



DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES AND CAPITAL PROJECTS DIVISION

Senate Bill (SB) 244

**General Plan Amendment No. 559;
Environmental Review No. 7768**

**Disadvantaged Unincorporated “Legacy”
Communities in Fresno County**



Senate Bill 244, Wolk (“SB 244”)

- Passed in 2011 and effective January 1, 2012
- Hundreds of disadvantaged unincorporated communities (“DUCs”) exist in California
- More than 200 of those are in the San Joaquin Valley

Disadvantaged Unincorporated Communities (“DUCs”)

- Lack access to basic infrastructure
- Water Code section 79505.5(a): “disadvantaged community” = community with annual median household income less than 80 percent of statewide annual median household income

DUC Income

- The American Community Survey five-year estimate for 2013-2017 indicates that California's statewide MHI was \$71,808.
- County staff used an income of \$57,446 (80% of the MHI) to identify Census Block Groups where disadvantaged communities might exist.
- Staff then used computer mapping to identify clusters of homes and identify the DUCs in the unincorporated areas of the County

Government Code 65302.10

- Under SB 244, on or before due date for the next adoption of its housing element, each city or county is to review and update its general plan land use element based on available data
- Fresno County is proposing to amend its General Plan Policy Document to include its SB 244 analysis by reference

Government Code 65302.10 continued

- 65302.10 (b) (2) For each identified community, an analysis of water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies
- 65302.10 (b) (3) An analysis, based on then existing available data, of benefit assessment districts or other financing alternatives that could make the extension of services to identified communities financially feasible

Government Code 65302.10 continued

- For counties, “Legacy Communities” to be identified
- “Legacy community” = geographically isolated community that is inhabited and has existed for at least 50 years

Fresno County's SB 244 Analysis

Identified thirty-six (36) disadvantaged unincorporated
“legacy” communities

Community	Community	Community
1. Ashlan Avenue Community	15. CSA 43 Community – Raisin City	29. Monmouth Community
2. Biola Community	16. CSA 49 Community – O’Neill Farms/Westside	30. Parlier Avenue/Elm Avenue Community
3. Britten Avenue/Cherry Avenue Community	17. Del Rey Community	31. Riverdale Community
4. Burrel Community	18. East Adams Avenue Community	32. Russell Avenue Community
5. Camden Avenue Community	19. Easton Community	33. Tombstone Territory
6. Carillo Avenue Community	20. Five Points Community	34. Tranquillity Community
7. Caruthers Community	21. Flamingo Mobile Home Community	35. Whitesbridge Community
8. Chestnut Avenue Community – Shady Lakes	22. Hayes Road Community/Perrin Colony	36. Yuba Avenue Community
9. Church Avenue/Floyd Avenue Community	23. Hughes Avenue/Magnolia Avenue Community	
10. Cornelia Avenue/Floral Avenue Community	24. Lanare Community	
11. CSA 30 Community – El Porvenir	25. Laton Community	
12. CSA 32 Community – Cantua Creek	26. Lost Hills Community	
13. CSA 39 Zone A Community	27. Madera Avenue Community	
14. CSA 39 Zone B Community	28. Malaga Community	

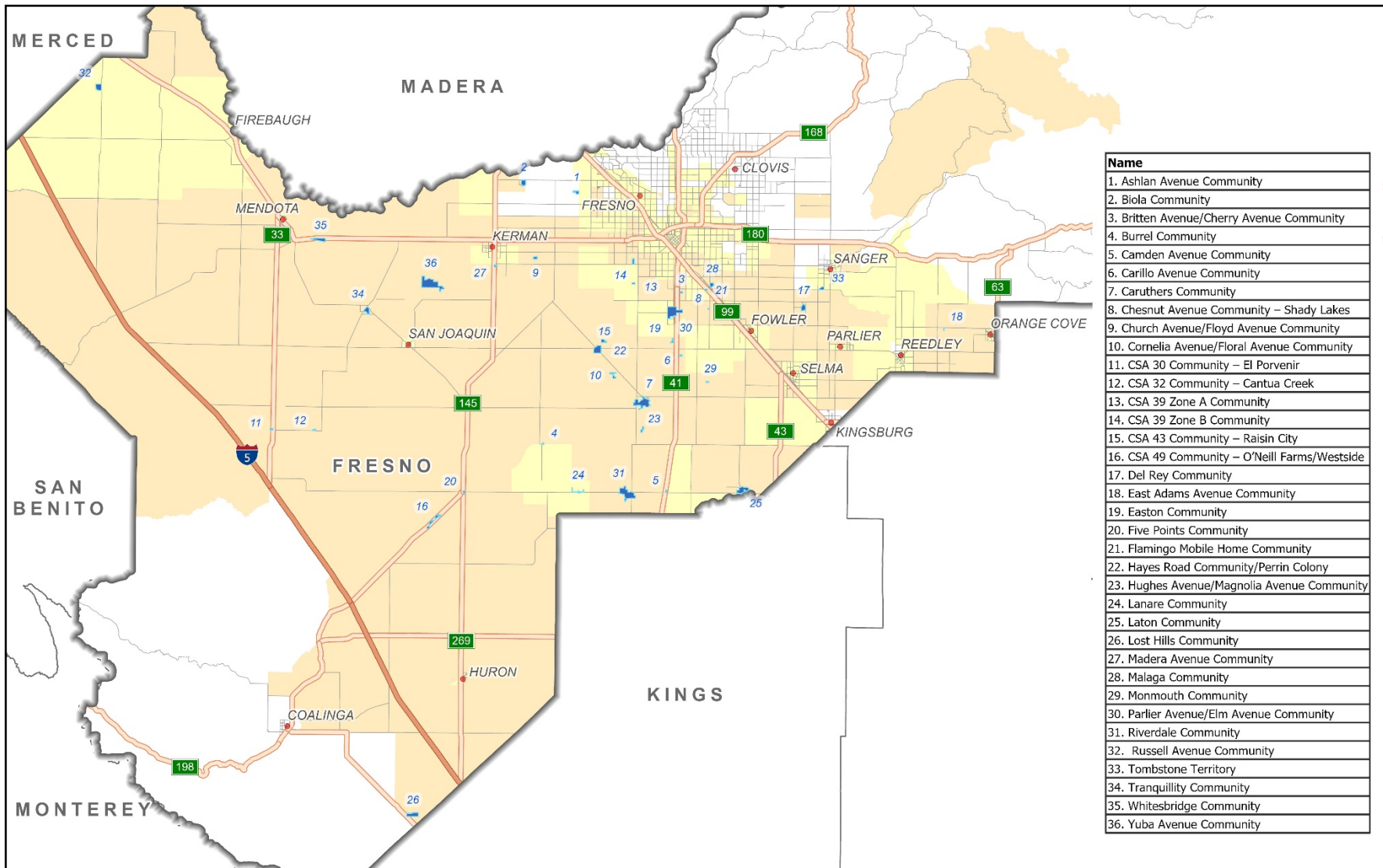


Figure 1
Fresno County
Disadvantaged Unincorporated Communities

0 3 6 12
 Miles

- Fresno County
- Disadvantaged Unincorporated Communities
- ACS 2017 Census Block Groups with MHI less than 80%
- SB 535 Disadvantaged Communities 2017








October 2, 2019



Figure 1a
Northwest Fresno County
Disadvantaged Unincorporated Communities

0 1.25 2.5 5
Miles

-  Fresno County
-  Disadvantaged Unincorporated Communities
-  City Spheres of Influence
-  ACS 2017 Census Block Groups with MHI less than 80%
-  SB 535 Disadvantaged Communities 2017



October 2, 2019

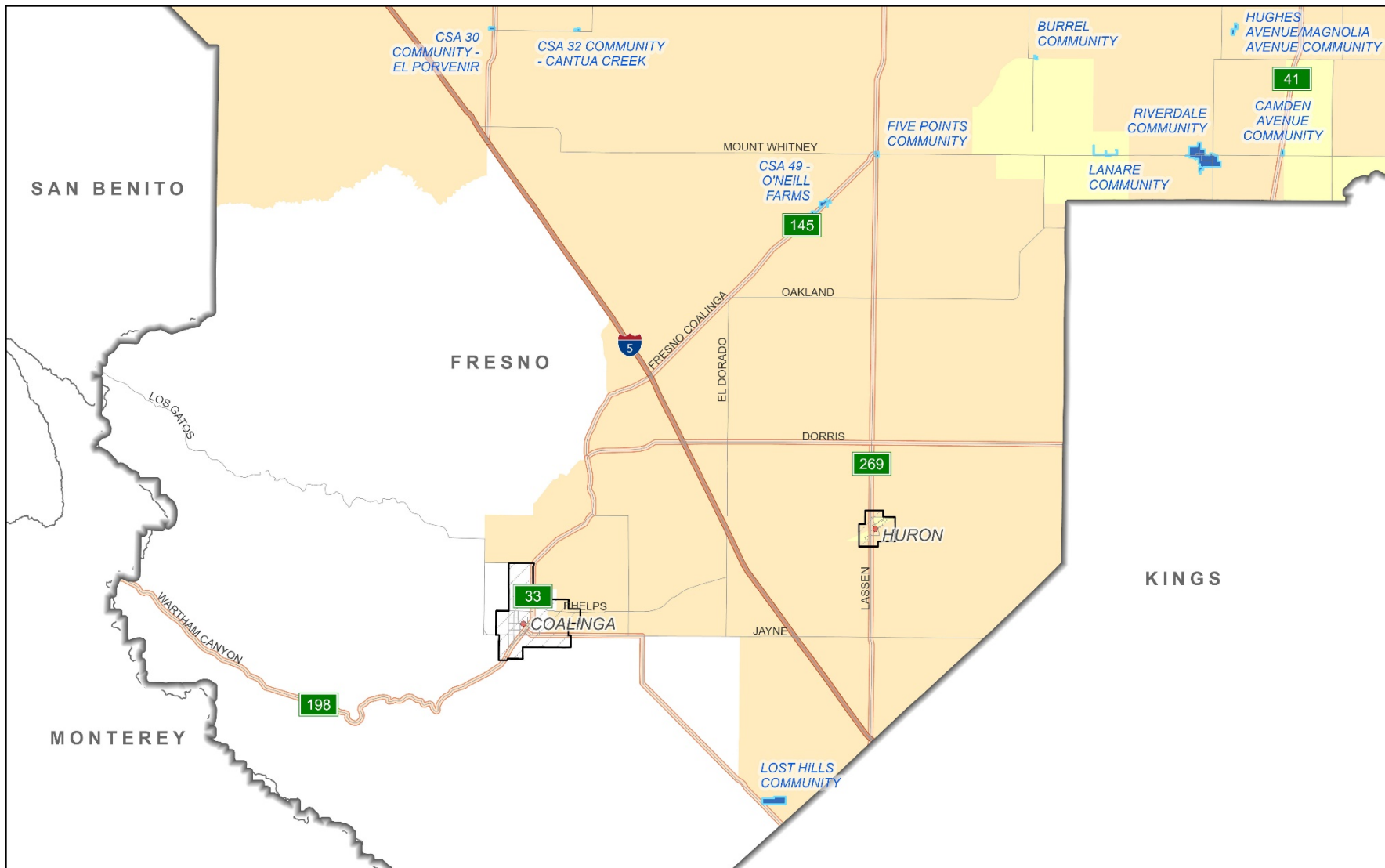







Figure 1b
Southwest Fresno County
Disadvantaged Unincorporated Communities

0 1.5 3 6
Miles

-  Fresno County
-  Disadvantaged Unincorporated Communities
-  City Spheres of Influence
-  ACS 2017 Census Block Groups with MHI less than 80%
-  SB 535 Disadvantaged Communities 2017



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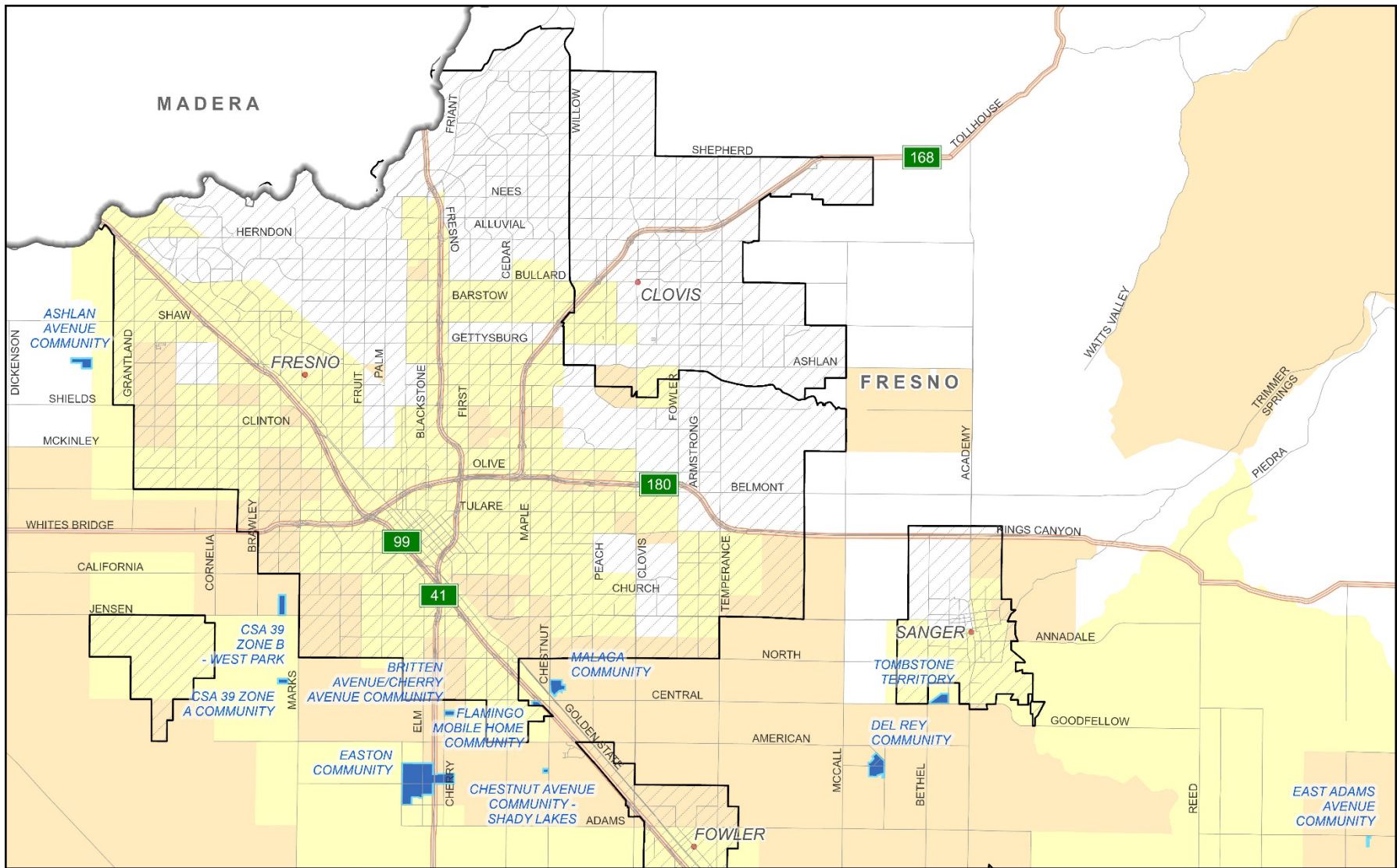


Figure 1c
North Central Fresno County
Disadvantaged Unincorporated Communities

0 0.75 1.5 3
Miles

- Fresno County
- Disadvantaged Unincorporated Communities
- City Spheres of Influence
- ACS 2017 Census Block Groups with MHI less than 80%
- SB 535 Disadvantaged Communities 2017



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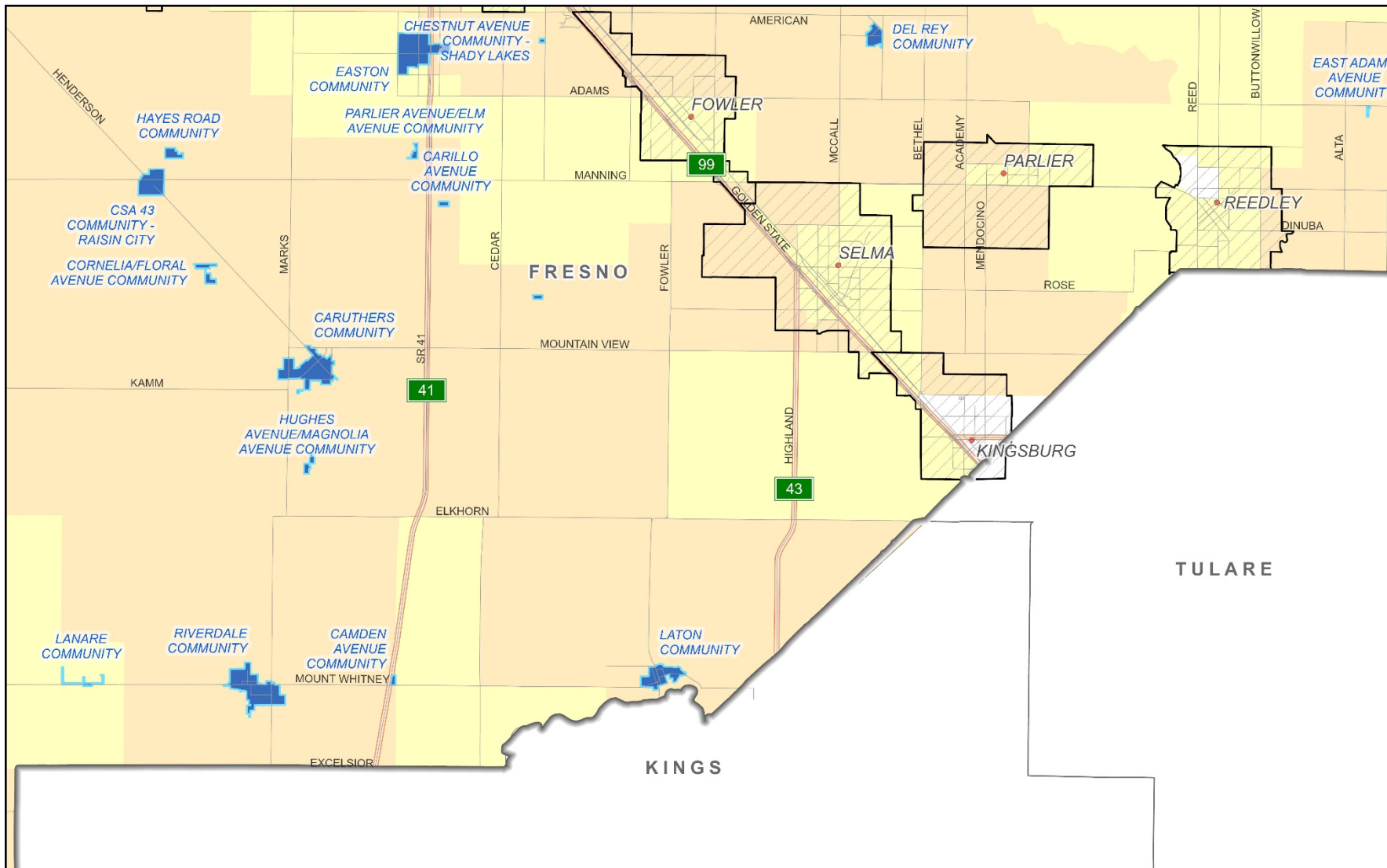


Figure 1d
South Central Fresno County
Disadvantaged Unincorporated Communities

0 0.75 1.5 3
Miles

- Fresno County
- Disadvantaged Unincorporated Communities
- City Spheres of Influence
- ACS 2017 Census Block Groups with MHI less than 80%
- SB 535 Disadvantaged Communities 2017



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Funding Mechanisms

- Funding options for existing community deficiencies
- Funding options for expansion of facilities for new development

Funding Options for Existing Deficiencies

1. Assessment Districts
2. Certificates of Participation
3. General Obligation Bonds
4. Infrastructure Financing Districts
5. Mello-Roos Community Facilities Districts
6. Revenue Bonds
7. Tax Allocation Bonds
8. User Rate Increases – With No Financing
9. User Rate Increases – With Loans

Funding Options for Expansion for New Development

1. Assessment Districts
2. Developer-assisted extensions
3. Infrastructure Financing Districts
4. Mello-Roos Community Facilities Districts

Potential Infrastructure Funding Sources

- Table 3 of the County's SB 244 document
- Sources including Community Development Block Grants, State Safe Drinking Water Revolving Fund, USDA Rural Development Program
- Many require matching funds or have other limitations



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