

**Fresno COG Policy Board
MINUTES
Thursday, October 29, 2020
5:30 PM**

Meeting held via Zoom.

Members Attending:

Mayor Pro Tem Jose Flores, City of Clovis
Mayor Ron Lander, City of Coalinga
Mayor Elsa Lopez, City of Firebaugh
Mayor David Cardenas, City of Fowler
Councilmember Paul Caprioglio, City of Fresno
Mayor Rey Leon, City of Huron
Mayor Michelle Roman, City of Kingsburg
Mayor Victor Lopez, City of Orange Cove
Mayor Pro Tem Pimentel, City of Parlier
Mayor Pro Tem Mary Fast, City of Reedley
Mayor Amarpreet Dhaliwal, City of San Joaquin
Mayor Frank Gonzalez, City of Sanger
Mayor Louis Franco, City of Selma
Supervisor Sal Quintero, County of Fresno
Michael Navarro, Caltrans
Alison Samarin, Legal Counsel
Tony Boren, Executive Director

Absent:

Mayor Pro Tem Gary Yep, City of Kerman
Mayor Rolando Castro, City of Mendota

Quorum: At the start of the meeting, there were 13 members representing 95.77% of the population. There was a quorum to conduct business. (Clovis, Coalinga, Firebaugh, Fowler, Fresno City, Huron, Kingsburg, Orange Cove, Reedley, San Joaquin, Sanger, Selma, County of Fresno).

The meeting was called to order at 5:32 pm by Mayor Cardenas (Fowler), Chair.

I. TRANSPORTATION CONSENT ITEMS

- A. Executive Minutes of September 24, 2020 [APPROVE]
- B. Urban and Rural Consolidated Transportation Services Agency (CTSA) Operations Program & Budget, Fiscal year 2020-21 (Todd Sobrado) [APPROVE]
- C. Fresno County Rural Transit Agency\Fresno County EOC Rural Consolidated Transportation Service Agency Transportation Development Act Claim (Les Beshears) [APPROVE]
- D. Fresno County EOC Urban Consolidated Transportation Service Agency Transportation Development Act Claims (Les Beshears) [APPROVE]
- E. Redesignation of the Fresno Urban and Rural CTSA's for FY 2021-22 (Todd Sobrado) [INFORMATION]
- F. 2021 Cycle 5 Active Transportation Program Update (Jennifer Soliz) [INFORMATION]
- G. Availability of Director-Approved 2019 Federal Transportation Improvement Program Amendment No. 12, 2018 Regional Transportation Plan Amendment No. 3, and the Corresponding Air Quality Conformity Analysis (Braden Duran) [INFORMATION]
- H. Quarterly Update on the Fresno-Madera State Route 41 and Avenue 9 Sustainable Corridors Study (Braden Duran) [INFORMATION]

After an opportunity for public comment, Councilmember Caprioglio (Fresno City) motioned and Mayor Lopez (Orange Cove)

seconded to approve the consent agenda as presented. 14 yes, members Kerman and Mendota absent. The motion passed.

II. TRANSPORTATION ACTION/DISCUSSION ITEMS

A. Regional Transportation Plan/Sustainable Communities Strategy

1. 2022 Regional Transportation Plan Policy Element Subcommittee (Meg Prince) [INFORMATION]

Ms. Prince (FCOG) reported that the California Government Code Section 65080 requires each Regional Transportation Plan (RTP) to include a policy element that describes transportation issues and needs; identifies legislative, planning, and financial issues and requirements; as well as any areas of regional consensus.

As with the 2018 RTP, Fresno COG is convening a Policy Element Subcommittee to assist producing the policy element. In past RTP cycles, the policy element has been added to, or revised, based on the previous version. The 2022 Policy Element will be redeveloped based on updated guidance from the 2017 RTP Guidelines and 2019 SCS Evaluation Guidelines.

It's anticipated that the Policy Element Subcommittee will meet several times between November 2020 and February 2021 to develop the draft Policy Element prior to bringing an outline to the RTP Roundtable, TTC, PAC, and Policy Board for review and comment in spring 2021.

Those interested in participating in the Policy Element Subcommittee or who would like to be added to the email distribution list, please contact Meg Prince.

This item was informational only; no further action was required

2. RTP Transportation Needs Survey Progress (Brenda Veenendaal) [INFORMATION]

Ms. Veenendaal (FCOG) reported that as Fresno COG's 2020 Transportation Needs Survey opened on September 9 and will be collecting responses through October 15. The survey provides an opportunity for Fresno County's residents to submit transportation project needs/suggestions via an online portal. Those projects could, in turn, become part of the next RTP update if our member agencies choose to submit them as part of the RTP call for projects, to be released November 1, 2020.

The online survey is most easily accessed through Fresno COG's RTP website www.planfresno.com on the RTP Survey page. There are English, Spanish and Punjabi survey language options. Participants are invited to drop a marker on a map of Fresno County to show where their suggested project is or would be located. Participants are asked to describe the transportation need/suggestion, attach a photo of the area if available, and answer relevant demographic questions.

Fresno COG staff encourages its member agencies and community partners to share the survey opportunity with their contacts via email, social media or other communication methods commonly used to communicate information. Fresno COG has email invitations, social media posts and flyers in English and Spanish to use in the outreach.

Staff hosted a virtual meeting on October 7 on Zoom and aired live on Facebook. The information was posted on the RTP Survey and Public Participation pages.

This item was informational only; no further action was required

3. Fresno Futures Defined (Seth Scott) [APPROVE]

Mr. Scott (FCOG) Fresno COG will implement futures planning in its 2022 RTP/SCS scenario analysis, which envisions extreme future conditions against which scenario strategies can be tested. In July, the RTP Roundtable recommended three futures be explored in scenario analysis: extreme climate, high-tech innovation, and regulatory challenges. Since then, the SCS Technical Committee has, over the course of three meetings, developed language for each of these futures, including narrative descriptions and categorized lists of impacts. The draft language the SCS Technical Subcommittee developed was provided as an attachment to the agenda.

After an opportunity for public comment, Councilmember Caprioglio (Fresno City) motioned and Mayor Lopez (Orange Cove) seconded to approve the three futures (extreme climate, high-tech innovation, and regulatory challenges) as described in the narrative descriptions and lists of impacts. 13 yes, members Clovis, Kerman and Mendota absent. The motion passed.

B. Fresno COG Regional Transportation Safety Improvement Plan Consultant Selection (Trai Her-Cole/Santosh Bhattarai) [APPROVE]

Mr. Bhattarai (FCOG) reported that during the 2018 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) process, traffic safety was a large concern for Fresno County residents. Providing a detailed regional traffic analysis of incident causes and locations would address that need.

A safety plan would assist the region in achieving a safer transportation system for all motorized and non-motorized users in Fresno County by reducing fatalities and serious injuries. In addition, the plan would help set federal safety performance targets and support California's Highway Safety Improvement Program (HSIP) in meeting the Strategic Highway Safety Plan's (SHSP) vision and goals.

The plan will identify potential countermeasures for urban and rural areas by mode and develop implementation strategies through a robust public outreach component to engage disadvantaged and hard-to-reach communities.

CONSULTANT SELECTION

Fresno COG released a request for proposals on August 19 for the Safety Improvement Plan and received seven proposals. A consultant selection committee comprising representatives from the County, cities of Fresno, Reedley, Mendota, and Fresno COG reviewed all proposals and conducted consultant interviews on September 24.

The consultant selection committee unanimously chose Kittelson as the preferred consultant. Kittelson is an industry leader, has extensive experience in developing similar plans throughout the state, and has implemented successful outreach programs in region.

After an opportunity for public comment, Councilmember Caprioglio (Fresno City) motioned and Mayor Lander (Coalinga) seconded to authorize the executive director to enter into an agreement with Kittelson to produce the Regional Transportation Safety Plan for an amount not to exceed \$199,917.55. 12 yes, members Huron, Kerman, Mendota and Fresno County absent. The motion passed.

C. Consideration of Request by the California High Speed Rail Authority to Repurpose \$24.5 million in Measure C Funding from a Heavy Maintenance Facility to a High-Speed Rail Campus (Tony Boren) [INFORMATION/DISCUSSION]

Mr. Boren (FCOG) reported that Fresno Council of Governments (FCOG) along with the Fresno County Transportation Authority (FCTA) and the Fresno County Economic Development Corporation (EDC) received correspondence, correspondence was provided as an attachment to the agenda, from the California High-Speed Rail Authority (CHSRA) requesting that the Fresno COG and FCTA Policy Boards consider "repurposing" the remaining \$24.5 million in Measure "C" Alternative Transportation Program funding that had originally been designated for a Heavy Maintenance Facility (HMF) in Fresno County. The HMF funding was conditioned on Fresno County being formally selected by the CHSRA as the designated site for the HMF, prior to allocation of the funds by the FCTA.

In 2010, Fresno COG and the FCTA Policy Boards approved Amendment #1 to the 2006 Measure "C" Expenditure Plan in order to allocate \$25.0 million in Measure "C" Alternative Transportation Program funds to the CHSRA for various expenses associated with the development of the HMF at the site identified by the *Fresno Works* regional advocacy group (see attached map). The utilization of these funds by the CHSRA required Fresno County to be formally selected as the site for the new CHSR HMF prior to the funds becoming available. Subsequently, in 2017 both the Fresno COG/FCTA Policy Boards approved Measure "C" Amendment No. 3 to authorize the use of \$500,000 of the \$25.0 million to obtain real estate purchase options for the properties necessary for the *Fresno Works* HMF site. Unfortunately, due to a variety of circumstances, the CHSRA Board was unable to make a decision on the location of the HMF within the two years specified in the options and therefore those property options expired.

The requested repurposing of the funds by the CHSRA from the HMF to a HSR Campus, will require a new Measure "C" Plan amendment as the HSR Campus involves different land uses and facilities from the HSR HMF facilities approved in Measure "C" Amendment No. 1, which was approved by the Fresno COG and FCTA Policy Boards in 2010. The newly proposed HSR

Campus will include an Operations Control Center, Training Center, Maintenance of Way Station, and a Light Maintenance Facility, but will not include a HMF as originally envisioned. CHSRA staff have made it clear that an HMF will not be needed for many years and therefore will not be sited at this time. They do not anticipate the need for a HMF until the rolling stock has been in service for years and is ready for comprehensive maintenance. The planned Light Maintenance Facility (LMF) will suffice until the need for an HMF is established. Train sets can also be assembled at the LMF.

As both Fresno COG/FCTA Policy Board's support for the original HMF funding was centered to a great degree on the regional economic benefits that would be generated by the HMF, there has been considerable discussion with the Fresno County EDC Executive Director (Lee Ann Eager) about the number and type of jobs that would be associated with the facilities identified in the new HSR Campus proposal. To answer this question, Ms. Eager is currently putting together projections for jobs and the likely overall economic impact that would result from the HSR Campus facility and will present those findings to both the Fresno COG/FCTA Policy Boards. Tentatively, based on an early assessment, it does appear the number of jobs and diversity of jobs that would be created are substantial. Going further, the initial assessment shows that these are jobs that would be available within the next few years.

Due to the lengthy history and details associated with the Fresno regions' pursuit of the CHSR HMF, this agenda item is being presented as "discussion only" this month. The Fresno COG Policy Board discussion will be followed by the FCTA having a similar Board "discussion only" agenda item at its next meeting. In terms of process, in the event that after discussing the repurposing of the HMF funds, both the Fresno COG/FCTA Boards wish to move forward with formally repurposing the Measure "C" funds, Fresno COG will schedule an action item for the new Measure "C" Plan Amendment that will be required to shift the funding from the HMF to a CHSR Campus. The Fresno COG Board meeting would then be followed by an FCTA Board "action" hearing on the proposed amendment. Formal approval of a Measure "C" Plan Amendment requires the support of both the Fresno COG/FCTA Policy Boards.

Several TTC members expressed the importance of a "negotiation" of some type with the HSRA to make the Measure C funding available. One suggestion was that the \$24.5 million be made available for the new HSR campus only if Fresno is identified as the future location of the HMF. Another suggestion was that the Measure C funding should be made available on a "phased" basis. For example, once a particular project development milestone is achieved in the HSR campus project, a certain percentage of the overall \$24.5 million would be allocated to the HSR. Once the second project milestone is met, an additional amount of funding would be allocated, etc. The only PAC comment received was from Reedley City Manager Nicole Zieba who was supportive of allocating the entire \$24.5 million to the HSR campus per the HSRA request.

This item was informational only; no further action was required

D. Caltrans Report (Caltrans) [INFORMATION]

Mr. Navarro (Caltrans) reported:

- Fiscal Year 21-22 Sustainable Transportation Planning Grants Workshop. Thirty-day review will end on November 4. On November 9th and 12th virtual workshops will be held to discuss comments received, followed by a call for proposals.
- State Route 168 is open. There is one-way traffic control for contractor work north of Shaver Lake. Emergency contractor is removing trees, repairing culverts, and building berms in anticipation of winter storms. Field crew completed signage, delineation, and pavement work. They are currently working on replacing burnt snow poles and markers. Guardrail work is 90 percent complete.
- Kingsburg to Selma State Route 99 Rehabilitation - Roadway rehab on SR 99 in and near the City of Kingsburg from SR 99/SR 201 separation to 0.3 mile south of Second Street under-crossing. Paving operations were stopped (4 weeks) due to COVID 19 impacts on cement production. Work recommenced beginning of October. Granite is getting ready to pour the concrete ramp transition at 2nd Street SB onramp. Current schedule show completion in April.
- Selma to Fowler Rehabilitation - Roadway rehab on SR 99 from Second Street in Selma to just north of Merced Ave in Fowler. Project went to CTC in October for allocation and construction will start following completion of the southern segment through Kingsburg.
- Coalinga/Avenal Rest Area Water/West- water upgrades - Anticipate completion in December.
- Zero Emission Vehicles DC Fast Charging Stations - The ZEV DC fast charging stations project has one of the ten locations in the City of Fresno – outside the Caltrans District Office. Project is in construction phase. Contractor received the fast chargers and is waiting for PG&E to install the connection. PG&E had scheduled installation at a few locations but were unable to follow through as they are now busy with the restoration at the fire sites. Contractor will start installing the chargers once all locations have PG&E connections.
- South Fresno 99 Corridor Project (SR 99/North/Cedar Avenues & SR99/American Avenue Interchanges) - Project is in the environmental clearance phase. Draft environmental document is scheduled for circulation in Early 2021

- Veterans Interchange: Target is to advertise early 2021. Does have BUILD funding. Construction to start in the spring.
- Kings Canyon Expressway Seg. 3: SR 180 from Smith Rd. to Alta Main Canal near the community of Centerville - Anticipated to be complete with entire project end of October. Some delays experienced due to COVID and getting material. Hard date for virtual ribbon cutting pending

This item was informational only; no further action was required

III. ADMINISTRATIVE CONSENT ITEMS

There are no administrative consent items

IV. ADMINISTRATIVE ACTION/DISCUSSION ITEMS

There are not administrative action/discussion items

V. OTHER ITEMS

A. Items from Staff

- Mr. Boren reported that the November meeting will be one week earlier to accommodate the Thanksgiving holiday.

B. Items from Members

- Mayor Leon (Huron) reported that it is lettuce season.
- Mayor Pro Tem Trinidad (Parlier) reported that the Taco Bell on Newmark and Manning, in the City of Parlier, will open in a month.
- Mayor Cardenas (Fowler) reported that he attended the ribbon cutting in the City of Selma for their new police station.

VI. PUBLIC PRESENTATIONS

A. Public Presentations

There were no public presentations.

The meeting was adjourned to FCRTA at 6:40pm.

Respectfully submitted,



Tony Boren

Public:

Jennine Snoddy
 Julia Jauregui
 Michelle Tutunjian
 Mike Leonardo, FCTA
 Monte Cox, FCEOC

Staff:

Jeaneen Cervantes
 Kai Han
 Braden Duran
 Jen Soliz
 Trai Her-Cole
 Kristine Cai
 Les Beshears
 Robert Phipps
 Seth Scott
 Brenda Veenendaal
 Meg Prince

Suzanne Martinez
Santosh Bhattarai
Moses Stites
Janelle Del Campo

Fresno COG Meeting Schedule 2021

Meetings will be held at Fresno COG offices 2035 Tulare Street, Suite 201, Fresno, CA 93721

	Policy Board	Transportation Technical Committee	Policy Advisory Committee	SSTAC	Airport Land Use Commission	RTP Roundtable	Measure C Citizen Oversight Committee	Holidays
2021	Last Thursday of Month 5:30 pm (unless otherwise specified)	Second Friday of Month 8:30 am (unless otherwise specified)	Second Friday of Month 10:00 am (unless otherwise specified)	Third Tuesday of Month 1:30 pm (as needed)	Bi-Monthly - First Monday of the Month 2:00 pm	Monthly - Fourth Wednesday of the month at 2:00 pm	Second Thursday of month at 5:00 pm (as needed)	COG Offices Closed
January	1/28	3rd Friday 1/15	3rd Friday 1/15	1/19		1/27		1/1 and 1/18
February	2/25	2/12	2/12	2/16	2/1	2/24	2/11	2/8 and 2/15
March	3/25	3/12	3/12	3/12		3/24	3/11	3/31
April	4/29	4/9	4/9	4/20	4/5	4/28	4/8	
May	5/27	5/14	5/14	5/18		5/26	5/13	5/31
June	6/24	6/11	6/11	6/15	6/7	6/23	6/10	
July	7/29	7/9	7/9	7/20		7/28	7/8	7/5
August	(tentative) - 8/26	(tentative) - 8/13	(tentative) - 8/13	no meeting	8/2	8/25	8/12	
September	9/30	9/10	9/10	(tentative) 9/21		9/22	9/9	9/6
October	10/28	10/8	10/8	10/19	10/4	10/27	10/14	
November	3rd Thursday 11/18	1st Friday 11/5	1st Friday 11/5	(tentative) 11/16		3rd Wednesday 11/17	1st Thursday 11/4/2020	11/11, 11/25 and 11/26
December	(tentative) 12-16	(tentative) 12-3	(tentative) 12-3	no meeting	12/6	3rd Wednesday (tentative) 12/15	12/10	12/23, 12/24, 12/30 and 12/31

Sub Committees/Task Force meetings will be scheduled as needed

FRESNO COUNCIL OF GOVERNMENTS
SCHEDULE OF PL/5303/5304/SPR/SB 1 FUNDS
1st Quarter - July through September 2020

[illegible]

**Fresno Council of Governments
FY 2020-21
Overall Work Program (July 2020 – June 2021)
Progress Report for First Quarter (July – Sept 2020)**

WE 110 - Regional Streets and Highways

Budget \$336,059. Expenses were \$66,578 for the quarter. The work element is 20% complete. Staff worked on finalizing project documents for the Blackstone/Shaw Activity Center project. Comments were compiled and submitted to the consultant. Project documents were posted to the Fresno COG website. The Blackstone/Shaw Activity Center Final Plan was presented at the September TTC, PAC and Policy Board meetings for approval.

WE 111 - Regional Transportation Modeling

Budget \$552,003. Expenses were \$59,445 for the quarter. The work element is 11% complete. Staff conducted various select zone analyses for traffic consultants; developed Fresno/Madera bi-county model; established the VMT calculation measures for SB 743 modeling purposes; coordinated with Caltrans to get the CSTDM version 3 for ABM; updated SED methodology narrative for conformity; conducted sensitivity test runs for bike projects in SB 743 process; performed PM2 and PM3 mid-year review/evaluation; and provided the final scripts and data of CSTDM to consultant from coordination with Caltrans.

WE 112 – Regional Traffic Monitoring

Budget \$327,940. Expenses were \$10,474 for the quarter. The work element is 3% complete. Staff provided traffic count data of highways and local roads to consultant; coordinated with Caltrans District 6 for traffic counts on Fresno County highways; and completed the survey and provided comprehensive information on traffic data of the region to the Berkeley Transportation team for the MIRE update.

WE 114 Intelligent Transportation Systems

Budget \$13,324. Expenses were \$605 for the quarter. The work element is 5% complete. Staff met with FHWA staff on ZOOM to discuss USDOT Intelligent Transportation Systems (ITS) Professional Capacity Building Annual Evaluation; watched ITS webinars; and continued with IRS reading and research.

WE 142 FCRTA Rural Transit Oper. Plan

Budget \$15,000. Expenses were \$16,486 for the quarter. The work element is 41% complete. The budget amount changes with OWPA #1 to \$40,095 as the carryover balance is reconciled from FY 2019/20. The consultant, Walker Parking Engineers, revised draft report based on comments/feedback and updated maps and cost models; discussed pilot program implementation

with Centro De La Familia; conducted meeting with Leadership Council; and conducted meeting with United Health Centers.

WE 143 Reverse Triangle Study

Budget \$132,712. Expenses were \$396 for the quarter. The work element is 0% complete. The consultant, GHD Inc., developed the draft outline for the final document. Staff participated in biweekly progress meetings.

WE 144 Electric Vehicle Charging

Budget \$85,330. Expenses were \$1,416 for the quarter. The work element is 2% complete. Staff participated in EV Readiness Plan biweekly calls; reviewed EV Subsections summary and introductions; reviewed the revised administrative draft section of the EV Plan; and participated in and EV Plan Team Meeting.

WE 146 Better Blackstone Phase I

Budget \$84,656. There were no expenses for the quarter. The work element is 0% complete. Staff attended meetings with the Multi-disciplinary Design Team; attended rehearsals for and actual Open House ZOOM meeting; participated in Advisory Group meeting; and reviewed existing conditions maps and property owner database.

WE 147 County Trail Master Plan

Budget \$84,656. Expenses were \$11,198 for the quarter. The work element is 13% complete. Staff held bi-weekly coordination calls with consultant team; reviewed schedule changes; strategized methods for public engagement; reviewed updated trails recommendations; and updated FCOG website. The consultant, Toole Design, conducted biweekly check-in calls; conducted field work and finalized existing conditions field inventory; finalized and submitted draft classification memo; refined and checked recommendations for proposed network, web map and spreadsheet for future trail system; and coordinated with VRPA on the next phase of community outreach.

WE 148 Regional Transit On-Board Survey

Budget \$129,191. Due to the current pandemic, the Regional Transit On-Board Survey was deemed not feasible at this time. Overall Work Program Amendment #1 shifts these funds to the Fresno Regional Safety Improvement Plan – Phase I (Phase II work will be in Work Element 140). OWPA #1 sent to Caltrans for approval.

WE 149 SB743 Transp. Impact Analysis

Budget \$31,252. Expenses were \$43,318 for the quarter. The work element is 47% complete. OWPA #1 has been prepared and forwarded to Caltrans for approval, reconciling the carryover balances from FY 19/20 and increasing the budget amount to \$92,984. Staff participated in

meetings with the consultant, LSA; conducted model scenario runs for VMT tool; and created new web page for SB 743 online guide. The consultant, LSA, facilitated weekly technical team meetings; worked on finalizing the draft VMT Screening Tool User Guide and the draft VMT Calculation Tool; and the draft CEQA Legal Options document was reviewed by the CEQA legal expert.

WE 160 Better Blackstone Phase II

Budget \$239,678. Expenses were \$2,202 for the quarter. The work element is 1% complete. Staff reviewed preliminary design recommendations and mapping; discussed student performance with consultant project manager; attended meetings concerning Urban Footprint as research for this project; reviewed quadrant metrics and guidance on construction; and attended Community Engagement Advisory Team (small stakeholders) meeting.

WE 161 Fresno/Madera Sustainable Corridors Study

Budget \$419,202. Expenses were \$32,508 for the quarter. The work element is 8% complete. Staff participated in various meetings as this project kicked off – Technical Working Group, Data Needs, Bi-County Modeling Status, Project Management, Outreach and Steering Committee. The consultant, IBI Group, conducted the formal project kick-off meeting; began the assessment of existing conditions - prepared data collection request matrix and submitted to FCOG and MCTC, coordinated receipt of data and GIS files related to transit/active transportation/roadway files, initiated data collection effort with Caltrans, initiated review of Streetlight data for ADT data, and initiated work on draft Task 2 Memorandum; prepared draft list of existing plans and reports for review and comment by FCOG and MCTC; initiated review of planned projects and improvements from recent planning documents, RTPs; initiated work to develop community engagement matrix and identify potential stakeholders for participation in the study effort; and RSG initiated work on model data collection and review of previous model.

WE 162 Sustainable Planning Grant

Budget \$92,093. There were no expenses for the quarter. The work element is 0% complete.

WE 163 Freight Movement/Planning

Budget \$6,006. Expenses were \$536 for the quarter. The work element is 9% complete. Staff attended Short-Line Railroad Improvement Program Joint Coordination Meeting and reviewed Caltrans' Freight Mobility Plan 2020.

WE 170 Regional Transportation

Budget \$931,661. Expenses were \$145,051 for the quarter. The work element is 16% complete. Staff continued work on the 2022 RTP/SCS and participated in various meetings (Roundtable, Technical Subcommittee, Financial Element Subcommittee, Outreach) to keep this process moving. Staff continued RTP mapping; participated in REMI training; prepared and issued an

RFP for legal counsel for RTP/SCS/EIR/RHNA; participated in joint CTC/HCD/CARB meeting; and began drafting various sections of the RTP.

WE 171 Transportation Performance Mgmt.

Budget \$45,811. Expenses were \$3,322 for the quarter. The work element is 7% complete. Staff participated in webinars regarding Target Setting for Performance Measures (PM1, PM2 and PM3); participated in CFPG Task Force Meetings; coordinated with Caltrans on mid-year review of PM2 and PM3 targets; and reviewed the safety performance data (collision) for Fresno County to support the Fresno COG Regional Safety Plan.

WE 172 Congestion Management Plan

Budget \$53,936. Expenses were \$1,890 for the quarter. The work element is 4% complete. Staff participated in NPMRDS quarterly webinar.

WE 180 Air Quality/Transportation Plan

Budget \$174,750. Expenses were \$33,429 for the quarter. The work element is 19% complete. Staff conducted model runs for 2021 FTIP conformity analyses; participated in AB 617 Steering Committee Meetings; coordinated with Air District regarding Truck Study and AB 617; TCM Substitution packet work for IAC; held Public Hearing for Conformity; worked on Conformity Document for Amendment; attended CARB Board Meeting; attended SJVAPCD Governing Board Meeting; and participated in SJV IAC Call.

WE 311 Public Information

Budget \$197,888. Expenses were \$42,697 for the quarter. The work element is 22% complete. Staff participated in a public engagement webinar; conducted various transportation needs outreach meetings; developed webmap of RTP projects for the public; sent out email campaign regarding technical committee invite using Constant Contact; maintained Fresno COG's website, Facebook page, and Twitter feed; and designed and emailed out the "Coming Up At Fresno COG" e-newsletter.

WE 313 Environmental Justice

Budget \$30,538. Expenses were \$2,908 for the quarter. The work element is 10% complete. Staff coordinated BSR Stakeholder Group and worked on the EJ Subcommittee youth position application as directed by the Fresno COG Policy Board at the June meeting.

WE 820 Valley RPTA Coordination

Budget \$254,287. Expenses were \$31,417 for the quarter. The work element is 12% complete. Staff reviewed TCM Substitution packet with Alex Marcucci; attended CAHSR Board Meeting and various regional workshops; and participated in SJV IAC staff calls.

WE 911 OWP & Budget

Budget \$61,202. Expenses were \$12,161 for the quarter. The work element is 20% complete. Staff completed Amendment #1 to the FY 20/21 budget and submitted to Caltrans for approval. FY 19/20 was closed out and assorted reports prepared in anticipation of the Federal Single audit by Price Paige & Company.

FY 19/20 CMAQ/STBG Programmed Projects (as of December 31, 2019)

LEAD AGENCY	PROJECT ID	Caltrans ID	PROJECT TITLE	PROJECT DESCRIPTION	Fed Fund	FY19/20	Project Status (as of January 2020)	Project Status (as of May 2020) if left blank, no change	Project Status (as of oct 2020)
Clovis	FRE170003	STPL-5208(160)	Nees Ave Street Improvements - Minnewawa to Clovis	On Nees Ave from Minnewawa to Clovis Ave; road widening and reconstruction, installation of curbs, gutters, returns, bicycle lanes, sidewalk, adjusting existing utilities, modifying existing traffic signal signalization, installing traffic striping, markings and signage, and street lights.	STBG	\$340	On track to obligate in 19/20		obligated - June 2020 (ROW Phase)
Clovis	FRE170005	STPL-5208(161)	Villa-Minnewawa Street Improvements from Herndon to Alluvial	Villa-Minnewawa Ave from Herndon Ave to Alluvial Ave. Road widening reconstruction, installation of curbs, gutters, returns, bicycle lanes, sidewalk, median island, adjustment of existing utilities, installation of landscaping, irrigation, traffic striping, marking and signage, and street lights.	STBG	\$292	On track to obligate in 19/20		obligated - April 2020 (ROW phase)
Clovis	LSTMP562		Temperance Ave Rehabilitation from Shaw to Barstow	Temperance Avenue from Shaw Avenue to Barstow Avenue; Road rehabilitation: grinding, new asphalt concrete, adjusting utilities, constructing ADA and signal pedestrian improvements, installing traffic devices and loops, and re-striping.	STBG	\$720	Obligated - Oct 2019		
Clovis	LSTMP616	STPL-5208(173)	Clovis Ave Rehab: Nees to Alluvial	Clovis Ave from Nees Ave to Alluvial Ave; Street rehabilitation, including curb, signal, signage, detector loops, and striping.	STBG	\$89	Obligated - Dec 2019		
Clovis	LSTMP618	STPL-5208(171)	Barstow Ave Rehab: Minnewawa to Clovis	Barstow Ave from Minnewawa Ave to Clovis Ave; Road rehabilitation, including curb, signal, signage, detector loops, and striping	STBG	\$65	Obligated - Dec 2019		
Clovis	LSTMP619	STPL-5208(172)	Shaw Ave Rehab: Sunnyside to Fowler	Shaw Ave from Sunnyside Ave to Fowler Ave; Street rehabilitation, including curb, signal, signage, detector loops, and striping.	STBG	\$113	Obligated - Dec 2019		
Clovis	LSTMP631	CML-5208(170)	Armstrong & Nees Traffic Signal	At the intersection of Armstrong and Nees; Install traffic signal, loop detectors, communication equipment, cameras, right-turn lanes, replace access ramps, and grading/paving	CMAQ	\$61	Obligated - Oct 2019		
Clovis	LSTMP632	CML-5208(169)	Shepherd & Peach Traffic Signal	At the intersection of Shepherd and Peach; Install traffic signal, loop detectors, communication equipment, replace access ramps, and grading/paving	CMAQ	\$59	Obligated - Dec 2019		
Clovis Total						\$1,739			
Coalinga	LSTMP611	STPL-5146(024)	Polk Street Rehabilitation: Elm to 5th	Polk Street from Elm Ave to 5th Street; Rehabilitation to replace asphalt pavement, install new sidewalk, curb, and gutter	STBG	\$505	On track to obligate Spring 19/20	delayed to 20/21 due to budget constraints.	Project obligated in FY 19/20 - Sept 2020.
Coalinga	LSTMP633	CML-5146(022)	West Coalinga Multi Use Trail	Monterey Ave between Lucille Ave and Cambridge Ave; Phase 1 of pedestrian and bicycle facilities	CMAQ	(\$461)	On track to obligate Spring 19/20		this project was delayed to 20/21
Coalinga	LSTMP673		Coalinga SRTS Sidewalk Gap Closure & Ped Improvements	W/S of California St: Washington St to Harvard Ave; E/S of California St: Baker St to Cambridge ave	ATP/ CMAQ	(\$550)	On track to obligate in 19/20		Project is a combination of ATP and CMAQ. ATP Scope change approved by CTC and caused project delay. Project will be delivered in FY 20/21.
Coalinga	LSTMP664		Sunset St Rehabilitation: Polk to Van Ness	Sunset St from Polk St to Van Ness Ave; Rehabilitate, resurface, and replace existing AC pavement, grading base material, construct ADA ramps, sidewalks, curb and gutter, driveways, valley gutters, storm drain, electrical pull-boxes, traffic striping, and traffic signage.	STBG	\$500		EPSP'd project from 20/21. On track to obligate in 19/20. Pending FCOG amendment 18-10	obligated - Sept 2020
Coalinga Total						(\$6)			
FAX	LSTMP634		Southwest Fresno Service Expansion - Route 38	Southwest Fresno transit service expansion demonstration project on route 38; to include three years of operating support	CMAQ	\$2,366	On track to obligate Spring 19/20		obligated via FTA Transfer - August 2020. Amount increased by ~\$2M due to EPSP future years allocation
FAX Total						\$2,366			
Firebaugh	FRE190004		8th St Pedestrian Facilities Rehab and Construction: P to SR33	8th Street from P St to SR33; Rehab and Construction of pedestrian facilities, including sidewalks, curb, gutter, and ramps	STBG	\$268	On track to obligate in 19/20		obligated - Sept 2020
Firebaugh Total						\$268			
Fowler	LSTMP613	STPL 5173(033)	Adams Ave Rehabilitation: 5th to Merced	Adams Ave from 5th St to Merced St; Rehabilitation of pavement and pedestrian facilities	STBG	(\$384)	On track to obligate in 19/20. EPSP from 20/21		OA funds not available through the state. Funding moved to FY 20/21.
Fowler	LSTMP636	CML 5173(034)	S. Fowler Ave Sidewalks	Westside of S. Fowler Ave between South Ave and Fresno St; Construct sidewalks	CMAQ	(\$117)	On track to obligate in 19/20. EPSP from 20/21		Project delayed to FY 20/21 due to extended design review.
Fowler Total						(\$501)			
Fresno	FRE170024	STPL 5060 (340)	Olive Ave Streetscape	Olive Ave from Yosemite to Roosevelt; streetscape, sidewalk and median improvements including high visibility crosswalks, curb extensions, widened sidewalks, minimized/reduced driveway curb cuts, new landscaping, and median widening and repair.	STBG	\$1,273	On track to obligate Spring 19/20		obligated - April 2020
Fresno	LSTMP538	CML-5060(341)	Divisadero/Mariposa Traffic Signal	Divisadero and Mariposa intersection; traffic signal installation and relocation of crosswalk.	CMAQ	\$553	Obligated - Nov 2019		

Fresno	LSTMP544	CML-5060(336)	ITS Installation and synchronization of Ventura/Kings Canyon from Van Ness to Chestnut	Ventura/Kings Canyon from Van Ness Ave to Chestnut Ave; Install adaptive ITS system, cabinets, fiber & network, cameras, detection, and synchronize corridor.	CMAQ	\$1,796	On track to obligate Spring 19/20		obligated - March 2020
Fresno	LSTMP545	CML-5060(337)	ITS Installation and synchronization of Blackstone/Friant from McKinley to Shepherd	Blackstone/Friant Ave from McKinley Ave to Shepherd Ave; Install adaptive ITS system, upgrade detection, and synchronize corridor.	CMAQ	\$2,568	Obligated - Nov 2019		
Fresno	LSTMP546	CML-5060(338)	ITS Installation and synchronization of Blackstone/Abby from Divisadero to McKinley	Blackstone/Abby Ave from Divisadero Ave to McKinley Ave; Install adaptive ITS system, vaults, cabinets, cameras, detection, and synchronize corridor.	CMAQ	\$1,505	EPSP CON from 20/21 to 19/20 will OB CON in Feb 2020	obligated - March 2020	
Fresno	LSTMP553	STPL-5060(322)	First Street AC Overlay from Alluvial to Herndon	First Street from Alluvial to Herndon Ave; AC Overlay and installation of curb ramps, signal loop detectors, signage and striping.	STBG	\$884	Obligated - Nov 2019		
Fresno	LSTMP557	STPL-5060(324)	Jensen Ave AC Overlay from SR41 to MLK	Jensen Ave from State Route 41 to Martin Luther King Jr.; AC Overlay and installation of curb ramps, signal loop detectors, signage and striping.	STBG	\$96	On track to obligate in 19/20 - Pending FCOG Amendment	obligated - March 2020	
Fresno	LSTMP558	STPL 5060 (327)	Ashlan Ave AC Overlay from First to Millbrook	Ashlan Avenue from First Street to Millbrook Avenue; AC Overlay and installation of curb ramps, signal loop detectors, signage and striping.	STBG	\$502	Obligated - Nov 2019		
Fresno	LSTMP559	STPL-5060(325)	Inyo St AC Overlay from Van Ness to P St	Inyo Street AC Overlay from Van Ness Ave to P Street; AC Overlay and installation of curb ramps, signal loop detectors, signage and striping.	STBG	\$595	Obligated - Nov 2019		
Fresno	LSTMP617	STPL 5060 (354)	Bullard Ave AC Overlay: First to Cedar	Bullard Ave from First St to Cedar Ave; AC Overlay, plus curb ramp improvements, signal loop detectors, signage, striping, and Class II bike lane	STBG	\$1,504	On track to obligate in 19/20 - Pending FCOG Amendment	On track to obligate in 19/20 - FCOG Amendment complete.	Obligated - May 2020
Fresno Total							\$11,276		
Fresno County	FRE150024		Adams from Cherry to Clovis; Shoulder Improvements	Adams Avenue from Cherry Avenue to Clovis Avenue; Shoulder Improvements. Construct 4-foot wide paved shoulders on each side of existing 24-foot travel-way.	CMAQ	(\$751)	On track to obligate in 19/20 but could potentially be delayed	Delayed to 22/23 - project in eminent domain	
Fresno County	LSTMP535		Jensen Ave Shoulder Improvements from Dickensen to Madera Ave	Jensen Ave from Dickensen to Madera Ave. Shoulder improvements; construct 4-foot wide paved shoulders on each side of existing 24-foot travel way.	CMAQ	(\$1,615)	Pending scope change that will require additional funds and FCOG Amendment. Direction to be provided from County.	Delayed to 21/22- pending ROW	
Fresno County	LSTMP623		Fowler and Olive Traffic Signal	Intersection of Fowler Ave and Olive Ave; traffic signal installation and roadway improvements	CMAQ	(\$60)	On track to obligate in 19/20	Delayed to 20/21 - pending NEPA approval	delayed to 22/23
Fresno County	LSTMP643		Goodfellow Ave Shoulder Improvements from Channel to Reed	Goodfellow Ave from 0.71 E/O Channel Rd to Reed Ave. Shoulder improvements; construct 8-foot wide paved shoulders on each side of existing travel way.	CMAQ	(\$44)	On track to obligate in 19/20	Delayed to 20/21 - pending NEPA approval	
Fresno County	LSTMP644		Mountain View Ave Shoulder Improvements from Fowler to McCall	Mountain View Ave from Fowler Ave to McCall Ave. Shoulder improvements; construct 8-foot wide paved shoulders on each side of existing travel way.	CMAQ	(\$44)	On track to obligate in 19/20	Delayed to 20/21 - pending NEPA approval	
Fresno County	LSTMP620	5942(290)	McCall Ave Overlay: SR 180 to Shaw	McCall Ave from 0.3 miles n/o SR 180 to Shaw Ave; AC Overlay.	STBG	\$2,055		EPSP'd project from FY 20/21	
Fresno County	LSTMP703		Lincoln Ave CCPR Rehabilitation: SR145 to Grantland Alignment	Lincoln Ave from SR 145 (Madera Ave) to Grantland Alignment (near Cold Central Plant Recycling); Road Rehabilitation	STBG	\$1,100			EPSP'd project from FY 20/21 (CON). Total project cost \$7m and was awarded via STBG with extra points for STBG expedited project delivery and/or Construction-Ready categories
	LSTMP604				CMAQ	\$2,800			
Fresno County Total							\$3,441		
Huron	FRE150008		Lassen Avenue Union Pacific Railroad Crossing Sidewalks	Lassen Avenue (SR 269) to UPRR crossing between 9th Street and 10th Street; Construct pedestrian sidewalks	STBG	(\$145)	On track to obligate in 19/20	Delayed to 20/21 - pending UPRR	
Huron Total							(\$145)		
Kerman	LSTMP614	STPCML-5291(028)	Kearney Blvd Rehab & Reconstruction: Madera to Vineland	Kearney Blvd from Madera Ave (SR145) to Vineland Ave: Pavement rehab and partial reconstruction, including curb, gutter, sidewalk, ADA ramps, signage, striping, and pedestrian crossing at 8th and Kearney.	STBG	\$501	On track to obligate in 19/20		obligated - sept 2020
					CMAQ	\$131			
Kerman Total							\$632		
Kingsburg	LSTMP543	CML-5170(058)	Madsen Ave Bike Trail from Stroud to Kamm	East Side of Madsen Ave from Stroud Ave to Kamm Ave; Construct bike trail	CMAQ	(\$233)	On track to obligate in 19/20 but could potentially be delayed		project delayed to 21/22 due to ROW issues.
Kingsburg	LSTMP637	CML-5170(058)	18th Ave Sidewalks from Sierra to Stroud	West-side of 18th Ave from Sierra St to Stroud Ave; Construct sidewalks	CMAQ	(\$169)	On track to obligate in 19/20. EPSP from 20/21		Pushed to 20/21 due to OA constraint. Original program date 20/21
Kingsburg	LSTMP656	CML-5170(058)	Mehlert Ave Rehabilitation: 12th to 14th	Mehlert Ave from 12th Ave to 500' e/o 14th Ave, Rehabilitate pavement and pedestrian facilities	STBG	(\$140)	On track to obligate in 19/20. EPSP from 20/21		project delayed to 20/21 due to project scope change . Original program date was 20/21
Kingsburg Total							(\$542)		

Mendota	FRE190003	RSTP-5285(020)	Citywide Railroad Crossing Improvements	SR33 RRXG between Bass Ave and SR 180 intersection, 9th St RRXG between Marie St and Naples St, and W. Belmont Ave RRXG between Marie St and SR180/N San Benito Ave; Improve Railroad corridor by installing new concrete panels, median channelizers, and roadway construction	STBG	(\$450)	On track to obligate in 19/20	Delayed to 20/21 - pending UPRR	Delayed to 21/22
Mendota	FRE190014	CMLSTBGL-5285(023)	Bass & Barboza Roundabout	At the intersection of Bass & Barboza construct roundabout.	STBG	\$347			obligated - June 2020. PP
					CMAQ	\$530	On track to obligate in 19/20		adjustment in Sept for additional funds added to project
Mendota Total						\$427			
Orange Cove	FRE190005	FRE190005	E. Railroad Ave Culvert Replacement	East Railroad Ave from Thirds St to 200' West; Replace existing culverts, construct paving and install storm drain pipeline	STBG	\$11	On track to obligate in 19/20		obligated - may 2020 (PE)
Orange Cove	LSTMP548	CML-5301(021)	D Street Sidewalk from 9th to Center	D Street from 9th Street to Center Street near McCord Elementary; construct sidewalk and ramps on south side of street.	CMAQ	\$66	On track to obligate in 19/20		obligated - may 2020 (COIN)
Orange Cove Total						\$77			
Parlier	LSTMP540	CML-5252(026)	Manning Ave Sidewalk and Bike Lane from Academy to Mendocino	Manning Ave from Academy to Mendocino. Construction of sidewalk, curb and gutter, and a Class II bike lane along the northside of Manning Ave where the existing sidewalk ends 200 ft east of Academy Ave to 200 ft west of Mendocino Ave.	CMAQ	(\$348)	On track to obligate in 19/20 - Pending FCOG Amendment		project delayed to 20/21 due to OA constraint
Parlier Total						(\$348)			
Reedley	FRE130016	STPL 5216(050)	Manning Avenue Reconstruction/Overlay from I St to Buttonwillow	Manning Avenue from I Street to Buttonwillow Avenue; overlay and slurry seal pavement, traffic signal retrofit and synchronization, medians, lighting, bike lanes, sidewalks and ramps, landscaping, signage, and striping. 3-stage project: Stage 1, I Street to Frankwood Ave, Stage 2: Frankwood to Columbia, Stage 3: Columbia to Buttonwillow	STBG	\$1,141	On track to obligate in 19/20		Phase 2 obligated - june/july 2020 (CON). Phase 3 epsp'd to 19/20 (PE)
Reedley	FRE190012		Reedley CNG Street Sweeper Replacement	Purchase 1 CNG Street Sweeper	CMAQ	(\$348)	Pending Buy America waiver - will be delayed		
Reedley	LSTMP541	CML 5216(049)	East Ave Sidewalk from Lincoln Ave to August Ave	East Ave from Lincoln Ave to August Ave. Construct 1,900 feet of sidewalk, install/upgrade curb ramps to meet ADA standards.	CMAQ	\$378	On track to obligate in 19/20		obligated - July 2020 (CON)
Reedley	LSTMP621	CML 5216(055)	Manning Ave Sidewalks: Frankwood to Reed	Manning Ave from Frankwood Ave to Reed Ave; Install sidewalk on north side of street.	CMAQ	\$207	On track to obligate in 19/20		Obligated - Dec 2019 (PE), Obligated - June 2020 (ROW)
Reedley	LSTMP687	CML 5216(054)	Reed Ave Sidewalks from I to 8th	Westside of Reed Ave; I St to 8th St: Install sidewalks.	CMAQ	\$50	On track to obligate in 19/20		obligated - April 2020 (ROW)
Reedley Total						\$1,428			
Sanger	FRE170004	STPL-5197(032)	Bethel Ave Rehabilitation from Annadale Ave to Jensen Ave	Bethel Ave from Annandale Ave to Jensen Ave. Grind/Overlay, Widening and bicycle lanes. Replacement of existing damaged curb and gutter, sidewalk, and other concrete improvements, and construction of curb ramps where they are non-compliant.	STBG	\$781	On track to obligate in 19/20. EPSP from 21/22	obligated - March 2020	
Sanger	LSTMP547	CML-5197(031)	Sanger Sidewalk Gap Closure Project	In the City of Sanger, construction of concrete sidewalk pedestrian facilities at various locations.	CMAQ	(\$185)	On track to obligate in 19/20		project delayed to 20/21 due to ROW issues on joint project
Sanger	LSTMP615	STPL-5197(036)	Greenwood Ave Rehab: Jensen to Canal (Sanger)	In the City of Sanger on Greenwood Ave from Jensen Ave to Canal Drive; Pavement rehabilitation and reconstruction, including curb, gutter, sidewalk, curb ramps, signage, and striping.	STBG	\$648	On track to obligate in 19/20		obligated - Sept 2020
Sanger	LSTMP622	STPL-5197(037)	Faller Ave Rehab: Church to Florence	Faller Ave from Church Ave to Florence Ave; Pavement rehabilitation, including curb, gutter, sidewalk, and roadway signage/striping	STBG	\$410	On track to obligate in 19/20	obligated - april 2020	
Sanger	LSTMP649	CML-5197(038)	Faller Ave & Lincoln Park Sidewalks	Construct Sidewalks at the following locations: N/S of Cherry Ave from Park Ave to P St W/S of P St from Cherry Ave to 230 ft North of Cherry E/S of Park Ave from Cherry Ave to 180 ft North of Cherry E/S of Faller Ave from Edgar Ave to 750 ft South of Edgar S/S of Edgar Ave from Faller Ave to 240 ft East of Faller E/S of Faller Ave from I St to 470 ft South of I St Faller Ave from I St to 240 ft North of I St W/S of Faller Ave from Annadale to 140 ft South of Annadale	CMAQ	(\$237)	On track to obligate in 19/20		project delayed to 20/21 due to ROW issues on joint project
Sanger	LSTMP702		North Ave Rehabilitation: Academy to Faller	North Ave from Academy Ave to Faller Ave; Roadway rehabilitation to replace pavement	STBG	\$90			EPSP'd project from FY 20/21 (PE). Project awarded via STBG with extra points for STBG expedited project delivery and/or Construction-Ready categories
Sanger	LSTMP705		O St Rehabilitation: 10th to North	O St from 10th St to 12th St: Rehabilitation to replace asphalt pavementO St from 12th St to North Ave: Pavement Grind and Overlay	STBG	\$101			EPSP'd project from FY 20/21 (PE).
Sanger Total						\$1,608			
Selma	LSTMP584		Selma Arterial Street Rehabilitation	McCall from Floral to Dinuba; Orange from Floral to Nelson; Nelson from Highland to Thompson; Rose from McCall to Country Rose; Second from E. Front to High - Patch longitudinal cracking with Hot Mix Asphalt (HMA) in 4-ft. strips along Arterials and Major Collectors. Crack seal all joints and cracks, place type II slurry seal over entire road width and restripe.	STBG	\$655	On track to obligate in 19/20		obligated \$112k in CON STBG and SB 1 LS&R will cover balance of CON

Selma	LSTMP585		East Floral Ave Rehabilitation	East Floral Ave from Union Pacific Railroad (UPRR) to McCall Ave; Rehabilitation by removing/reclaiming the existing roadway section and replacing it with a Hot Mix Asphalt (HMA) overlay	STBG	\$350	Obligated		project complete
Selma	LSTMP642		Selma Alley Paving 2018 - Various Locations	Alley between Chestnut/Floral from Logan to w/o McCall, Alley between Lee/McCall from Floral to Chestnut, and Alley between Shaft/Cleveland from Rose to Arrants; Pave unpaved alley ways.	CMAQ	\$349	On track to obligate in 19/20		Obligated - Sept 2020
Selma	LSTMP607		Nebraska Street Rehab/Widening	Nebraska Street from SR43 to Mitchell Ave; Reconstruction, remove/reclaim existing roadway and replace with HMA Overlay consisting of two 12' lanes and 6' to 8' wide paved shoulders.	STBG	\$543			EPSP'd project from 20/21
Selma Total						\$1,897			
Grand Total						\$23,617			
FFY 19/20 OA Target						\$27,065			
Percent Estimated to OA Target						87.3%			

FY 20/21 CMAQ/STBG Programmed Projects (as of October 2020)						
LEAD AGENCY	PROJECT ID	PROJECT TITLE	PROJECT DESCRIPTION	Funding Source	FY20/21	Project Status (as of October 2020)
Clovis, City of	FRE170003	Nees Ave Street Improvements - Minnewawa to Clovis	On Nees Ave from Minnewawa to Clovis Ave; road widening and reconstruction, installation of curbs, gutters, returns, bicycle lanes, sidewalk, adjusting existing utilities, modifying existing traffic signal signalization, installing traffic striping, markings and signage, and street lights.	STBG	\$1,414	on track to obligate in 20/21 (CON)
Clovis, City of	LSTMP616	Clovis Ave Rehab: Nees to Alluvial	Clovis Ave from Nees Ave to Alluvial Ave; Street rehabilitation, including curb, signal, signage, detector loops, and striping.	STBG - RB	\$940	on track to obligate in 20/21 (CON)
Clovis, City of	LSTMP618	Barstow Ave Rehab: Minnewawa to Clovis	Barstow Ave from Minnewawa Ave to Clovis Ave; Road rehabilitation, including curb, signal, signage, detector loops, and striping	STBG - LL	\$514	on track to obligate in 20/21 (CON)
Clovis, City of	LSTMP631	Armstrong & Nees Traffic Signal	At the intersection of Armstrong and Nees; Install traffic signal, loop detectors, communication equipment, cameras, right-turn lanes, replace access ramps, and grading/paving	CMAQ - RB	\$32	on track to obligate in 20/21 (ROW)
Clovis, City of	LSTMP632	Shepherd & Peach Traffic Signal	At the intersection of Shepherd and Peach; Install traffic signal, loop detectors, communication equipment, replace access ramps, and grading/paving	CMAQ - RB	\$55	on track to obligate in 20/21 (ROW)
Clovis, City of	LSTMP698	Villa Ave Rehabilitation; Barstow to Shaw	Villa Ave from Barstow Ave to Shaw Ave; Road rehabilitation including grinding, paving, concrete, installing traffic devices, and restriping	STBG - RB	\$816	on track to obligate in Dec 2020 (CON). Project cannot be delayed - awarded extra points for STBG expedited project delivery and/or Construction-Ready categories
Clovis, City of	LSTMP699	Fowler Ave Rehabilitation; Alluvial to Nees	Fowler Ave from Alluvial Ave to Nees Ave; Road rehabilitation including grinding, paving, concrete, installing traffic devices, and restriping	STBG - RB	\$89	on track to obligate in Dec 2020 (PE). Project cannot be delayed - awarded extra points for STBG expedited project delivery and/or Construction-Ready categories
Clovis, City of	LSTMP700	Villa Ave Rehabilitation; Bullard to Barstow	Villa Ave from Bullard Ave to Barstow Ave; Road rehabilitation including grinding, paving, concrete, installing traffic devices, and restriping	STBG - RB	\$66	on track to obligate in Dec 2020 (PE). Project cannot be delayed - awarded extra points for STBG expedited project delivery and/or Construction-Ready categories
Clovis, City of	LSTMP741	Fowler Ave Rehabilitation: Ashlan to City Limit	Fowler Ave from Ashlan Ave to City Limit; Road rehabilitation including grinding, paving, concrete, installing traffic devices, and restriping	STBG - RB via HIP funding	\$92	on track to obligate in 20/21 (PE)
Clovis, City of Total					\$4,018	
Coalinga, City of	FRE170017	Coalinga Alley Paving in Various Locations	Alley #29 between Forest and Elm, Alley #30-33 between Glenn and Hawthorne and Alley #34-35 between Pleasant and Houston; Pave seven dirt/gravel alleyways.	CMAQ - RB	\$530	on track to obligate in 20/21 (CON)
Coalinga, City of	LSTMP633	West Coalinga Multi Use Trail	Monterey Ave between Lucille Ave and Cambridge Ave; Phase 1 of pedestrian and bicycle facilities	CMAQ - RB	\$461	on track to obligate in April 2020 (CON)

Coalinga, City of	LSTMP654	Northwest Coalinga Multi-Use Trail - Segments 1, 2, 13 and 14	Phelps Ave from Posa Chanet to Gregory Way (Segment 1 East), Southside of Los Gatos Creek From Elm Ave to former railroad corridor (Segment 2), Northside of Cambridge Ave from Monterey Ave to e/o Sunset St (Segment 13), and Northside of Coalinga Sports Complex from e/o Sunset St to Elm Ave (Segment 14); Construct Class 1 paved multi-use trail	CMAQ - RB	\$217	on track to obligate in 20/21 (PE)
Coalinga, City of	LSTMP673	Coalinga SRTS Sidewalk Gap Closure & Ped Improvements	Area bound by Sunset Street, Joaquin Street, Cambridge Avenue, and Polk Street; Installation of sidewalks, ADA curb ramps, bulb-outs, and crosswalks.	ATP / CMAQ	\$2,373	on track to obligate in 20/21 (CON)
Coalinga, City of	LSTMP697	Polk Street Rehabilitation: Monterey to Elm	West Polk St from Monterey Ave to Elm Ave; Rehabilitation to replace asphalt pavement, install new shared bike lanes, crosswalks, and ADA ramps.	STBG - RB	\$145	on track to obligate in 20/21 (PE). Project cannot be delayed - awarded extra points for STBG expedited project delivery and/or Construction-Ready categories
Coalinga, City of Total					\$3,726	
Firebaugh, City of	LSTMP635	Poso Canal Pedestrian Bridge & Maldonado Park Entrance	Poso Canal near the River Park and Maldonado Park parking lot at Zozaya St and Father Craig St: Pedestrian Improvements; Construct a pedestrian bridge across Poso Canal, and a crossing and entrance to Maldonado Park parking lot.	CMAQ - RB	\$443	on track to obligate in 20/21 (CON)
Firebaugh, City of	LSTMP730	Firebaugh Alley Paving 2020 - Various Locations	Saipan Alley from Saipan Ave to 15th St, Soars Alley between from 8th St to 7th St, and Beehive Alley from Saipan Ave to Corregidor Ave; Pave unpaved alley ways.	CMAQ - RB	\$71	on track to obligate November 2020 (PE)
Firebaugh, City of	LSTMP734	J & 10th Street Improvements	J St from 450' NW of Nees Ave to 10th St, and 600' 10th St from J St to End (560'); construct a paved roadway surface over the unpaved travel lane	CMAQ - RB	\$63	on track to obligate November 2020 (PE)
Firebaugh, City of Total					\$577	
Fowler, City of	LSTMP613	Adams Ave Rehabilitation: 5th to Merced	Adams Ave from 5th St to Merced St; Rehabilitation of pavement and pedestrian facilities	STBG - RB	\$434	on track to obligate in 20/21 (CON)
Fowler, City of	LSTMP636	S. Fowler Ave Sidewalks	Westside of S. Fowler Ave between South Ave and Fresno St; Construct sidewalks	CMAQ - RB	\$132	on track to obligate in 20/21 (CON)
Fowler, City of	LSTMP660	Adams Ave Rehab: Merced to Temperance	Adams Ave from Merced St to Temperance Ave; Pavement and pedestrian facility rehabilitation	STBG - RB	\$852	RFA submitted in October 2020 (CON). Project cannot be delayed - awarded extra points for STBG expedited project delivery and/or Construction-Ready categories
Fowler, City of	LSTMP661	Manning Ave Rehab: SR99 NB On-ramp to City Limits	Manning Ave from SR99 Northbound On-ramp to Fowler East City Limits; Pavement and pedestrian facilities rehabilitation	STBG -RB	\$847	RFA submitted in October 2020 (CON). Project cannot be delayed - awarded extra points for STBG expedited project delivery and/or Construction-Ready categories
Fowler, City of Total					\$2,265	

Fresno County	FRE130007	American Ave Reconstruction from SR 99 to Temperance Avenue	American Avenue from SR 99 to Temperance Avenue; Reconstruction of approximately 1.4 miles of American Avenue, from the eastern right-of-way of SR99 to Clovis Avenue, and place approximately 2 miles of HMA overlay, from Clovis Avenue to 100 feet east of Temperance Avenue. The work also includes realignment and signalization of the currently-substandard intersection of American Avenue and Golden State Boulevard.	STBG - RB	\$2,833	on track to obligate in 20/21 (CON)
Fresno County	LSTMP643	Goodfellow Ave Shoulder Improvements from Channel to Reed	Goodfellow Ave from 0.71 E/O Channel Rd to Reed Ave. Shoulder improvements; construct 8-foot wide paved shoulders on each side of existing travel way.	CMAQ - RB	\$44	on track to obligate in 20/21 (ROW)
Fresno County	LSTMP644	Mountain View Ave Shoulder Improvements from Fowler to McCall	Mountain View Ave from Fowler Ave to McCall Ave. Shoulder improvements; construct 8-foot wide paved shoulders on each side of existing travel way.	CMAQ - RB	\$44	on track to obligate in 20/21 (ROW)
Fresno County Total					\$2,921	
Fresno, City of	FRE150006	Central and Orange Avenue Intersection Improvements	Central and Orange Avenue Intersection; Widen intersection to provide left turn lanes, widen and replace existing box culvert, traffic signal modifications, street lighting, concrete access ramps, signal loop detectors, pedestrian push-button posts, signage and striping.	STBG - RB	\$2,181	on track to obligate in 20/21 (CON)
Fresno, City of	FRE190018	McKinley & Blythe Complete Streets	McKinley Ave and Blythe Ave: traffic signal, left turn pocketsMcKinley Ave (northside) from Cecelia Ave to 400' e/o Blythe Ave: sidewalk, bike lane, curb, curb ramps, gutter,storm drain, streetlights, signing and striping.Blythe Ave (westside) from McKinley to Weldon Ave: Sidewalk	CMAQ - LL	\$121	on track to obligate in 20/21 (PE)
Fresno, City of	FRE190020	Cedar Ave Complete Streets: Church to Jensen	Cedar Ave from Church Ave to Jensen Ave; grind, overlay, road diet, Class II bike lane, curb ramps, curb, gutter, signage, striping, and signal loops	STBG - RB	\$149	on track to obligate in 20/21 (PE)
Fresno, City of	LSTMP481	Shields Avenue Bankside Trail	Southside of Shields from Fresno Street to First Street; bankside trail	CMAQ	\$1,464	on track to obligate in 20/21 (CON)
Fresno, City of	LSTMP645	ITS Ashlan from Cornelia to Blackstone	ITS Ashlan Ave from Cornelia Ave to Blackstone Ave; Install ITS synchronization, communications, 2070L controllers, cameras, detection, vaults and cabinets	CMAQ - RB	\$1,734	on track to obligate in 20/21 (CON)
Fresno, City of	LSTMP695	ITS Jensen Ave adaptive Traffic Signal Synchronization Project	Jensen Ave from Elm Ave to Temperance Ave; install Adaptive ITS System, upgrade detection, and synchronize corridor	CMAQ - RB	\$250	obligated - October 2020 (PE)
Fresno, City of	LSTMP711	Blackstone Ave AC Overlay: Minarets to Nees	Blackstone Ave from Minarets to Nees; AC Overlay, Class II bike lane, sidewalk, curb ramps, curb, gutter, signage, striping, signal loops	STBG - LL	\$244	obligated - October 2020 (PE)
Fresno, City of	LSTMP712	Shaw Ave Streetlights - Cedar to Chestnut	Shaw Ave from Cedar to Chestnut; install LED streetlights with pedestrian scale lighting, underground conduit.	STBG - LL	\$120	on track to obligate in 20/21 (PE)
Fresno, City of	LSTMP720	Blackstone Ave - McKinley to Shields: Smart Mobility Project	Blackstone: McKinley to Shields; Class IV protected bike lane, traffic calming, curb ramp and median nose recon, bus stop platforms, signing and striping.	CMAQ - RB	\$156	obligated - October 2020 (PE)

Fresno, City of	LSTMP736	ITS Friant Ave adaptive Traffic Signal Synchronization Project	Friant Ave from Shepherd to Copper River; install Adaptive ITS System, upgrade detection, and synchronize corridor	CMAQ - RB	\$249	on track to obligate in 20/21 (PE)
Fresno, City of Total					\$6,668	
Huron, City of	FRE150008	Lassen Avenue Union Pacific Railroad Crossing Sidewalks	Lassen Avenue (SR 269) to UPRR crossing between 9th Street and 10th Street; Construct pedestrian sidewalks	STBG - RB	\$175	on track to obligate in 20/21 (CON)
Huron, City of	LSTMP719	Lassen Ave Pedestrian Hybrid Beacons	Lassen Ave at Myrtle Street and Huron Ave; Pedestrian Hybrid Beacons and southside bulbouts	CMAQ - RB	\$79	on track to obligate in 20/21 (PE)
Huron, City of	LSTMP738	Huron Alley Paving 2020 - Various Locations	Alley 1 between 11th and 12th Streets from Lassen Ave (SR269) to M St, Alley #2 between 10th and 11th Streets from Lassen Ave (SR269) to L St, and Alley #3 between Myrtle St and Apple Ave from parking lot w/o Lassen Ave (SR269) to Orange St; Pave unpaved dirt alley ways.	CMAQ - RB	\$64	on track to obligate in 20/21 (PE)
Huron, City of Total					\$318	
Kerman, City of	LSTMP701	Vineland Rehabilitation from California to Kearney	Vineland Ave from California Ave to Kearney Blvd; pavement rehabilitation	STBG -RB	\$54	obligated - October 2020 (PE) - Project cannot be delayed - awarded extra points for STBG expedited project delivery and/or Construction-Ready categories
Kerman, City of Total					\$54	
Kingsburg, City of	LSTMP637	18th Ave Sidewalks from Sierra to Stroud	West-side of 18th Ave from Sierra St to Stroud Ave; Construct sidewalks	CMAQ - RB	\$85	obligated - October 2020 (ROW)
Kingsburg, City of	LSTMP656	Mehlert St Rehabilitation: 10th to 14th	Mehlert St from 10th Ave to 500' e/o 14th Ave, Rehabilitate pavement and pedestrian facilities	STBG -RB	\$323	on track to obligate in 20/21 (CON)
Kingsburg, City of	LSTMP707	Madsen Ave Rehabilitation: Sierra to Stroud	Madsen Ave from Sierra St to Stroud Ave; Pavement Rehabilitation	STBG - LL	\$75	on track to obligate in 20/21 (PE)
Kingsburg, City of	LSTMP731	12th Ave Sidewalks: Stroud to Aslan	Eastside of 12th Ave from Stroud Ave to 143' s/o Aslan Way; Construct sidewalk (TC)	CMAQ - RB	\$15	on track to obligate in 20/21 (PE)
Kingsburg, City of	LSTMP737	18th Ave Sidewalks from Stroud to Klepper	West-side of 18th Ave from Stroud Ave to Klepper St; Construct new sidewalks	CMAQ - RB	\$22	on track to obligate in 20/21 (PE)
Kingsburg, City of Total					\$520	
Mendota, City of	LSTMP740	Mendota Alley Paving 2020 - Various Locations	Twelve alleys between Marie St and Inez St, and between Divisadero St and Airport Dr/10th St (4L, 5L, 6L, 7L, 9L, 5K, 6K, 7K, 5J, 7J, 6I, 7I), and two alleys between 8th St and Unida St (7U & 7U1); Pave dirt alley ways.	CMAQ - RB	\$458	Project cannot be delayed - awarded extra points for STBG expedited project delivery and/or Construction-Ready categories
Mendota, City of Total					\$458	
Orange Cove, City of	LSTMP739	Orange Cove Alley Paving 2020 - Various Locations	4 Allies north of Park Blvd, between 8th St and Center St, between 6th St and 5th St, between 5th St and 4th St, and between 4th St and 3rd St; Pave unpaved dirt alley ways.	CMAQ - RB	\$51	on track to obligate in 20/21 (PE)
Orange Cove, City of Total					\$51	
Parlier, City of	LSTMP540	Manning Ave Sidewalk and Bike Lane from Academy to Mendocino	Manning Ave from Academy to Mendocino. Construction of sidewalk, curb and gutter, and a Class II bike lane along the northside of Manning Ave where the existing sidewalk ends 200 ft east of Academy Ave to 200 ft west of Mendocino Ave.	CMAQ - RB	\$630	obligated - October 2020
Parlier, City of	LSTMP638	Chavez Elementary Alley Paving	Alley South of Chavez Elementary School between J St and H St; Alley paving and valley gutter installation	CMAQ - RB	\$223	on track to obligate in 20/21 (CON)

Parlier, City of	LSTMP658	Zediker Ave Rehab: Merced to Manning	Zediker Ave from Merced St to Manning Ave; Rehabilitation of existing asphalt concrete pavement	STBG - RB	\$557	on track to obligate in 20/21 (CON)
Parlier, City of Total					\$1,410	
Reedley, City of	LSTMP732	Reedley Alley Paving 2020 - Various Locations	Nine various alleys between North, G, East, Duff, Columbia, Ponderosa, and Cypress; Pave dirt alley ways.	CMAQ - RB	\$80	on track to obligate in 20/21 (PE)
Reedley, City of Total					\$80	
San Joaquin, City of	LSTMP639	San Joaquin Sidewalks and Bicycle Facilities	Main St at various locations between Manning Ave and California Ave; construct sidewalksAt San Joaquin Elementary School San Joaquin Sports Park, and on Main St between Colorado and Nevada Avenues; construct bicycle parking facilities	CMAQ - RB	\$361	on track to obligate in 20/21 (CON)
San Joaquin, City of	LSTMP728	Sutter Ave Paving Improvements: Railroad to Manning	Sutter Ave from Railroad St to Manning Ave; construct a paved roadway surface over the unpaved travel lane	CMAQ - RB	\$49	on track to obligate November 2020 (PE)
San Joaquin, City of Total					\$410	
Sanger, City of	LSTMP547	Sanger Sidewalk Gap Closure Project	In the City of Sanger, construction of concrete sidewalk pedestrian facilities at various locations.	CMAQ	\$230	on track to obligate in 20/21 (CON)
Sanger, City of	LSTMP649	Faller Ave & Lincoln Park Sidewalks	Construct Sidewalks at the following locations:N/S of Cherry Ave from Park Ave to P StW/S of P St from Cherry Ave to 230 ft North of CherryE/S of Park Ave from Cherry Ave to 180 ft North of CherryE/S of Faller Ave from Edgar Ave to 750 ft South of EdgarS/S of Edgar Ave from Faller Ave to 240 ft East of FallerE/S of Faller Ave from I St to 470 ft South of I StFaller Ave from I St to 240 ft North of I StW/S of Faller Ave from Annadale to 140 ft South of Annadale	CMAQ	\$279	on track to obligate in 20/21 (CON)
Sanger, City of	LSTMP729	Fowler Switch Canal Trail - Bethel/Church Bike Route Improvements	Bethel Ave from Jensen Ave to 480' n/o Florence Ave, and Church Ave from Indianola to Bethel Ave; Bike LanesFowler Switch Canal from Jensen Ave to Bethel Ave; Trail	CMAQ - RB	\$99	on track to obligate in 20/21 (PE)
Sanger, City of Total					\$608	
Selma, City of	LSTMP735	McCall & Dinuba Traffic Signal	At the intersection of McCall and Dinuba; Install traffic signal	CMAQ - RB	\$105	on track to obligate in 20/21 (PE)
Selma, City of Total					\$105	
Grand Total					\$24,189	

DRAFT

October 29, 2020

Fresno County 2019-2050 Growth Projections

Prepared for:

Fresno County Council of Governments

Prepared by:

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EXECUTIVE SUMMARY

INTRODUCTION

This report updates the growth projections for Fresno County and the spheres of influence of each of its cities previously published in 2017. The new projections start with a base year of 2019. The report was commissioned by the Fresno County Council of Governments (FCOG) to assist with updating the Regional Transportation Plan (RTP) as well as the Sustainable Communities Plan (SCP). Table 1 summarizes ADE's topline population and employment projections for the Fresno County region. The population projection is lower than the existing Department of Finance (DOF) projections updated as of January 2020. However, it should be noted that those projections significantly over estimated recent population growth and were 8,800 above the actual 2020 population reported by DOF in May 2020. In general, DOF projects the San Joaquin Valley to increase its share of statewide population growth, although the counties with greatest growth acceleration are anticipated to be those closest to the Bay Area and the Southern California metropolitan regions. Fresno will share in some of this additional growth, particularly after 2025 when the High Speed Rail improves accessibility to the Bay Area.

In terms of total job growth, ADE projects the county will add 69,700 wage and salary jobs between 2019 and 2050. This equates to an average annual growth rate of about 2,250 jobs over 31 years. For comparison, EDD indicates the County added an average 4,270 jobs per year over the past 29 years, since 1990. However, the current recession due to the Covid-19 pandemic will have a measurable effect on job levels in Fresno County. Table 1 indicates a loss of 30,100 jobs as of April of 2020 and the County is not projected to recover 2019 jobs levels until 2022. The recession will have a longer term effect on the economy due to the loss of businesses and household income.

In addition to the population and employment projections, the report includes projections of demographic characteristics and housing demand, including the following:

- Households
- Housing
- Age Distribution
- Average Household Size
- Group Quarters Population
- Average Income
- Household Type
- Race/Ethnicity
- School Enrollment

HOUSING MARKET CONDITIONS

Fresno County had seen some improvement in housing conditions since the Great Recession, including declines in overcrowded housing and the number of households overpaying for housing. However, with the short term loss of income due to the recession and a projected longer term slowing of household income growth, it is anticipated that these trends will reverse and the housing market will become more challenging for low income households.

Table 1 – Population and Employment Projections by Jurisdiction Sphere of Influence

JURISDICTION	2019	2020	2025	2030	2035	2040	2045	2050
Total Population								
County	1,018,240	1,023,360	1,069,800	1,112,010	1,151,390	1,185,850	1,215,740	1,240,090
Clovis SOI	134,210	134,780	141,700	147,760	153,420	158,370	162,660	166,160
Coalinga SOI	13,530	13,690	14,570	15,210	15,800	16,320	16,770	17,140
Firebaugh SOI	7,720	7,720	8,790	9,200	9,580	9,920	10,210	10,450
Fowler SOI	6,380	6,580	6,930	7,200	7,460	7,680	7,870	8,030
Fresno SOI	592,350	596,060	621,540	647,980	672,650	694,240	712,960	728,200
Huron SOI	5,700	5,700	5,930	6,200	6,460	6,680	6,880	7,030
Kerman SOI	14,220	14,290	15,660	16,340	16,980	17,540	18,020	18,420
Kingsburg SOI	13,350	13,410	14,360	14,960	15,510	15,990	16,410	16,750
Mendota SOI	11,170	11,220	11,830	12,330	12,790	13,200	13,560	13,850
Orange Cove SOI	9,170	9,170	9,660	10,070	10,450	10,780	11,070	11,310
Parlier SOI	14,040	14,140	14,740	15,380	15,980	16,500	16,950	17,320
Reedley SOI	25,170	25,170	26,100	27,240	28,300	29,230	30,040	30,700
Sanger SOI	28,660	28,770	30,090	31,370	32,560	33,600	34,510	35,240
San Joaquin SOI	3,500	3,500	3,610	3,750	3,880	3,990	4,090	4,170
Selma SOI	26,960	27,000	29,130	30,360	31,510	32,520	33,390	34,100
Balance of County	112,110	112,160	115,160	116,660	118,060	119,290	120,350	121,220
Total Jobs								
County	405,300	375,200	418,800	432,400	444,800	456,500	466,800	475,000
Clovis	36,060	33,260	36,890	38,770	40,540	42,240	43,820	45,200
Coalinga	2,700	2,540	2,930	3,000	3,070	3,140	3,190	3,240
Firebaugh	1,160	1,090	1,230	1,310	1,390	1,470	1,550	1,620
Fowler	2,990	2,740	3,440	3,490	3,530	3,570	3,590	3,610
Fresno	257,140	237,950	264,140	272,810	280,710	288,170	294,730	299,960
Huron	1,240	1,180	1,470	1,510	1,540	1,570	1,600	1,630
Kerman	2,800	2,590	3,690	3,780	3,870	3,960	4,030	4,090
Kingsburg	3,750	3,490	4,400	4,490	4,560	4,620	4,680	4,720
Mendota	910	840	940	970	1,000	1,020	1,050	1,070
Orange Cove	640	600	630	650	670	680	700	710
Parlier	2,300	2,150	2,210	2,300	2,380	2,450	2,510	2,570
Reedley	5,820	5,390	6,730	6,810	6,880	6,890	6,940	6,960
Sanger	5,570	5,150	5,620	5,930	6,220	6,500	6,760	7,010
San Joaquin	480	440	410	430	450	460	480	490
Selma	6,540	6,090	7,400	7,530	7,660	7,770	7,860	7,930
Balance of County	75,200	69,700	76,670	78,620	80,350	81,980	83,320	84,210

Source: ADE. Note: Totals may not add due to rounding.

2050 GROWTH PROJECTIONS

INTRODUCTION

This report presents updated projections for employment, population, housing and demographic characteristics for the Fresno County region. The prior projections started from a base year of 2014 and projected growth from 2015 to 2050. The current projections update the base year to 2019 and revise the projections to 2050. The projections reflect regional economic trends as well as land use plans for each of the jurisdictions in the county. In addition, the study team has compiled information about currently planned development projects that will drive growth in the short term. The study process included outreach to all of the jurisdictions in the county to review local planning policies and development trends. In addition, a technical advisory committee, convened by the Fresno COG, reviewed substantive elements of the analysis and provided comments that helped to refine the projections.

There were several issues to address in updating the projections:

- Growth in population and jobs between 2014 and 2019 varied from the prior projections.
- The State Department of Finance (DOF) issued new long term population projections in January 2020. It is anticipated the DOF 2020 projections will be used for the upcoming RHNA cycle, so the county projections need to reflect changes in DOF's outlook.
- The Covid-19 pandemic has caused a recession in 2020 which may extend over a prolonged period and affect the job projections.
- SB 743 (cumulative VMT Traffic Impacts) may affect development potential.

The report begins with a review of these issues as well as regional economic trends and existing projections from state agencies and other economic forecast sources. This chapter then reviews the countywide projections and highlights of the city-level data, followed by a chapter describing the methodology for the analysis. Finally, the detailed jurisdictional projections are presented in the last chapter of the report.

DISCUSSION OF KEY UPDATE COMPONENTS

RECENT GROWTH AND COMPARISON TO PRIOR PROJECTIONS

Between 2014 and 2019, the prior and current base years for the projections, Fresno County added 50,266 population and 41,826 jobs (Tables 2 and 3). The population trends in Table 2 are based on State Department of Finance E-5 Reports as of January of each year. DOF has recalibrated these reports back to 2011 as part of its 2020 projections update. Consequently, the 2014 figures no longer match the previous 2014 FCOG baseline numbers or the 2019 baseline. We have made some

adjustments to the FCOG 2019 baseline to reduce the discrepancy and calculated the 2020 projections to exactly match the DOF January 1, 2020 County population.

During the past five years, Clovis had the highest percent change in population, at 13.9 percent, but a number of cities exceeds the County average, including Fowler, Huron, Kerman, Kingsburg, Mendota, and Sanger.

Table 2 - Population Growth by Jurisdiction, 2014-2019

JURISDICTION	2014	2019	CHANGE	PERCENT OF CHANGE	PERCENT GROWTH
Fresno County	964,929	1,015,195	50,266	100.0%	5.2%
Clovis	102,394	116,609	14,215	28.3%	13.9%
Coalinga	16,331	16,944	613	1.2%	3.8%
Firebaugh	7,811	7,980	169	0.3%	2.2%
Fowler	5,820	6,220	400	0.8%	6.9%
Fresno	517,953	542,012	24,059	47.9%	4.6%
Huron	6,861	7,302	441	0.9%	6.4%
Kerman	14,512	15,767	1,255	2.5%	8.6%
Kingsburg	11,786	12,551	765	1.5%	6.5%
Mendota	11,188	12,278	1,090	2.2%	9.7%
Orange Cove	9,309	9,460	151	0.3%	1.6%
Parlier	14,905	15,658	753	1.5%	5.1%
Reedley	24,970	25,873	903	1.8%	3.6%
Sanger	24,855	27,005	2,150	4.3%	8.7%
San Joaquin	4,049	4,144	95	0.2%	2.3%
Selma	23,807	24,402	595	1.2%	2.5%
UNINC.	168,378	170,990	2,612	5.2%	1.6%

Source: DOF, E-5 2020 Report. Note: Geography is City boundaries, not SOIs.

The job figures show most of the growth occurring in the City of Fresno. Some smaller cities show minimal growth but none decline in jobs except San Joaquin and the unincorporated area, which may be due in part to annexations of developed areas into cities.

As shown in Figure 1, the actual population growth was lower than the 2017 projections while the actual job growth was higher than the projections. Actual job growth also exceeded the projections disseminated by Caltrans for this time frame, which was one of the main comparison projection sets used in developing the 2017 projections.

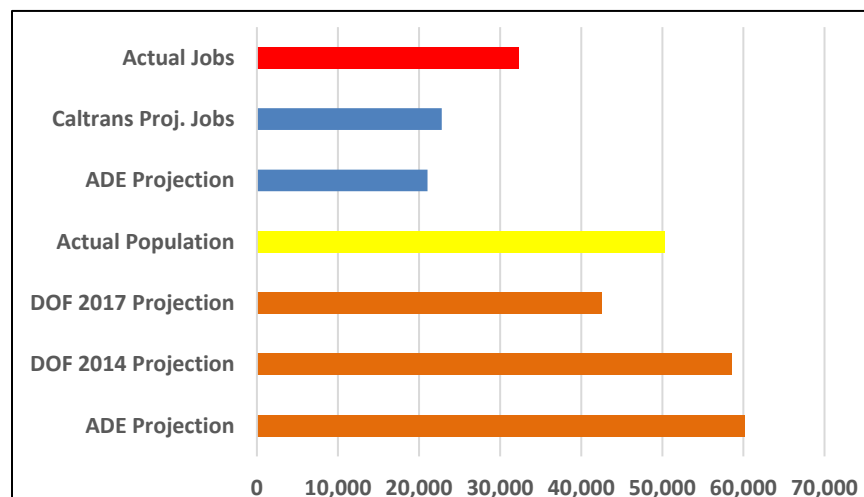
On the population side, the situation was in flux at the time the 2017 projections were done. DOF had issued projections in 2014 which were substantially higher than their subsequent projections in 2017.

Table 3 - Job Growth by Jurisdiction, 2014-2019

JOBS	2014	2019	CHANGE	PERCENT OF CHANGE	PERCENT GROWTH
Fresno County	362,303	404,129	41,826	100.0%	11.5%
Clovis	30,233	36,064	5,831	13.9%	19.3%
Coalinga	2,666	2,697	31	0.1%	1.1%
Firebaugh	1,154	1,157	3	0.0%	0.3%
Fowler	2,110	2,987	877	2.1%	41.6%
Fresno	224,305	257,146	32,841	78.5%	14.6%
Huron	740	1,244	504	1.2%	68.1%
Kerman	2,431	2,798	367	0.9%	15.1%
Kingsburg	3,339	3,751	412	1.0%	12.3%
Mendota	891	912	21	0.1%	2.4%
Orange Cove	543	641	98	0.2%	18.0%
Parlier	2,168	2,297	129	0.3%	6.0%
Reedley	5,624	5,821	197	0.5%	3.5%
San Joaquin	488	478	-10	0.0%	-2.0%
Sanger	5,041	5,566	525	1.3%	10.4%
Selma	5,545	6,542	997	2.4%	18.0%
UNINC.	75,025	74,028	-997	-2.4%	-1.3%

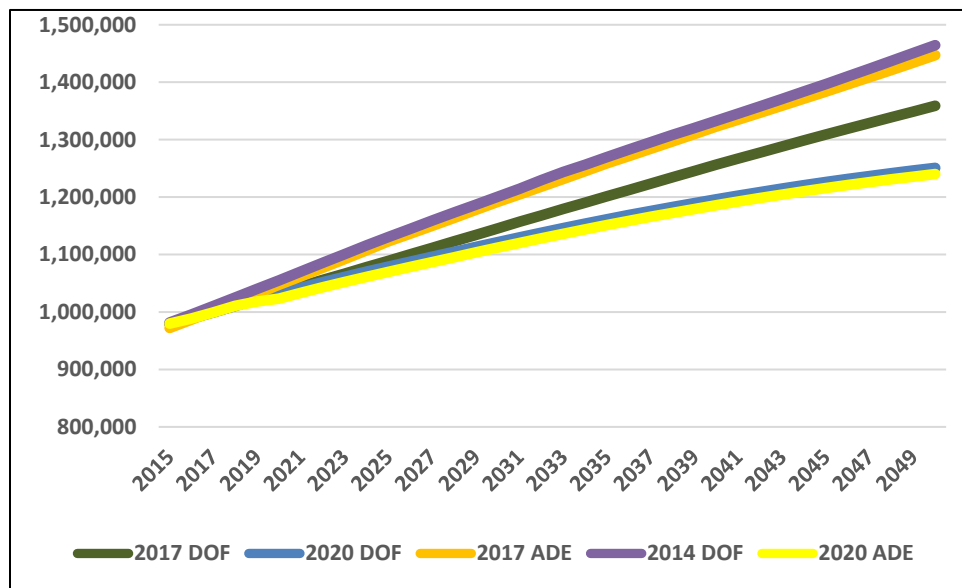
Source: Fresno COG Land Use Database.

The ADE projections were slightly higher than the DOF projections until new DOF projections were issued in mid-2017, after the ADE projections had been completed. The actual population growth exceeded the 2017 DOF projections but did not reach as high as the ADE projections.

Figure 1 - Comparison of Actual Job and Population Growth to Projections, 2015-2019

The various population projections are also illustrated in Figure 2. The 2017 ADE projections are shown in brown at the top of the chart, just above the 2014 DOF projections, shown in orange. The lower 2014 DOF projections are shown in green through the middle of the chart. The two lower curves are the 2020 DOF projections (blue line) and the current ADE projections (yellow line). The DOF 2020 projections already exceed the growth shown in Table 1 above, which is accounted for in the ADE projections. The ADE projections therefore are lower than the DOF projections beginning in 2020, although they match the DOF E-5 population estimate for 2020.

Figure 2 - Alternate Population Projections



COVID-19 IMPACT ON JOBS

With statewide and local requirements to social distance and close non-essential businesses, Fresno County has seen substantial loss of employment in 2020 due to the corona virus pandemic. As shown in Table 4, the County lost over 31,000 jobs by April 2020, compared to the base year jobs figure from 2019. It is expected May and June have brought additional job losses. The largest losses are in Leisure and Hospitality, but the retail sector is included with Trade, Transportation and Utilities, which likely masks some of the steep declines in that sector.

While there remains considerable uncertainty about the pace of economic recovery from the recession, economists have forecasted various possible scenarios. ADE has replicated these scenarios for the Fresno County economy, as illustrated in Figure 3. The gray line represents a "V" shaped recovery which postulates that the loss of jobs is a very temporary consequence of trying to "flatten the curve" of hospitalizations from the virus, and when that is accomplished economy activity will resume much as it was before the virus. This scenario banks on the fact that the US economy was very strong going into the virus episode and would recover quickly without the shelter in place restrictions on economic

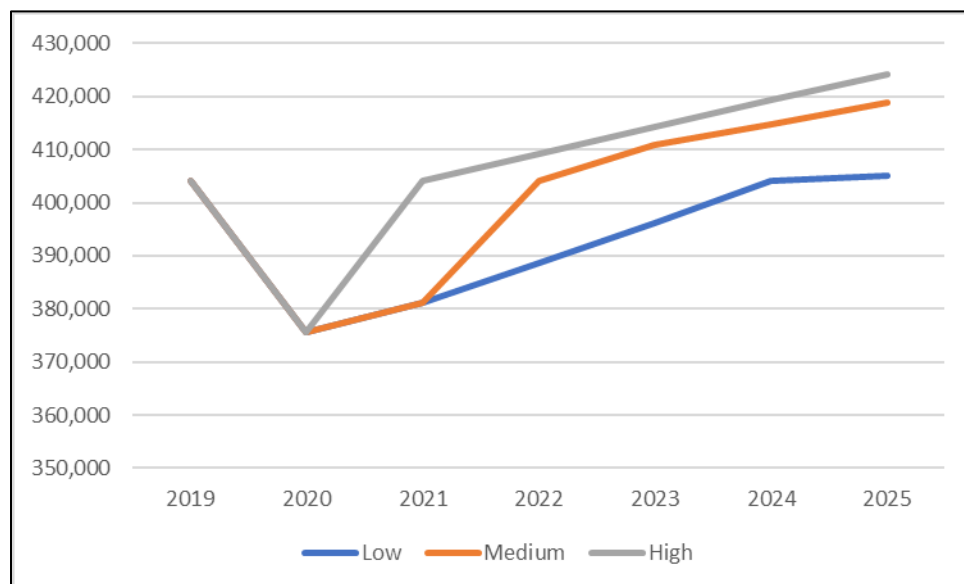
activity. As of this writing in September 2020, this scenario appears to be less likely given the slow response of the virus to the measures taken to date.

Table 4 - Covid-19 Impact on Jobs in Fresno County, April 2020

SECTOR	APR-19	APR-20	CHANGE	PERCENT
Total	406,900	375,500	(31,400)	-7.7%
Farm	43,300	41,000	(2,300)	-0.6%
Mining & Logging	300	300	0	0.0%
Construction	18,600	17,500	(1,100)	-0.3%
Manufacturing	25,400	24,400	(1,000)	-0.2%
Trade, Transportation, Utilities	68,100	65,800	(2,300)	-0.6%
Information	3,500	2,800	(700)	-0.2%
Financial Activities	14,500	14,700	200	0.0%
Professional & Business Services	32,300	30,300	(2,000)	-0.5%
Education & Health Services	73,000	70,700	(2,300)	-0.6%
Leisure & Hospitality	35,600	23,600	(12,000)	-2.9%
Other Services	11,900	8,700	(3,200)	-0.8%
Government	77,400	75,700	(1,700)	-0.4%

Source: CA Employment Development Department. Data not seasonally adjusted.

Figure 3 - Alternate Recovery Scenarios for Fresno County Jobs



The second scenario in orange, is viewed as a “U” shaped recovery and is benchmarked to the production and widespread deployment of a vaccine, which would restore consumer confidence to

resume buying and travel behavior as before and would allow businesses to resume full operations. This scenario assume the vaccine will become widely available in mid to late 2021 and that economic activity will be back to pre-Covid levels in the first quarter of 2022.

The third scenario recognizes that a large number of businesses continue to go out of business permanently due to the shutdown. With businesses closing, those jobs will not be there for workers to return to even if a vaccine is effective. It will take additional years for new businesses to start up and for households to recover from the income loss during the recession before “normal” level of economic activity can resume. Under the assumption modeled for Fresno County, jobs would not recover to their 2019 levels until 2024 in this scenario. Even at that point, long term job growth would proceed more slowly as income and capital levels are replenished.

Figure 4 combines these short term recovery scenarios with low, medium and high projections for longer term job growth, to indicate the range of possible job levels out to the year 2050. The low projections reflects Caltrans’ current projections for Fresno County while the high projection is based on growth rates projected by Woods & Poole Economics, a nationally recognized economic forecasting firm. For the 2020 to 2050 projections in this report, ADE uses the mid-range projection as the most likely scenario for Fresno County. This is based on the “U” shaped short term recovery scenario and updated projections based on the ADE methodology for the 2017 projections.

Figure 4 - Alternate Long Term Jobs Projection Scenarios for Fresno County

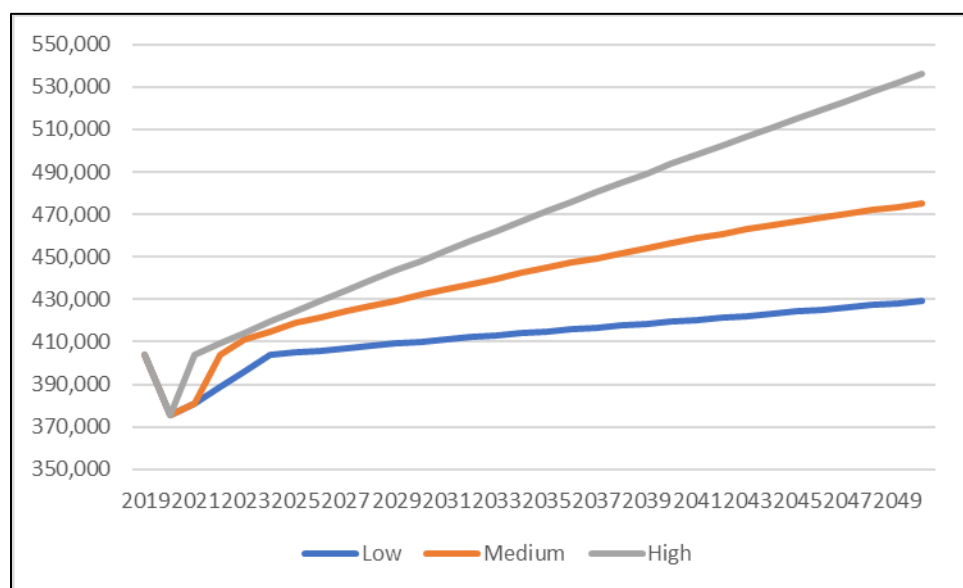


Table 5 shows the countywide projections by industry sector based on the mid-range scenario. The decline of 7.4 percent in 2020 is only through April of that year, as we expect further declines into 2021. Highlights over the longer term include the following:

- Agriculture is projected to see minimal growth due to water constraints. ADE reviewed regional plans to address the state Sustainable Groundwater Management Act (SGMA). Analysts expect continued short supplies of water for agricultural uses as areas seek to mitigate declining groundwater supplies, although it is not clear from the adopted plans that urban growth will be significantly affected.
- Manufacturing is widely projected to continue to decline in total jobs statewide. However, certain industries within manufacturing will continue to grow and other industrial sectors are projected to have among the highest overall growth rates.
- Health care continues to anticipate job growth due to aging demographics.

Table 5 - Fresno County Job Projections by Sector, 2019-2050

INDUSTRY SECTOR	2019	2020	2025	2030	2035	2040	2045	2050	CAGR	2019- 2050
Agriculture	44,000	41,000	44,300	45,100	45,600	46,000	46,100	46,000	0.1%	2,000
Mfg./Mining	26,500	24,700	26,500	26,500	26,500	26,400	26,100	25,800	-0.1%	-700
Other Industrial	62,000	56,000	63,800	66,600	69,400	71,900	74,300	76,600	0.7%	14,600
Retail	38,600	36,000	40,100	41,400	42,500	43,500	44,400	44,900	0.5%	6,300
Office	51,000	47,800	53,800	55,500	57,200	58,700	60,100	60,900	0.6%	9,900
Education	43,100	43,200	43,900	45,400	46,800	47,800	48,900	49,400	0.4%	6,300
Health Services	68,800	66,900	73,600	77,100	80,100	83,500	87,000	90,500	0.9%	21,700
Hospitality	35,600	23,600	36,300	37,300	38,200	39,200	39,800	40,300	0.4%	4,700
Government	35,700	36,000	36,500	37,500	38,500	39,500	40,100	40,600	0.4%	4,900
Total	405,300	375,200	418,800	432,400	444,800	456,500	466,800	475,000	0.5%	69,700
Total CAGR		-7.4%	2.2%	0.6%	0.6%	0.5%	0.4%	0.3%		

Source: ADE, Inc., (note: CAGR = compound annual growth rate)

PLANNED PROJECTS IN THE SHORT TERM DEVELOPMENT PIPELINE

In order to tailor the short term projections to development activity in the Fresno County communities, ADE surveyed the cities and the County to compile an inventory of development projects currently approved or in the planning process (Table 6). This data helps to update actual development between April 2019 and April 2020, as well as preview coming development that may occur over the next two to three years. We expect the timing of some of these projects to be affected by the recession. However, there were about 2,000 dwelling units constructed in 2019 and another 9,600 are either approved or in planning stages. For non-residential development, there was about 2.3 million sq. ft. of building space constructed in 2019 and another 4.8 million sq. ft. are planned. In total, this non-residential development would potentially support 8,157 jobs (Table 7).

Table 6 - Residential Units and Non-Residential Building Space Constructed or in Planning Process, April 2019 and April 2020

LAND USE	STATUS	CLOVIS	COALINGA	FIREBAUGH	FRESNO	KERMAN	KINGSBURG	MENDOTA	ORANGE COVE	REEDLEY	SANGER	SELMA	COUNTY	TOTAL
Single family	Constructed				1,456							19	15	1,490
	Approved	717	150		445	105			1	34	135	67		1,654
	BP			164	1,087		220	85			72	57	93	1,778
	Submitted	540			72	189						177	104	1,082
Total SF		1,257	150	164	3,060	294	220	85	1	34	207	320	212	6,004
Multi-Family	Constructed				470	61								531
	Approved	418	117	96	1,868	60	64			92	38	20		2,773
	BP				793			11	81				8	893
	Submitted	56		34	1,094							227		1,411
Total MF		474	117	130	4,225	121	64	11	81	92	38	247	8	5,608
Manufacturing	Constructed				892,409					5,045				897,454
	Approved	8,780	78,842		135,962					63,786				287,370
	BP				129,370									129,370
	Submitted		10,000											10,000
Commercial	Constructed				15,185	4,000								19,185
	Approved	32,926	9,180		424,551	240,360	26,698			209,040	19,366	17,500		979,621
	BP				150,574									150,574
	Submitted											19,000		19,000
Other Industry	Constructed				1,084,521	78,000				20,550				1,183,071
	Approved	15,574			481,300		105,353			129,439				731,666
	BP				831,511					1,238				832,749
	Submitted												22,412	22,412
Office	Constructed				104,809	91,364								196,173
	Approved	117,222			404,157									521,379
	BP				77,332								11,526	88,858
	Submitted	11,470										58,500		69,970
Hospitality	Constructed					10,736					2,835			13,571
	Approved	183,534			328,892									512,426
	BP				72,608									72,608

LAND USE	STATUS	CLOVIS	COALINGA	FIREBAUGH	FRESNO	KERMAN	KINGSBURG	MENDOTA	ORANGE COVE	REEDLEY	SANGER	SELMA	COUNTY	TOTAL
	Submitted											67,300		67,300
Education	Constructed					6,160								6,160
	Approved	3,321		41,203	4,800									49,324
	BP				10,902									10,902
	Submitted												15,640	15,640
Medical	Constructed										3,710			3,710
	Approved	20,983			51,583									72,566
	BP				16,547			20,200						36,747
	Submitted		35,000											35,000
Government	Constructed					3,500								3,500
	Approved	30,412		6,500										36,912
	BP				10,678									10,678
	Submitted													0

Table 7 - Job Potential in Planned Non-Residential Projects

LAND USE	STATUS	CLOVIS	COALINGA	FIREBAUGH	FRESNO	KERMAN	KINGSBURG	MENDOTA	ORANGE COVE	REEDLEY	SANGER	SELMA	COUNTY	TOTAL
Manufacturing	Constructed	0	0	0	1,275	0	0	0	0	7	0	0	0	1,282
	Approved	13	113	0	194	0	0	0	0	91	0	0	0	411
	BP	0	0	0	185	0	0	0	0	0	0	0	0	185
	Submitted	0	14	0	0	0	0	0	0	0	0	0	0	14
Commercial	Constructed	0	0	0	28	7	0	0	0	0	0	0	0	35
	Approved	60	17	0	772	437	49	0	0	380	35	32	0	1,781
	BP	0	0	0	274	0	0	0	0	0	0	0	0	274

LAND USE	STATUS	CLOVIS	COALINGA	FIREBAUGH	FRESNO	KERMAN	KINGSBURG	MENDOTA	ORANGE COVE	REEDLEY	SANGER	SELMA	COUNTY	TOTAL
Other Industry	Submitted	0	0	0	0	0	0	0	0	0	0	35	0	35
	Constructed	0	0	0	1,085	78	0	0	0	21	0	0	0	1,183
	Approved	16	0	0	481	0	105	0	0	129	0	0	0	732
	BP	0	0	0	832	0	0	0	0	1	0	0	0	833
	Submitted	0	0	0	0	0	0	0	0	0	0	0	22	22
Office	Constructed	0	0	0	349	305	0	0	0	0	0	0	0	654
	Approved	391	0	0	1,347	0	0	0	0	0	0	0	0	1,738
	BP	0	0	0	258	0	0	0	0	0	0	0	38	296
	Submitted	38	0	0	0	0	0	0	0	0	0	195	0	233
Hospitality, 1150, 160	Constructed	0				67					18			85
	Approved	238			363	0								601
	BP	0			50	0								50
	Submitted	0				0						59		59
Education	Constructed	0	0	0	0	9	0	0	0	0	0	0	0	9
	Approved	5	0	59	7	0	0	0	0	0	0	0	0	70
	BP	0	0	0	16	0	0	0	0	0	0	0	0	16
	Submitted	0	0	0	0	0	0	0	0	0	0	0	22	22
Medical	Constructed	0	0	0	0	0	0	0	0	0	8	0	0	8
	Approved	46	0	0	114	0	0	0	0	0	0	0	0	161
	BP	0	0	0	37	0	0	45	0	0	0	0	0	81
	Submitted	0	77	0	0	0	0	0	0	0	0	0	0	77
Government	Constructed	0	0	0	0	4	0	0	0	0	0	0	0	4
	Approved	30	0	7	0	0	0	0	0	0	0	0	0	37
	BP	0	0	0	11	0	0	0	0	0	0	0	0	11
	Submitted	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Jobs		837	221	65	7,675	906	154	45	0	630	61	320	83	10,997
	Constructed	0	0	0	2,736	469	0	0	0	28	26	0	0	3,259
	Approved	798	129	65	3,278	437	154	0	0	601	35	32	0	5,530
	BP	0	0	0	1,661	0	0	45	0	1	0	0	38	1,745
	Submitted	38	92	0	0	0	0	0	0	0	0	288	45	463

SB 743

SB 743, which took effect July 1, 2020, updates the way transportation impacts are measured for development projects in California. According to the Legislature: "New methodologies under the California Environmental Quality Act [were] needed for evaluating transportation impacts that are better able to promote the state's goals of reducing greenhouse gas emissions and traffic-related air pollution, promoting the development of a multimodal transportation system, and providing clean, efficient access to destinations."

The central feature of this change is to switch the transportation impact metric from Level of Service (LOS) at intersections to Vehicle Miles Traveled (VMT). Development that would cause longer commutes or shopping trips in automobiles would generate higher VMT levels and require more extensive mitigation. Fresno COG is in the process of identifying low, medium and high VMT areas in each of the jurisdictions that would need more or less traffic mitigation if development occurs in those areas. This regional traffic modeling is intended to be updated annually, reflecting changes in development and traffic patterns.

The potential impact of SB 743 was considered in the preparation of the projections in this report; however, only a few changes were made to the baseline projections for several reasons.

- During the upcoming RHNA process, the COG is obligated to adopt population projections that are within a 1.5 percent margin of the official DOF projections. The baseline projections are 0.9 percent below DOF, so there is little remaining margin to assume SB 743 will significantly reduce housing growth countywide.
- In 12 of 16 jurisdictions in the County, the jobs housing balance is projected to improve over 2019 conditions. In the smaller cities, bringing more jobs for local workers should reduce VMT, which is consistent with the goals of SB 743.
- It is unclear at this time how much of an effect SB 743 will have on development patterns. While some cities currently are constrained with little vacant land in low VMT areas, future general plan amendments could alter this situation and OPR has recognized that local jurisdictions can adopt statements of overriding considerations through the CEQA process to approve significant development projects offering other benefits.

Fresno COG intends to model potential effects of SB 743 using the current projections as a baseline and changes to the projections may occur as a result of this future analysis.

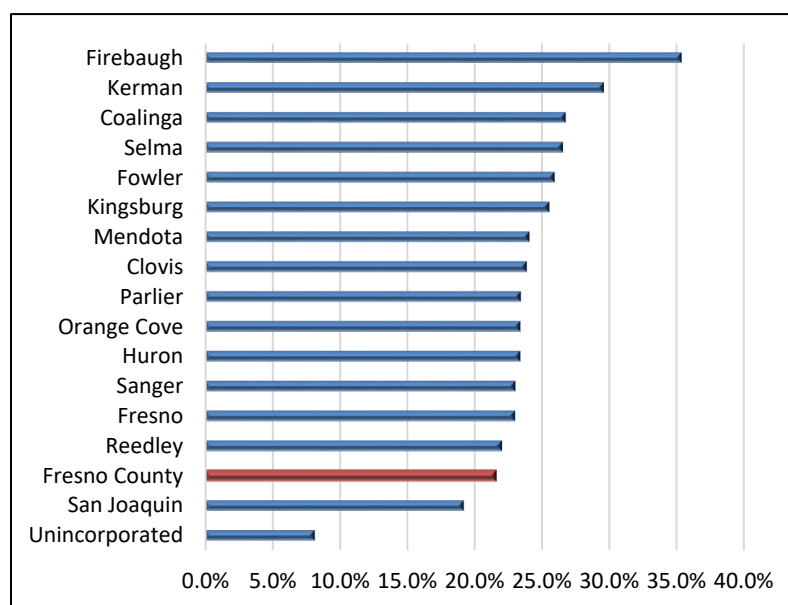
POPULATION AND DEMOGRAPHIC PROJECTIONS FOR FRESNO COUNTY

Fresno County is projected to add nearly 222,000 people by 2050 (Table 8). The City of Fresno would see the largest growth, at 135,850 people, followed by Clovis at 31,950. On a percentage basis, however, most of the smaller cities are projected to see more rapid growth, as shown in Figure 5.

Table 8 - Total Population Projections by Jurisdiction, 2019-2050

JURISDICTION	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE
Fresno County	1,018,240	1,023,360	1,069,800	1,112,010	1,151,390	1,185,850	1,215,740	1,240,090	221,850
Clovis and SOI	134,210	134,780	141,700	147,760	153,420	158,370	162,660	166,160	31,950
Coalinga and SOI	13,530	13,690	14,570	15,210	15,800	16,320	16,770	17,140	3,610
Firebaugh and SOI	7,720	7,720	8,790	9,200	9,580	9,920	10,210	10,450	2,730
Fowler and SOI	6,380	6,580	6,930	7,200	7,460	7,680	7,870	8,030	1,650
Fresno and SOI	592,350	596,060	621,540	647,980	672,650	694,240	712,960	728,200	135,850
Huron and SOI	5,700	5,700	5,930	6,200	6,460	6,680	6,880	7,030	1,330
Kerman and SOI	14,220	14,290	15,660	16,340	16,980	17,540	18,020	18,420	4,200
Kingsburg and SOI	13,350	13,410	14,360	14,960	15,510	15,990	16,410	16,750	3,400
Mendota and SOI	11,170	11,220	11,830	12,330	12,790	13,200	13,560	13,850	2,680
Orange Cove and SOI	9,170	9,170	9,660	10,070	10,450	10,780	11,070	11,310	2,140
Parlier and SOI	14,040	14,140	14,740	15,380	15,980	16,500	16,950	17,320	3,280
Reedley and SOI	25,170	25,170	26,100	27,240	28,300	29,230	30,040	30,700	5,530
Sanger and SOI	28,660	28,770	30,090	31,370	32,560	33,600	34,510	35,240	6,580
San Joaquin and SOI	3,500	3,500	3,610	3,750	3,880	3,990	4,090	4,170	670
Selma and SOI	26,960	27,000	29,130	30,360	31,510	32,520	33,390	34,100	7,140
Unincorporated Areas	112,110	112,160	115,160	116,660	118,060	119,290	120,350	121,220	9,110

Figure 5 - Projected Percent Population Growth by Jurisdiction, 2019-2050



As of 2019, just over 1 million persons are in households and 17,630 are in group quarters, including prisons, dormitories and medical facilities (Table 9). The group quarters population has remained remarkably steady since the year 2000, when there were 17,667 in group quarters. However, ADE projects this number to grow in the future as more senior citizens occupy residential care facilities.

Table 9 – Projections of Household and Group Quarters Populations

Year	Total Number of Persons	Persons in Households	Persons in Group Quarters	Number of Households	Average Household Size
2019	1,018,241	1,000,610	17,630	314,420	3.18
2020	1,023,370	1,005,860	17,510	316,080	3.18
2025	1,069,810	1,050,860	18,950	335,760	3.13
2030	1,112,010	1,092,290	19,720	350,240	3.12
2035	1,151,410	1,131,090	20,320	359,090	3.15
2040	1,185,860	1,164,960	20,900	367,430	3.17
2045	1,215,730	1,194,300	21,430	374,240	3.19
2050	1,240,070	1,218,200	21,870	380,500	3.20
19-50 Chng	219,950	217,590	4,240	66,080	
19-50 CAGR	0.64%	0.64%	0.70%	0.62%	

Source: ADE, Inc. (note: CAGR = compound annual growth rate)

There were about 314,420 households in Fresno County in 2019, with an average household size of 3.18 persons. The number of households in the County is projected to grow by 66,080, to a total of 380,500 in 2050. The average household size for the county is projected to decline over the next ten years, but then increase gradually to 3.20 by 2050.

Households in the Fresno SOI area are projected to grow by 41,664 between 2019 and 2050, going from 188,712 to 230,376 (Table 10). The Clovis SOI is projected to grow considerably as well, adding 10,257 households above the 2019 base of 44,648 households.

The household projections are based on the trends in household size shown in Table 9 above. ADE also estimated household formation, or headship, rates by major age group over the next ten years, which will be useful in the upcoming RHNA update process. Headship rates are projected to increase for the younger and older age groups but decline for the middle age groups due to the decreasing household size (Table 11). This is also based on the observed changes between the last HCD projected rates (2013 RHNA cycle) and the most recent 2018 ACS data. The 2018 data shown in Table 11 is from the ACS, and reflects jurisdictional boundaries for the cities, rather than the SOIs.

Table 10 - Household Projections by Jurisdiction, 2019-2050

JURISDICTION	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE
Fresno County	314,418	316,080	335,757	350,245	359,094	367,432	374,236	380,499	66,081
Clovis and SOI	44,648	44,839	47,930	50,150	51,546	52,856	53,928	54,905	10,257
Coalinga and SOI	3,917	3,969	4,267	4,468	4,601	4,722	4,820	4,910	993
Firebaugh and SOI	2,041	2,040	2,361	2,480	2,557	2,629	2,688	2,741	700
Fowler and SOI	1,802	1,860	1,991	2,077	2,129	2,178	2,218	2,255	453
Fresno and SOI	188,712	189,930	201,270	210,537	216,373	221,831	226,302	230,376	41,664
Huron and SOI	1,487	1,487	1,574	1,652	1,702	1,750	1,788	1,823	336
Kerman and SOI	4,014	4,034	4,494	4,707	4,841	4,967	5,070	5,164	1,150
Kingsburg and SOI	4,255	4,275	4,655	4,863	4,992	5,114	5,213	5,304	1,049
Mendota and SOI	2,676	2,687	2,880	3,012	3,095	3,173	3,236	3,295	619
Orange Cove and SOI	2,151	2,151	2,304	2,410	2,476	2,539	2,590	2,636	485
Parlier and SOI	3,389	3,414	3,620	3,789	3,896	3,997	4,079	4,154	765
Reedley and SOI	6,930	6,931	7,305	7,650	7,869	8,073	8,241	8,394	1,464
Sanger and SOI	7,811	7,840	8,338	8,721	8,961	9,186	9,371	9,539	1,728
San Joaquin and SOI	889	889	934	973	995	1,017	1,035	1,052	163
Selma and SOI	7,353	7,364	8,079	8,448	8,680	8,897	9,075	9,237	1,884
Unincorporated Areas	32,343	32,369	33,756	34,310	34,379	34,504	34,581	34,715	2,372

Source: ADE, Inc.

Table 11 - Projected Changes in Headship Rates, 2018-2030

JURISDICTION	2018 HOUSEHOLDS BY AGE OF HOUSEHOLDER			2018 POPULATION BY AGE GROUP			2018 HEADSHIP RATES			2030 PROJECTED HEADSHIP RATES		
	15-34	35-64	65+	15-34	35-64	65+	15-34	35-64	65+	15-34	35-64	65+
Fresno County	66,594	170,437	67,593	298,006	341,065	123,223	22.3%	50.0%	54.9%	22.9%	47.5%	58.2%
Clovis	7,868	20,289	8,261	36,999	48,387	17,832	21.3%	41.9%	46.3%	26.4%	49.1%	60.9%
Coalinga	1,073	2,368	705	3,720	4,755	1,431	28.8%	49.8%	49.3%	18.2%	36.9%	60.9%
Firebaugh	389	1,323	460	2,468	2,428	674	15.8%	54.5%	68.3%	15.4%	42.9%	58.5%
Fowler city	418	1,103	404	1,705	2,133	693	24.5%	51.7%	58.3%	21.1%	50.4%	53.6%
Fresno city	41,071	91,838	33,849	179,098	196,499	66,924	22.9%	46.7%	50.6%	25.1%	49.6%	58.8%
Huron city	483	1,073	215	1,888	1,820	394	25.6%	59.0%	54.6%	23.5%	46.3%	38.3%
Kerman city	934	2,107	814	4,223	4,746	1,397	22.1%	44.4%	58.3%	21.2%	43.7%	49.0%
Kingsburg city	626	2,362	973	3,749	4,743	1,898	16.7%	49.8%	51.3%	19.5%	49.9%	61.1%
Mendota city	564	1,883	293	3,568	3,772	764	15.8%	49.9%	38.3%	17.8%	44.0%	44.6%
Orange Cove	561	1,384	438	2,870	2,559	680	19.5%	54.1%	64.5%	21.3%	45.3%	52.0%
Parlier city	782	2,467	714	4,337	4,274	983	18.0%	57.7%	72.7%	16.6%	46.7%	55.0%
Reedley city	1,600	3,783	1,818	7,457	8,103	2,579	21.5%	46.7%	70.5%	20.6%	42.6%	58.0%
Sanger city	1,141	4,270	1,675	8,392	9,384	3,021	13.6%	45.5%	55.5%	17.2%	43.3%	61.3%
San Joaquin	266	686	113	1,148	1,054	246	23.2%	65.1%	46.0%	22.7%	47.4%	53.8%
Selma city	1,362	3,972	1,422	8,044	8,694	2,977	16.9%	45.7%	47.8%	18.2%	45.6%	56.5%

Source: ADE, Inc., based on 2018 ACS and HCD Regional Housing Needs Determination, Fresno COG, 2013.

AGE AND ETHNICITY

As indicated in Table 12 below, while the population as a whole is projected to grow annually by 0.64 percent between 2019 and 2050, the older age cohorts above 45 years are projected to grow at a faster rate. The number of persons between 65 and 74 is expected to grow annually by 1.1 percent, while the number of those 75 and over will grow by 2.5 percent a year. As a percentage of total population, persons 65 and over will comprise 18.1 percent of the total population in 2050, versus their current 12.7 percent share.

Table 12 - Projections of Total Number of Persons in Fresno County by Age

Age Group	2019	2050	19-50 Change	19-50 CAGR*	'19 Share	'50 Share
Fresno County	1,018,241	1,240,072	221,831	0.64%	100.0%	100.0%
5 and below	95,915	113,020	17,106	0.53%	9.4%	9.1%
6 to 14	139,023	156,685	17,662	0.39%	13.7%	12.6%
15 to 19	74,364	82,548	8,184	0.34%	7.3%	6.7%
20 to 24	75,470	81,703	6,233	0.26%	7.4%	6.6%
25 to 34	154,100	157,498	3,397	0.07%	15.1%	12.7%
35 to 44	128,726	146,587	17,861	0.42%	12.6%	11.8%
45 to 54	111,842	139,259	27,417	0.71%	11.0%	11.2%
55 to 64	108,972	139,208	30,235	0.79%	10.7%	11.2%
65 to 74	76,457	107,486	31,029	1.10%	7.5%	8.7%
75 and above	53,371	116,078	62,707	2.54%	5.2%	9.4%

Source: ADE (*note: CAGR = compound annual growth rate)

Of the 1,018,250 persons in Fresno County, Latinos are the largest racial\ethnic category at 545,000 (53.5 percent of the total), with Whites-Not Latinos second at 301,680 (29.6 percent) (Table 13). The number of Latinos is projected to grow to 790,350 (45.0 percent) in 2050, or by 245,350 persons between 2019 and 2050. Whites are projected to decrease to 256,730, 44,950 below their current level.

Table 13 - Projection of Total Population by Race\Ethnicity, Fresno County: 2019 – 2050

	All	White	Latino	Black	Asian	Other
2019	1,018,250	301,680	545,000	47,650	96,110	27,810
2020	1,023,370	299,770	551,180	47,760	96,760	27,900
2025	1,069,810	295,710	594,500	48,820	101,870	28,910
2030	1,112,010	289,180	637,120	49,740	106,050	29,920
2035	1,151,390	280,910	680,130	50,270	109,280	30,800
2040	1,185,870	271,140	721,540	50,270	111,560	31,360
2045	1,215,740	263,940	757,980	49,650	112,750	31,420
2050	1,240,060	256,730	790,350	48,570	113,310	31,100
2019-2050	221,810	-44,950	245,350	920	17,200	3,290

Source: ADE

Fresno County has an estimated 213,900 school-aged children in 2019 (Table 14). The California Department of Finance (DOF) projects the number of K-12 public school students through 2025 based on their own demographic projections, which are higher than the ADE population projections. The DOF trend shows a slightly declining share of school age children actually enrolled in school, a trend that is corroborated by State Department of Education studies of recent past trends. ADE projected this trend forward using our own demographic projections for Fresno County as shown in Table 14. We project K-12 public school enrollment to increase to 219,400 in 2050, or 21,200 more than the 2019 figure of 198,200.

Table 14 - Fresno County Public School Enrollment of School-Age Children

Year	Total School-Age Youth (5 to 18)	ADE Projections K-12 Enr. Projections	Participation Rate
2015	213,900	198,200	92.7%
2020	214,400	198,500	92.6%
2025	219,000	202,000	92.2%
2030	224,500	206,300	91.9%
2035	231,200	211,700	91.6%
2040	234,400	213,800	91.2%
2045	236,100	214,600	90.9%
2050	242,300	219,400	90.5%
2015-2050 chg	28,400	21,200	
15-50 CAGR	0.4%	0.3%	

Source: ADE, Inc., based on DOF, California Public K-12 Graded Enrollment and High School Graduate Projections by County — 2015 Series and ADE population projections.

HOUSING

Taking into account population projections, household projections, vacant stock, and other factors such as healthy vacancy rates and residential replacement units, we project a need for 66,560 new residential units over the period between 2019 and 2050. Based on recent building permit data for each city in Fresno County and California DOF E5 reports, we estimate that 43,600 (65 percent) will be single-family units, with the balance of 22,960 (35 percent) as multi-family (Table 15). This is about half as many dwelling units as was projected in 2017, due to the lower population projections currently. Also, there is a much greater trend toward multi-family housing development, due in part to higher density development in the City of Fresno and also more affordable housing being produced in other cities.

The ACS data for 2018 shows that Fresno County has a slightly lower level of home ownership than the state average and a lower vacancy rate (Table 16). Cities with higher home ownership rates include Clovis, Kingsburg, Reedley, Sanger, and Selma, while Huron, Mendota, Orange Cove, Parlier and San Joaquin have particularly high concentrations of renters.

Table 15 – Projected Market Demand for New Housing Units by Unit Building Type, 2019-2050

JURISDICTION	NEW UNITS REQUIRED 2019-2050	SFU	MFU
Fresno County	66,560	43,600	22,960
Clovis SOI	10,960	8,100	2,860
Coalinga SOI	730	400	330
Firebaugh SOI	700	500	200
Fowler SOI	410	300	110
Fresno SOI	41,300	25,300	16,000
Huron SOI	400	100	300
Kerman SOI	1,350	1,000	350
Kingsburg SOI	1,200	1,000	200
Mendota SOI	710	500	210
Orange Cove SOI	430	300	130
Parlier SOI	770	500	270
Reedley SOI	1,600	700	900
Sanger SOI	1,790	1,400	390
San Joaquin SOI	190	100	90
Selma SOI	1,920	1,400	520
Uninc. excl. SOIs	2,100	2,000	100

Source: ADE, based on US Census Construction Building Permits database (2010-2015), Calif. DOF E-5 Reports and City project data.

Future housing conditions will depend on a number of factors including vacancy rates, the level of overcrowding in households, and the ability of income growth to keep up with housing price and rent inflation. Overall vacancy rates have been declining since the height of the Great Recession in 2012 (Figure 6). More recent data from DOF indicates that the countywide rate continued to decline slightly from 6.8 percent in 2019 to 6.7 percent in 2020. Communities with vacancy rates above the county average include Coalinga (11.7 percent), Fowler (8 percent), Orange Cove (8.4 percent) and the unincorporated area (13.7 percent).

As shown in Figure 7, more than half of renter households countywide pay more than 30 percent of income on housing. While the figure of 53.6 percent in 2018 is slightly lower than the peak of 55.1 percent in 2014, the trend has been moving down very slowly, despite a significant drop in unemployment during this time. The trend for homeowners is much more positive, with the 2018 figure at 26.5, reflecting a steady downward trend from 36.8 percent in 2010. The high rental costs relative to income occur in many communities throughout the County. In 2018, only Clovis, Coalinga, Kerman, Kingsburg, San Joaquin and the unincorporated county have fewer than 50 percent of renters paying more than 30 percent of income on rent.

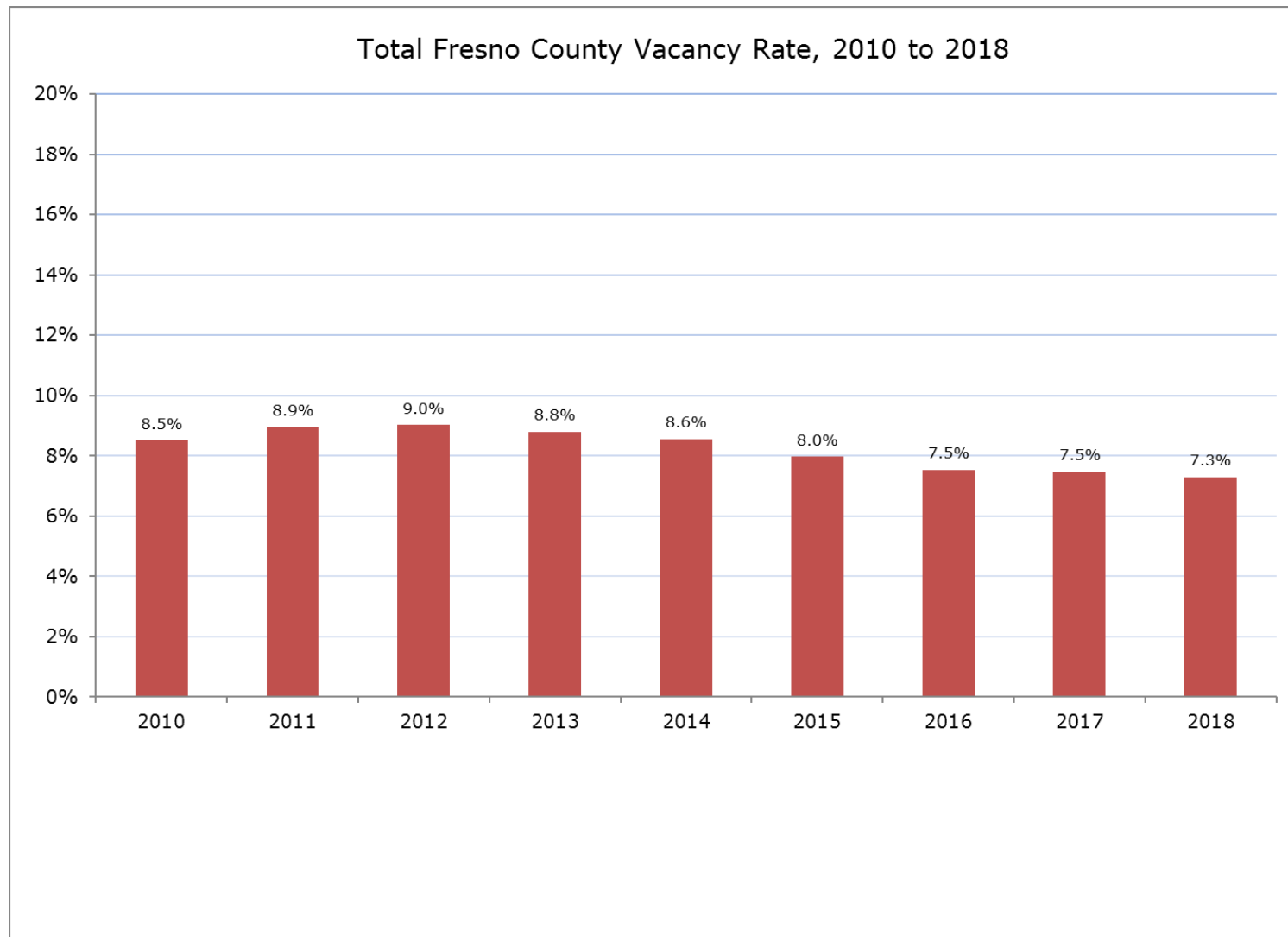
Table 16 - Housing Tenure and Vacancy Rates, California and Fresno Jurisdictions, 2018

JURISDICTION	TOTAL HOUSING UNITS	OWNER-OCCUPIED HOUSING UNITS	PERCENT OF TOTAL	VACANT OWNER-SHIP HOUSING	PERCENT OF OWNER OCCUPIED HOUSING	RENTER-OCCUPIED HOUSING UNITS	PERCENT OF TOTAL	VACANT RENTALS	PERCENT OF RENTER OCCUPIED
California	12,965,435	7,085,435	54.6%	696,342	9.8%	5,880,000	45.4%	423,047	7.2%
Fresno County	304,624	160,944	52.8%	12,673	7.9%	143,680	47.2%	11,280	7.9%
Clovis	36,418	22,269	61.1%	779	3.5%	14,149	38.9%	611	4.3%
Coalinga	4,146	2,225	53.7%	201	9.0%	1,921	46.3%	213	11.1%
Firebaugh	2,172	988	45.5%	26	2.6%	1,184	54.5%	42	3.5%
Fowler	1,925	1,022	53.1%	33	3.2%	903	46.9%	29	3.2%
Fresno	166,758	77,327	46.4%	3,917	5.1%	89,431	53.6%	7,406	8.3%
Huron	1,771	512	28.9%	0	0.0%	1,259	71.1%	117	9.3%
Kerman	3,855	2,048	53.1%	75	3.7%	1,807	46.9%	0	0.0%
Kingsburg	3,961	2,656	67.1%	38	1.4%	1,305	32.9%	90	6.9%
Mendota	2,740	963	35.1%	22	2.3%	1,777	64.9%	74	4.2%
Orange Cove	2,383	969	40.7%	17	1.8%	1,414	59.3%	139	9.8%
Parlier	3,963	1,700	42.9%	128	7.5%	2,263	57.1%	115	5.1%
Reedley	7,201	4,521	62.8%	201	4.5%	2,680	37.2%	118	4.4%
Sanger	7,086	3,932	55.5%	97	2.5%	3,154	44.5%	157	5.0%
San Joaquin	1,065	388	36.4%	35	9.0%	677	63.6%	47	7.0%
Selma	6,756	3,980	58.9%	264	6.6%	2,776	41.1%	163	5.9%
Unincorporated	52,424	35,444	67.6%	6,965	19.7%	16,980	32.4%	1,834	10.8%

Source: ACS, 2018

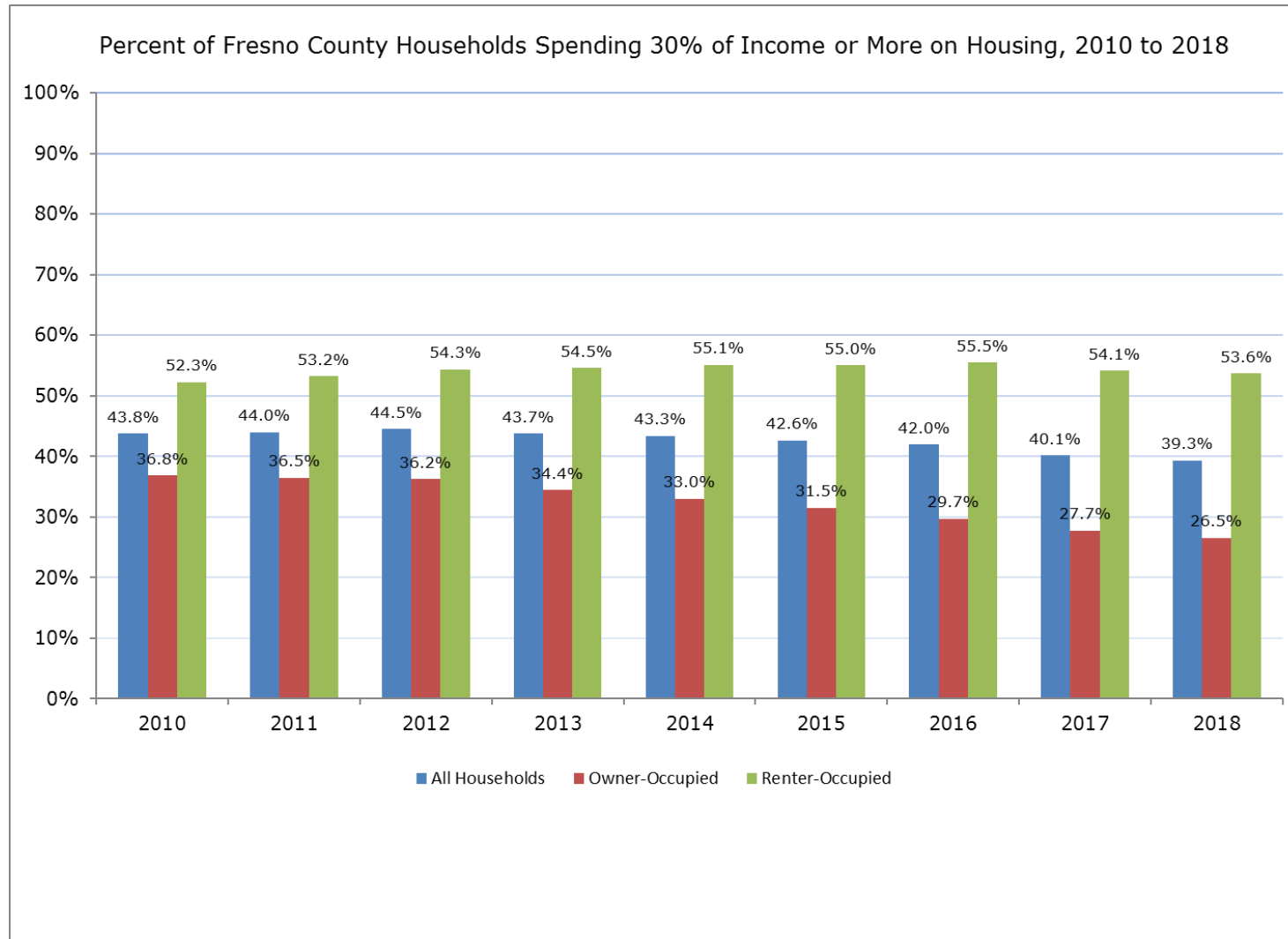
High housing costs lead to overcrowded conditions. As shown in Figure 8, home owner households have relatively few overcrowded households, holding steady at about 5 percent between 2010 and 2018. However, renter households have nearly three times the level of overcrowding. The trend has improved slightly since 2014, but we expect the loss of income due to the Covid-19 pandemic will send the trend upward again, at least in the next few years.

Figure 6 - Housing Vacancy Rate Trends



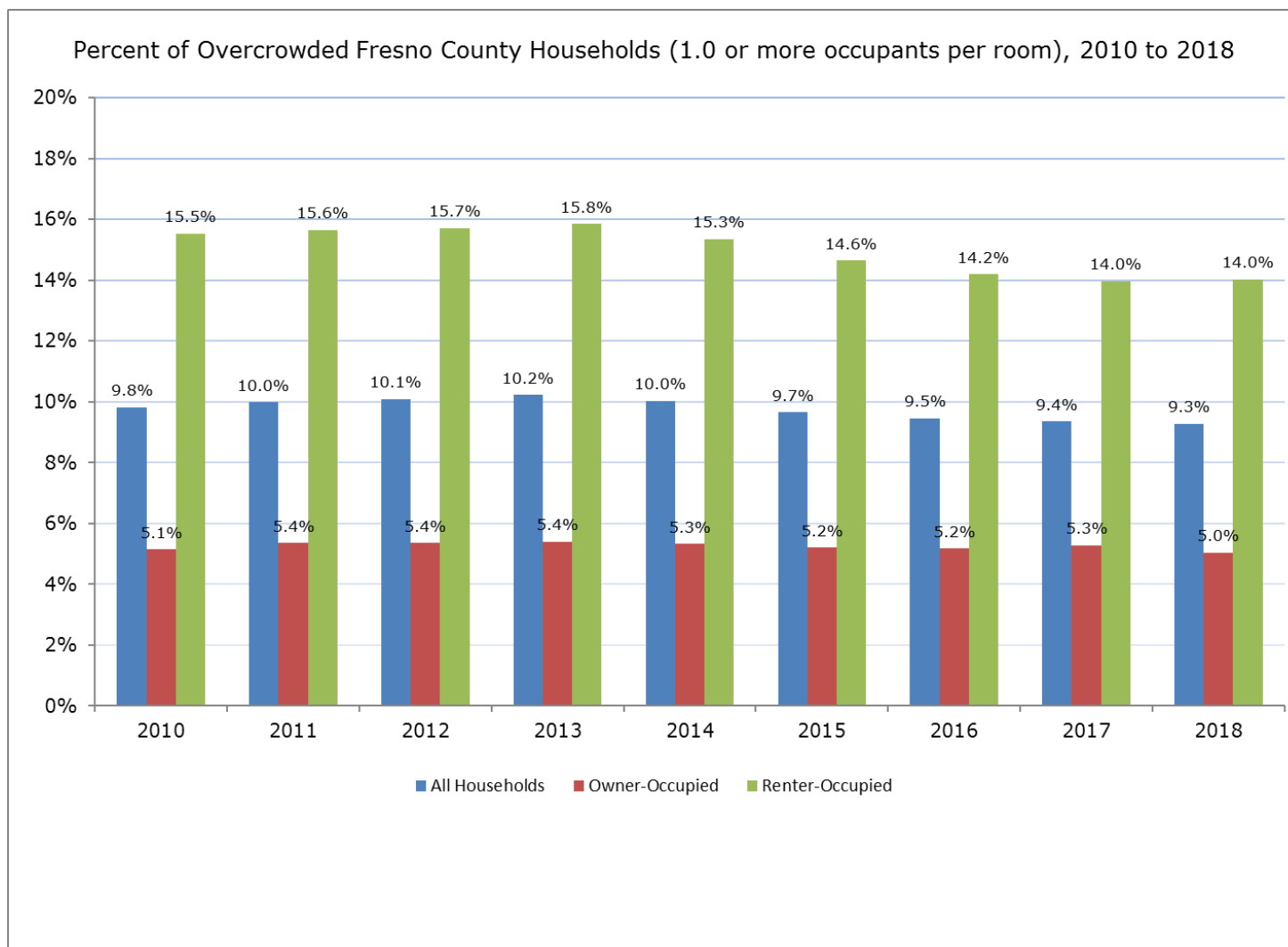
Source: ACS, Five Year Sample.

Figure 7 - Housing Affordability Trends, Fresno County, 2010-2018



Source: ACS, Five Year Sample.

Figure 8 - Overcrowded Households, Fresno County, 2010 - 2018



Source: ACS, Five Year Sample.

HOUSEHOLD INCOME

Average household incomes will decline in 2020 and 2021 due to the Covid-19 pandemic recession. However, income levels are projected to recover to 2019 levels prior to 2025. Table 17 projects the distribution of households by income category (\$2019). The longer term income growth reflects the projected growth in real wages for jobs in Fresno County, based on the 2001-2019 wage growth rates shown in Table 19. Table 18 shows the projected growth in the countywide average wage and the number of workers by annual income category, based on average wages by industry.

Table 17 – Fresno County Household Income Projections

INCOME CATEGORY	NUMBER OF HOUSEHOLDS							
	2019	2020	2025	2030	2035	2040	2045	2050
Less than \$10,000	20,740	22,810	20,550	19,470	18,390	17,330	16,400	15,240
\$10,000 to \$24,999	51,640	56,800	51,500	48,950	46,410	43,920	41,710	38,950
\$25,000 to \$34,999	29,970	32,960	29,380	27,660	24,960	23,040	21,240	19,640
\$35,000 to \$49,999	43,750	47,240	44,810	45,360	41,190	38,020	35,050	32,400
\$50,000 to \$74,999	56,210	52,560	63,760	71,280	80,240	85,440	85,980	82,990
\$75,000 to \$99,999	37,580	35,140	42,620	46,620	50,040	54,140	59,620	67,900
\$100,000 to \$149,999	43,360	39,900	48,370	52,890	56,770	61,020	65,830	70,860
\$150,000 or more	31,160	28,670	34,770	38,020	41,090	44,510	48,410	52,530
Total	314,420	316,080	335,760	350,240	359,090	367,430	374,240	380,500
Mean Income	\$73,690	\$69,790	\$76,140	\$78,860	\$81,770	\$84,720	\$87,950	\$91,500
CAGR		-5.3%	1.8%	0.7%	0.7%	0.7%	0.8%	0.8%

Source: ADE, Inc. (*note: CAGR = compound annual growth rate)

Table 18 - Jobs By Income Category And Countywide Average Wage, Five Year Intervals

INCOME CATEGORY	2019	2020	2025	2030	2035	2040	2045	2050
\$0-\$19,999	31,898	21,146	0	0	0	0	0	0
\$20,000-\$39,999	73,408	64,789	108,754	112,094	102,234	104,758	84,200	85,200
\$40,000-\$59,999	220,301	211,369	227,202	234,171	227,400	186,600	213,923	218,331
\$60,000-\$79,999	74,883	72,976	77,808	76,722	105,476	155,189	147,446	149,990
\$80,000-\$99,999	2,310	2,121	0	4,300	4,400	4,500	11,122	11,122
\$100,000+	2,500	2,800	5,036	5,113	5,290	5,453	10,109	10,358
Total Jobs	405,300	375,200	418,800	432,400	444,800	456,500	466,800	475,000
Average Wage (\$2019)	\$46,117	\$43,634	\$47,404	\$49,047	\$50,841	\$52,754	\$54,775	\$56,966
Annual Growth in Wages		-5.4%	1.7%	0.7%	0.7%	0.7%	0.8%	0.8%

Source: ADE, Inc.

**Table 19 - Annual Wage Growth by Industry, Fresno County 2001-2019,
(Constant 2019 Dollars)**

INDUSTRY	2001-2019 ANNUAL GROWTH RATE
All Industries	0.6%
Agriculture, Forestry, Fishing and Hunting	2.2%
Mining, Quarrying, and Oil and Gas Extraction	3.4%
Utilities	2.2%
Construction	0.9%
Manufacturing	0.5%
Wholesale Trade	0.4%
Retail Trade	-0.3%
Transportation and Warehousing	-0.4%
Information	1.6%
Finance and Insurance	0.7%
Real Estate and Rental and Leasing	1.6%
Professional, Scientific, and Technical Services	0.5%
Management of Companies and Enterprises	3.0%
Administrative and Support, Waste Mgmt and Remediation	0.8%
Educational Services	0.1%
Health Care and Social Assistance	-0.3%
Arts, Entertainment, and Recreation	0.3%
Accommodation and Food Services	1.1%
Other Services (except Public Administration)	1.8%
Public Administration	0.5%

Source: ADE Inc., based on data from Chmura Jobs EQ.

FUTURE HOUSING CONDITIONS

FCOG has requested guidance on several housing market indicators in anticipation of the upcoming RHNA cycle. The following discussion provides qualitative analysis of likely conditions over the next ten years based on the recent ACS data portrayed in Figures 6-8 and projected values for household income and housing production.

Overcrowded Households. Figure 8 shows that overcrowding in Fresno County generally increased during the Great Recession but has been declining since 2014. Overcrowding is correlated to household income and is also affected by trends in household size. During the 2014 to 2018 period, average household income increased by 1.4 percent per year, as jobs became more plentiful during the recovery. However, with the current recession, household incomes will decline again over the next two years and between 2019 and 2025 are projected to increase only 0.5 percent per year, despite a 1.8 percent growth rate coming out of the 2020 trough. The growth rate would then settle at 0.7

percent per year between 2025 and 2030. Therefore, we anticipate that overcrowding will reverse recent trends and begin to increase again to levels previously seen in 2013. The average household size is projected to decrease from 3.18 to 3.12 by 2030 and then increase to 3.15 in 2035. This may help slow the rate of increase in overcrowding slightly. In addition, rapid production of new housing would help to mitigate the trend of lower household incomes on housing conditions (see discussion below under vacancy rates).

Housing Cost Burden. Similar to overcrowding, the percent of households paying more than 30 percent of income for housing declined slightly between 2014 and 2018. However, with the projected slowing in household income, it is likely this trend will also reverse and more households will experience higher housing cost burdens. As noted above, rapid housing production could mitigate this concern to some degree, as discussed below under vacancy rates.

Housing Vacancy Rates. Figure 6 shows that countywide vacancy rates have been declining, which is also supported by the annual DOF E-5 reports. The housing projections in this report stipulate an optimal 5 percent vacancy rate for both ownership and rental housing in most of the communities, with slightly lower rates in Fresno and Clovis. About half the cities currently have vacancy rates below five percent and the housing unit projections between 2019 and 2030 are 5.6 percent higher than the household projections, to provide additional housing in these communities. If these projections are realized, then the additional supply of housing may help to reduce housing cost inflation and overcrowding in these communities. However, other communities already have high vacancy rates and may see lower housing production as a result. The projected total housing units between 2019 and 2050 are only 0.7 percent above the projected growth in households, due to this phenomenon of equalizing the vacancy rates within each community.

Affordable Housing. The need for affordable housing will increase under the conditions described above. The mix of projected housing shows an increase in the share of multi-family housing, which would be consistent with increased affordable housing production. However, the actual production of affordable housing will be dependent on available funding.

Assisted Living Units. The aging of the population is projected to continue throughout this 2050 projection period. Therefore, we would expect to see significant addition of assisted living facilities in Fresno County. ADE projects an increase in the share of population living in group quarters, in part to account for the increasing senior population. This is consistent also with the job projections for health care, a major portion of which is for residential care facilities.

EMPLOYMENT PROJECTIONS

Total jobs in Fresno County are projected to increase by 69,700 jobs, from 405,300 in 2019 to 475,000 in 2050 (Table 20). This reflects a 0.5 percent compound annual growth rate (CAGR) over the entire period. The current recession has created a loss of jobs in 2020 and we project 2019 jobs levels to be recovered by 2022. Growth levels would stabilize at 0.6 percent per year between 2025 and 2035 and then begin to decline further out in time. The declines are due in part to slow growth in

agriculture due to water shortages among other factors and declining food manufacturing levels. Also, the lower population growth forecast results in slower growth in local serving job sectors such as retail, education and government. Health care shows the highest growth rate, followed by non-manufacturing industrial sectors and office jobs.

Table 20 – Fresno County Employment Projections by Sector, 2015-2050

JOB SECTOR	2019	2020	2025	2030	2035	2040	2045	2050	CAGR
Agriculture	44,000	41,000	44,300	45,100	45,600	46,000	46,100	46,000	0.1%
Mfg./Mining	26,500	24,700	26,500	26,500	26,500	26,400	26,100	25,800	-0.1%
Other Industrial	62,000	56,000	63,800	66,600	69,400	71,900	74,300	76,600	0.7%
Retail	38,600	36,000	40,100	41,400	42,500	43,500	44,400	44,900	0.5%
Office	51,000	47,800	53,800	55,500	57,200	58,700	60,100	60,900	0.6%
Education	43,100	43,200	43,900	45,400	46,800	47,800	48,900	49,400	0.4%
Health Services	68,800	66,900	73,600	77,100	80,100	83,500	87,000	90,500	0.9%
Hospitality	35,600	23,600	36,300	37,300	38,200	39,200	39,800	40,300	0.4%
Government	35,700	36,000	36,500	37,500	38,500	39,500	40,100	40,600	0.4%
Total	405,300	375,200	418,800	432,400	444,800	456,500	466,800	475,000	0.5%
Total CAGR		-7.4%	2.2%	0.6%	0.6%	0.5%	0.4%	0.3%	

Source: ADE Inc. (note: CAGR = compound annual growth rate)

Table 21 shows the total jobs projections for the Spheres of Influence (SOI) for each of the cities plus the unincorporated county area. The city projections reflect recent trends in the share of basic sector employment for each of the cities plus future projected population growth that affects local-serving sectors such as retail, education and government jobs. It is anticipated that the metropolitan area of the county will continue to see the bulk of job growth and Clovis in particular will increase its share of county employment over the course of the projection period. However, the projections also reflect current development projects in each of the smaller cities as well and a number of these cities have growth rates higher than the county average, as shown in Figure 9.

Figure 9 - Projected Percent Growth in Jobs by Jurisdiction, 2019-2050

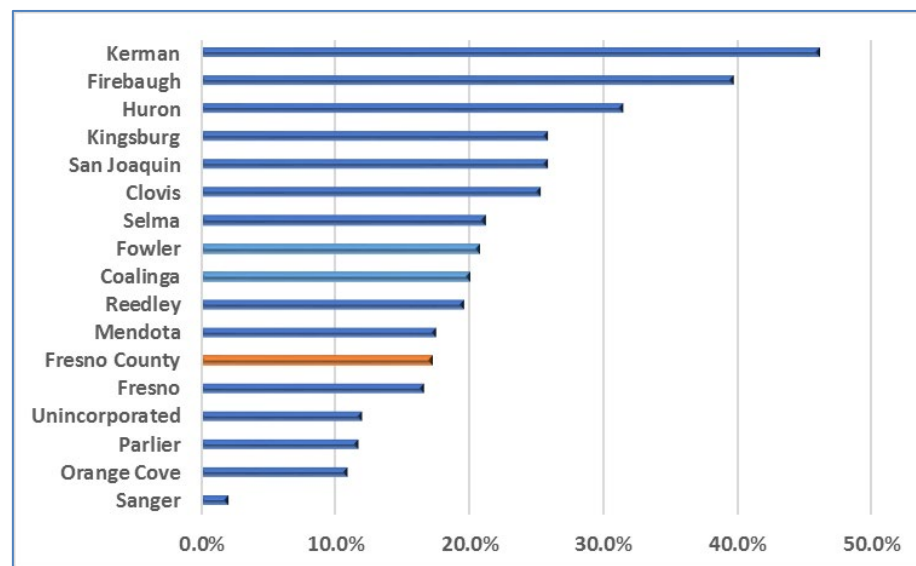


Table 21 - ADE Employment Projections by City, 2019-2050

Jurisdiction	2019	2020	2025	2030	2035	2040	2045	2050	2019 Share	2050 Share
County	405,300	375,200	418,800	432,400	444,800	456,500	466,800	475,000	100.0%	100.0%
Clovis	36,060	33,260	36,890	38,770	40,540	42,240	43,820	45,200	8.9%	9.5%
Coalinga	2,700	2,540	2,930	3,000	3,070	3,140	3,190	3,240	0.7%	0.7%
Firebaugh	1,160	1,090	1,230	1,310	1,390	1,470	1,550	1,620	0.3%	0.3%
Fowler	2,990	2,740	3,440	3,490	3,530	3,570	3,590	3,610	0.7%	0.8%
Fresno	257,140	237,950	264,140	272,810	280,710	288,170	294,730	299,960	63.4%	63.1%
Huron	1,240	1,180	1,470	1,510	1,540	1,570	1,600	1,630	0.3%	0.3%
Kerman	2,800	2,590	3,690	3,780	3,870	3,960	4,030	4,090	0.7%	0.9%
Kingsburg	3,750	3,490	4,400	4,490	4,560	4,620	4,680	4,720	0.9%	1.0%
Mendota	910	840	940	970	1,000	1,020	1,050	1,070	0.2%	0.2%
Orange Cove	640	600	630	650	670	680	700	710	0.2%	0.1%
Parlier	2,300	2,150	2,210	2,300	2,380	2,450	2,510	2,570	0.6%	0.5%
Reedley	5,820	5,390	6,730	6,810	6,880	6,890	6,940	6,960	1.4%	1.5%
Sanger SOI	5,570	5,150	5,620	5,930	6,220	6,500	6,760	7,010	1.4%	1.5%
San Joaquin SOI	480	440	410	430	450	460	480	490	0.1%	0.1%
Selma	6,540	6,090	7,400	7,530	7,660	7,770	7,860	7,930	1.6%	1.7%
Incorporated	330,100	305,500	342,130	353,780	364,470	374,510	383,490	390,810	81.4%	82.3%
Balance	75,200	69,700	76,670	78,620	80,350	81,980	83,320	84,210	18.6%	17.7%

Source: ADE, Inc.

METHODOLOGY

The study process began by developing a range of total population and employment projections for the county as a whole, reflecting varying assumptions about Fresno County's future share of regional growth as well as trends in industry growth. The employment projection methodology used an economic base approach, forecasting export industry sectors, while local serving business sectors follow growth in the economic base and in the population.

ADE consulted a variety of data sources on employment, population and demographic data. A brief description of these sources is provided below. A more complete description of the underlying methodology may be found in the Fresno COG Projections 2015-2050 Report published in 2017.

CA Employment Development Department (EDD). Data includes historical labor force and wage and salary jobs by industry from 1990 to 2019 actual from the Census of Employment and Wages (CEW). ADE used the 2019 countywide figures as the baseline for our employment projections and the COG SOI data as the baseline for city projections.

CA Department of Finance (DOF). ADE used the 2019 and 2020 total population estimates as the baseline for the population projections. DOF provides population projections from 2010 to the year 2060, including age cohort, gender and race/ethnicity. DOF also provides data on birth and death rates and net migration through the year 2040. The fertility and mortality rates are estimated by the CA Department of Health.

The California Economic Forecast (Caltrans). Caltrans has commissioned Dr. Mark Schneipp at the California Economic Forecast to produce projections for the state and all 58 counties. The projections published in 2019 extend to 2050 and provide a wide range of indicators including employment by major industry group, population, housing and economic output.

Woods and Poole (W&P). W&P is an independent economic forecasting firm that provides projections for all counties in the US based on an econometric model that forecasts US economic conditions and creates state, regional and county forecasts based on changing conditions. The 2020 projections were just released in April 2020 and extend to 2060, including population, employment by major industry and a number of other indicators. W&P uses the US Bureau of Economic Analysis (BEA) definition of employment which includes self-employed and other non-employer jobs. The job figures therefore are always higher than wage and salary employment, but the growth rates provide a good basis for projected economic growth in the county.

Chmura JobsEQ. Chmura is a national economic forecasting firm that provides detailed historical and projected employment data by county. Chmura has prepared detailed forecast of the effect of the Covid-19 pandemic recession, which ADE has used in one scenario of possible jobs growth in Fresno County over the next two years.

IMPLAN Input-Output Model. IMPLAN provides I-O models for all counties and down to the zip code level. The model provides employment, output and labor income multipliers for more than 500 industry categories.

California Department of Public Health. An important input into the population cohort survival model we developed to project future population was data birth- and death-rate data by race, gender, and age. Since the state of the economy influences births and birth rates, we generated race- and age-specific birth rates based on birth data covering nine years (2001-2009), particularly to control for possible effects of the Great Recession on the number of births in and birth rates for 2008 and 2009. In generating age-, gender-, and race-specific death rates, we again use detailed morbidity data from California Department of Public Health. With regard to race, we devised death-rates for eight racial\ethnic categories that correspond to the eight racial categories for which we gathered 2010 US Census Decennial 2010 city-level population data (Hispanic, White-Not Hispanic, Asian-Not Hispanic, Black-Not Hispanic, Native American-Not Hispanic, Pacific islander-Not Hispanic, Two-or-More-Not Hispanic, and Other-Not Hispanic). Our birth data was similarly organized with regard to race\ethnicity.

DETAILED PROJECTIONS

The following sections provide the detailed projections for each jurisdiction. All data reflect the sphere of influence (SOI) for each jurisdiction.

CLOVIS

Table 22 – Job Projections for Clovis SOI by Sector, 2019-2050

JOB SECTOR	2019	2020	2025	2030	2035	2040	2045	2050
Agriculture	380	350	380	390	390	390	400	390
Mfg./Mining	3,430	3,395	3,441	3,440	3,440	3,430	3,390	3,350
Other Industrial	4,810	4,543	4,814	5,130	5,440	5,740	6,020	6,300
Retail	5,850	5,454	5,896	6,290	6,640	6,990	7,310	7,560
Office	5,000	4,991	5,608	6,000	6,390	6,770	7,130	7,390
Education	3,280	3,292	3,189	3,420	3,600	3,770	3,930	4,100
Health Services	6,870	6,776	6,902	7,260	7,600	7,910	8,180	8,430
Hospitality	5,640	3,641	5,818	5,960	6,130	6,300	6,480	6,680
Government	810	819	842	880	920	940	970	1,010
Total	36,060	33,260	36,890	38,770	40,540	42,240	43,820	45,200

Source: ADE, Inc.

Table 23 – Population Projections for City of Clovis SOI: 2019-2050

POPULATION VARIABLE	YEAR								2015-2050	
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*
Tot. Nos. of Persons	134,210	134,780	141,700	147,760	153,420	158,370	162,660	166,160	31,950	0.7%
Tot. Nos. of Persons in Group Qtrs.	590	590	640	670	700	720	740	760	170	0.8%
Tot. Nos. of Persons in HHs	133,620	134,190	141,060	147,090	152,720	157,650	161,920	165,400	31,780	0.7%
Tot. Nos. of HHs	44,650	44,840	47,930	50,150	51,550	52,860	53,930	54,900	10,250	0.7%
Persons Per Households	2.99	2.99	2.94	2.93	2.96	2.98	3.00	3.01		

Source: Applied Development Economics. (*Note: CAGR = compound annual growth rate)

Table 24 – Periodic Housing Unit Requirement Projections: Periodic Housing Unit Requirement Projections Net of Adjustments for Existing Vacant Stock, Healthy Vacancy Rates, and Replacement Rates, Clovis SOI

HOUSEHOLDS AND HOUSING UNITS	CUMULATIVE YEARLY INCREMENTS					
	2019-25	2019-30	2019-35	2019-40	2019-45	2019-50
Total Number of New Households By Period	3,280	5,500	6,900	8,210	9,280	10,250
Total Number of New Units Required By Period	4,110	6,268	7,713	9,036	10,140	10,960

Source: Applied Development Economics. (*Note: CAGR = compound annual growth rate)

Table 25 – Projections of Total Number of Persons in City of Clovis by Age

AGE GROUP	YEAR								2019-2050		2019	2050
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*	SHARE	SHARE
City of Clovis SOI	134,213	134,781	141,701	147,763	153,419	158,372	162,663	166,157	31,944	0.69%	100.0%	100.0%
5 and below	11,018	11,071	11,664	12,028	12,132	12,206	13,515	14,038	3,020	0.78%	8.2%	8.4%
6 to 14	16,248	16,075	16,522	17,377	18,158	18,550	18,530	19,480	3,232	0.59%	12.1%	11.7%
15 to 19	9,943	9,731	9,123	9,145	9,641	10,165	10,412	10,376	432	0.14%	7.4%	6.2%
20 to 24	10,111	10,157	9,866	9,219	9,265	9,778	10,228	10,440	329	0.10%	7.5%	6.3%
25 to 34	18,147	18,502	20,191	20,354	19,422	18,850	19,275	20,102	1,955	0.33%	13.5%	12.1%
35 to 44	16,351	16,238	17,148	18,863	20,570	20,813	19,726	18,929	2,578	0.47%	12.2%	11.4%
45 to 54	16,826	16,582	16,373	16,363	17,272	19,073	20,656	20,663	3,836	0.66%	12.5%	12.4%
55 to 64	16,539	16,679	16,748	16,299	16,084	16,140	16,927	18,489	1,950	0.36%	12.3%	11.1%
65 to 74	11,519	12,023	13,978	15,440	15,488	15,164	14,861	14,760	3,241	0.80%	8.6%	8.9%
75 and above	7,509	7,723	10,087	12,675	15,387	17,633	18,533	18,881	11,371	3.02%	5.6%	11.4%

Source: ADE (*note: CAGR = compound annual growth rate)

Table 26 – Projections of Total Number of Persons in Clovis by Race and Ethnicity, Clovis SOI

RACE/ETHNIC GROUP	YEAR								2019-2050		2019	2050
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*	SHARE	SHARE
Clovis SOI	134,213	134,781	141,701	147,763	153,419	158,372	162,663	166,157	31,944	0.69%	100.0%	100.0%
White	74,557	74,471	76,188	77,206	77,775	77,743	77,844	77,588	3,030	0.13%	55.6%	46.7%
Latino	37,955	38,482	42,384	46,227	50,171	54,189	57,842	61,345	23,390	1.56%	28.3%	36.9%
Black	3,034	3,043	3,178	3,283	3,365	3,415	3,409	3,365	331	0.33%	2.3%	2.0%
Asian	13,306	13,396	14,232	15,009	15,771	16,450	16,878	17,133	3,827	0.82%	9.9%	10.3%
Pacific Islander	266	268	284	298	311	321	326	331	65	0.71%	0.2%	0.2%
Native American	1,019	1,017	1,032	1,029	1,016	990	945	891	-127	-0.43%	0.8%	0.5%
Other	211	211	220	228	234	235	234	231	20	0.29%	0.2%	0.1%
Two or more	3,865	3,894	4,183	4,482	4,778	5,030	5,185	5,273	1,408	1.01%	2.9%	3.2%

Source: ADE (*note: CAGR = compound annual growth rate)

Table 27 – Clovis Household Income Projections

INCOME CATEGORY	NUMBER OF HOUSEHOLDS							
	2019	2020	2025	2030	2035	2040	2045	2050
Less than \$10,000	1,450	1,730	1,380	1,230	1,070	910	780	690
\$10,000 to \$24,999	3,740	4,450	3,560	3,180	2,760	2,350	2,000	1,780
\$25,000 to \$34,999	5,120	6,140	5,170	4,590	3,670	2,580	1,560	820
\$35,000 to \$49,999	4,120	4,310	4,820	4,840	4,700	4,590	4,020	2,110
\$50,000 to \$74,999	7,230	6,800	7,540	8,450	9,420	10,290	11,030	12,030
\$75,000 to \$99,999	5,550	5,220	5,840	6,400	6,850	7,350	7,970	9,070
\$100,000 to \$149,999	10,490	9,730	11,800	12,910	13,820	14,830	15,910	16,960
\$150,000 or more	6,950	6,450	7,830	8,560	9,250	9,940	10,660	11,450
Total	44,650	44,840	47,930	50,150	51,550	52,860	53,930	54,900
Mean Income	\$95,940	\$90,750	\$98,580	\$102,040	\$105,790	\$109,640	\$113,820	\$118,470
CAGR		-5.4%	1.7%	0.7%	0.7%	0.7%	0.8%	0.8%

Source: ADE (*note: CAGR = compound annual growth rate)

COALINGA

Table 28 – Job Projections for Coalinga SOI by Sector, 2019-2050

JOB SECTOR	YEAR							
	2019	2020	2025	2030	2035	2040	2045	2050
Agriculture	20	20	30	30	30	30	30	30
Mfg./Mining	30	30	145	150	150	150	150	150
Other Industrial	170	160	190	200	210	210	220	230
Retail	320	300	343	360	370	370	380	390
Office	190	180	200	210	210	220	230	230
Education	970	970	960	980	990	1,010	1,010	1,020
Health Services	360	350	442	450	470	480	490	510
Hospitality	320	210	300	300	310	310	320	330
Government	320	320	320	330	340	350	350	360
Total	2,700	2,540	2,930	3,000	3,070	3,140	3,190	3,240

Source: ADE, Inc.

Table 29 – Population Projections: 2019-2050: City of Coalinga SOI

POPULATION VARIABLE	YEAR								2015-2050	
	2015	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*
Tot. Nos. of Persons	13,530	13,690	14,570	15,210	15,800	16,320	16,770	17,140	3,610	0.8%
Tot. Nos. of Persons in Group Qtrs.	2,220	2,220	2,450	2,560	2,640	2,730	2,800	2,860	640	0.8%
Tot. Nos. of Persons in HHs	11,310	11,470	12,120	12,650	13,160	13,590	13,970	14,280	2,970	0.8%
Tot. Nos. of HHs	3,920	3,970	4,270	4,470	4,600	4,720	4,820	4,910	990	0.7%
Persons Per Households	2.89	2.89	2.84	2.83	2.86	2.88	2.90	2.91		

Source: Applied Development Economics. (*Note: CAGR = compound annual growth rate)

Table 30 – Periodic Housing Unit Requirement Projections Net of Adjustments for Existing Vacant Stock, Healthy Vacancy Rates, and Replacement Rates, Coalinga SOI

HOUSEHOLDS AND HOUSING UNITS	PERIOD					
	2019-25	2019-30	2019-35	2019-40	2019-45	2019-50
Total Number of New Households By Period	350	550	680	800	900	990
Total Number of New Units Required By Period	368	503	578	644	709	734

Source: Applied Development Economics. (*Note: CAGR = compound annual growth rate)

Table 31 – Projections of Total Number of Persons by Age: Coalinga SOI

AGE GROUP	YEAR								2019-2050		2019	2050
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*	SHARE	SHARE
Coalinga SOI	13,532	13,686	14,568	15,206	15,801	16,323	16,774	17,142	3,610	0.77%	100.0%	100.0%
5 and below	1,185	1,208	1,297	1,331	1,354	1,384	1,498	1,565	380	0.90%	8.8%	9.1%
6 to 14	1,720	1,724	1,762	1,900	1,983	2,027	2,053	2,149	429	0.72%	12.7%	12.5%
15 to 19	951	921	1,005	946	1,038	1,097	1,120	1,128	177	0.55%	7.0%	6.6%
20 to 24	936	959	935	1,006	949	1,042	1,094	1,112	176	0.56%	6.9%	6.5%
25 to 34	2,066	2,089	2,046	1,909	1,946	1,963	1,988	2,118	52	0.08%	15.3%	12.4%
35 to 44	1,699	1,710	1,920	2,113	2,046	1,913	1,940	1,937	238	0.42%	12.6%	11.3%
45 to 54	1,652	1,619	1,697	1,710	1,898	2,093	2,018	1,869	217	0.40%	12.2%	10.9%
55 to 64	1,724	1,777	1,619	1,578	1,636	1,652	1,824	1,993	268	0.47%	12.7%	11.6%
65 to 74	1,039	1,079	1,464	1,622	1,463	1,437	1,484	1,482	443	1.15%	7.7%	8.6%
75 and above	560	599	822	1,093	1,488	1,714	1,755	1,790	1,230	3.82%	4.1%	10.4%

Source: ADE (*note: CAGR = compound annual growth rate)

Table 32 – Projections of Total Number of Persons by Race and Ethnicity: Coalinga SOI

RACE/ETHNIC GROUP	YEAR								2019-2050		2019	2050
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*	SHARE	SHARE
Coalinga SOI	13,532	13,686	14,568	15,206	15,801	16,323	16,774	17,142	3,610	0.77%	100.0%	100.0%
White	4,667	4,669	4,704	4,628	4,509	4,344	4,197	4,041	-626	-0.46%	34.5%	23.6%
Latino	7,743	7,886	8,705	9,426	10,165	10,885	11,529	12,111	4,368	1.45%	57.2%	70.7%
Black	464	463	452	425	392	354	315	264	-200	-1.81%	3.4%	1.5%
Asian	399	406	437	455	465	470	468	469	71	0.53%	2.9%	2.7%
Pacific Islander	19	19	19	18	17	16	14	13	-7	-1.37%	0.1%	0.1%
Native American	75	75	73	69	64	58	52	45	-30	-1.61%	0.6%	0.3%
Other	9	9	9	8	8	7	7	5	-3	-1.53%	0.1%	0.0%
Two or more	156	158	169	176	183	189	192	194	37	0.69%	1.2%	1.1%

Source: ADE (*note: CAGR = compound annual growth rate)

Table 33 – Coalinga Household Income Projections

INCOME CATEGORY	NUMBER OF HOUSEHOLDS							
	2015	2020	2025	2030	2035	2040	2045	2050
Less than \$10,000	430	470	420	400	370	350	320	280
\$10,000 to \$24,999	500	550	490	470	430	400	340	300
\$25,000 to \$34,999	400	440	390	370	340	310	260	230
\$35,000 to \$49,999	220	240	220	230	220	200	170	140
\$50,000 to \$74,999	740	760	920	1,010	1,090	1,130	1,210	1,200
\$75,000 to \$99,999	480	450	550	600	650	700	760	880
\$100,000 to \$149,999	680	620	750	830	890	970	1,040	1,120
\$150,000 or more	470	430	520	570	620	660	710	770
Total	3,920	3,970	4,270	4,470	4,600	4,720	4,820	4,910
Mean Income	\$81,850	\$77,210	\$84,540	\$87,520	\$90,620	\$93,980	\$97,720	\$101,880
CAGR		-5.7%	1.8%	0.7%	0.7%	0.7%	0.8%	0.8%

Source: ADE (*note: CAGR = compound annual growth rate)

FIREBAUGH

Table 34 – Job Projections for Firebaugh SOI by Sector, 2019-2050

JOB SECTOR	YEAR							
	2019	2020	2025	2030	2035	2040	2045	2050
Agriculture	80	70	80	80	80	80	80	80
Mfg./Mining	20	10	20	20	20	20	20	20
Other Industrial	430	410	460	490	510	530	560	580
Retail	90	80	80	90	100	110	120	130
Office	50	50	50	60	70	80	90	90
Education	240	240	280	290	300	320	330	350
Health Services	140	140	140	150	160	180	190	200
Hospitality	70	50	70	80	90	90	100	100
Government	50	50	50	50	60	60	60	70
Total	1,160	1,090	1,230	1,310	1,390	1,470	1,550	1,620

Source: ADE, Inc

Table 35 – Population Projections: 2019-2050: Firebaugh SOI

POPULATION VARIABLE	YEAR								2015-2050	
	2015	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*
Tot. Nos. of Persons	7,720	7,720	8,790	9,200	9,580	9,920	10,210	10,450	2,730	1.0%
Tot. Nos. of Persons in Group Qtrs.	0	0	0	0	0	0	0	0	0	NA
Tot. Nos. of Persons in HHs	7,720	7,720	8,790	9,200	9,580	9,920	10,210	10,450	2,730	1.0%
Tot. Nos. of HHs	2,040	2,040	2,360	2,480	2,560	2,630	2,690	2,740	700	1.0%
Persons Per Households	3.78	3.78	3.72	3.71	3.74	3.77	3.80	3.81		

Source: Applied Development Economics. (*Note: CAGR = compound annual growth rate)

Table 36 – Periodic Housing Unit Requirement Projections Net of Adjustments for Existing Vacant Stock, Healthy Vacancy Rates, and Replacement Rates: Firebaugh SOI

HOUSEHOLDS AND HOUSING UNITS	PERIOD					
	2019-25	2019-30	2019-35	2019-40	2019-45	2019-50
Total Number of New Households By Period	320	440	520	590	650	700
Total Number of New Units Required By Period	354	466	539	605	661	700

Source: Applied Development Economics. (*Note: CAGR = compound annual growth rate)

Table 37 –Projections of Total Number of Persons by Age: Firebaugh SOI

AGE GROUP	YEAR								2019-2050		2019	2050
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*	SHARE	SHARE
Firebaugh SOI	7,725	7,725	8,792	9,202	9,585	9,920	10,210	10,447	2,722	0.98%	100.0%	100.0%
5 and below	829	832	942	957	952	967	1,002	1,038	209	0.73%	10.7%	9.9%
6 to 14	1,143	1,133	1,249	1,345	1,389	1,393	1,394	1,424	281	0.71%	14.8%	13.6%
15 to 19	655	636	683	646	717	748	755	744	90	0.42%	8.5%	7.1%
20 to 24	680	653	673	669	635	703	732	736	55	0.25%	8.8%	7.0%
25 to 34	1,221	1,260	1,452	1,336	1,304	1,266	1,295	1,381	160	0.40%	15.8%	13.2%
35 to 44	833	828	1,017	1,303	1,392	1,282	1,246	1,202	369	1.19%	10.8%	11.5%
45 to 54	852	847	853	848	966	1,239	1,318	1,205	353	1.13%	11.0%	11.5%
55 to 64	792	799	884	849	793	788	895	1,140	348	1.18%	10.2%	10.9%
65 to 74	436	451	653	755	776	747	695	685	249	1.47%	5.6%	6.6%
75 and above	284	286	387	495	661	787	878	892	607	3.76%	3.7%	8.5%

Source: ADE (*note: CAGR = compound annual growth rate)

Table 38 –Projections of Total Number of Persons by Race and Ethnicity: Firebaugh SOI

RACE/ETHNIC GROUP	YEAR								2019-2050		2019	2050
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*	SHARE	SHARE
Firebaugh SOI	7,725	7,725	8,792	9,202	9,585	9,920	10,210	10,447	2,722	0.98%	100.0%	100.0%
White	503	496	523	510	495	481	467	453	-51	-0.34%	6.5%	4.3%
Latino	7,156	7,165	8,204	8,631	9,033	9,386	9,695	9,951	2,795	1.07%	92.6%	95.2%
Black	20	20	19	18	16	15	13	12	-9	-1.75%	0.3%	0.1%
Asian	29	29	30	28	26	25	23	21	-9	-1.13%	0.4%	0.2%
Pacific Islander	0	0	0	0	0	0	0	0	0	NA	0.0%	0.0%
Native American	16	16	16	15	14	13	12	11	-5	-1.11%	0.2%	0.1%
Other	0	0	0	0	0	0	0	0	0	NA	0.0%	0.0%
Two or more	0	0	0	0	0	0	0	0	0	NA	0.0%	0.0%

Source: ADE (*note: CAGR = compound annual growth rate)

Table 39 – Firebaugh Household Income Projections

INCOME CATEGORY	NUMBER OF HOUSEHOLDS							
	2019	2020	2025	2030	2035	2040	2045	2050
Less than \$10,000	170	180	180	170	170	160	160	160
\$10,000 to \$24,999	400	420	420	410	400	390	380	370
\$25,000 to \$34,999	410	440	430	420	410	400	390	380
\$35,000 to \$49,999	270	280	350	390	380	370	360	350
\$50,000 to \$74,999	500	450	610	690	750	800	830	820
\$75,000 to \$99,999	100	90	120	130	140	160	180	200
\$100,000 to \$149,999	130	120	160	180	190	220	250	290
\$150,000 or more	70	60	90	100	110	120	140	170
Total	2,040	2,040	2,360	2,480	2,560	2,630	2,690	2,740
Mean Income	\$50,830	\$48,030	\$52,680	\$54,430	\$56,390	\$58,670	\$61,270	\$64,050
CAGR		-5.5%	1.9%	0.7%	0.7%	0.8%	0.9%	0.9%

Source: ADE (*note: CAGR = compound annual growth rate)

FOWLER

Table 40 – Job Projections for Fowler SOI by Sector, 2019-2050

JOB SECTOR	YEAR							
	2015	2020	2025	2030	2035	2040	2045	2050
Agriculture	250	230	250	250	260	260	260	260
Mfg./Mining	920	860	940	940	940	940	930	930
Other Industrial	740	670	860	890	910	930	940	950
Retail	220	200	280	280	280	290	290	290
Office	150	140	200	200	200	200	200	200
Education	250	250	301	300	300	310	310	320
Health Services	300	290	420	430	440	450	450	460
Hospitality	120	80	156	160	160	160	170	170
Government	30	30	33	30	40	40	40	40
Total	2,990	2,740	3,440	3,490	3,530	3,570	3,590	3,610

Source: ADE, Inc.

Table 41 – Population Projections: 2019-2050: Fowler SOI

POPULATION VARIABLE	YEAR								2015-2050	
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*
Tot. Nos. of Persons	6,380	6,580	6,930	7,200	7,460	7,680	7,870	8,030	1,650	0.7%
Tot. Nos. of Persons in Group Qtrs.	40	40	40	40	50	40	40	40	0	0.0%
Tot. Nos. of Persons in HHs	6,340	6,540	6,890	7,160	7,410	7,640	7,830	7,990	1,650	0.7%
Tot. Nos. of HHs	1,800	1,860	1,990	2,080	2,130	2,180	2,220	2,260	460	0.7%
Persons Per Household	3.52	3.52	3.46	3.44	3.48	3.50	3.53	3.54		

Source: Applied Development Economics. (*Note: CAGR = compound annual growth rate)

Table 42 – Periodic Housing Unit Requirement Projections Net of Adjustments for Existing Vacant Stock, Healthy Vacancy Rates, and Replacement Rates: Fowler SOI

HOUSEHOLDS AND HOUSING UNITS	PERIOD					
	2019-25	2019-30	2019-35	2019-40	2019-45	2019-50
Total Number of New Households By Period	190	280	330	380	420	460
Total Number of New Units Required By Period	182	247	291	341	383	414

Source: Applied Development Economics. (*Note: CAGR = compound annual growth rate)

Table 43 –Projections of Total Number of Persons by Age: Fowler SOI

AGE GROUP	YEAR								2019-2050		2019	2050
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*	SHARE	SHARE
Fowler SOI	6,375	6,580	6,928	7,202	7,457	7,680	7,874	8,032	1,656	0.75%	100.0%	100.0%
5 and below	624	641	650	651	659	688	731	753	130	0.61%	9.8%	9.4%
6 to 14	872	879	947	962	968	969	992	1,041	169	0.57%	13.7%	13.0%
15 to 19	460	498	466	516	529	531	527	532	72	0.47%	7.2%	6.6%
20 to 24	491	497	498	462	512	524	523	519	28	0.18%	7.7%	6.5%
25 to 34	882	904	977	985	948	960	1,015	1,022	140	0.48%	13.8%	12.7%
35 to 44	824	846	836	893	959	965	922	927	103	0.38%	12.9%	11.5%
45 to 54	747	772	804	828	812	867	923	922	175	0.68%	11.7%	11.5%
55 to 64	711	732	753	738	764	784	765	811	100	0.43%	11.2%	10.1%
65 to 74	430	459	580	662	675	661	681	694	264	1.56%	6.7%	8.6%
75 and above	334	352	417	504	632	732	794	810	476	2.89%	5.2%	10.1%

Source: ADE (*note: CAGR = compound annual growth rate)

Table 44 – Projections of Total Number of Persons by Race and Ethnicity: Fowler SOI

RACE/ETHNIC GROUP	YEAR								2019-2050		2019	2050
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*	SHARE	SHARE
Fowler SOI	6,375	6,580	6,928	7,202	7,457	7,680	7,874	8,032	1,656	0.75%	100.0%	100.0%
White	1,156	1,178	1,168	1,142	1,112	1,078	1,057	1,032	-124	-0.36%	18.1%	12.8%
Latino	4,473	4,639	4,997	5,298	5,586	5,851	6,086	6,296	1,823	1.11%	70.2%	78.4%
Black	74	74	69	64	58	51	45	39	-35	-2.04%	1.2%	0.5%
Asian	567	580	588	597	606	611	605	592	26	0.14%	8.9%	7.4%
Pacific Islander	1	1	1	1	1	1	0	0	-1	-4.36%	0.0%	0.0%
Native American	25	25	24	23	21	19	17	14	-11	-1.80%	0.4%	0.2%
Other	5	5	5	4	3	3	2	1	-4	-3.98%	0.1%	0.0%
Two or more	76	77	75	73	70	66	62	57	-19	-0.92%	1.2%	0.7%

Source: ADE (*note: CAGR = compound annual growth rate)

Table 45 – Fowler Household Income Projections

INCOME CATEGORY	NUMBER OF HOUSEHOLDS							
	2015	2020	2025	2030	2035	2040	2045	2050
Less than \$10,000	130	150	140	130	120	120	110	100
\$10,000 to \$24,999	270	310	270	260	250	230	220	200
\$25,000 to \$34,999	160	180	160	160	140	130	120	110
\$35,000 to \$49,999	220	250	220	220	200	180	170	150
\$50,000 to \$74,999	350	330	410	450	490	510	500	480
\$75,000 to \$99,999	250	240	300	330	350	380	420	480
\$100,000 to \$149,999	270	250	310	340	360	400	430	470
\$150,000 or more	150	140	180	190	210	230	260	280
Total	1,800	1,860	1,990	2,080	2,130	2,180	2,220	2,260
Mean Income	\$72,270	\$68,380	\$74,920	\$77,560	\$80,410	\$83,690	\$87,140	\$90,880
CAGR		-5.4%	1.8%	0.7%	0.7%	0.8%	0.8%	0.8%

Source: ADE (*note: CAGR = compound annual growth rate)

FRESNO

Table 46 – Job Projections for Fresno SOI by Sector, 2019-2050

JOB SECTOR	YEAR							
	2019	2020	2025	2030	2035	2040	2045	2050
Agriculture	1,310	1,220	1,330	1,350	1,370	1,380	1,380	1,380
Mfg./Mining	13,880	14,210	15,531	15,530	15,530	15,470	15,300	15,120
Other Industrial	43,320	37,830	45,686	47,700	49,650	51,360	52,610	53,770
Retail	25,510	23,690	26,600	27,290	27,840	28,320	28,730	28,840
Office	41,730	39,020	43,419	44,180	44,910	45,530	45,970	46,160
Education	26,100	26,060	26,145	27,110	28,070	28,650	29,370	29,510
Health Services	53,640	52,060	53,640	56,500	58,900	61,740	64,760	67,830
Hospitality	23,220	15,300	23,417	23,940	24,390	24,820	25,240	25,570
Government	28,420	28,560	28,372	29,210	30,040	30,910	31,380	31,770
Total	257,140	237,950	264,140	272,810	280,710	288,170	294,730	299,960

Source: ADE, Inc.

Table 47 – Population Projections: 2019-2050: Fresno SOI

POPULATION VARIABLE	YEAR								2015-2050	
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*
Tot. Nos. of Persons	592,350	596,060	621,540	647,980	672,650	694,240	712,960	728,200	135,850	0.7%
Tot. Nos. of Persons in Group Qtrs.	10,290	10,240	11,060	11,550	11,920	12,300	12,640	12,910	2,620	0.7%
Tot. Nos. of Persons in HHs	582,060	585,820	610,480	636,430	660,730	681,940	700,320	715,290	133,230	0.7%
Tot. Nos. of HHs	188,710	189,930	201,270	210,540	216,370	221,830	226,300	230,380	41,670	0.6%
Persons Per Household	3.08	3.08	3.03	3.02	3.05	3.07	3.09	3.10		

Source: ADE

Table 48 – Periodic Housing Unit Requirement Projections Net of Adjustments for Existing Vacant Stock, Healthy Vacancy Rates, and Replacement Rates: Fresno SOI

HOUSEHOLDS AND HOUSING UNITS	PERIOD					
	2019-25	2019-30	2019-35	2019-40	2019-45	2019-50
Total Number of New Households By Period	12,560	21,830	27,660	33,120	37,590	41,670
Total Number of New Units Required By Period	14,262	22,818	28,431	33,715	38,084	41,318

Source: ADE

Table 49 – Projections of Total Number of Persons by Age: Fresno SOI

AGE GROUP	YEAR								2019-2050		2019	2050
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*	SHARE	SHARE
Fresno SOI	592,347	596,063	621,543	647,980	672,647	694,243	712,956	728,195	135,848	0.67%	100.0%	100.0%
5 and below	58,273	58,439	58,828	58,696	59,001	60,303	64,286	66,214	7,941	0.41%	9.8%	9.1%
6 to 14	83,953	84,024	84,560	87,186	87,674	87,664	88,278	91,775	7,822	0.29%	14.2%	12.6%
15 to 19	42,714	43,006	46,630	45,766	47,987	48,451	48,049	47,834	5,120	0.37%	7.2%	6.6%
20 to 24	42,871	42,373	42,504	46,360	45,569	47,709	47,902	47,331	4,460	0.32%	7.2%	6.5%
25 to 34	94,430	93,514	87,991	83,821	88,165	91,119	91,878	93,567	-863	-0.03%	15.9%	12.8%
35 to 44	78,441	80,389	89,292	91,479	86,720	82,622	86,295	88,359	9,918	0.38%	13.2%	12.1%
45 to 54	62,899	62,832	67,327	77,816	87,074	89,195	83,950	79,284	16,385	0.75%	10.6%	10.9%
55 to 64	59,012	59,121	59,300	59,337	64,105	74,143	82,354	83,567	24,555	1.13%	10.0%	11.5%
65 to 74	41,423	43,221	48,939	52,662	53,225	53,349	57,305	65,765	24,343	1.50%	7.0%	9.0%
75 and above	28,332	29,144	36,171	44,858	53,128	59,687	62,659	64,499	36,168	2.69%	4.8%	8.9%

Source: ADE (*note: CAGR = compound annual growth rate)

Table 50 –Projections of Total Number of Persons by Race and Ethnicity: Fresno SOI

RACE/ETHNIC GROUP	YEAR								2019-2050		2019	2050
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*	SHARE	SHARE
Fresno SOI	592,347	596,063	621,543	647,980	672,647	694,243	712,956	728,195	135,848	0.67%	100.0%	100.0%
White	164,540	163,754	161,290	158,164	153,986	149,104	145,897	142,646	-21,894	-0.46%	27.8%	19.6%
Latino	301,195	304,959	327,843	352,674	377,956	402,258	423,610	442,556	141,361	1.25%	50.8%	60.8%
Black	40,416	40,509	41,379	42,167	42,639	42,655	42,130	41,240	823	0.07%	6.8%	5.7%
Asian	68,131	68,705	72,304	75,586	78,101	79,895	80,947	81,599	13,468	0.58%	11.5%	11.2%
Pacific Islander	823	831	873	911	943	976	1,004	1,023	200	0.71%	0.1%	0.1%
Native American	3,515	3,500	3,454	3,400	3,315	3,188	3,017	2,815	-700	-0.71%	0.6%	0.4%
Other	1,171	1,174	1,203	1,235	1,263	1,280	1,276	1,258	87	0.23%	0.2%	0.2%
Two or more	12,556	12,631	13,197	13,843	14,445	14,886	15,075	15,059	2,503	0.59%	2.1%	2.1%

Source: ADE (*note: CAGR = compound annual growth rate)

Table 51 – Fresno Household Income Projections

INCOME CATEGORY	NUMBER OF HOUSEHOLDS							
	2019	2020	2025	2030	2035	2040	2045	2050
Less than \$10,000	14,900	16,240	14,540	13,870	13,110	12,470	11,880	11,080
\$10,000 to \$24,999	34,390	37,480	34,100	32,690	31,020	29,510	28,110	26,230
\$25,000 to \$34,999	16,150	17,610	16,020	15,350	14,060	13,240	12,350	11,550
\$35,000 to \$49,999	26,220	28,460	27,440	28,650	26,340	24,800	23,130	21,630
\$50,000 to \$74,999	32,680	30,550	36,900	41,130	47,790	52,260	54,020	52,420
\$75,000 to \$99,999	23,920	22,370	27,130	29,570	31,460	33,260	35,460	40,540
\$100,000 to \$149,999	23,340	21,470	26,040	28,420	30,230	31,960	34,070	37,010
\$150,000 or more	17,120	15,750	19,100	20,850	22,380	24,330	27,290	29,910
Total	188,710	189,930	201,270	210,540	216,370	221,830	226,300	230,380
Mean Income	\$69,670	\$66,020	\$72,100	\$74,490	\$77,000	\$79,480	\$82,770	\$86,400
CAGR		-5.2%	1.8%	0.7%	0.7%	0.6%	0.8%	0.9%

Source: ADE (*note: CAGR = compound annual growth rate)

HURON

Table 52 – Job Projections for Huron SOI by Sector, 2019-2050

JOB SECTOR	YEAR							
	2019	2020	2025	2030	2035	2040	2045	2050
Agriculture	840	790	870	890	900	900	910	900
Mfg./Mining	0	0	0	0	0	0	0	0
Other Industrial	10	10	30	30	30	30	30	40
Retail	40	40	45	50	50	50	50	60
Office	0	0	5	0	0	0	10	10
Education	120	120	185	190	200	210	220	220
Health Services	50	50	135	140	150	150	160	170
Hospitality	20	10	20	20	20	20	20	20
Government	160	160	180	190	190	200	210	210
Total	1,240	1,180	1,470	1,510	1,540	1,570	1,600	1,630

Source: ADE, Inc.

Table 53 – Population Projections: 2019-2050: Huron SOI

POPULATION VARIABLE	YEAR								2015-2050	
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*
Tot. Nos. of Persons	5,700	5,700	5,930	6,200	6,460	6,680	6,880	7,030	1,330	0.7%
Tot. Nos. of Persons in Group Qtrs.	0	0	0	0	0	0	0	0	0	
Tot. Nos. of Persons in HHs	5,700	5,700	5,930	6,200	6,460	6,680	6,880	7,030	1,330	0.7%
Tot. Nos. of HHs	1,490	1,490	1,570	1,650	1,700	1,750	1,790	1,820	330	0.6%
Persons Per Household	3.83	3.83	3.78	3.76	3.80	3.82	3.84	3.86		

Source: ADE

Table 54 – Periodic Housing Unit Requirement Projections Net of Adjustments for Existing Vacant Stock, Healthy Vacancy Rates, and Replacement Rates: Huron SOI

HOUSEHOLDS AND HOUSING UNITS	PERIOD					
	2019-25	2019-30	2019-35	2019-40	2019-45	2019-50
Total Number of New Households By Period	80	160	210	260	300	330
Total Number of New Units Required By Period	150	227	279	327	368	397

Source: ADE

Table 55 –Projections of Total Number of Persons by Age: Huron SOI

AGE GROUP	YEAR								2019-2050		2019	2050
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*	SHARE	SHARE
Huron SOI	5,698	5,698	5,930	6,203	6,459	6,682	6,876	7,033	1,336	0.68%	100.0%	100.0%
5 and below	610	607	624	657	679	681	685	696	86	0.43%	10.7%	9.9%
6 to 14	962	934	853	883	924	965	980	981	18	0.06%	16.9%	13.9%
15 to 19	488	482	535	451	464	482	510	523	35	0.22%	8.6%	7.4%
20 to 24	453	461	466	520	439	451	469	494	41	0.28%	8.0%	7.0%
25 to 34	939	937	913	884	944	916	852	879	-60	-0.21%	16.5%	12.5%
35 to 44	770	772	831	875	859	832	889	861	90	0.36%	13.5%	12.2%
45 to 54	589	594	648	715	775	815	801	774	185	0.89%	10.3%	11.0%
55 to 64	470	484	473	538	591	651	706	741	271	1.48%	8.3%	10.5%
65 to 74	260	259	378	413	408	464	511	560	300	2.51%	4.6%	8.0%
75 and above	156	168	208	267	376	424	474	523	368	3.99%	2.7%	7.4%

Source: ADE (*note: CAGR = compound annual growth rate)

Table 56 – Projections of Total Number of Persons by Race and Ethnicity: Huron SOI

RACE/ETHNIC GROUP	YEAR								2019-2050		2019	2050
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*	SHARE	SHARE
Huron SOI	5,698	5,698	5,930	6,203	6,459	6,682	6,876	7,033	1,336	0.68%	100.0%	100.0%
White	78	76	72	67	63	58	53	48	-30	-1.55%	1.4%	0.7%
Latino	5,563	5,565	5,806	6,087	6,350	6,582	6,784	6,951	1,388	0.72%	97.6%	98.8%
Black	22	22	21	20	19	18	17	15	-7	-1.29%	0.4%	0.2%
Asian	28	27	25	23	22	20	18	16	-11	-1.69%	0.5%	0.2%
Pacific Islander	0	0	0	0	0	0	0	0	0	NA	0.0%	0.0%
Native American	7	7	6	6	5	4	4	3	-4	-2.43%	0.1%	0.0%
Other	0	0	0	0	0	0	0	0	0	NA	0.0%	0.0%
Two or more	0	0	0	0	0	0	0	0	0	NA	0.0%	0.0%

Source: ADE (*note: CAGR = compound annual growth rate)

Table 57 – Huron Household Income Projections

INCOME CATEGORY	NUMBER OF HOUSEHOLDS							
	2019	2020	2025	2030	2035	2040	2045	2050
Less than \$10,000	230	240	230	230	230	230	230	230
\$10,000 to \$24,999	650	670	650	660	660	660	660	660
\$25,000 to \$34,999	160	170	140	140	140	140	140	140
\$35,000 to \$49,999	160	180	180	190	190	190	190	190
\$50,000 to \$74,999	150	120	200	230	270	290	290	290
\$75,000 to \$99,999	70	60	90	100	110	120	140	160
\$100,000 to \$149,999	40	30	50	60	60	70	80	90
\$150,000 or more	30	30	30	40	40	50	50	60
Total	1,490	1,490	1,570	1,650	1,700	1,750	1,790	1,820
Mean Income	\$33,110	\$31,180	\$35,880	\$37,430	\$38,670	\$40,010	\$41,430	\$43,060
CAGR		-5.8%	2.8%	0.8%	0.7%	0.7%	0.7%	0.8%

Source: ADE (*note: CAGR = compound annual growth rate)

KERMAN

Table 58 – Job Projections for Kerman SOI by Sector, 2019-2050

JOB SECTOR	YEAR							
	2019	2020	2025	2030	2035	2040	2045	2050
Agriculture	90	90	95	100	100	100	100	100
Mfg./Mining	160	160	160	160	160	160	160	160
Other Industrial	390	380	472	480	500	510	530	540
Retail	500	470	938	970	990	1,020	1,040	1,060
Office	390	370	680	700	720	740	760	770
Education	340	340	350	350	360	370	380	390
Health Services	410	400	417	430	440	450	450	460
Food Services	340	220	400	410	410	420	420	430
Government	170	170	178	180	190	190	190	190
Total	2,800	2,590	3,690	3,780	3,870	3,960	4,030	4,090

Source: ADE, Inc.

Table 59 – Population Projections: 2019-2050: Kerman SOI

POPULATION VARIABLE	YEAR								2015-2050	
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*
Tot. Nos. of Persons	14,220	14,290	15,660	16,340	16,980	17,540	18,020	18,420	4,200	0.8%
Tot. Nos. of Persons in Group Qtrs.	20	30	30	30	30	30	30	40	20	2.3%
Tot. Nos. of Persons in HHs	14,200	14,260	15,630	16,310	16,950	17,510	17,990	18,380	4,180	0.8%
Tot. Nos. of HHs	4,010	4,030	4,490	4,710	4,840	4,970	5,070	5,160	1,150	0.8%
Persons Per Household	3.54	3.54	3.48	3.46	3.50	3.52	3.55	3.56		

Source: ADE

Table 60 – Periodic Housing Unit Requirement Projections Net of Adjustments for Existing Vacant Stock, Healthy Vacancy Rates, and Replacement Rates: Kerman SOI

HOUSEHOLDS AND HOUSING UNITS	PERIOD					
	2019-25	2019-30	2019-35	2019-40	2019-45	2019-50
Total Number of New Households By Period	480	700	830	960	1,060	1,150
Total Number of New Units Required By Period	686	894	1,034	1,162	1,269	1,349

Source: ADE

Table 61 –Projections of Total Number of Persons by Age: Kerman SOI

AGE GROUP	YEAR								2019-2050		2019	2050
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*	SHARE	SHARE
Kerman SOI	14,222	14,292	15,661	16,344	16,982	17,541	18,025	18,419	4,197	0.84%	100.0%	100.0%
5 and below	1,463	1,468	1,582	1,632	1,675	1,690	1,749	1,781	318	0.64%	10.3%	9.7%
6 to 14	2,244	2,207	2,204	2,279	2,347	2,414	2,447	2,492	248	0.34%	15.8%	13.5%
15 to 19	1,200	1,201	1,315	1,177	1,222	1,257	1,291	1,314	114	0.29%	8.4%	7.1%
20 to 24	1,095	1,083	1,233	1,291	1,156	1,199	1,229	1,259	164	0.45%	7.7%	6.8%
25 to 34	1,991	2,021	2,248	2,300	2,453	2,375	2,279	2,340	349	0.52%	14.0%	12.7%
35 to 44	1,962	1,957	1,929	2,029	2,158	2,207	2,345	2,257	295	0.45%	13.8%	12.3%
45 to 54	1,544	1,545	1,859	1,945	1,834	1,929	2,044	2,078	533	0.96%	10.9%	11.3%
55 to 64	1,272	1,293	1,403	1,503	1,729	1,808	1,697	1,777	505	1.08%	8.9%	9.6%
65 to 74	876	930	1,097	1,190	1,235	1,324	1,518	1,574	698	1.91%	6.2%	8.5%
75 and above	575	586	791	998	1,174	1,337	1,425	1,548	973	3.25%	4.0%	8.4%

Source: ADE (*note: CAGR = compound annual growth rate)

Table 62 –Projections of Total Number of Persons by Race and Ethnicity: Kerman SOI

RACE/ETHNIC GROUP	YEAR								2019-2050		2019	2050
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*	SHARE	SHARE
Kerman SOI	14,222	14,292	15,661	16,344	16,982	17,541	18,025	18,419	4,197	0.84%	100.0%	100.0%
White	2,314	2,294	2,338	2,269	2,198	2,115	2,059	1,995	-319	-0.48%	16.3%	10.8%
Latino	10,583	10,674	11,926	12,681	13,403	14,064	14,630	15,122	4,539	1.16%	74.4%	82.1%
Black	36	35	35	33	31	29	26	23	-13	-1.39%	0.3%	0.1%
Asian	1,048	1,048	1,109	1,110	1,103	1,089	1,071	1,048	0	0.00%	7.4%	5.7%
Pacific Islander	4	4	4	4	4	4	3	3	-1	-0.98%	0.0%	0.0%
Native American	49	48	46	42	38	34	30	26	-22	-1.97%	0.3%	0.1%
Other	32	32	32	30	28	27	25	22	-10	-1.16%	0.2%	0.1%
Two or more	157	157	170	174	177	179	180	179	23	0.44%	1.1%	1.0%

Source: ADE (*note: CAGR = compound annual growth rate)

Table 63 – Kerman Household Income Projections

INCOME CATEGORY	NUMBER OF HOUSEHOLDS							
	2019	2020	2025	2030	2035	2040	2045	2050
Less than \$10,000	140	160	140	130	130	120	110	110
\$10,000 to \$24,999	700	770	690	660	630	590	560	520
\$25,000 to \$34,999	590	640	580	550	510	470	440	410
\$35,000 to \$49,999	730	760	900	900	830	780	720	680
\$50,000 to \$74,999	730	670	860	980	1,150	1,260	1,330	1,290
\$75,000 to \$99,999	380	350	450	500	540	600	660	800
\$100,000 to \$149,999	570	510	660	730	790	860	940	1,020
\$150,000 or more	180	160	210	240	260	280	310	340
Total	4,010	4,030	4,490	4,710	4,840	4,970	5,070	5,160
Mean Income	\$61,120	\$57,930	\$63,280	\$65,520	\$68,010	\$70,400	\$73,000	\$76,060
CAGR		-5.2%	1.8%	0.7%	0.7%	0.7%	0.7%	0.8%

Source: ADE (*note: CAGR = compound annual growth rate)

KINGSBURG

Table 64 – Job Projections for Kingsburg SOI by Sector, 2019-2050

JOB SECTOR	YEAR							
	2019	2020	2025	2030	2035	2040	2045	2050
Agriculture	120	120	130	130	130	130	140	130
Mfg./Mining	660	610	660	670	670	660	660	650
Other Industrial	1,170	1,160	1,740	1,770	1,790	1,810	1,820	1,830
Retail	410	390	460	470	480	490	510	510
Office	250	240	245	250	260	270	270	280
Education	270	270	272	280	290	290	300	310
Health Services	320	320	341	350	360	370	380	390
Hospitality	480	310	478	480	490	500	510	520
Government	70	70	74	80	80	80	90	90
Total	3,750	3,490	4,400	4,490	4,560	4,620	4,680	4,720

Source: ADE, Inc.

Table 65 – Population Projections: 2019-2050: Kingsburg SOI

POPULATION VARIABLE	YEAR								2015-2050	
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*
Tot. Nos. of Persons	13,350	13,410	14,360	14,960	15,510	15,990	16,410	16,750	3,400	0.7%
Tot. Nos. of Persons in Group Qtrs.	100	90	100	110	110	110	120	120	20	0.6%
Tot. Nos. of Persons in HHs	13,250	13,320	14,260	14,850	15,400	15,880	16,290	16,630	3,380	0.7%
Tot. Nos. of HHs	4,260	4,280	4,650	4,860	4,990	5,110	5,210	5,300	1,040	0.7%
Persons Per Household	3.11	3.11	3.07	3.06	3.09	3.11	3.13	3.14		

Source: ADE

Table 66 – Periodic Housing Unit Requirement Projections Net of Adjustments for Existing Vacant Stock, Healthy Vacancy Rates, and Replacement Rates: Kingsburg SOI

HOUSEHOLDS AND HOUSING UNITS	PERIOD					
	2019-25	2019-30	2019-35	2019-40	2019-45	2019-50
Total Number of New Households By Period	390	600	730	850	950	1,040
Total Number of New Units Required By Period	508	743	892	1,016	1,119	1,196

Source: ADE

Table 67 –Projections of Total Number of Persons by Age: Kingsburg SOI

AGE GROUP	YEAR								2019-2050		2019	2050
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*	SHARE	SHARE
Kingsburg SOI	13,349	13,411	14,363	14,956	15,508	15,992	16,412	16,753	3,405	0.74%	100.0%	100.0%
5 and below	1,135	1,148	1,272	1,338	1,369	1,362	1,456	1,510	375	0.93%	8.5%	9.0%
6 to 14	1,734	1,710	1,718	1,848	1,969	2,045	2,047	2,099	365	0.62%	13.0%	12.5%
15 to 19	1,055	1,012	1,024	934	1,000	1,079	1,125	1,136	81	0.24%	7.9%	6.8%
20 to 24	1,005	1,032	1,042	1,026	936	1,003	1,075	1,116	111	0.34%	7.5%	6.7%
25 to 34	1,742	1,782	2,104	2,109	2,074	1,968	1,933	2,056	314	0.54%	13.0%	12.3%
35 to 44	1,563	1,568	1,590	1,832	2,104	2,110	2,063	1,937	374	0.69%	11.7%	11.6%
45 to 54	1,587	1,563	1,555	1,595	1,573	1,814	2,071	2,054	467	0.84%	11.9%	12.3%
55 to 64	1,581	1,605	1,705	1,548	1,502	1,541	1,510	1,725	144	0.28%	11.8%	10.3%
65 to 74	1,068	1,082	1,299	1,501	1,548	1,406	1,363	1,383	316	0.84%	8.0%	8.3%
75 and above	878	910	1,053	1,224	1,432	1,665	1,770	1,736	858	2.22%	6.6%	10.4%

Source: ADE (*note: CAGR = compound annual growth rate)

Table 68 –Projections of Total Number of Persons by Race and Ethnicity: Kingsburg SOI

RACE/ETHNIC GROUP	YEAR								2019-2050		2019	2050
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*	SHARE	SHARE
Kingsburg SOI	13,349	13,411	14,363	14,956	15,508	15,992	16,412	16,753	3,405	0.74%	100.0%	100.0%
White	6,335	6,312	6,479	6,459	6,405	6,309	6,238	6,137	-198	-0.10%	47.5%	36.6%
Latino	6,221	6,303	7,034	7,619	8,204	8,776	9,276	9,736	3,515	1.46%	46.6%	58.1%
Black	36	36	35	33	31	28	25	22	-14	-1.52%	0.3%	0.1%
Asian	402	404	434	450	462	462	457	451	49	0.37%	3.0%	2.7%
Pacific Islander	6	6	6	6	6	6	5	5	-1	-0.76%	0.0%	0.0%
Native American	61	60	59	56	53	49	44	39	-21	-1.39%	0.5%	0.2%
Other	23	23	24	23	22	21	19	17	-7	-1.05%	0.2%	0.1%
Two or more	264	267	293	310	327	342	347	346	81	0.87%	2.0%	2.1%

Source: ADE (*note: CAGR = compound annual growth rate)

Table 69 – Kingsburg Household Income Projections

INCOME CATEGORY	NUMBER OF HOUSEHOLDS							
	2019	2020	2025	2030	2035	2040	2045	2050
Less than \$10,000	240	270	240	230	220	200	180	150
\$10,000 to \$24,999	630	720	630	610	580	520	480	410
\$25,000 to \$34,999	310	350	310	290	280	250	230	200
\$35,000 to \$49,999	370	410	370	330	320	280	260	220
\$50,000 to \$74,999	740	690	850	930	880	940	930	870
\$75,000 to \$99,999	910	850	1,050	1,160	1,260	1,360	1,470	1,630
\$100,000 to \$149,999	500	460	570	620	680	730	790	850
\$150,000 or more	560	520	640	700	760	820	890	960
Total	4,260	4,280	4,650	4,860	4,990	5,110	5,210	5,300
Mean Income	\$85,050	\$80,380	\$87,910	\$90,910	\$94,140	\$97,740	\$101,330	\$105,850
CAGR		-5.5%	1.8%	0.7%	0.7%	0.8%	0.7%	0.9%

Source: ADE (*note: CAGR = compound annual growth rate)

MENDOTA

Table 70 – Job Projections for Mendota SOI by Sector, 2019-2050

JOB SECTOR	YEAR							
	2019	2020	2025	2030	2035	2040	2045	2050
Agriculture	120	110	100	100	100	100	100	100
Mfg./Mining	0	0	0	0	0	0	0	0
Other Industrial	100	90	100	100	100	110	110	120
Retail	180	170	190	200	200	210	210	220
Office	30	30	40	40	40	50	50	50
Education	160	160	160	170	170	180	180	190
Health Services	190	180	220	230	240	240	250	250
Hospitality	90	60	90	90	90	90	90	100
Government	40	40	40	40	40	40	40	50
Total	910	840	940	970	1,000	1,020	1,050	1,070

Source: ADE, Inc.

Table 71 – Population Projections: 2019-2050: Mendota SOI

POPULATION VARIABLE	YEAR								2015-2050	
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*
Tot. Nos. of Persons	11,170	11,220	11,830	12,330	12,790	13,200	13,560	13,850	2,680	0.7%
Tot. Nos. of Persons in Group Qtrs.	0	0	0	0	0	0	0	0	0	
Tot. Nos. of Persons in HHs	11,170	11,220	11,830	12,330	12,790	13,200	13,560	13,850	2,680	0.7%
Tot. Nos. of HHs	2,680	2,690	2,880	3,010	3,090	3,170	3,240	3,290	610	0.7%
Persons Per Household	4.17	4.17	4.11	4.10	4.14	4.16	4.19	4.21		

Source: ADE

Table 72 – Periodic Housing Unit Requirement Projections Net of Adjustments for Existing Vacant Stock, Healthy Vacancy Rates, and Replacement Rates: Mendota SOI

HOUSEHOLDS AND HOUSING UNITS	PERIOD					
	2019-25	2019-30	2019-35	2019-40	2019-45	2019-50
Total Number of New Households By Period	200	330	410	490	560	610
Total Number of New Units Required By Period	295	425	511	591	657	706

Source: ADE

Table 73 –Projections of Total Number of Persons by Age: Mendota SOI

AGE GROUP	YEAR								2019-2050		2019	2050
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*	SHARE	SHARE
Mendota SOI	11,174	11,222	11,826	12,327	12,795	13,204	13,559	13,848	2,675	0.69%	100.0%	100.0%
5 and below	1,157	1,153	1,179	1,231	1,289	1,308	1,326	1,333	176	0.46%	10.4%	9.6%
6 to 14	1,818	1,807	1,667	1,690	1,736	1,820	1,876	1,902	84	0.15%	16.3%	13.7%
15 to 19	847	864	1,053	889	901	914	956	999	152	0.53%	7.6%	7.2%
20 to 24	836	792	849	1,026	865	877	890	930	94	0.35%	7.5%	6.7%
25 to 34	1,860	1,825	1,640	1,584	1,802	1,812	1,672	1,695	-165	-0.30%	16.6%	12.2%
35 to 44	1,715	1,757	1,853	1,740	1,549	1,495	1,701	1,710	-5	-0.01%	15.3%	12.3%
45 to 54	1,194	1,206	1,435	1,660	1,733	1,626	1,447	1,397	203	0.51%	10.7%	10.1%
55 to 64	928	962	1,015	1,114	1,313	1,516	1,581	1,483	555	1.52%	8.3%	10.7%
65 to 74	526	551	727	840	877	962	1,134	1,308	781	2.98%	4.7%	9.4%
75 and above	292	304	408	553	730	875	975	1,090	799	4.35%	2.6%	7.9%

Source: ADE (*note: CAGR = compound annual growth rate)

Table 74 – Projections of Total Number of Persons by Race and Ethnicity: Mendota SOI

RACE/ETHNIC GROUP	YEAR								2019-2050		2019	2050
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*	SHARE	SHARE
Mendota SOI	11,174	11,222	11,826	12,327	12,795	13,204	13,559	13,848	2,675	0.69%	100.0%	100.0%
White	213	211	206	202	201	195	193	189	-24	-0.39%	1.9%	1.4%
Latino	10,854	10,906	11,519	12,032	12,508	12,931	13,295	13,597	2,743	0.73%	97.1%	98.2%
Black	23	23	22	20	19	17	16	14	-9	-1.60%	0.2%	0.1%
Asian	36	35	33	31	28	25	22	19	-17	-2.06%	0.3%	0.1%
Pacific Islander	1	1	1	1	1	1	1	1	0	-1.29%	0.0%	0.0%
Native American	21	21	20	18	16	14	13	11	-11	-2.19%	0.2%	0.1%
Other	17	17	17	16	16	15	14	13	-4	-0.82%	0.2%	0.1%
Two or more	9	8	8	8	7	6	6	5	-3	-1.57%	0.1%	0.0%

Source: ADE (*note: CAGR = compound annual growth rate)

Table 75 – Mendota Household Income Projections

INCOME CATEGORY	NUMBER OF HOUSEHOLDS							
	2019	2020	2025	2030	2035	2040	2045	2050
Less than \$10,000	190	200	190	190	190	180	180	180
\$10,000 to \$24,999	890	940	920	950	950	930	910	900
\$25,000 to \$34,999	500	520	490	510	510	500	490	490
\$35,000 to \$49,999	440	470	510	490	490	480	480	480
\$50,000 to \$74,999	420	360	500	580	610	660	690	680
\$75,000 to \$99,999	110	90	130	150	180	200	240	270
\$100,000 to \$149,999	110	90	120	140	170	190	220	270
\$150,000 or more	10	10	10	10	10	20	20	20
Total	2,680	2,690	2,880	3,010	3,090	3,170	3,240	3,290
Mean Income	\$37,970	\$35,880	\$39,290	\$40,770	\$42,080	\$43,710	\$45,530	\$47,220
CAGR		-5.5%	1.8%	0.7%	0.6%	0.8%	0.8%	0.7%

Source: ADE (*note: CAGR = compound annual growth rate)

ORANGE COVE

Table 76 – Job Projections for Orange Cove SOI by Sector, 2019-2050

JOB SECTOR	YEAR							
	2019	2020	2025	2030	2035	2040	2045	2050
Agriculture	40	30	40	40	40	40	40	40
Mfg./Mining	50	50	50	50	50	50	50	50
Other Industrial	50	50	50	50	50	50	60	60
Retail	60	50	60	60	70	70	70	70
Office	20	20	20	20	20	20	20	30
Education	150	150	150	150	160	160	160	170
Health Services	210	200	210	210	220	230	230	240
Hospitality	0	0	0	0	0	0	0	0
Government	50	50	50	50	50	50	50	50
Total	640	600	630	650	670	680	700	710

Source: ADE, Inc.

Table 77 – Population Projections: 2019-2050: Orange Cove SOI

POPULATION VARIABLE	YEAR								2015-2050	
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*
Tot. Nos. of Persons	9,170	9,170	9,660	10,070	10,450	10,780	11,070	11,310	2,140	0.7%
Tot. Nos. of Persons in Group Qtrs.	0	0	0	0	0	0	0	0	0	
Tot. Nos. of Persons in HHs	9,170	9,170	9,660	10,070	10,450	10,780	11,070	11,310	2,140	0.7%
Tot. Nos. of HHs	2,150	2,150	2,300	2,410	2,480	2,540	2,590	2,640	490	0.7%
Persons Per Household	4.27	4.27	4.20	4.18	4.21	4.24	4.27	4.28		

Source: ADE

Table 78 – Periodic Housing Unit Requirement Projections Net of Adjustments for Existing Vacant Stock, Healthy Vacancy Rates, and Replacement Rates: Orange Cove SOI

HOUSEHOLDS AND HOUSING UNITS	PERIOD					
	2019-25	2019-30	2019-35	2019-40	2019-45	2019-50
Total Number of New Households By Period	150	260	330	390	440	490
Total Number of New Units Required By Period	136	216	272	336	389	428

Source: ADE

Table 79 –Projections of Total Number of Persons by Age: Orange Cove SOI

AGE GROUP	YEAR								2019-2050		2019	2050
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*	SHARE	SHARE
Orange Cove SOI	9,168	9,168	9,656	10,066	10,449	10,784	11,074	11,311	2,143	0.68%	100.0%	100.0%
5 and below	1,042	1,046	1,107	1,145	1,145	1,132	1,135	1,152	110	0.33%	11.4%	10.2%
6 to 14	1,642	1,588	1,442	1,532	1,603	1,634	1,621	1,609	-32	-0.06%	17.9%	14.2%
15 to 19	845	849	935	738	794	837	866	861	16	0.06%	9.2%	7.6%
20 to 24	765	773	822	900	712	767	808	834	68	0.28%	8.3%	7.4%
25 to 34	1,425	1,440	1,518	1,511	1,631	1,525	1,403	1,489	64	0.14%	15.5%	13.2%
35 to 44	1,136	1,118	1,193	1,338	1,405	1,403	1,515	1,412	276	0.70%	12.4%	12.5%
45 to 54	897	905	969	1,030	1,094	1,231	1,293	1,288	391	1.18%	9.8%	11.4%
55 to 64	680	694	767	815	869	926	984	1,106	425	1.58%	7.4%	9.8%
65 to 74	457	462	532	592	651	695	741	787	331	1.77%	5.0%	7.0%
75 and above	280	293	370	464	547	635	707	772	492	3.32%	3.1%	6.8%

Source: ADE (*note: CAGR = compound annual growth rate)

Table 80 – Projections of Total Number of Persons by Race and Ethnicity: Orange Cove SOI

RACE/ETHNIC GROUP	YEAR								2019-2050		2019	2050
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*	SHARE	SHARE
Orange Cove SOI	9,168	9,168	9,656	10,066	10,449	10,784	11,074	11,311	2,143	0.68%	100.0%	100.0%
White	388	381	364	345	329	315	302	292	-97	-0.92%	4.2%	2.6%
Latino	8,599	8,610	9,124	9,565	9,976	10,337	10,652	10,910	2,311	0.77%	93.8%	96.5%
Black	18	17	17	15	14	13	12	11	-7	-1.49%	0.2%	0.1%
Asian	78	76	71	65	59	53	47	42	-36	-1.96%	0.8%	0.4%
Pacific Islander	2	2	2	1	1	1	1	1	0	-0.94%	0.0%	0.0%
Native American	23	23	21	19	17	15	13	11	-12	-2.28%	0.3%	0.1%
Other	15	15	14	14	13	12	11	10	-5	-1.24%	0.2%	0.1%
Two or more	46	45	43	41	40	38	35	33	-13	-1.04%	0.5%	0.3%

Source: ADE (*note: CAGR = compound annual growth rate)

Table 81 – Orange Cove Household Income Projections

INCOME CATEGORY	NUMBER OF HOUSEHOLDS							
	2019	2020	2025	2030	2035	2040	2045	2050
Less than \$10,000	220	230	210	210	200	200	200	200
\$10,000 to \$24,999	870	900	870	870	860	860	850	850
\$25,000 to \$34,999	370	390	370	370	370	370	360	360
\$35,000 to \$49,999	310	310	370	410	410	410	410	410
\$50,000 to \$74,999	190	170	250	300	360	390	400	400
\$75,000 to \$99,999	80	70	100	110	120	140	170	180
\$100,000 to \$149,999	70	60	80	80	90	100	120	150
\$150,000 or more	40	30	50	50	60	60	70	90
Total	2,150	2,150	2,300	2,410	2,480	2,540	2,590	2,640
Mean Income	\$34,460	\$32,470	\$36,370	\$37,850	\$39,170	\$40,690	\$42,280	\$44,170
CAGR		-5.8%	2.3%	0.8%	0.7%	0.8%	0.8%	0.9%

Source: ADE (*note: CAGR = compound annual growth rate)

PARLIER

Table 82 – Job Projections for Parlier SOI by Sector, 2019-2050

JOB SECTOR	YEAR							
	2019	2020	2025	2030	2035	2040	2045	2050
Agriculture	260	240	251	260	260	260	260	260
Mfg./Mining	370	350	361	360	360	360	360	350
Other Industrial	310	280	301	320	330	350	370	380
Retail	160	150	151	160	170	180	180	190
Office	50	50	41	50	50	50	60	60
Education	450	460	451	470	490	510	530	540
Health Services	420	410	442	460	480	500	520	530
Hospitality	150	100	101	100	110	110	120	120
Government	120	120	111	120	120	130	130	130
Total	2,300	2,150	2,210	2,300	2,380	2,450	2,510	2,570

Source: ADE, Inc.

Table 83 – Population Projections: 2019-2050: Parlier SOI

POPULATION VARIABLE	YEAR								2015-2050	
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*
Tot. Nos. of Persons	14,040	14,140	14,740	15,380	15,980	16,500	16,950	17,320	3,280	0.7%
Tot. Nos. of Persons in Group Qtrs.	10	0	0	0	10	0	0	10	0	
Tot. Nos. of Persons in HHs	14,030	14,140	14,740	15,380	15,970	16,500	16,950	17,310	3,280	0.7%
Tot. Nos. of HHs	3,390	3,410	3,620	3,790	3,900	4,000	4,080	4,150	760	0.7%
Persons Per Household	4.14	4.15	4.07	4.06	4.09	4.13	4.15	4.17		

Source: ADE

Table 84 – Periodic Housing Unit Requirement Projections Net of Adjustments for Existing Vacant Stock, Healthy Vacancy Rates, and Replacement Rates: Parlier SOI

HOUSEHOLDS AND HOUSING UNITS	PERIOD					
	2019-25	2019-30	2019-35	2019-40	2019-45	2019-50
Total Number of New Households By Period	230	400	510	610	690	760
Total Number of New Units Required By Period	256	407	519	621	706	769

Source: ADE

Table 85 –Projections of Total Number of Persons by Age: Parlier SOI

AGE GROUP	YEAR								2019-2050		2019	2050
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*	SHARE	SHARE
Parlier SOI	14,036	14,139	14,743	15,381	15,976	16,497	16,949	17,317	3,281	0.68%	100.0%	100.0%
5 and below	1,588	1,594	1,630	1,677	1,707	1,713	1,728	1,753	165	0.32%	11.3%	10.1%
6 to 14	2,400	2,377	2,220	2,299	2,367	2,426	2,448	2,455	55	0.07%	17.1%	14.2%
15 to 19	1,167	1,189	1,344	1,159	1,208	1,243	1,280	1,298	131	0.34%	8.3%	7.5%
20 to 24	1,134	1,113	1,144	1,300	1,122	1,170	1,203	1,236	102	0.28%	8.1%	7.1%
25 to 34	2,203	2,228	2,200	2,142	2,328	2,303	2,182	2,253	50	0.07%	15.7%	13.0%
35 to 44	1,875	1,871	1,915	2,067	2,053	2,000	2,173	2,145	269	0.43%	13.4%	12.4%
45 to 54	1,455	1,469	1,622	1,720	1,770	1,913	1,899	1,846	392	0.77%	10.4%	10.7%
55 to 64	1,150	1,181	1,275	1,321	1,468	1,555	1,602	1,727	577	1.32%	8.2%	10.0%
65 to 74	644	670	831	1,005	1,089	1,132	1,258	1,326	682	2.36%	4.6%	7.7%
75 and above	420	447	562	691	864	1,043	1,176	1,278	858	3.66%	3.0%	7.4%

Source: ADE (*note: CAGR = compound annual growth rate)

Table 86 –Projections of Total Number of Persons by Race and Ethnicity: Parlier SOI

RACE/ETHNIC GROUP	YEAR								2019-2050		2019	2050
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*	SHARE	SHARE
Parlier SOI	14,036	14,139	14,743	15,381	15,976	16,497	16,949	17,317	3,281	0.68%	100.0%	100.0%
White	206	205	199	193	187	181	174	168	-39	-0.67%	1.5%	1.0%
Latino	13,743	13,849	14,466	15,116	15,724	16,258	16,722	17,102	3,359	0.71%	97.9%	98.8%
Black	11	10	9	9	8	7	6	6	-5	-2.06%	0.1%	0.0%
Asian	33	32	29	25	22	19	16	14	-19	-2.81%	0.2%	0.1%
Pacific Islander	3	3	3	3	2	2	2	2	-1	-1.68%	0.0%	0.0%
Native American	12	11	11	10	9	8	7	6	-5	-1.98%	0.1%	0.0%
Other	13	13	12	12	11	10	10	9	-4	-1.29%	0.1%	0.1%
Two or more	16	15	15	14	13	12	12	11	-5	-1.17%	0.1%	0.1%

Source: ADE (*note: CAGR = compound annual growth rate)

Table 87 – Parlier Household Income Projections

INCOME CATEGORY	NUMBER OF HOUSEHOLDS							
	2019	2020	2025	2030	2035	2040	2045	2050
Less than \$10,000	530	570	540	540	530	520	500	490
\$10,000 to \$24,999	1,000	1,080	1,030	1,050	1,050	1,030	1,020	1,010
\$25,000 to \$34,999	510	550	460	470	470	460	450	450
\$35,000 to \$49,999	230	170	190	190	190	180	180	180
\$50,000 to \$74,999	680	630	840	930	970	1,020	1,050	1,020
\$75,000 to \$99,999	210	200	270	300	330	370	420	500
\$100,000 to \$149,999	170	160	210	240	260	290	320	360
\$150,000 or more	70	60	80	90	100	110	130	140
Total	3,390	3,410	3,620	3,790	3,900	4,000	4,080	4,150
Mean Income	\$41,160	\$38,890	\$43,890	\$45,530	\$47,070	\$48,970	\$50,850	\$52,930
CAGR		-5.5%	2.4%	0.7%	0.7%	0.8%	0.8%	0.8%

Source: ADE (*note: CAGR = compound annual growth rate)

REEDLEY

Table 88 – Job Projections for Reedley SOI by Sector, 2019-2050

JOB SECTOR	YEAR							
	2019	2020	2025	2030	2035	2040	2045	2050
Agriculture	110	100	110	110	110	110	110	110
Mfg./Mining	260	230	336	340	340	330	330	330
Other Industrial	1,150	1,030	1,333	1,360	1,370	1,370	1,380	1,380
Retail	640	590	1,050	1,060	1,070	1,070	1,080	1,080
Office	290	260	325	330	330	330	340	340
Education	1,270	1,260	1,310	1,330	1,350	1,350	1,350	1,360
Health Services	1,450	1,410	1,596	1,620	1,630	1,640	1,650	1,660
Hospitality	430	290	450	450	450	460	460	460
Government	220	220	220	220	230	230	230	230
Total	5,820	5,390	6,730	6,810	6,880	6,890	6,940	6,960

Source: ADE, Inc.

Table 89 – Population Projections: 2019-2050: Reedley SOI

POPULATION VARIABLE	YEAR								2015-2050	
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*
Tot. Nos. of Persons	25,170	25,170	26,100	27,240	28,300	29,230	30,040	30,700	5,530	0.6%
Tot. Nos. of Persons in Group Qtrs.	320	310	340	350	360	370	390	400	80	0.7%
Tot. Nos. of Persons in HHs	24,850	24,860	25,760	26,890	27,940	28,860	29,650	30,300	5,450	0.6%
Tot. Nos. of HHs	6,930	6,930	7,300	7,650	7,870	8,070	8,240	8,390	1,460	0.6%
Persons Per Household	3.59	3.59	3.53	3.52	3.55	3.58	3.60	3.61		

Source: ADE

Table 90 – Periodic Housing Unit Requirement Projections Net of Adjustments for Existing Vacant Stock, Healthy Vacancy Rates, and Replacement Rates: Reedley SOI

HOUSEHOLDS AND HOUSING UNITS	PERIOD					
	2019-25	2019-30	2019-35	2019-40	2019-45	2019-50
Total Number of New Households By Period	370	720	940	1,140	1,310	1,460
Total Number of New Units Required By Period	521	859	1,088	1,296	1,470	1,599

Source: ADE

Table 91 – Projections of Total Number of Persons by Age: Reedley SOI

AGE GROUP	YEAR								2019-2050		2019	2050
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*	SHARE	SHARE
Reedley SOI	25,169	25,169	26,098	27,238	28,301	29,232	30,039	30,695	5,526	0.64%	100.0%	100.0%
5 and below	2,515	2,522	2,634	2,720	2,733	2,756	2,878	2,977	462	0.55%	10.0%	9.7%
6 to 14	3,665	3,591	3,545	3,773	3,941	4,008	4,009	4,095	430	0.36%	14.6%	13.3%
15 to 19	2,012	2,029	2,002	1,874	2,013	2,118	2,174	2,158	146	0.23%	8.0%	7.0%
20 to 24	1,996	1,983	1,980	1,970	1,847	1,982	2,078	2,124	128	0.20%	7.9%	6.9%
25 to 34	3,764	3,763	3,953	3,851	3,860	3,728	3,725	3,926	162	0.14%	15.0%	12.8%
35 to 44	3,139	3,116	3,207	3,601	3,821	3,724	3,714	3,558	420	0.41%	12.5%	11.6%
45 to 54	2,897	2,903	2,866	2,953	3,069	3,447	3,639	3,520	623	0.63%	11.5%	11.5%
55 to 64	2,440	2,443	2,604	2,689	2,682	2,764	2,856	3,184	744	0.86%	9.7%	10.4%
65 to 74	1,513	1,583	1,890	2,136	2,303	2,378	2,362	2,414	901	1.52%	6.0%	7.9%
75 and above	1,229	1,235	1,418	1,671	2,031	2,327	2,604	2,740	1,511	2.62%	4.9%	8.9%

Source: ADE (*note: CAGR = compound annual growth rate)

Table 92 –Projections of Total Number of Persons by Race and Ethnicity: Reedley SOI

RACE/ETHNIC GROUP	YEAR								2019-2050		2019	2050
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*	SHARE	SHARE
Reedley SOI	25,169	25,169	26,098	27,238	28,301	29,232	30,039	30,695	5,526	0.64%	100.0%	100.0%
White	4,084	4,013	3,815	3,658	3,500	3,330	3,199	3,074	-1,011	-0.91%	16.2%	10.0%
Latino	20,029	20,114	21,264	22,576	23,832	24,975	25,953	26,781	6,752	0.94%	79.6%	87.2%
Black	95	96	102	109	107	103	108	111	15	0.48%	0.4%	0.4%
Asian	666	655	629	609	579	544	505	466	-200	-1.15%	2.6%	1.5%
Pacific Islander	4	4	4	4	4	3	3	3	-1	-1.28%	0.0%	0.0%
Native American	50	49	46	43	39	36	32	28	-23	-1.90%	0.2%	0.1%
Other	42	41	40	38	37	36	34	31	-11	-0.97%	0.2%	0.1%
Two or more	197	196	198	201	204	205	205	202	5	0.09%	0.8%	0.7%

Source: ADE (*note: CAGR = compound annual growth rate)

Table 93 – Reedley Household Income Projections

INCOME CATEGORY	NUMBER OF HOUSEHOLDS							
	2019	2020	2025	2030	2035	2040	2045	2050
Less than \$10,000	350	390	350	330	310	290	270	250
\$10,000 to \$24,999	1,330	1,470	1,300	1,240	1,160	1,090	1,010	950
\$25,000 to \$34,999	900	990	880	830	760	770	850	940
\$35,000 to \$49,999	1,120	1,150	1,160	1,210	1,130	1,050	970	900
\$50,000 to \$74,999	1,400	1,290	1,590	1,810	2,140	2,240	2,150	1,950
\$75,000 to \$99,999	640	590	720	790	840	930	1,050	1,280
\$100,000 to \$149,999	740	660	820	900	950	1,060	1,190	1,300
\$150,000 or more	450	400	490	540	580	650	750	820
Total	6,930	6,930	7,300	7,650	7,870	8,070	8,240	8,390
Mean Income	\$59,170	\$55,890	\$61,150	\$63,240	\$65,470	\$68,140	\$70,960	\$73,530
CAGR		-5.5%	1.8%	0.7%	0.7%	0.8%	0.8%	0.7%

Source: ADE (*note: CAGR = compound annual growth rate)

SANGER

Table 94 – Job Projections for Sanger SOI by Sector, 2019-2050

JOB SECTOR	YEAR							
	2019	2020	2025	2030	2035	2040	2045	2050
Agriculture	500	470	495	490	500	500	500	500
Mfg./Mining	710	660	705	710	710	700	690	690
Other Industrial	840	750	835	890	940	1,000	1,050	1,110
Retail	710	660	735	790	840	890	930	980
Office	150	140	155	190	210	240	270	300
Education	920	920	920	980	1,040	1,100	1,150	1,190
Health Services	740	720	750	810	860	910	950	990
Hospitality	570	380	587	620	650	670	710	740
Government	440	450	438	460	480	490	510	520
Total	5,570	5,150	5,620	5,930	6,220	6,500	6,760	7,010

Source: ADE, Inc.

Table 95 – Population Projections: 2019-2050: Sanger SOI

POPULATION VARIABLE	YEAR								2015-2050	
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*
Tot. Nos. of Persons	28,660	28,770	30,090	31,370	32,560	33,600	34,510	35,240	6,580	0.7%
Tot. Nos. of Persons in Group Qtrs.	150	150	160	170	170	180	190	190	40	0.8%
Tot. Nos. of Persons in HHs	28,510	28,620	29,930	31,200	32,390	33,420	34,320	35,050	6,540	0.7%
Tot. Nos. of HHs	7,810	7,840	8,340	8,720	8,960	9,190	9,370	9,540	1,730	0.6%
Persons Per Household	3.65	3.65	3.59	3.58	3.61	3.64	3.66	3.67		

Source: ADE

Table 96 – Periodic Housing Unit Requirement Projections Net of Adjustments for Existing Vacant Stock, Healthy Vacancy Rates, and Replacement Rates: Sanger SOI

HOUSEHOLDS AND HOUSING UNITS	PERIOD					
	2019-25	2019-30	2019-35	2019-40	2019-45	2019-50
Total Number of New Households By Period	530	910	1,150	1,380	1,560	1,730
Total Number of New Units Required By Period	615	976	1,227	1,456	1,648	1,790

Source: ADE

Table 97 –Projections of Total Number of Persons by Age: Sanger SOI

AGE GROUP	YEAR								2019-2050		2019	2050
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*	SHARE	SHARE
Sanger SOI	28,665	28,770	30,094	31,370	32,561	33,603	34,507	35,243	6,578	0.67%	100.0%	100.0%
5 and below	2,976	2,993	3,138	3,218	3,235	3,266	3,380	3,474	498	0.50%	10.4%	9.9%
6 to 14	4,243	4,228	4,230	4,477	4,648	4,711	4,720	4,804	562	0.40%	14.8%	13.6%
15 to 19	2,284	2,275	2,349	2,230	2,380	2,491	2,541	2,527	242	0.33%	8.0%	7.2%
20 to 24	2,425	2,379	2,231	2,303	2,189	2,333	2,434	2,473	48	0.06%	8.5%	7.0%
25 to 34	3,961	4,077	4,581	4,471	4,404	4,358	4,373	4,585	623	0.47%	13.8%	13.0%
35 to 44	3,699	3,594	3,466	3,905	4,393	4,287	4,203	4,129	430	0.36%	12.9%	11.7%
45 to 54	3,248	3,278	3,472	3,407	3,291	3,710	4,153	4,023	775	0.69%	11.3%	11.4%
55 to 64	2,669	2,708	2,867	3,040	3,224	3,162	3,039	3,408	739	0.79%	9.3%	9.7%
65 to 74	1,744	1,776	2,101	2,375	2,515	2,671	2,820	2,742	998	1.47%	6.1%	7.8%
75 and above	1,415	1,463	1,659	1,944	2,282	2,614	2,845	3,078	1,663	2.54%	4.9%	8.7%

Source: ADE (*note: CAGR = compound annual growth rate)

Table 98 –Projections of Total Number of Persons by Race and Ethnicity: Sanger SOI

RACE/ETHNIC GROUP	YEAR								2019-2050		2019	2050
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*	SHARE	SHARE
Sanger SOI	28,665	28,770	30,094	31,370	32,561	33,603	34,507	35,243	6,578	0.67%	100.0%	100.0%
White	3,674	3,629	3,507	3,394	3,290	3,183	3,107	3,010	-663	-0.64%	12.8%	8.5%
Latino	23,711	23,866	25,299	26,672	27,961	29,118	30,115	30,971	7,260	0.87%	82.7%	87.9%
Black	129	129	133	135	130	125	125	123	-6	-0.15%	0.5%	0.3%
Asian	766	764	779	794	803	808	804	798	33	0.13%	2.7%	2.3%
Pacific Islander	26	25	24	23	21	20	19	17	-8	-1.26%	0.1%	0.0%
Native American	102	100	94	88	82	75	67	58	-44	-1.79%	0.4%	0.2%
Other	25	25	24	23	22	21	20	18	-7	-1.10%	0.1%	0.1%
Two or more	232	231	233	241	251	254	251	247	14	0.19%	0.8%	0.7%

Source: ADE (*note: CAGR = compound annual growth rate)

Table 99 – Sanger Household Income Projections

INCOME CATEGORY	NUMBER OF HOUSEHOLDS							
	2019	2020	2025	2030	2035	2040	2045	2050
Less than \$10,000	360	390	350	330	320	310	300	270
\$10,000 to \$24,999	1,480	1,600	1,410	1,340	1,290	1,260	1,220	1,120
\$25,000 to \$34,999	930	1,010	890	840	810	720	600	540
\$35,000 to \$49,999	1,340	1,470	1,550	1,600	1,570	1,470	1,340	1,210
\$50,000 to \$74,999	1,060	970	1,200	1,360	1,460	1,600	1,710	1,700
\$75,000 to \$99,999	1,300	1,190	1,470	1,620	1,750	1,910	2,080	2,430
\$100,000 to \$149,999	980	880	1,080	1,190	1,290	1,400	1,530	1,630
\$150,000 or more	360	320	400	440	480	530	590	630
Total	7,810	7,840	8,340	8,720	8,960	9,190	9,370	9,540
Mean Income	\$60,700	\$57,440	\$62,670	\$64,950	\$66,850	\$69,310	\$71,990	\$74,950
CAGR		-5.4%	1.8%	0.7%	0.6%	0.7%	0.8%	0.8%

Source: ADE (*note: CAGR = compound annual growth rate)

SAN JOAQUIN

Table 100 – Job Projections for San Joaquin SOI by Sector, 2019-2050

JOB SECTOR	YEAR							
	2019	2020	2025	2030	2035	2040	2045	2050
Agriculture	60	60	54	50	60	60	70	70
Mfg./Mining	0	0	0	0	0	0	0	0
Other Industrial	30	20	26	30	30	30	30	40
Retail	10	0	4	10	10	10	10	10
Office	10	0	3	10	10	10	10	10
Education	300	280	270	270	280	290	300	300
Health Services	10	10	7	10	10	10	10	10
Hospitality	10	0	0	0	0	0	0	0
Government	60	60	46	50	50	50	50	50
Total	480	440	410	430	450	460	480	490

Source: ADE, Inc.

Table 101 – Population Projections: 2019-2050: San Joaquin SOI

POPULATION VARIABLE	YEAR								2015-2050	
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*
Tot. Nos. of Persons	3,500	3,500	3,610	3,750	3,880	3,990	4,090	4,170	670	0.6%
Tot. Nos. of Persons in Group Qtrs.	0	0	0	0	0	0	0	0	0	
Tot. Nos. of Persons in HHs	3,500	3,500	3,610	3,750	3,880	3,990	4,090	4,170	670	0.6%
Tot. Nos. of HHs	890	890	930	970	1,000	1,020	1,040	1,050	160	0.5%
Persons Per Household	3.93	3.93	3.88	3.87	3.88	3.91	3.93	3.97		

Source: ADE

Table 102 – Periodic Housing Unit Requirement Projections Net of Adjustments for Existing Vacant Stock, Healthy Vacancy Rates, and Replacement Rates: San Joaquin SOI

HOUSEHOLDS AND HOUSING UNITS	PERIOD					
	2019-25	2019-30	2019-35	2019-40	2019-45	2019-50
Total Number of New Households By Period	40	80	110	130	150	160
Total Number of New Units Required By Period	64	108	132	154	172	186

Source: ADE

Table 103 –Projections of Total Number of Persons by Age: San Joaquin SOI

AGE GROUP	YEAR								2019-2050		2019	2050
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*	SHARE	SHARE
San Joaquin SOI	3,499	3,499	3,615	3,752	3,879	3,991	4,088	4,166	668	0.57%	100.0%	100.0%
5 and below	383	387	415	438	434	416	411	422	39	0.31%	10.9%	10.1%
6 to 14	594	566	516	562	602	622	606	586	-8	-0.04%	17.0%	14.1%
15 to 19	350	355	323	258	285	309	330	325	-25	-0.24%	10.0%	7.8%
20 to 24	324	315	336	308	247	275	299	317	-6	-0.06%	9.3%	7.6%
25 to 34	510	524	588	605	602	523	495	542	32	0.20%	14.6%	13.0%
35 to 44	444	435	404	473	536	557	559	484	40	0.28%	12.7%	11.6%
45 to 54	361	372	401	388	365	431	492	511	151	1.13%	10.3%	12.3%
55 to 64	274	267	293	325	354	346	327	387	114	1.13%	7.8%	9.3%
65 to 74	179	187	214	220	245	274	301	293	114	1.61%	5.1%	7.0%
75 and above	81	90	124	174	209	238	268	298	216	4.28%	2.3%	7.1%

Source: ADE (*note: CAGR = compound annual growth rate)

Table 104 – Projections of Total Number of Persons by Race and Ethnicity: San Joaquin SOI

RACE/ETHNIC GROUP	YEAR								2019-2050		2019	2050
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*	SHARE	SHARE
San Joaquin SOI	3,499	3,499	3,615	3,752	3,879	3,991	4,088	4,166	668	0.57%	100.0%	100.0%
White	89	89	81	73	66	60	53	47	-42	-2.02%	2.6%	1.1%
Latino	3,374	3,375	3,501	3,649	3,787	3,908	4,014	4,101	728	0.63%	96.4%	98.4%
Black	1	1	1	1	1	1	1	1	-1	-1.54%	0.0%	0.0%
Asian	27	27	24	22	20	17	15	13	-14	-2.29%	0.8%	0.3%
Pacific Islander	0	0	0	0	0	0	0	0	0	NA	0.0%	0.0%
Native American	7	7	6	6	5	5	4	4	-3	-2.14%	0.2%	0.1%
Other	0	0	0	0	0	0	0	0	0	NA	0.0%	0.0%
Two or more	0	0	0	0	0	0	0	0	0	NA	0.0%	0.0%

Source: ADE (*note: CAGR = compound annual growth rate)

Table 105 – San Joaquin Household Income Projections

INCOME CATEGORY	NUMBER OF HOUSEHOLDS							
	2019	2020	2025	2030	2035	2040	2045	2050
Less than \$10,000	210	210	230	230	230	230	220	210
\$10,000 to \$24,999	260	270	270	280	270	270	260	250
\$25,000 to \$34,999	100	100	50	40	40	40	40	40
\$35,000 to \$49,999	30	50	30	20	20	20	20	20
\$50,000 to \$74,999	120	110	150	160	170	180	180	180
\$75,000 to \$99,999	100	90	130	150	160	180	200	210
\$100,000 to \$149,999	50	50	70	80	80	90	100	110
\$150,000 or more	10	10	10	10	10	20	20	20
Total	890	890	930	970	1,000	1,020	1,040	1,050
Mean Income	\$38,570	\$36,390	\$42,010	\$43,680	\$45,080	\$47,120	\$49,400	\$51,440
CAGR		-5.7%	2.9%	0.8%	0.6%	0.9%	0.9%	0.8%

Source: ADE (*note: CAGR = compound annual growth rate)

SELMA

Table 106 – Job Projections for Selma SOI by Sector, 2019-2050

JOB SECTOR	YEAR							
	2019	2020	2025	2030	2035	2040	2045	2050
Agriculture	450	450	450	450	450	450	460	450
Mfg./Mining	410	410	410	410	410	410	400	400
Other Industrial	1,220	1,220	1,324	1,350	1,380	1,410	1,430	1,460
Retail	1,540	1,430	1,790	1,830	1,870	1,910	1,940	1,960
Office	540	510	736	750	760	770	780	790
Education	600	600	640	650	660	670	680	690
Health Services	630	630	810	820	840	850	860	870
Hospitality	970	640	1,030	1,040	1,060	1,070	1,080	1,090
Government	190	190	210	210	220	220	220	220
Total	6,540	6,090	7,400	7,530	7,660	7,770	7,860	7,930

Source: ADE, Inc.

Table 107 – Population Projections: 2019-2050: Selma SOI

POPULATION VARIABLE	YEAR								2015-2050	
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*
Tot. Nos. of Persons	26,960	27,000	29,130	30,360	31,510	32,520	33,390	34,100	7,140	0.8%
Tot. Nos. of Persons in Group Qtrs.	190	190	210	220	230	240	240	250	60	0.9%
Tot. Nos. of Persons in HHs	26,770	26,810	28,920	30,140	31,280	32,280	33,150	33,850	7,080	0.8%
Tot. Nos. of HHs	7,350	7,360	8,080	8,450	8,680	8,900	9,080	9,240	1,890	0.7%
Persons Per Household	3.64	3.64	3.58	3.57	3.60	3.63	3.65	3.66		

Source: ADE

Table 108 – Periodic Housing Unit Requirement Projections Net of Adjustments for Existing Vacant Stock, Healthy Vacancy Rates, and Replacement Rates: Selma SOI

HOUSEHOLDS AND HOUSING UNITS	PERIOD					
	2019-25	2019-30	2019-35	2019-40	2019-45	2019-50
Total Number of New Households By Period	730	1,100	1,330	1,550	1,730	1,890
Total Number of New Units Required By Period	799	1,132	1,373	1,595	1,779	1,917

Source: ADE

Table 109 –Projections of Total Number of Persons by Age: Selma SOI

AGE GROUP	YEAR								2019-2050		2019	2050
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*	SHARE	SHARE
Selma SOI	26,958	26,996	29,131	30,362	31,510	32,516	33,387	34,096	7,138	0.76%	100.0%	100.0%
5 and below	2,761	2,770	2,997	3,079	3,094	3,126	3,236	3,331	570	0.61%	10.2%	9.8%
6 to 14	3,816	3,780	4,041	4,296	4,463	4,522	4,526	4,608	792	0.61%	14.2%	13.5%
15 to 19	2,105	2,080	2,125	2,128	2,288	2,398	2,448	2,429	324	0.46%	7.8%	7.1%
20 to 24	2,141	2,134	2,109	2,088	2,094	2,248	2,347	2,386	245	0.35%	7.9%	7.0%
25 to 34	4,034	4,063	4,407	4,195	4,091	4,073	4,211	4,431	397	0.30%	15.0%	13.0%
35 to 44	3,374	3,374	3,566	4,033	4,245	4,041	3,920	3,873	499	0.45%	12.5%	11.4%
45 to 54	3,059	3,042	3,289	3,317	3,402	3,847	4,028	3,807	747	0.71%	11.3%	11.2%
55 to 64	2,533	2,532	2,802	2,923	3,068	3,091	3,156	3,543	1,010	1.09%	9.4%	10.4%
65 to 74	1,727	1,795	2,073	2,302	2,471	2,578	2,693	2,689	962	1.44%	6.4%	7.9%
75 and above	1,407	1,426	1,720	2,002	2,294	2,591	2,820	2,999	1,592	2.47%	5.2%	8.8%

Source: ADE (*note: CAGR = compound annual growth rate)

Table 110 –Projections of Total Number of Persons by Race and Ethnicity: Selma SOI

RACE/ETHNIC GROUP	YEAR								2019-2050		2019	2050
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*	SHARE	SHARE
Selma SOI	26,958	26,996	29,131	30,362	31,510	32,516	33,387	34,096	7,138	0.76%	100.0%	100.0%
White	3,551	3,481	3,377	3,168	2,961	2,762	2,612	2,473	-1,078	-1.16%	13.2%	7.3%
Latino	21,855	21,973	24,151	25,581	26,945	28,177	29,236	30,129	8,274	1.04%	81.1%	88.4%
Black	154	153	157	157	156	153	151	148	-6	-0.13%	0.6%	0.4%
Asian	975	970	1,015	1,028	1,028	1,010	987	959	-17	-0.06%	3.6%	2.8%
Pacific Islander	2	2	2	2	1	1	1	0	-2	-5.16%	0.0%	0.0%
Native American	114	111	107	97	87	75	64	53	-61	-2.45%	0.4%	0.2%
Other	70	71	80	87	92	99	105	110	40	1.48%	0.3%	0.3%
Two or more	237	236	243	243	241	238	232	225	-12	-0.17%	0.9%	0.7%

Source: ADE (*note: CAGR = compound annual growth rate)

Table 111 – Selma Household Income Projections

INCOME CATEGORY	NUMBER OF HOUSEHOLDS							
	2019	2020	2025	2030	2035	2040	2045	2050
Less than \$10,000	340	370	330	320	310	290	270	250
\$10,000 to \$24,999	1,180	1,290	1,170	1,130	1,070	1,010	940	870
\$25,000 to \$34,999	1,300	1,420	1,290	1,250	1,190	1,110	1,040	960
\$35,000 to \$49,999	1,170	1,260	1,410	1,440	1,380	1,300	1,220	1,130
\$50,000 to \$74,999	1,520	1,380	1,760	1,970	2,210	2,450	2,640	2,580
\$75,000 to \$99,999	800	720	930	1,020	1,110	1,200	1,310	1,660
\$100,000 to \$149,999	710	640	820	900	980	1,050	1,140	1,210
\$150,000 or more	320	290	370	410	450	480	530	570
Total	7,350	7,360	8,080	8,450	8,680	8,900	9,080	9,240
Mean Income	\$58,900	\$55,690	\$60,810	\$62,820	\$65,000	\$67,260	\$69,680	\$72,460
CAGR		-5.4%	1.8%	0.7%	0.7%	0.7%	0.7%	0.8%

Source: ADE (*note: CAGR = compound annual growth rate)

FRESNO COUNTY (UNINCORPORATED)

Table 112 – Job Projections for Unincorporated Fresno County by Sector, 2019-2050

JOB SECTOR	YEAR							
	2019	2020	2025	2030	2035	2040	2045	2050
Agriculture	39,370	36,660	39,635	40,370	40,820	41,180	41,270	41,170
Mfg./Mining	5,600	3,720	3,741	3,730	3,730	3,710	3,660	3,600
Other Industrial	7,260	7,400	5,579	5,820	6,140	6,450	7,130	7,820
Retail	2,380	2,340	1,478	1,500	1,520	1,530	1,540	1,560
Office	2,150	1,800	2,073	2,520	3,000	3,420	3,920	4,190
Education	7,680	7,820	8,317	8,430	8,530	8,620	8,690	8,750
Health Services	3,060	2,960	7,128	7,220	7,310	7,380	7,450	7,500
Hospitality	3,150	2,310	3,383	3,640	3,840	4,160	4,070	3,980
Government	4,540	4,690	5,336	5,410	5,470	5,530	5,580	5,620
Total	75,200	69,700	76,670	78,620	80,350	81,980	83,320	84,210

Source: ADE, Inc.

Table 113 – Population Projections: 2019-2050: Unincorporated County

POPULATION VARIABLE	YEAR								2015-2050	
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*
Tot. Nos. of Persons	112,110	112,160	115,160	116,660	118,060	119,290	120,350	121,220	9,110	0.3%
Tot. Nos. of Persons in Group Qtrs.	3,680	3,640	3,880	3,930	3,960	4,000	4,030	4,070	390	0.3%
Tot. Nos. of Persons in HHs	108,430	108,520	111,280	112,730	114,100	115,290	116,320	117,150	8,720	0.2%
Tot. Nos. of HHs	32,340	32,370	33,760	34,310	34,380	34,500	34,580	34,710	2,370	0.2%
Persons Per Household	3.35	3.35	3.30	3.29	3.32	3.34	3.36	3.38		

Source: ADE

Table 114 – Periodic Housing Unit Requirement Projections Net of Adjustments for Existing Vacant Stock, Healthy Vacancy Rates, and Replacement Rates: Unincorporated County

HOUSEHOLDS AND HOUSING UNITS	PERIOD					
	2019-25	2019-30	2019-35	2019-40	2019-45	2019-50
Total Number of New Households By Period	1,420	1,970	2,040	2,160	2,240	2,370
Total Number of New Units Required By Period	1,175	1,671	1,758	1,883	1,979	2,095

Source: ADE

Table 115 –Projections of Total Number of Persons by Age: Unincorporated County

AGE GROUP	YEAR								2019-2050		2019	2050
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*	SHARE	SHARE
Uninc. Area excl. SOIs	112,111	112,162	115,162	116,663	118,063	119,289	120,352	121,217	9,106	0.25%	100.0%	100.0%
5 and below	8,355	8,572	9,725	10,193	10,161	10,041	10,452	10,982	2,627	0.89%	7.5%	9.1%
6 to 14	11,969	11,819	12,162	13,749	14,942	15,331	15,125	15,184	3,216	0.77%	10.7%	12.5%
15 to 19	7,287	7,174	6,908	6,341	7,267	8,143	8,499	8,364	1,078	0.45%	6.5%	6.9%
20 to 24	8,206	7,832	7,192	6,869	6,316	7,263	8,099	8,395	189	0.07%	7.3%	6.9%
25 to 34	14,926	15,563	16,992	14,854	13,928	13,158	13,484	15,112	187	0.04%	13.3%	12.5%
35 to 44	10,901	10,927	12,246	15,419	16,635	14,610	13,753	12,867	1,966	0.54%	9.7%	10.6%
45 to 54	12,035	11,657	10,497	10,722	11,830	15,029	16,142	14,017	1,982	0.49%	10.7%	11.6%
55 to 64	16,196	15,768	13,440	10,969	9,858	10,184	11,228	14,126	-2,070	-0.44%	14.4%	11.7%
65 to 74	12,617	12,985	14,295	13,881	11,767	9,697	8,772	9,023	-3,594	-1.08%	11.3%	7.4%
75 and above	9,619	9,867	11,707	13,666	15,359	15,833	14,798	13,145	3,526	1.01%	8.6%	10.8%

Source: ADE (*note: CAGR = compound annual growth rate)

Table 116 –Projections of Total Number of Persons by Race and Ethnicity: Unincorporated County

RACE/ETHNIC GROUP	YEAR								2019-2050		2019	2050
	2019	2020	2025	2030	2035	2040	2045	2050	CHANGE	CAGR*	SHARE	SHARE
Uninc. Area excl. SOIs	112,111	112,162	115,162	116,663	118,063	119,289	120,352	121,217	9,106	0.25%	100.0%	100.0%
White	35,319	34,508	31,396	27,699	23,837	19,886	16,490	13,542	-21,777	-3.05%	31.5%	11.2%
Latino	61,946	62,813	68,280	73,291	78,530	83,842	88,540	92,695	30,750	1.31%	55.3%	76.5%
Black	3,117	3,124	3,191	3,252	3,288	3,289	3,249	3,180	64	0.07%	2.8%	2.6%
Asian	9,620	9,606	10,132	10,222	10,189	10,060	9,885	9,670	50	0.02%	8.6%	8.0%
Pacific Islander	67	67	74	77	83	88	101	108	42	1.58%	0.1%	0.1%
Native American	954	947	945	922	888	843	794	739	-214	-0.82%	0.9%	0.6%
Other	245	246	257	267	275	278	278	268	24	0.30%	0.2%	0.2%
Two or more	846	851	889	932	973	1,003	1,015	1,014	169	0.59%	0.8%	0.8%

Source: ADE (*note: CAGR = compound annual growth rate)

Table 117 – Fresno County Unincorporated Household Income Projections

INCOME CATEGORY	NUMBER OF HOUSEHOLDS							
	2019	2020	2025	2030	2035	2040	2045	2050
Less than \$10,000	850	1,020	1,090	930	880	760	700	580
\$10,000 to \$24,999	3,360	3,890	3,700	3,170	3,030	2,830	2,750	2,520
\$25,000 to \$34,999	2,070	2,020	1,770	1,470	1,270	1,540	1,920	2,020
\$35,000 to \$49,999	6,810	7,460	5,090	4,250	2,850	1,710	1,420	2,600
\$50,000 to \$74,999	7,710	7,280	9,180	10,310	10,480	9,430	7,030	5,080
\$75,000 to \$99,999	2,670	2,550	3,340	3,690	4,180	5,260	7,090	7,620
\$100,000 to \$149,999	4,510	4,150	4,830	5,280	5,910	6,790	7,680	8,020
\$150,000 or more	4,370	4,000	4,760	5,220	5,770	6,190	5,990	6,290
Total	32,340	32,370	33,760	34,310	34,380	34,500	34,580	34,710
Mean Income	\$97,320	\$92,030	\$100,570	\$106,380	\$113,420	\$119,770	\$121,020	\$123,800
CAGR		-5.4%	1.8%	1.1%	1.3%	1.1%	0.2%	0.5%

Source: ADE (*note: CAGR = compound annual growth rate)



WILMA QUAN
City Manager

October 23, 2020

Mr. Tony Boren, Executive Director
Fresno County Council of Governments
2035 Tulare Street, Suite 201
Fresno, CA 93721

Dear Mr. Boren:

Thank you and your staff for all the hard work you do to keep our community moving forward every day.

As you know, over the last few years the City of Fresno Department of Transportation, Fresno Area Express (FAX), has been working more closely with Fresno County Economic Opportunities Commission (EOC) to fulfill its duties as a co-designee for the urban Consolidated Transportation Service Agency (CTSA) program.

In 1983, COG formed a partnership between the City and EOC with a Policy Board action and was to be followed with a Memorandum of Understanding (MOU) between the City and EOC. However, the MOU was never completed. City Council action was not required, as this was a COG resolution and not a formal City action.

In the last few years, as FAX has engaged and monitored this program more closely, and doing so has raised a number of concerns. Our counterpart, Fresno County Rural Transit Agency (FCRTA), is EOC's rural co-designee and has had similar concerns. FAX and FCRTA have been working hand-in-hand to address these concerns.

My understanding is that FCRTA has been moving toward being the sole designee for the rural program. FAX has communicated to my office its desire to do the same. This will allow FAX and FCRTA to jointly pursue an RFP process to secure a contractor for both urban and rural social services transportation. We feel this will be a cleaner process for all, while opening up more opportunities for other entities to receive funding.

My staff has kept me updated on this effort, and I support the move to FAX being a sole designee. I understand that FAX staff have met with the EOC's new leadership regarding the issues and have confirmed with them that this course of action is best for both parties.

MR. TONY BOREN, EXECUTIVE DIRECTOR
OCTOBER 23, 2020
PAGE 2

We look forward to moving the CTSA process into a new era and continuing to work directly with you and COG staff to ensure on-going financial oversight.

Again, thank you for all you do.

Sincerely,

Wilma Quan
City Manager

A handwritten signature in blue ink, consisting of a large, stylized 'W' followed by a cursive 'Q' and 'u'.

**BEFORE THE FRESNO COUNTY RURAL TRANSIT AGENCY
RESOLUTION NO. 2020-13**

In the matter of:

Fresno County
Rural CTSA Designation

RESOLUTION SUPPORTING CHANGE OF
RURAL CTSA FROM A CO-DESIGNATION
TO FCRTA BEING THE SOLE DESIGNEE

WHEREAS, As per the AB 120 legislation of 1979, the AB 120 Action Plan was created by the Fresno Council of Governments (FCOG) in 1982. This 1982 AB 120 Action Plan created the Rural Fresno County Consolidated Transportation Service Agency (CTSA) with the Fresno County Rural Transit Agency (FCRTA) and the Fresno County Economic Opportunities Commission (FCEOC) as Co-designees of this Rural CTSA.; and

WHEREAS, FCRTA has concluded that that the current Co-designation with FEOC be abolished as it considers this current arrangement to be outdated and the exclusion of other social service providers and over use of its TDA Article 4.5 LTF funds for meal delivery services; and

WHEREAS, the FCRTA now desires to terminate the Co-designation between FCRTA and FEOC effective 6/30/21 and request FCOG to change the rural CTSA co-designation of the Rural CTSA to FCRTA being the sole Designee effective 7/01/21; and

WHEREAS, the CTSA for the Fresno Metropolitan Area (FAX/City of Fresno) concur with the conclusions made by FCRTA regarding the reasons to have FCRTA be the sole Designee of the Rural CTSA; and

WHEREAS, the FCRTA would then continue as the sole Designee of the Rural CTSA beginning in Fiscal Year 2021-2022 in compliance with the AB 120 action plan on how to implement the Rural CTSA for rural Fresno County; and

WHEREAS, as the sole Rural CTSA Designee, the FCRTA will determine whether to operate all the Rural CTSA social service transportation directly or to contract out any services to qualified social service organizations. Should FCRTA choose to contract out for services, an extensive Request For Proposals (RFP) process will be initiated to allow for qualified agencies to bid; and

WHEREAS, as the FCRTA would prepare the current Operations Program & Budget (OPB) within the FCRTA annual budget. FCRTA would continue to file the annual CTSA claim, however FCRTA would have sole administrative responsibility and award the funding consistent with the goals and objectives of the AB 120 Action Plan and FCOG requirements of the CTSA for TDA Article 4.5 LTF funding similar to the effective and efficient Clovis CTSA model acting as sole designee.

NOW, THEREFORE, BE IT RESOLVED, that the FCRTA Board of Directors does affirm its intent to be the sole Designee of the Fresno County Rural CTSA beginning on July 1, 2021; and to request FCOG to terminate this Co-designated status between the two agencies effective 6/30/21.

IT IS FURTHER RESOLVED, that the FCRTA General Manager is authorized to take the required actions and execute any and all said Agreements and Contracts pertaining to the changing of the Fresno County Rural CTSA designation to FCRTA becoming the sole Rural Designee

THE FOREGOING RESOLUTION was passed and adopted by the Fresno County Rural Transit Agency this 30th day of July, 2020.

AYES: Coalinga, Firebaugh, Fowler, Kingsburg, Parlier, Reedley, Sanger, San Joaquin, Selma

NOES:

ABSTAIN:

ABSENT: Kerman, Mendota, Orange Cove, County of Fresno, Huron

Signed



David Cardenas, Chairman

I hereby certify that the foregoing is a true copy of a resolution of the Fresno County Rural Transit Agency duly adopted at a meeting thereof held on the 30th day of July, 2020.

Signed



Moses Stites, General Manager

BEFORE THE
FRESNO COUNCIL OF GOVERNMENTS
RESOLUTION NO. 2020-34

RESOLUTION SUPPORTING CHANGE OF
THE URBAN AND RURAL CTSA
DESIGNATION

IN THE MATTER OF:
FRESNO COUNTY CTSA
DESIGNATION

WHEREAS, per Resolution 82-04 the Fresno Council of Governments (FCOG) adopted the AB 120 Action Plan creating the Fresno County Urban Consolidated Transportation Services Agencies (CTSA) with the City of Fresno (FAX/City of Fresno) and the Fresno Economic Opportunities Commission (FEOC) as Co-designees of the Urban CTSA; and

WHEREAS, also per Resolution 82-04 the FCOG created the Rural Fresno County CTSA with the Fresno County Rural Transit Agency (FCRTA) and FCEOC as Co-designees of the RURAL CTSA; and

WHEREAS, pursuant to and October 23, 2020 letter from the City of Fresno City Manager's Office the city has requested the current Co-designation with FEOC be dissolved and the City of Fresno transit department (FAX) be designated as the URBAN CTSA; and

WHEREAS, pursuant to and FCRTA resolution 2020-13, the FCRTA Board has requested the current Co-designation with FEOC be dissolved and FCRTA be designated as the RURAL CTSA; and

WHEREAS, FAX and FCRTA intend to initiate an extensive Request for Proposals (RFP) process to allow for qualified agencies to bid CTSA services; and

WHEREAS, FAX and FCRTA would prepare the current Operations Program & Budget (OPB) within the auspices of their Annual Budget and TDA Claim consistent with the goals and objectives of the AB 120 Action Plan and FCOG requirements of the CTSA for TDA Article 4.5.

NOW THEREFORE BE IT RESOLVED that the Fresno Council of Governments hereby terminates the present Urban CTSA Co-designation and appoints City of Fresno as the Fresno County Urban CTSA and authorizes Fresno to file claims for Article 4.5 beginning on July 1, 2021;

IT IS FURTHER RESOLVED, that the Fresno Council of Governments hereby terminates the present RURAL CTSA Co-designations and appoints Fresno County Rural Transit Agency as the Fresno County Rural CTSA and authorizes FCRTA to file claims for Article 4.5 beginning on July 1, 2021;

THE FOREGOING RESOLUTION was passed and adopted by the Fresno Council of Governments this 19TH day of November 2020.

AYES:
NOES:
ABSTAIN:
ABSENT:
ATTEST:

Signed: _____
David Cardenas, Chair

I hereby certify that the foregoing is a true copy of a resolution of the Fresno Council of Governments duly adopted at a regular meeting dated above.

Signed: _____
Tony Boren, Executive Director



Fresno
Economic
Opportunities
Commission

October 29, 2020

Board Chair

Linda Hayes

First Vice Chair

Maiyer Vang

Second Vice Chair

Daniel Parra

Treasurer

Charles Garabedian

Commissioners

Amy Arambula
Oliver Baines
Zina Brown-Jenkins
Amparo Cid
Jerome Countee
Felipe De Jesus Perez
Misty Franklin
Angie Isaak
Lupe Jaime-Mileham
Rey Leon
Daniel Martinez
Bruce McAlister
Barigye McCoy
Lisa Nichols
Andrea Reyes
Itzi Robles
Catherine Robles
Jimi Rodgers

Chief Executive Officer

Emilia Reyes

Executive Office

1920 Mariposa Street,
Suite 300
Fresno, CA 93721

(559) 263-1000

www.FresnoEOC.org

Tony Boren
Executive Director
Fresno Council of Governments
2035 Tulare St # 201
Fresno, CA 93721

RE: Re-Designating of the Fresno Urban and Rural CTSA for FY 2021-22

Dear Mr. Boren,

As you know, in 1982 and 1983, the Fresno County Economic Opportunities Commission (Fresno EOC), the Fresno County Rural Transit Agency (FCRTA), and the City of Fresno Area Express (FAX) established the urban and rural Consolidated Transportation Agencies (CTSA). Each CTSA was formed via separate MOUs outlining each party's obligations in order to ultimately create a seamless level of transportation service for social service agencies within both the rural and urban areas in Fresno County. Fresno EOC and FAX are co-designated to operate the urban CTSA and Fresno EOC and FCRTA are co-designated to operate the rural CTSA.

It has come to my attention that FAX and FCRTA have recommended that their agencies be designated solely within their respective CTSA regions. By this letter, I am informing you that Fresno EOC is strongly opposed to a sole designation by the respective agencies for each CTSA. In fact, Fresno EOC has been a strong partner in the operation of each CSTA. Our agency has met all obligations contained in the MOUs between COG and the Fresno EOC, and have met both the spirit and intent of the requirements contained therein. Moreover, there have been no findings of all audits related to Fresno EOC's activities within each CTSA over the past 37 years (since 1983) administering the funding.

My understanding is that Fresno COG may request action during its November 2020 Policy Board meeting re-designating FAX and FCRTA as sole providers in their respective CTSAs for FY 2021-22. Given the uncertainty of transportation due to the pandemic/ COVID-19, Fresno EOC respectfully requests that such action be delayed in favor of a meeting with myself and each agencies respective leadership to address any concerns you might have.

I look forward to meeting with you and discussing how we can better serve our community in these uncertain times.

Sincerely,

Emilia Reyes, MBA
Chief Executive Officer



Fresno COG
Housing Planning Grants Program

DRAFT GUIDELINES AND APPLICATION

November 2020

PROGRAM GUIDELINES

I. Background

The 2019-20 Budget Act allocated \$125 million to regions through the Regional Early Action Planning Grant Program (REAP). REAP provides one-time grant funding to regional governments for planning activities that will accelerate housing production and facilitate compliance in implementing the sixth cycle of the Regional Housing Needs Allocation. Fresno Council of Governments (Fresno COG) received \$1,114,737.62, of which \$914,700 has been set aside for the Fresno COG Housing Planning Grants Program.

II. Program Purpose

Provide competitive grants to local governments for the preparation and adoption of planning documents and process improvements that:

1. Accelerate housing production
2. Facilitate compliance to implement the sixth-cycle Regional Housing Needs Assessment.

III. Available Funding

Approximately \$914,700 will be distributed through a competitive regional program to local governments for eligible projects. Funding distribution for the competitive program will depend on the quality and number of applications. However, depending on the number of applications received, it may be a goal of the program that 35 percent of the funds be awarded to small cities (<100,000 population) and the County.

IV. Schedule

Below is the anticipated timeline.

Milestone	Date
Draft Guidelines Released for Review	October 30, 2020 to December 18, 2020
Policy Board adopts guidelines and application packet	January 28, 2021
Applications due	March 5, 2021
Scoring Committee convenes	March 23, 2021
Release staff recommendations	April 2, 2021
Policy Board approves awards	April 22, 2021
Projects must be completed and submitted to FCOG	August 1, 2023

V. Eligible Applicants

Eligible applicants are limited to local governments of Fresno County (i.e. cities and county).

However, local governments, as the lead applicant, may partner through legally binding agreements with other forms of governments or entities where the proposal will have a direct effect on land-use or

development within the participating localities. This includes, but is not limited to, partnerships with other localities, housing authorities, school districts, special districts, community-based organizations, or any duly constituted governing body of an Indian Reservation or Rancheria. Applicants must provide a copy of the signed agreement between partners in order to be awarded funds.

VI. Eligible Activities

Eligible activities must demonstrate a nexus to increasing housing and accelerating production.

Eligible activities may be part of a larger planning effort (e.g., a comprehensive zoning code update) if proposed activities have not been completed prior to the project start date, are distinct, and demonstrate a nexus to accelerating housing production. Eligible activities are not necessarily jurisdiction-wide and may include a smaller geography with a significant impact on housing production. For example, eligible activities may include a housing development-related project with a significant community level impact or planning or process improvement for a project with an ongoing community impact beyond the project.

Eligible activities may include a variety of planning documents and processes, including, but not limited to, the following as set forth in Health and Safety Code section 50515.03(c):

1. Rezoning and encouraging development by updating planning documents and zoning ordinances, such as General Plans, community plans, specific plans, implementation of sustainable communities' strategies, and local coastal programs;
2. Completing environmental clearance to eliminate the need for project specific review;
3. Establishing housing incentive zones or other area-based housing incentives beyond State Density Bonus Law such as a workforce housing opportunity zone pursuant to Article 10.10 (commencing with Section 65620) of Chapter 3 of Division 1 of Title 7 of the Government Code, or a housing sustainability district pursuant to Chapter 11 (commencing with Section 66200) of Division 1 of Title 7 of the Government Code;
4. Performing infrastructure planning, including for sewers, water systems, transit, roads, or other public facilities necessary to support new housing and new residents;
5. Planning documents to promote development of publicly owned land, such as partnering with other local entities to identify and prepare excess or surplus property for residential development;
6. Revamping local planning processes to speed up housing production;
7. Developing or improving an accessory dwelling unit ordinance in compliance with Section 65852.2 of the Government Code;
8. Planning documents for a smaller geography (less than jurisdiction-wide) with a significant impact on housing production, including an overlay district, project level specific plan, or development standards modifications proposed for significant areas of a locality, such as corridors, downtown or priority growth areas;
9. Rezoning to meet requirements pursuant to Gov. Code Section 65583(c)(1), and other rezoning efforts to comply with Housing Element requirements, including Gov. Code Section 65583.2(c) (AB 1397, Statutes of 2018);
10. Upzoning or other implementation measures to intensify land use patterns in strategic locations, such as close proximity to transit, jobs or other amenities;

11. Rezoning for multifamily housing in high resource areas (according to Tax Credit Allocation Committee/Housing Community Development Opportunity Area Maps);
12. Establishing pre-approved architectural and site plans;
13. Preparing and adopting Housing Elements of the General Plan that include an implementation component to facilitate compliance with the sixth cycle RHNA;
14. Adopting planning documents to coordinate with suballocations under Regional Early Action Planning Grants (REAP) pursuant to Health and Safety Code Section 50515.02(f) that accommodate the development of housing and infrastructure, and accelerate housing production in a way that aligns with state planning priorities, housing, transportation equity and climate goals, including hazard mitigation or climate adaptation;
15. Zoning for by-right supportive housing, pursuant to Gov. Code section 65651 (Chapter 753, Statutes of 2018);
16. Zoning incentives for housing for persons with special needs, including persons with developmental disabilities;
17. Planning documents related to carrying out a local or regional housing trust fund;
18. Environmental hazard assessments; data collection on permit tracking; feasibility studies, site analysis, or other background studies that are ancillary (e.g., less than 15 percent of the total grant amount) and part of a proposed activity with a nexus to accelerating housing production; and
19. Other planning documents or process improvements that demonstrate an increase in housing related planning activities and facilitate accelerating housing production; and
20. Establishing Prohousing Policies pursuant to Gov. Code Section 65589.9(f)(2).

VII. Ineligible Activities

1. Activities unrelated to preparation and adoption of planning documents, and process improvements to accelerate housing production and facilitate compliance to implement the sixth cycle of the RHNA;
2. Activities that obstruct or hinder housing production, e.g., moratoriums, downzoning, planning documents with conditional use permits that significantly impact supply, cost, approval certainty and timing, planned development, or other similarly constraining processes; and
3. Project specific planning documents that do not have a significant impact on accelerating housing production or significant community level or reoccurring benefit beyond the project.
4. Fresno COG may consider proposals that are combined with larger proposals that have a positive housing component and the net effect on accelerating housing production is significant. For example, an applicant may propose combining an open-space designation, downzoning, or antidisplacement measures with by-right upzoning that has a significant net gain in housing capacity.

VIII. Eligible Uses

1. Grant funds may cover the costs of temporary staffing or consultant needs associated with eligible activities;
2. Grant funds shall be used for the costs of preparing and adopting the proposed activity;

3. A jurisdiction that receives funds under this Program may use a subcontractor. The subcontract shall provide for compliance with all the requirements of the Program. The subcontract shall not relieve the jurisdiction of its responsibilities under the Program;
4. Eligible expenditures may be incurred and expended for the project(s) subject to the terms and conditions of the Agreement; and
5. Only approved and eligible costs incurred for work after February 2021, and completed during the grant term, will be reimbursable.

IX. Ineligible Uses

1. Program grant funds may not be used for administrative costs of persons employed by the grantee for activities not directly related to the preparation and adoption of the proposed activity;
2. No more than 5 percent of the grant amount may be used for administrative costs for any proposed use, to be approved by Fresno COG upon disbursement; and
3. Approved and eligible costs incurred prior to the application due date are ineligible.

X. Grant Timeline

Awarded projects can begin as soon as project recommendations are approved by the Fresno COG Policy Board. All work must be completed and submitted to Fresno COG by August 1, 2023. No time extensions will be granted.

XI. Project Selection Process

A scoring committee will evaluate and score the proposed projects. An agency may submit multiple project applications. Scoring committee representatives cannot score a project submitted by their own agency or organization. The scoring committee will recommend the award amount for each application.

If the program is oversubscribed, projects that are receiving Local Early Action Planning (LEAP) grant funds as well will be prioritized for funding. Any applications not funded during this round may be resubmitted for the next round of funding, which will be available in mid to late-2021.

The selected project(s) will go through Fresno COG Transportation Technical Committee, Policy Advisory Committee and Policy Board for endorsement.

The scoring committee comprises one representative from each of the following entities:

1. Fresno Council of Governments
2. City of Fresno/Clovis
3. Eastside city
4. Westside city
5. County of Fresno

XII. Scoring Criteria

SCORING CRITERIA	
Project Summary	
15 points maximum	Application provides sufficient detail regarding the proposed project, including summary, overall objectives, and major tasks and subtasks and plans for adoption and/or implementation.
Accelerates Housing Production	
20 points maximum	Application describes in detail how the proposed project will accelerate housing production.
Consistency with Sustainable Communities Strategy	
5 points maximum	Application describes how the proposed project is consistent with Fresno COG's 2018 Sustainable Communities Strategy.
Application Completeness	
5 points maximum	Application is complete and provides sufficient detail.
Implementation Capacity	
5 points maximum	Application describes in detail project readiness and implementation capacity within the timeline and budget provided.
50 points maximum	

XIII. Agreement

Grantees will enter into an Agreement with Fresno COG for distribution of funds. The Agreement will specify, among other things, the amount of funds granted, timeline for expenditure of funds, and the approved use of funds. Expenditure report dates and other requirements will also be identified in the Agreement.

Grantees that request Fresno COG to pay the consultant directly will be required to enter into a three-party agreement between Fresno COG, the grantee, and the consultant.

XIV. Accounting and Reporting

Fresno COG will monitor work and expenses to ensure the project is completed according to the contracted scope of work and project timeline. Monthly progress reports must be submitted to Fresno COG with detailed invoices for reimbursement or payment. The reports should describe the work that has been completed, a copy of any project deliverables, and an invoice that provides a summary of work completed by task, including staff/consultant hours.

- A. Grant funds cannot be disbursed until the Agreement has been fully executed;
- B. The grantee will be responsible for compiling and submitting all invoices and reporting documents. Grantees will submit for reimbursements or payment directly to the consultant to Fresno COG based on actual cost incurred;
- C. The grantee must bill based on clear deliverables outlined in the Agreement or scope of work. Only approved and eligible costs incurred for work after February 2021 are eligible;
- D. Work must be completed prior to requesting reimbursement/payment;
- E. **Grantees will have three administrative options, which must be identified on the application at the time of submittal:**

Option A: Grantee pays the consultant directly and invoices Fresno COG for reimbursement. This option is required for projects that are also utilizing LEAP funds.

Option B: Grantee approves invoices and submits them to Fresno COG to pay the consultant directly. (Three-party agreement between Fresno COG, grantee, and consultant required.)

Option C: Grantee approves invoices and submits them to Fresno COG to pay the consultant directly. Additionally, for local governments that have limited staff availability, Fresno COG staff assists grantee with project management, as specified in an agreement. (Three-party agreement between Fresno COG, grantee, and consultant required.)

- F. Project invoices will be submitted to Fresno COG by the grantee on a monthly basis;
- G. Supporting documentation may include, but is not limited to: receipts, progress payments, subcontractor invoices, time cards, etc.;
- H. Invoices must be accompanied by reporting materials where appropriate. Invoices without the appropriate reporting materials will not be paid. Fresno COG may withhold 10 percent of the grant until grant terms have been fulfilled; and
- I. Each recipient of funds under the Program shall expend those funds no later than August 1, 2023.

- J. The grantee must establish a separate ledger account for receipts and expenditures of grant funds and maintain expenditure details in accordance with the budget and timeline. Separate bank accounts are not required;
- K. The grantee shall maintain documentation of its normal procurement policy and competitive bid process (including the use of sole source purchasing), and financial records of expenditures incurred during the course of the project, in accordance with generally accepted accounting principles;
- L. The grantee agrees that Fresno COG or designated representative shall have the right to review and to copy any records and supporting documentation pertaining to the performance of the Agreement;
- M. The grantee agrees to maintain such records for possible audit for a minimum of three (3) years after final payment, unless a longer period of records retention is stipulated;
- N. Subcontractors employed by the grantee and paid with moneys under the terms of this Agreement shall be responsible for maintaining accounting records as specified above;
- O. At any time during the term of the Agreement, Fresno COG may perform, or cause to be performed, a financial audit of any and all phases of the award. At Fresno COG's request, the awardee shall provide, at its own expense, a financial audit prepared by a certified public accountant. The State of California has the right to review project documents and conduct audits during project implementation and over the project life;
- P. Fresno COG may request additional information, as needed, to meet other applicable audit requirements; and
- Q. Fresno COG may monitor expenditures and activities of an applicant, as Fresno COG deems necessary, to ensure compliance with Program requirements.

XV. Remedies of Nonperformance

- A. In the event that it is determined, at the sole discretion of Fresno COG, that the grantee is not meeting the terms and conditions of the Agreement, immediately upon receiving a written notice from Fresno COG to stop work, the grantee shall cease all work under the Agreement. Fresno COG has the sole discretion to determine that the grantee meets the terms and conditions after a stop work order, and to deliver a written notice to the grantee to resume work under the Agreement;
- B. Both the grantee and Fresno COG have the right to terminate the Agreement at any time upon 30 days written notice. The notice shall specify the reason for early termination and may permit the grantee or Fresno COG to rectify any deficiency(ies) prior to the early termination date. The grantee will submit any requested documents to Fresno COG within 30 days of the early termination notice; and
- C. There must be a strong implementation component for the funded activity through this Program, including, where appropriate, agreement by the locality to formally adopt the completed planning document. Localities that do not formally adopt the funded activity could be subject to repayment of the grant.
- D. Fresno COG may, as it deems appropriate or necessary, request the repayment of funds from an applicant, or pursue any other remedies available to it by law for failure to comply with Program requirements (Health and Safety Code section 50515.04(e)).

APPLICATION

Application Submittal Instructions

All grant application packages should be submitted electronically to Meg Prince, Associate Regional Planner, at mprince@fresnocog.org by the due date specified in the Grant Guidelines.

Required Application Documents

- The application in PDF format including:
 - Applicant Information
 - Project Description
 - Project Schedule and Scope of Work
 - Application Signature Page
- Board/Council resolution authorizing project application (due prior to Fresno COG Policy Board meeting on April 22, 2021)

Optional Supplemental Information

- Graphics of Project Area (when applicable)
- Letter(s) of Support
- Data

Applicant Information

Project Title	
Total Funding Request	
Administrative Preference	<p>____ Option A: Grantee pays consultant directly and invoices Fresno COG for reimbursement. This option is required for projects also utilizing LEAP funds.</p> <p>____ Option B: Grantee sends approved consultant invoices to Fresno COG for direct payment to the consultant. (Three-party agreement required.)</p> <p>____ Option C: Grantee sends approved consultant invoices to Fresno COG for direct payment to the consultant. Additionally, for local governments that have limited staff availability, Fresno COG staff assists grantee with project management, as specified in an agreement. (Three-party agreement required.)</p>
Primary Applicant Agency	
Primary Contact Name and Title	
Email	
Phone	
Address	
Sub Applicant Agency	
Contact Name and Title	
Email	

Project Description

1. Project Summary (500 words maximum)

Please provide a summary of the project, overall objectives, and description of the tasks and major sub-tasks.

DRAFT

2. Nexus to Accelerating Housing Production (300 words maximum)

Please describe the nexus of the proposed project to accelerating housing production.

3. RTP/SCS Consistency (200 words maximum)

Describe how the proposed project is consistent with Fresno COG's 2018 RTP/SCS.

4. Plan Implementation (200 words maximum)

Please describe the implementation strategies for the proposed planning project. Please identify any potential obstacles to successful implementation of the plan.

5. Project Schedule and Scope of Work

Please outline the tasks (high level and major sub tasks), budget, timeline, and deliverables in the table template provided below. If other funding is used, please note the source and amount in the notes column.

Task	Est. Cost	Begin Date	End Date	Deliverable	Notes
TOTAL COST					

Application Signature Page

**To the best of my knowledge, all information contained in this application is true and correct.
If awarded a grant, I agree that I will adhere to the program guidelines.**

Signature of Authorized Official (Applicant)

Print Name

Title

Date