Khorsand en el Departamento de Obras Públicas y la Unidad de Planificación de Políticas- al 2220 Tulare Street (esquina de las calles Tulare y "M", Suite B), Fresno, CA 93721, teléfono (559) 600-4022, o su correo electrónico [mkhorsand@co.fresno.ca.us](mailto:mkhorsand@co.fresno.ca.us).

June 25, 2015



**NOTICE OF STAKEHOLDER WORKSHOPS ON THE  
FRESNO COUNTY MULTI-JURISDICTIONAL HOUSING ELEMENT UPDATE**

NOTICE IS HEREBY GIVEN that the Fresno Council of Governments in conjunction with Fresno County and the Cities of Clovis, Coalinga, Fowler, Huron, Kerman, Kingsburg, Mendota, Parlier, Reedley, San Joaquin, Sanger, and Selma will hold two Stakeholder Workshops on March 4, 2015 regarding the Fresno County Multi-Jurisdictional Housing Element Update. One will be held at 10:00AM to 12:00PM at the City of Selma City Council Chambers (1710 Tucker Street Selma, CA 93662) and the other will be held at 2:00PM to 4:00PM at the City of Kerman Community Center (15101 West Kearney Boulevard Kerman, CA 93630).

Fresno County and 12 of the 15 cities in the county, with the help of the Fresno Council of Governments, are preparing a Multi-Jurisdictional Housing Element. The Multi-Jurisdictional Housing Element provides an opportunity for countywide housing issues and needs to be more effectively addressed at the regional level rather than just at the local level. The purpose of these workshops is to gather input on community needs and potential solutions to housing challenges facing the Fresno County region. Both workshops will cover the same information.

Individuals with disabilities may call Fresno COG (with 3-working-day advance notice) to request auxiliary aids necessary to participate in the public hearing. Translation services are available (with 3-working-day advance notice) to participants speaking any language with available professional translation services.

The workshops are open to the public. Please RSVP in advance to Lindsey Chargin at 559-233-4148 ext. 205 or [lindseyc@fresnocog.org](mailto:lindseyc@fresnocog.org).

Contact Person:       Lindsey Chargin, Senior Regional Planner  
2035 Tulare Street Suite 201  
Fresno, CA 93721  
559-233-4148 ext. 205  
[lindseyc@fresnocog.org](mailto:lindseyc@fresnocog.org)

**AVISO DE SESIÓN DE ESTUDIO PARA EL CUARTO Y QUINTO CICLOS DE ACTUALIZACIÓN DE  
ELEMENTOS DE VIVIENDA  
LA MESA DIRECTIVA DEL CONDADO DE FRESNO**

Una sesión de estudio se llevará a cabo en el cuarto y quinto ciclos de actualización de elementos de vivienda ante la Mesa Directiva del Condado a las 9:00 a.m. (o tan pronto como sea posible) el 14 de julio de 2015, en la Sala 301, de la Sala de Registros, ubicado en las calles Tulare y "M" en Fresno, CA. El propósito de la sesión de estudio es para presentar una visión general de los ciclos de Vivienda Elemento Actualizar a la Mesa Directiva y recibir las aportaciones de la Mesa Directiva y del público antes de la presentación de cambios de los proyectos al Estado de Vivienda y Desarrollo Comunitario para la revisión obligatoria de 60 días.

La opinión pública del Proyecto de Actualización para los ciclos cuarto y quinto se publican en el sitio web del Condado en: <http://www.co.fresno.ca.us/HousingElement>.

La agenda e informes del personal estarán disponibles en el sitio web del Condado de Fresno <http://www.co.fresno.ca.us/DepartmentPage.aspx?id=18369>  
el Sábado, 11 de julio 2015, a las 6:00 a.m.

Para más información contactar a Mohammad Khorsand en el Departamento de Obras Públicas y la Unidad de Planificación de Políticas- al 2220 Tulare Street (esquina de las calles Tulare y "M", Suite B) , Fresno, CA 93721 , teléfono (559) 600-4022, o su correo electrónico [mkhorsand@co.fresno.ca.us](mailto:mkhorsand@co.fresno.ca.us).

## **NOTICE OF STUDY SESSION FRESNO COUNTY PLANNING COMMISSION**

A study session will be held to review the public review draft Housing Element Update covering the 4<sup>th</sup> and 5<sup>th</sup> cycle planning periods. The purpose of the Study Session is for staff and the consultant to present an overview of the Housing Element for both cycles and receive input from the Planning Commission and the public before submitting the updated 4<sup>th</sup> and 5<sup>th</sup> cycles to the State Department of Housing and Community Development (HCD) for the mandated 60-day review for compliance with State Law.

The Planning Commission Study Session will be at **8:45 a.m.** on **June 4, 2015** (or as soon thereafter as possible) in Room 301, Hall of Records, Tulare & "M" Streets, Fresno, CA. The Study Session with the **Board of Supervisors** anticipated to occur at 9:00 a.m. (or as soon thereafter as possible) on July 14, 2015 in Room 301, Hall of Records, Tulare & "M" Streets, Fresno, CA.

The Draft Public Review Update for 4<sup>th</sup> and 5<sup>th</sup> cycle planning periods are posted on the County's website at: <http://www.co.fresno.ca.us/HousingElement>

The Agenda and Staff Reports will be on the Fresno County web site  
<http://www.co.fresno.ca.us/departmentpage.aspx?id=19735>  
by Saturday, May 30, 2015, 6:00 a.m.

For more information contact **Mohammad Khorsand** at the Department of Public Works and Planning - Policy Planning Unit at, 2220 Tulare Street (Corner of Tulare & "M" Streets, Suite B), Fresno, CA 93721, telephone **(559) 600-4022**, email [mkhorsand@co.fresno.ca.us](mailto:mkhorsand@co.fresno.ca.us).

# THE BUSINESS JOURNAL

FRESNO | KINGS | MADERA | TULARE

P.O. Box 126

Fresno, CA 93707

Telephone (559) 490-3400

(Space Below for use of County Clerk only)

IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

NOTICE OF STUDY SESSION

FRESNO COUNTY PLANNING COMMISSION

DATE AND TIME:

JUNE 4, 2015 AT 8:45 A.M.

MISC. NOTICE

## DECLARATION OF PUBLICATION (2015.5 C.C.P.)

STATE OF CALIFORNIA

COUNTY OF FRESNO

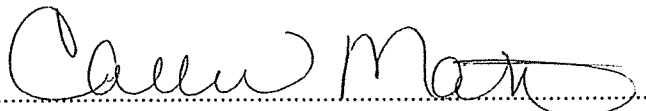
I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of **THE BUSINESS JOURNAL** published in the city of Fresno, County of Fresno, State of California, Monday, Wednesday, Friday, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of March 4, 1911, in Action No.14315; that the notice of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

MAY 22, 2015

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed at Fresno, California,

MAY 22, 2015

ON .....



## NOTICE OF STUDY SESSION FRESNO COUNTY PLANNING COMMISSION

A study session will be held to review the public review draft Housing Element Update covering the 4th and 5th cycle planning periods. The purpose of the Study Session is for staff and the consultant to present an overview of the Housing Element for both cycles and receive input from the Planning Commission and the public before submitting the updated 4th and 5th cycles to the State Department of Housing and Community Development (HCD) for the mandated 60-day review for compliance with State Law.

The Planning Commission Study Session will be at 8:45 a.m. on June 4, 2015 (or as soon thereafter as possible) in Room 301, Hall of Records, Tulare & "M" Streets, Fresno, CA. The Study Session with the Board of Supervisors anticipated to occur at 9:00 a.m. (or as soon thereafter as possible) on July 14, 2015 in Room 301, Hall of Records, Tulare & "M" Streets, Fresno, CA. The Draft Public Review Update for 4th and 5th cycle planning periods are posted on the County's website at: <http://www.co.fresno.ca.us/HousingElement>

The Agenda and Staff Reports will be on the Fresno County web site

<http://www.co.fresno.ca.us/departmentspage.aspx?id=19735>

by Saturday, May 30, 2015, 6:00 a.m.

For more information contact **Mohammad Khorsand** at the Department of Public Works and Planning - Policy Planning Unit at, 2220 Tulare Street (Corner of Tulare & "M" Streets, Suite B), Fresno, CA 93721, telephone (559) 600-4022, email [mkhorsand@co.fresno.ca.us](mailto:mkhorsand@co.fresno.ca.us).

05/22/2015



## Fresno County Multi-Jurisdictional Housing Element Update

# Stakeholder Workshops

Two Opportunities to Participate on March 4, 2015

**10 a.m. to 12 p.m.**  
**City of Selma**

**City Council Chambers**  
**1710 Tucker St.**  
**Selma, CA 93662**

**2 p.m. to 4 p.m.**  
**City of Kerman**

**Community Center**  
**15101 W Kearney Blvd.**  
**Kerman, CA 93630**

Fresno County and 12 of the 15 cities in the county, with the help of the Fresno Council of Governments, are preparing a Multi-Jurisdictional Housing Element. The Multi-Jurisdictional Housing Element provides an opportunity for countywide housing issues and needs to be more effectively addressed at the regional level rather than just at the local level.

**The participating jurisdictions are hosting two workshops on March 4, 2015 - one in Selma and one in Kerman. Both workshops will cover the same information.**

Your input is important to understanding the community's needs and potential solutions to housing challenges facing the Fresno region.

**The workshops are open to the public. Please RSVP in advance.**

**For more information, reasonable accommodation or translation service requests, please contact Lindsey Chargin 72 hours before the workshop by phone (559-233-4148 ext. 205) or email ([lindseyc@fresnocog.org](mailto:lindseyc@fresnocog.org)).**

### To RSVP contact:

Lindsey Chargin, Senior Regional Planner, Fresno Council of Governments  
Ph. (559) 233-4148 ext. 205 | Email: [lindseyc@fresnocog.org](mailto:lindseyc@fresnocog.org)

*Participating Jurisdictions:* Fresno County, Clovis, Coalinga, Fowler, Huron, Kerman, Kingsburg, Mendota, Parlier, Reedley, San Joaquin, Sanger, Selma



## Fresno County Multi-Jurisdictional Housing Element Update

Fresno County | Clovis | Coalinga | Fowler | Huron | Kerman  
Kingsburg | Mendota | Parlier | Reedley | San Joaquin | Sanger | Selma

# Planning Commission/ City Council Study Session

**Monday, June 15, 2015**

**6:00 p.m.  
City of Clovis**

**1033 5th Street  
Clovis, CA 93612**

Fresno County and 12 of the 15 cities in the county are preparing a Multi-Jurisdictional Housing Element with assistance from the Fresno Council of Governments (FCOG). The Multi-Jurisdictional Housing Element is intended to address countywide housing issues and needs more effectively at the regional and local levels. The Draft Multi-Jurisdictional Housing Element has been published, and will be presented to decision-makers from participating jurisdictions in June and July 2015.

On June 15, 2015, the City of Clovis will hold a study session to review the public review draft Multi-Jurisdictional Housing Element. At the study session, staff and the Housing Element Update consultant will present an overview of the draft Housing Element, facilitate a discussion with the Planning Commission and City Council and request input before submitting the document to the State Department of Housing and Community Development (HCD) for the State-mandated 60-day review for compliance with State law.

**Please Direct Questions to:** Tina Sumner, Community & Economic Development Director, City of Clovis  
Ph. (559) 324-2082 | Email: [tinas@cityofclovis.com](mailto:tinas@cityofclovis.com)





ਫ੍ਰੈਸਨੋ ਕਾਉਂਟੀ ਮਲਟੀ-ਜੁਰਿਸਡਿਕਸ਼ਨਲ ਹਾਉਸਿੰਗ  
ਐਲਿਮੈਂਟ ਬਾਰੇ ਤਾਜ਼ਾ ਜਾਣਕਾਰੀ

Fresno County | Clovis | Coalinga | Fowler | Huron | Kerman  
Kingsburg | Mendota | Parlier | Reedley | San Joaquin | Sanger | Selma

# ਪਲੈਨਿੰਗ ਕਮਿਸ਼ਨ/ਸਿਟੀ ਕੌਂਸਲ ਦਾ ਅਧਿਐਨ ਸੈਸ਼ਨ

**ਬੁੱਧਵਾਰ 3 ਜੂਨ 2015**

**ਸ਼ਾਮ 6:30 ਵਜੇ  
ਸਿਟੀ ਆਫ ਕੇਰਮੈਨ**

**Kerman City Hall  
850 S. Madera Avenue  
Kerman, CA 93630**

ਫ੍ਰੈਸਨੋ ਕਾਉਂਟੀ ਅਤੇ ਕਾਉਂਟੀ ਵਿੱਚ 15 ਵਿੱਚੋਂ 12 ਸ਼ਹਿਰ ਫ੍ਰੈਸਨੋ ਕਾਉਂਟੀ ਆਫ ਗਵਰਨਮੈਂਟਸ (FCOG) ਤੋਂ ਸਹਾਇਤਾ ਦੇ ਨਾਲ ਇੱਕ ਫ੍ਰੈਸਨੋ ਕਾਉਂਟੀ ਮਲਟੀ-ਜੁਰਿਸਡਿਕਸ਼ਨਲ ਹਾਉਸਿੰਗ ਐਲਿਮੈਂਟ ਬਣਾ ਰਹੇ ਹਨ। ਫ੍ਰੈਸਨੋ ਕਾਉਂਟੀ ਮਲਟੀ-ਜੁਰਿਸਡਿਕਸ਼ਨਲ ਹਾਉਸਿੰਗ ਐਲਿਮੈਂਟ ਦਾ ਇਰਾਦਾ ਪੂਰੀ ਕਾਉਂਟੀ ਵਿੱਚ ਰਿਹਾਇਸ਼ ਸਬੰਧੀ ਕਿਸੇ ਵੀ ਮੁੱਦਿਆਂ ਅਤੇ ਲੋੜਾਂ 'ਤੇ ਖੇਤਰੀ ਅਤੇ ਸਥਾਨਕ ਪੱਧਰਾਂ 'ਤੇ ਵਧੇਰੇ ਪ੍ਰਭਾਵੀ ਤਰੀਕੇ ਨਾਲ ਧਿਆਨ ਦੇਣਾ ਹੈ। ਡ੍ਰਾਫਟ ਮਲਟੀ-ਜੁਰਿਸਡਿਕਸ਼ਨਲ ਹਾਉਸਿੰਗ ਐਲਿਮੈਂਟ ਪ੍ਰਕਾਸ਼ਿਤ ਕਰ ਦਿੱਤਾ ਗਿਆ ਹੈ, ਅਤੇ ਜੂਨ ਅਤੇ ਜੁਲਾਈ 2015 ਵਿੱਚ ਹਿੱਸਾ ਲੈ ਰਹੇ ਅਧਿਕਾਰ-ਖੇਤਰਾਂ ਤੋਂ ਫੈਸਲਾ ਲੈਣ ਵਾਲਿਆਂ ਅੱਗੇ ਪੇਸ਼ ਕੀਤਾ ਜਾਵੇਗਾ।

3 ਜੂਨ 2015 ਨੂੰ, ਸਿਟੀ ਆਫ ਕੇਰਮੈਨ ਜਨਤਕ ਸਮੀਖਿਆ ਡ੍ਰਾਫਟ ਮਲਟੀ-ਜੁਰਿਸਡਿਕਸ਼ਨਲ ਹਾਉਸਿੰਗ ਐਲਿਮੈਂਟ ਦੀ ਸਮੀਖਿਆ ਕਰਨ ਲਈ ਇੱਕ ਅਧਿਐਨ ਸੈਸ਼ਨ ਆਯੋਜਿਤ ਕਰੇਗੀ। ਅਧਿਐਨ ਸੈਸ਼ਨ ਵਿਖੇ, ਸਟਾਫ ਅਤੇ ਹਾਉਸਿੰਗ ਐਲਿਮੈਂਟ ਅਪਡੇਟ ਸਲਾਹਕਾਰ ਡ੍ਰਾਫਟ ਹਾਉਸਿੰਗ ਐਲਿਮੈਂਟ ਦੀ ਰੂਪਰੇਖਾ ਪੇਸ਼ ਕਰਨਗੇ, ਪਲੈਨਿੰਗ ਕਮਿਸ਼ਨ ਅਤੇ ਸਿਟੀ ਕੌਂਸਲ ਦੇ ਨਾਲ ਵਿਚਾਰ-ਵਟਾਂਦਰੇ 'ਚ ਸਹਾਇਤਾ ਕਰਨਗੇ ਅਤੇ ਦਸਤਾਵੇਜ਼ ਨੂੰ ਸਟੇਟ ਦੇ ਕਨੂੰਨ ਦੀ ਪਾਲਣਾ ਕਰਨ ਵਾਸਤੇ ਸਟੇਟ ਦੀ ਵਿਧਾਨਕ ਤੌਰ 'ਤੇ ਜ਼ਰੂਰੀ 60 ਦਿਨ ਦੀ ਸਮੀਖਿਆ ਵਾਸਤੇ ਸਟੇਟ ਡਿਪਾਰਟਮੈਂਟ ਆਫ ਹਾਉਸਿੰਗ ਐਂਡ ਕਮਿਊਨਿਟੀ ਡਿਵੈਲਪਮੈਂਟ (HCD) ਕੋਲ ਜਮ੍ਹਾਂ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ ਵਿਚਾਰ ਮੰਗਣਗੇ।

ਕਿਰਪਾ ਕਰਕੇ ਪ੍ਰਸ਼ਨ	ਲੁਇਸ ਪੈਟਲਾਨ (Luis Patlan), ਸਿਟੀ ਮੈਨੇਜਰ/ਡਾਇਰੈਕਟਰ ਆਫ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਵੈਲਪਮੈਂਟ, ਸਿਟੀ ਆਫ ਕੇਰਮੈਨ
ਇਹਨਾਂ ਨੂੰ ਭੇਜੋ:	ਫੋਨ: (559) 846-9387   ਈਮੇਲ: <a href="mailto:lpatlan@cityofkerman.org">lpatlan@cityofkerman.org</a>



## Actualización del Elemento Multi-Jurisdiccional de Viviendas del Condado de Fresno

Fresno County | Clovis | Coalinga | Fowler | Huron | Kerman  
Kingsburg | Mendota | Parlier | Reedley | San Joaquin | Sanger | Selma

# Sesión de Estudio Concilio Municipal

**Miercoles, 17 de junio 2015**

**6:30 p.m.  
Ciudad de Parlier**

**En la Sala del Concilio  
1100 E Parlier Ave.  
Parlier, CA**

El Condado de Fresno y 12 de las 15 ciudades en el condado están preparando un Elemento de Viviendas Multi-Jurisdiccional con la asistencia del Consejo de Gobiernos de Fresno (FCOG). El Elemento de Viviendas Multi-Jurisdiccional tiene por objeto abordar de manera más eficaz los problemas y las necesidades de viviendas de todo el condado a nivel local y regional. El Elemento Multi-Jurisdiccional de Viviendas preliminar ha sido publicado y será presentado a los tomadores de decisiones de las jurisdicciones participantes durante el mes de junio y julio del 2015.

El 17 de junio de 2015, la ciudad de Parlier llevará a cabo una sesión de estudio para repasar el Elemento de Viviendas Multi-Jurisdiccional preliminar. En esta sesión de estudio, el personal de la ciudad y el consultor contratado para este proyecto, presentarán una visión general del Elemento de Viviendas preliminar, facilitarán una discusión con la Comisión de Planeación y con el Concilio de la Ciudad y también solicitarán la opinión pública antes de entregar el documento al Departamento de Viviendas y Desarrollo Comunitario del Estado (HCD) que tendrá, por ley estatales, 60 días para revisar el Elemento de Viviendas Multi-Jurisdiccional.

**FAVOR DE DIRIGIR** Bruce O'Neal, Planificador de la Ciudad de Parlier.  
**CUALQUIER PREGUNTA A:** Teléfono: (559) 256-4250 | Correo electrónico: [b.oneal@comcast.net](mailto:b.oneal@comcast.net)



## APPENDIX 1B: SPECIAL NEEDS FACILITIES IN FRESNO COUNTY

Table 1B-1 Residential Care Facilities (2014)

Facility	Address	Beds
The Acacia House	2805 W. Acacia, Fresno CA 93705	3
Alder Care Home	2340 South Adler Ave., Fresno, CA 93725	6
Allen Residential Holland House	5628 W. Holland, Fresno, CA 93722	6
Allen Residential Vista House	4591 N. Vista, Fresno, CA 93722	6
Anderson Community Care Facility	2534 East University Avenue, Fresno, CA 93703	6
Arden Drive Residential Home	3917 Arden Drive North, Fresno, CA 93703	8
Autumn Hills Guest Home, DbA Coos Arf, LLC	5466 East Belmont Ave., Fresno, CA 93727	6
Avedikian Home #2	7237 N. Cecelia Avenue, Fresno, CA 93722	6
Baghetti-Home	2737 Norwich Avenue, Clovis, CA 93611	6
Barkers Group Home	4323 N. Holt, Fresno, CA 93705	6
Bolden Fremont Home	4702 W Norwich Ave., Fresno, CA 93722	6
Brewer Family Home	1133 East George, Fresno, CA 93706	4
Bryland Adult Residential Facility, LLC	510 E. Tower, Fresno, CA 93706	6
Burrus Adult Residential	157 N. Armstrong, Clovis, CA 93611	6
Calloway Adult Residential Facility	5292 W.Wildflower Ln.Code#1379, Fresno, CA 93725	6
Charlotte's Place, Inc.	4262 N. Glenn Ave., Fresno, CA 93704	6
The Chimes	3041 E. Clinton Avenue, Fresno, CA 93703	10
Clark Family Res.Inc. DbA Clark House	2545 N. Selland Ave., Fresno, CA 93722	6
Comfort Care Home	4484 N. Garden Ave., Fresno, CA 93726	6
Corpuz Adult Residential Facility	1536 Barstow Avenue, Clovis, CA 93611	6
Cotta-Brown Group Home II	4673 N Angus, Fresno, CA 93726	6
D & D Residential Inc.	5741 N. Katy Lane, Fresno, CA 93722	4
Dailey's Haven	4479 N. Eddy, Fresno, CA 93727	6
Dailey's Home Care	4690 East Hamilton, Fresno, CA 93702	6
DbA Canonizado's Clinton Home	1509 W. Clinton Avenue, Fresno, CA 93705	6
DbA Canonizado's Madison Home	5567 E. Madison Avenue, Fresno, CA 93727	6
Del Mundo Home	1645 Fowler, Clovis, CA 93611	6
Dial For Care, Inc.	1640 N Delno, Fresno, CA 93705	6
Dwight Home	5166 W. Lamona, Fresno, CA 93722	6
Eddie's Terrace	2693 South Bardell Avenue, Fresno, CA 93706	6
Eddie's Terrace #2	5041 E. Tower, Fresno, CA 93725	6
Eddie's Terrace #3	3450 W. Sierra, Fresno, CA 93711	6
Eddies Terrace #4	1415 W. Sierra, Fresno, CA 93711	6
Eddie's Terrace #5	6459 North Channing Avenue, Fresno, CA 93711	6
Eddie's Terrace #6	1283 West Twain Avenue, Fresno, CA 93711	6
Eddie's Terrace #7	1837 South Bush Avenue, Fresno, CA 93727	6
Esperance Center, North	10496 N. Armstrong, Clovis, CA 93612	6

Table 1B-1 Residential Care Facilities (2014)

Facility	Address	Beds
Farroll Home	1862 Florence Ave., Sanger, CA 93657	6
Fillmore Christian Garden	4826 E. Fillmore, Fresno, CA 93727	27
Floyd A.R.F.	226 Moody Ave., Clovis, CA 93619	5
G & S	4288 W. Michigan, Fresno, CA 93722	6
Garibay Home Ii	138 E. Bellaire Way, Fresno, CA 93704	4
Garibay-Holland Home	4850 E. Holland, Fresno, CA 93726	6
Garrett Christian Home	5642 E. Garrett, Fresno, CA 93727	6
Garrett House	5642 E. Garrett, Fresno, CA 93727	6
Hand Home	4741 N. Greenwood, Sanger, CA 93657	6
Haskins Residential Care	1037 South Chestnut Avenue, Fresno, CA 93702	18
Helping Hands	5277 N. Santa Fe Avenue, Fresno, CA 93711	6
Home Of Hope I	8623 N. Paula Ave., Fresno, CA 93720	6
Home Of Hope II Adult Residential Facility	1204 E. San Ramon, Fresno, CA 93710	6
House Of Trevelyn, The	121 E. Kaviland Avenue, Fresno, CA 93706	6
Huntington House, The	3655 E. Huntington, Fresno, CA 93702	6
Jay Homes, Inc.	5611 West Floradora Avenue, Fresno, CA 93722	4
Jones Home	5389 E. Lowe Avenue, Fresno, CA 93727	4
Jubilee Home Care Inc. #2	5943 W. Wathen Ave., Fresno, CA 93722	4
Jubilee Home Care, Inc.	4261 W. Capitola Avenue, Fresno, CA 93722	6
Kaviland Place	4657 E. Kaviland, Fresno, CA 93725	6
Kendall Home, The	4318 North First Street, Fresno, CA 93726	6
Kindred House #1	2396 S. Poppy, Fresno, CA 93706	6
Kings Royale	316 Caesar, Fresno, CA 93727	6
Kings Royale II, The	444 Pierce, Clovis, CA 93612	6
Laureen Adult Residential Facility	4429 North Laureen Avenue, Fresno, CA 9372	5
Loop #1	5663 W. Tenaya, Fresno, CA 93722	4
Loop #2	1342 San Jose, Fresno, CA 93711	6
Loop #3	7931 North Baird Avenue, Fresno, CA 93720	4
Los Altos Home	1870 North Cornelia Avenue, Fresno, CA 93722	6
Lynn Home	2715 North Helm Avenue, Clovis, CA 93612	6
M&B Group Homes	446 Laverne Ave., Clovis, CA 93611	6
Manning Home	767 Manning Avenue, Reedley, CA 93654	6
Mante's Board & Care Home	5624 West Olive, Fresno, CA 93722	6
Mante's Home	6588 N. Meridian, Fresno, CA 93710	6
Martin Family Home	1077 Toulumne Street, Parlier, CA 93648	6
Martin Family Home #2	2935 East Weldon Avenue, Fresno, CA 93703	6
Martin's Home-Homsy	345 North Homsy Avenue, Fresno, CA 93727	6
Mason Residential Care Facility	1775 W. Donner, Fresno, CA 93705	6
Mc Alister Residential Home	232 West Woodward, Fresno, CA 93706	6

Table 1B-1 Residential Care Facilities (2014)

Facility	Address	Beds
McWealth Care Inc	6167 N. Cornelia Ave., Fresno, CA 93722	4
Medina Res. Care Svcs., Ltd LLC Ramona Residence	1354 Ramona Ave., Clovis, CA 93612	6
Mi Casita Care Home	4879 E. San Gabriel, Fresno, CA 93726	6
Mi Casita Dos	296 W. Richert Avenue, Clovis, CA 93612	6
Michael Home	4828 E. Princeton, Fresno, CA 93703	6
Miller-Angelo Arf	5321 West Home Avenue, Fresno, CA 93722	6
Monsevais Res. Facility, Inc.-Dewey Home	6714 N. Dewey, Fresno, CA 93711	5
Monsevais Residential Facility	6622 N. Nantucket Ave., Fresno, CA 93704	6
Monsevais Residential Facility-Sample Home	3315 E. Sample, Fresno, CA 93710	4
Myles Community Service II	4664 E. Garrett, Fresno, CA 93725	6
Nelson's Community Care Facility	4836 North Sixth, Fresno, CA 93726	6
No Place Like Home	4269 W. Palo Alto Ave., Fresno, CA 93722	3
Ohannesian Home #2	10650 So. Frankwood Avenue, Reedley, CA 93654	6
Opoku-Ababio Adult Care	2723 E. Robinson Avenue, Fresno, CA 93726	6
Pathways	1511 W. Millbrae, Fresno, CA 93711	6
Pathways Adler Home	130 Adler Ave., Clovis, CA 93612	4
Patton Home	1270 N. Lucerne Lane, Fresno, CA 93728	6
Paul Home, The	4577 N. Sharon, Fresno, CA 93726	6
Psalm 23 Loving Care Residential	1085 W. Barstow Ave., Fresno, CA 93711	6
Reedley Home	3461 S. Usry Avenue, Reedley, CA 93654	6
Reyes Ranch LLC	20022 East American Ave., Reedley, CA 93654	4
Ruby's Valley Care Home	9919 South Elm Ave., Fresno, CA 93706	50
Runderson's Adult Resident Facility #2	728 Fresno Street, Fresno, CA 93706	3
Runderson's Adult Residential Facility	4935 East Tyler Avenue, Fresno, CA 93727	2
Safe Haven Claremont Community Care Home	905 Claremont Avenue, Fresno, CA 93727	4
Schexnayder's Home	6314 W. Dovewood Lane, Fresno, CA 93723	6
Sengsiri Home	1142 Carson Avenue, Clovis, CA 93611	6
Sunnyside Home	2540 S. Judy Avenue, Fresno, CA 93727	6
Sunshine Board And Care II	1642 W. Robinson Avenue, Fresno, CA 93705	6
Sunshine Board And Care II	4343 North Augusta Avenue, Fresno, CA 93726	6
Teilman Board And Care Home	1594 North Teilman Avenue, Fresno, CA 93728	6
Townsend House	6410 E. Townsend, Fresno, CA 93727	6
V & A Assisted Living	6101 N. Mitre Avenue, Fresno, CA 93722	6
V & A Assisted Living "Celeste Home"	1686 W. Celeste, Fresno, CA 93711	6
V&A Assisted Living	11140 S. Cherry Ave., Fresno, CA 93725	4
Valley Comfort Home, Inc.	6579 E. Fillmore Avenue, Fresno, CA 93727	6
Williams Community Integration	698 S. Dockery, Sanger, CA 93657	6
Williams-Whittle Residential Care Home #2	4112 W. Providence Avenue, Fresno, CA 93722	6
Williams-Whittle Residential Home	821 W. Valencia, Fresno, CA 93706	6

Table 1B-1 Residential Care Facilities (2014)

Facility	Address	Beds
Wilson Family Care Home	2145 Maple, Selma, CA 93662	4
Wood Adult Residential Facility	9325 Mc Call Avenue, Selma, CA 93662	4
Yarbrough Adult Residential	4602 W. Oslin, Fresno, CA 93722	4
Yellow Rose Residential Care Home-Hughes	4376 North Hughes Avenue, Fresno, CA 93705	6
Yellow Rose Residential Care Home-Norwich	3333 W. Norwich Avenue, Fresno, CA 93722	6
<b>Total Beds</b>		<b>753</b>

Source: California Department of Social Services Care Facility Search, as of October 2014.

Table 1B-2 Emergency Shelters in Fresno County (2015)

Project Type	Organization Name	Project Name	Location	Target population	Victims of Domestic Violence	Total Beds
PSH	AspiraNet	AspiraNet Permanent Supportive Housing	Fresno	Single males and females (over 18)	N/A	10
ES	County of Fresno ETA	VOUCHERS	Fresno	Households with children	N/A	57
RRH	Fresno EOC	EOC ESG	Fresno	Single females and households with children	N/A	23
PSH	Fresno EOC	Phoenix	Fresno	Households with children	N/A	35
ES	Fresno EOC	Sanctuary Youth Shelter	Fresno	Unaccompanied males and females under 18	N/A	12
TH	Fresno EOC	TLC 1	Fresno	Single females and males plus households with children	N/A	24
TH	Fresno EOC	TLC 2	Fresno	Single females and males plus households with children	N/A	20
TH	Fresno EOC	TLC 3	Fresno	Single females and males plus households with children	N/A	40
ES	Fresno Housing Authority	Fresno First Step Homes	Fresno	Single females and males plus households with children	N/A	73
PSH	Fresno Housing Authority	VASH Fresno	Fresno	Single females and males plus households with children	N/A	241
PSH	Fresno Housing Authority	VASH Fresno	Fresno	Single females and males plus households with children	N/A	79
PSH	Fresno Housing Authority	Alta Monte	Fresno	Single males and females (over 18)	N/A	29
PSH	Fresno Housing Authority	S+C I	Fresno	Single females and males plus households with children	N/A	24
PSH	Fresno Housing Authority	S+C II	Fresno	Single females and males plus households with children	N/A	85
PSH	Fresno Housing Authority	S+C III	Fresno	Single males and females (over 18)	N/A	36
PSH	Fresno Housing Authority	S+C IV	Fresno	Single females and males plus households with children	N/A	56
PSH	Fresno Housing Authority	Santa Clara	Fresno	Single males and females (over 18)	N/A	24
PSH	Fresno Housing Authority	Santa Clara B	Fresno	Single males and females (over 18)	N/A	24
PSH	Fresno Housing Authority	Trinity Project	Fresno	Single males and females (over 18)	N/A	20
TH	Marjaree Mason Center	Clovis Shelter	Clovis	Single females and households with children	Yes	18

**APPENDIX 1B**

<b>Project Type</b>	<b>Organization Name</b>	<b>Project Name</b>	<b>Location</b>	<b>Target population</b>	<b>Victims of Domestic Violence</b>	<b>Total Beds</b>
ES	Marjaree Mason Center	Reedley House	Reedley	Single females and households with children	Yes	18
ES	Marjaree Mason Center	Domestic Violence Shelter	Fresno	Single females and households with children	Yes	93
TH	Marjaree Mason Center	Downtown Transition	Fresno	Households with children	Yes	16
TH	Marjaree Mason Center	Next Step	Fresno	Single females	Yes	8
TH	Marjaree Mason Center	Olson House	Fresno County	Single females and households with children	Yes	17
PSH	Mental Health Systems Inc.	Fresno Housing Plus II	Fresno	Single females and households with children	N/A	24
SH	Poverello House	Naomi's House	Fresno	Single females		24
TH	Spirit of Woman	SOW SHP	Fresno	Single females and households with children	N/A	19
PSH	Turning Point (TPOCC)	Family Villa	Fresno	Households with children	N/A	104
TH	Turning Point (TPOCC)	New Outlook	Fresno	Households with children	N/A	194
PSH	Turning Point (TPOCC)	STASIS	Fresno	Single males and females (over 18)	N/A	28
TH	Turning Point (TPOCC)	TLC	Fresno	Single males and females (over 18)	N/A	30
ES	VA Central CA Health Care System	HCHV/RT- Redux House	Fresno	Single males	N/A	36
ES	VA Central CA Health Care System	HCHV/RT-Thompson Veterans Home	Fresno	Single males	N/A	6
TH	Valley Teen Ranch	Transitional Living Home	Fresno	Single males	N/A	4
RRH	West Care	ESG	Fresno	Single males	N/A	7
TH	West Care	GPD HomeFront	Fresno	Single females and households with children	N/A	15
TH	West Care	GPD Veteran's Plaza	Fresno	Single males	N/A	28
RRH	West Care	SSVF	Fresno	Single females and males plus households with children	N/A	23
PSH	WestCare	Project Lift Off	Fresno	Households with children	N/A	45

Note: Project types: ES= Emergency Shelter; TH= Transitional Housing; SH= Safe Haven; PSH= Permanent Supportive Housing; RRH= Rapid Re-Housing

Source: Fresno Housing Authority, 2015.

# APPENDIX 2

---

## APPENDIX 2 STRUCTURE

Appendix 2 is organized into separate appendices for each jurisdiction. The appendices are structured as follows:

1. **Implementation Programs:** Contains jurisdiction-specific implementation programs to be carried out over the planning period to address the regional housing goals.
2. **Sites Inventory:** Describes the jurisdiction-specific sites available to meet the RHNA.
3. **Constraints:** Identifies potential jurisdiction-specific governmental constraints to the maintenance, preservation, conservation, and development of housing.
4. **Review of Past Accomplishments:** Describes the progress implementing the previous housing element policies and actions.
5. **At-Risk Analysis:** Provides an analysis of the at-risk units by jurisdiction as well as the preservation options.

## APPENDIX 2A

*This page is intentionally left blank.*