



Fresno Council of Governments
Regional Housing Needs Assessment
(RHNA)
Member Jurisdiction Survey Results

RHNA is governed by California Government Code, which specifies certain requirements, including the provision that each Council of Governments must survey its member jurisdictions to request information that will inform the development of the RHNA Plan, by collecting data regarding the Objectives and Factors required for consideration in RHNA Plan development, described below.

Government Code specifies five Objectives all RHNA Plans must further:

1. **Increased Supply and Affordability**—Increase housing supply and mix of housing types, tenure, and affordability in all cities and counties in an equitable manner.
2. **Environmental Justice**—Promote infill development and socioeconomic equity, protect environmental and agricultural resources, encourage efficient development patterns, and achieve GHG reduction targets.
3. **Jobs-Housing Balance**—Promote improved intraregional jobs-housing relationship, including balance between low-wage jobs and affordable housing.
4. **Affordability Balance**—Balance disproportionate household income distributions (more high-income RHNA to lower-income areas and vice-versa).
5. **Affirmatively Further Fair Housing**—promote fair housing choice and foster inclusive communities that are free from discrimination.

Additionally, Government Code identifies several Factors to be considered when developing the RHNA methodology:

1. Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing,
2. Lack of capacity for sewer or water service due to decisions outside jurisdiction's control
3. Availability of land suitable for urban development,
4. Lands protected from urban development under existing federal or State programs,
5. County policies to preserve prime agricultural land,
6. Distribution of household growth in the RTP and opportunities to maximize use of transit and existing transportation infrastructure,
7. Agreements to direct growth toward incorporated areas,
8. Loss of deed-restricted affordable units,
9. Households paying more than 30 percent and more than 50 percent of their income in rent,
10. The rate of overcrowding,
11. Housing needs of farmworkers,
12. Housing needs generated by a university within the jurisdiction,
13. Housing needs of individuals and families experiencing homelessness,
14. Units lost during a state of emergency that have yet to be replaced,
15. And The region's GHG targets.

The Survey questions, which are each related to one of the above listed Factors or Objectives, were intended to gather information that will inform the RHNA Plan, pursuant to the law. If a jurisdiction provided information, the survey asked that it be provided in a format that is comparable across all jurisdictions.

Results Summary

Sixteen respondents representing the following fifteen jurisdictions took the survey:

- Clovis
- Coalinga
- Firebaugh
- Fowler
- City of Fresno
- County of Fresno
- Kerman
- Kingsburg
- Mendota
- Orange Cove
- Parlier
- Reedley
- San Joaquin
- Sanger
- Selma (2 respondents).

Themes and Key Findings

Farmworker housing was identified as a need by roughly half of respondents (7).

One jurisdiction indicated additional data points to consider: Migration trends from coastal areas into the central valley during COVID.

Other findings from the Survey results are summarized below, with the number of respondents supporting the specified information shown in parenthesis:

- *Common Opportunities for Housing Production:*
 - Drinking Water availability (7 opportunity, 5 constraint)
 - Sewer Capacity (7 opportunity, 6 constraint)
 - Availability of Developable Land (7 opportunity, 6 constraint)
- *Common Constraints in the way of Housing Production:*
 - State VMT requirements (10 constraint, 2 opportunity)
 - Financing/funding for affordable housing (10 constraint, 5 opportunity)
 - Construction costs (7 constraint, 2 opportunity)
 - Availability of construction workforce (7 const, 2 opportunity)
 - Availability of surplus public land (7 constraint, 0 opportunity)
 - Availability of Parks (7 constraint, 3 opportunity)
- *Barriers to meeting RHNA at very low- and Low-income levels:*
 - Availability of gap financing (10)
 - Local affordable housing development capacity (7)
 - Community opposition (6)
- *Most widely cited barriers to fair housing:*
 - Range of job opportunities available (8)
 - Deteriorated or abandoned properties (8)
 - Lack of private investments in low-income communities (8)
 - Community opposition to developments (7)

Survey Content

The complete Survey distributed to Fresno COG member jurisdictions is available on the project webpage at <https://www.fresnocog.org/project/fresno-county-regional-housing-needs-allocation-plan/>.

Table 1, included in the survey, lists the datasets collected at the time the Survey was issued and how they correspond to the Objectives and Factors required in the 6th Cycle RHNA methodology. Datasets collected are listed as column headings and corresponding Objectives/Factors are listed as row headings. Cells under each column are marked with an “X” where they correspond with Objectives and/or Factors in each row. Table 1 was specifically referenced in survey question 11, asking respondents for additional data points that are important to consider in developing the Fresno COG RHNA methodology.

Table 1: Data Pertaining to Objectives and Factors

Objectives/Factors	Household Growth Projections	Housing Tenure	Existing Housing Unit Types	Housing Cost Burden	Agricultural Lands	Natural Hazards	Environmental Lands	Existing and Future Jobs	Jobs-Housing Balance	Affordable Housing Stock	Local Development Capacity	Homelessness	Childhood Poverty Status	Jobs-Housing Fit	Existing and Projected Sewer and Water Capacity	Overcrowding	Racial Distribution	Housing-Related VMT	Approved Residential Development	Farmworker Employment and Housing Needs	Infill Development Potential
Existing and projected jobs/housing relationship, particularly low-wage jobs and affordable housing	X	X	X	X				X	X					X		X	X		X		
Lack of capacity for sewer or water service due to decisions outside jurisdiction’s control															X						
Availability of land suitable for urban development					X	X	X				X										X
Lands protected from urban development under existing federal or State programs					X		X														
County policies to preserve prime agricultural land					X																
Distribution of household growth in RTP and opps. to maximize use of transit & existing transportation infrastructure	X							X	X	X	X			X				X			X
Agreements to direct growth toward incorporated areas					X		X														
Loss of deed-restricted affordable units			X																		
Households paying more than 30 percent and more than 50 percent of their income in rent				X																	
The rate of overcrowding																X					
Housing needs of farmworkers																				X	
Housing needs generated by a university within the jurisdiction	X	X	X																		
Units lost during a state of emergency that have yet to be replaced	X																				
The region’s GHG targets	X							X	X									X			X
Increased housing supply and affordability				X	X	X	X				X					X					
Environmental justice													X				X	X			
Jobs-housing balance	X							X	X										X		
Affordability balance				X				X		X		X							X		
Affirmatively Further Fair Housing													X				X				
Have Data																					
Information needed																					

Raw Survey Results

The following pages contain complete, raw Survey results from each response submitted.

Preparer Information

Jurisdiction: City of Firebaugh

Survey Respondent Name: Karl Schoettler

Survey Respondent Title: City Planning Consultant

6TH CYCLE RHNP REQUIRED OBJECTIVES AND FACTORS

Q11 **No**

Are there additional data points that are important to consider in developing the Fresno COG RHNP, particularly those measuring equity or opportunity in the context of furthering of environmental justice and Affirmatively Furthering Fair Housing?

HOUSING OPPORTUNITIES AND CONSTRAINTS

Q12

Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030? You can **indicate** that something is both an opportunity and a constraint, or leave both boxes unchecked if the issue does not have an impact on housing development in your jurisdiction. Check all that apply.

Availability of water suitable for consumption	Opportunity
Sewer Capacity	Opportunity
Suitable land availability	Opportunity
Lands protected by federal or State programs	Opportunity
County policies to preserve agricultural land	Opportunity
Availability of schools	Opportunity
Availability of parks	Opportunity
Availability of public or social services	Opportunity
Impact of climate change and natural hazards	Constraint
Construction costs	Opportunity
Availability of construction workforce	Constraint
Availability of surplus public land	Constraint
Availability of vacant land	Opportunity
Financing/funding for affordable housing	Opportunity
Weak market conditions	Opportunity
Utility connection fees	Opportunity
State requirements to reduce Vehicle Miles Traveled (VMT)	Constraint

Q13

The location and type of housing can play a key role in meeting State and regional targets to reduce greenhouse gas (GHG) emissions. What land use policies or strategies has your jurisdiction implemented to minimize GHG emissions? Check all that apply.

Investment in pedestrian, bicycle, and active transportation infrastructure,

Land use changes that encourage a diversity of housing types and/or mixed-use development,

Changes to parking requirements for new residential and/or commercial construction

Q14

Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

No

Q15

What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

Check all that apply.

Local gap financing for affordable housing development

Q16

Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

Yes,

If so, what is the total existing need for housing units for farmworkers in your jurisdiction, what portion of this need is currently unmet, what type of housing is lacking, and what is the data source for this information?:

Unknown.

Q17

If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

Lack of gap financing for affordable housing development

QUESTIONS ABOUT FAIR HOUSING ISSUES, GOALS, AND ACTIONS

Q18

Which of the following factors contribute to fair housing issues in your jurisdiction?

Check all that apply.

The availability of affordable units in a range of sizes (especially larger units),

Deteriorated or abandoned properties,

Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities,

Access to financial services,

Location of employers,

Availability, frequency, and reliability of public transit,

Access to healthcare facilities and medical services,

Access to grocery stores and healthy food options,

Creation and retention of high-quality jobs,

Range of job opportunities available,

CEQA and the land use entitlement process

Q19

What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

Check all that apply.

Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc.),

Support for the development of affordable housing on publicly-owned land,

Providing financial support or other resources for low-income home buyers,

Funding rehabilitation and accessibility improvements for low-income homeowners

Q20

Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

Check all that apply:

Respondent skipped this question

Preparer Information

Jurisdiction: City of Coalinga

Survey Respondent Name: Sean Brewer

Survey Respondent Title: Assistant City Manager

6TH CYCLE RHNP REQUIRED OBJECTIVES AND FACTORS

Q11 **No**

Are there additional data points that are important to consider in developing the Fresno COG RHNP, particularly those measuring equity or opportunity in the context of furthering of environmental justice and Affirmatively Furthering Fair Housing?

HOUSING OPPORTUNITIES AND CONSTRAINTS

Q12

Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030? You can indicate that something is both an opportunity and a constraint, or leave both boxes unchecked if the issue does not have an impact on housing development in your jurisdiction. Check all that apply.

Availability of water suitable for consumption	Constraint
Sewer Capacity	Constraint
Suitable land availability	Opportunity
Lands protected by federal or State programs	Constraint
County policies to preserve agricultural land	Constraint
Availability of schools	Constraint
Availability of parks	Constraint
Availability of public or social services	Constraint
Construction costs	Constraint
Availability of construction workforce	Constraint
Availability of surplus public land	Constraint
Availability of vacant land	Opportunity
Financing/funding for affordable housing	Opportunity, Constraint
Weak market conditions	Opportunity, Constraint
Utility connection fees	Constraint
State requirements to reduce Vehicle Miles Traveled (VMT)	Constraint

Q13

The location and type of housing can play a key role in meeting State and regional targets to reduce greenhouse gas (GHG) emissions. What land use policies or strategies has your jurisdiction implemented to minimize GHG emissions?

Check all that apply.

Investment in pedestrian, bicycle, and active transportation infrastructure

Q14

Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

No

Q15

What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

Check all that apply.

Local gap financing for affordable housing development,
Other (please specify):
Federal and State funding availability. These developments are market driven. Projects do not pencil out without significant subsidy.

Q16

Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

Yes,
If so, what is the total existing need for housing units for farmworkers in your jurisdiction, what portion of this need is currently unmet, what type of housing is lacking, and what is the data source for this information?:
Unsure of the need but many are utilizing the local motels/hotels for accommodations. These are seasonal so permanent farmworker housing may not be as in high demand.

Q17

If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

Other (please specify):
Federal and State funding availability. These developments are market driven. Projects do not pencil out without significant subsidy.

QUESTIONS ABOUT FAIR HOUSING ISSUES, GOALS, AND ACTIONS

Q18

Which of the following factors contribute to fair housing issues in your jurisdiction?

Check all that apply.

Other (please explain):
Not aware of any unfair housing concerns that have been addressed to the City. Unable to specify particular concerns.

Q19

What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

Check all that apply.

Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger),

Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc.)

Q20

Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

Check all that apply:

Respondent skipped this question

Preparer Information

Jurisdiction: City of Clovis

Survey Respondent Name: Dave Merchen

Survey Respondent Title: City Planner

6TH CYCLE RHNP REQUIRED OBJECTIVES AND FACTORS

Q11 **No**

Are there additional data points that are important to consider in developing the Fresno COG RHNP, particularly those measuring equity or opportunity in the context of furthering of environmental justice and Affirmatively Furthering Fair Housing?

HOUSING OPPORTUNITIES AND CONSTRAINTS

Q12

Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030? You can indicate that something is both an opportunity and a constraint, or leave both boxes unchecked if the issue does not have an impact on housing development in your jurisdiction. Check all that apply.

- | | |
|---|--------------------------------|
| Sewer Capacity | Opportunity, Constraint |
| Financing/funding for affordable housing | Constraint |
| State requirements to reduce Vehicle Miles Traveled (VMT) | Opportunity, Constraint |

Please explain any opportunities and/or constraints listed above, and/or list any additional opportunities or constraints.

Sewer infrastructure capacity within designated service areas can function as either an opportunity or a constraint depending on location. Limitations on the availability of funding for affordable housing projects functions is a limitation on the number of affordable projects that can be constructed. Absent funding, such projects have generally not proven to be feasible. The transition to the use of VMT as the metric to measure transportation impacts under CEQA has caused an increase in the time and cost of housing development projects which are outside the core areas of the City. Where this is the case, VMT is a constraint. For certain infill projects, the use of VMT can serve as a opportunity to streamline projects.

Q13

The location and type of housing can play a key role in meeting State and regional targets to reduce greenhouse gas (GHG) emissions. What land use policies or strategies has your jurisdiction implemented to minimize GHG emissions?

Check all that apply.

Energy efficiency standards in new construction or retrofits,

Investment in transit expansion,

Investment in maintaining or improving existing public transportation infrastructure,

Investment in pedestrian, bicycle, and active transportation infrastructure,

Land use changes that encourage a diversity of housing types and/or mixed-use development,

Increasing local employment opportunities to reduce commute lengths for residents

Q14

Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes,

If so, please provide an estimate for the local homeless population and corresponding need for transitional housing.:

30 (estimate)

Q15

What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

Check all that apply.

Local gap financing for affordable housing development,

Local affordable housing development capacity

Q16

Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

Q17

If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

Respondent skipped this question

QUESTIONS ABOUT FAIR HOUSING ISSUES, GOALS, AND ACTIONS

Q18

Which of the following factors contribute to fair housing issues in your jurisdiction?

Check all that apply.

Availability, frequency, and reliability of public transit

Q19

What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

Check all that apply.

Land use changes to allow a greater variety of housing types,

Dedicated local funding source for affordable housing development,

Support for affordable housing development near transit,

Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger),

Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc.),

Support for the development of affordable housing on publicly-owned land,

Exploring partnerships with Community Development Financial Institutions, large regional employers, and investors to add to the financial resources available for the creation and preservation of deed-restricted affordable housing units,

Funding and supporting outreach services for homeowners and renters at risk of losing their homes and/or experiencing fair housing impediments,

Providing financial support or other resources for low-income home buyers,

Funding rehabilitation and accessibility improvements for low-income homeowners,

Streamlining entitlements processes and/or removing development fees for affordable housing construction,

Ensuring affirmative marketing of affordable housing is targeted to all segments of the community,

Implementing a rent stabilization policy and staffing a rent stabilization board,

Other (please specify):

The above actions implemented by the City were taken with the goal of promoting the supply of housing.

Q20

Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

Check all that apply:

Rent stabilization/rent control	In Use
Mobile home rent control	In Use
Foreclosure assistance	In Use
Promoting streamlined processing of ADUs	In Use
Fair housing legal services	In Use
Housing counseling	In Use

Preparer Information

Jurisdiction: City of Selma

Survey Respondent Name: Fernando Santillan

Survey Respondent Title: Community Development Director

6TH CYCLE RHNP REQUIRED OBJECTIVES AND FACTORS

Q11

Are there additional data points that are important to consider in developing the Fresno COG RHNP, particularly those measuring equity or opportunity in the context of furthering of environmental justice and Affirmatively Furthering Fair Housing?

Yes,

If so, please specify:

Not specific to environmental justice or Affirmatively Furthering Fair Housing, but would be good to incorporate data regarding rates of relocation to the region from other areas such as Bay Area and SoCal, particularly during the pandemic (and in general) - if that type of data is available.

HOUSING OPPORTUNITIES AND CONSTRAINTS

Q12

Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030? You can indicate that something is both an opportunity and a constraint, or leave both boxes unchecked if the issue does not have an impact on housing development in your jurisdiction. Check all that apply.

Sewer Capacity

Constraint

Suitable land availability

Opportunity

Availability of parks

Constraint

Financing/funding for affordable housing

Constraint

Please explain any opportunities and/or constraints listed above, and/or list any additional opportunities or constraints.

Sewer capacity is currently the single most significant constraint impacting new housing development in Selma. Financing/funding for affordable housing is also a constraint as there are not many developers in the area willing to build deed-restricted multifamily units that would meet affordability guidelines. Selma is lacking in sufficient park space and new housing projects will need to incorporate adequate park facilities or pay significant park development impact fees, which raises costs for projects.

Q13

The location and type of housing can play a key role in meeting State and regional targets to reduce greenhouse gas (GHG) emissions. What land use policies or strategies has your jurisdiction implemented to minimize GHG emissions?

Check all that apply.

Investment in maintaining or improving existing public transportation infrastructure,

Investment in pedestrian, bicycle, and active transportation infrastructure,

Land use changes that encourage a diversity of housing types and/or mixed-use development

Q14

Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

No,

If so, please provide an estimate for the local homeless population and corresponding need for transitional housing.:
We do not currently collect homeless population data, but the current growth in the homeless population will most likely cause us to begin doing so fairly soon.

Q15

What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

Check all that apply.

Local gap financing for affordable housing development,

Community opposition,

Lack of requisite infrastructure, such as sewer and water

Q16

Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

Respondent skipped this question

Q17

If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

Respondent skipped this question

QUESTIONS ABOUT FAIR HOUSING ISSUES, GOALS, AND ACTIONS

Q18

Which of the following factors contribute to fair housing issues in your jurisdiction?

Check all that apply.

Community opposition to proposed or existing developments,

Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements,

Location of affordable housing,

Deteriorated or abandoned properties,

Availability, frequency, and reliability of public transit

Q19

What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

Check all that apply.

Land use changes to allow a greater variety of housing types,

Support for affordable housing development near transit,

Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger),

Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc.)

Q20

Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

Check all that apply:

Promoting streamlined processing of ADUs

Potential Council/Board Interest

Preparer Information

Jurisdiction: City of Selma

Survey Respondent Name: Teresa Gallavan

Survey Respondent Title: City Manager

6TH CYCLE RHNP REQUIRED OBJECTIVES AND FACTORS

Q11

No

Are there additional data points that are important to consider in developing the Fresno COG RHNP, particularly those measuring equity or opportunity in the context of furthering of environmental justice and Affirmatively Furthering Fair Housing?

HOUSING OPPORTUNITIES AND CONSTRAINTS

Q12

Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030? You can indicate that something is both an opportunity and a constraint, or leave both boxes unchecked if the issue does not have an impact on housing development in your jurisdiction. Check all that apply.

Availability of water suitable for consumption	Opportunity
Sewer Capacity	Constraint
Suitable land availability	Opportunity
Availability of schools	Constraint
Availability of parks	Constraint
Availability of public or social services	Constraint
Availability of vacant land	Opportunity
Financing/funding for affordable housing	Opportunity
State requirements to reduce Vehicle Miles Traveled (VMT)	Constraint

Q13

The location and type of housing can play a key role in meeting State and regional targets to reduce greenhouse gas (GHG) emissions. What land use policies or strategies has your jurisdiction implemented to minimize GHG emissions?

Check all that apply.

- Energy efficiency standards in new construction or retrofits,
- Investment in transit expansion,
- Investment in maintaining or improving existing public transportation infrastructure,
- Investment in pedestrian, bicycle, and active transportation infrastructure,
- Land use changes that encourage a diversity of housing types and/or mixed-use development,
- Land use changes to allow greater density near transit,
- Increasing local employment opportunities to reduce commute lengths for residents

Q14

Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

- Yes,
If so, please provide an estimate for the local homeless population and corresponding need for transitional housing.:
100+

Q15

What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

Check all that apply.

- Community opposition,
- Lack of requisite infrastructure, such as sewer and water

Q16

Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

Q17

If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

Respondent skipped this question

QUESTIONS ABOUT FAIR HOUSING ISSUES, GOALS, AND ACTIONS

Q18

Which of the following factors contribute to fair housing issues in your jurisdiction?

Check all that apply.

Community opposition to proposed or existing developments,

Displacement of residents due to increased rents or other economic pressures,

The availability of affordable units in a range of sizes (especially larger units),

Deteriorated or abandoned properties,

Lack of community revitalization strategies,

Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities,

Location of environmental health hazards, such as factories or agricultural production,

Access to grocery stores and healthy food options,

Creation and retention of high-quality jobs,

Range of job opportunities available

Q19

What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

Check all that apply.

Land use changes to allow a greater variety of housing types,

Support for affordable housing development near transit,

Funding and supporting outreach services for homeowners and renters at risk of losing their homes and/or experiencing fair housing impediments

Q20

Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households? Check all that apply:

Promoting streamlined processing of ADUs

In Use

Fair housing legal services

In Use

Preparer Information

Jurisdiction: City of Orange Cove
Survey Respondent Name: Angela Hall
Survey Respondent Title: Assistant Engineer

Jurisdiction Contact Information

Contact: Rudy Hernandez, Interim City Manager
Phone #: (559) 626-4488
Email: Rudy@cityoforangecove.com

6TH CYCLE RHNP REQUIRED OBJECTIVES AND FACTORS

Q11 **No**

Are there additional data points that are important to consider in developing the Fresno COG RHNP, particularly those measuring equity or opportunity in the context of furthering of environmental justice and Affirmatively Furthering Fair Housing?

HOUSING OPPORTUNITIES AND CONSTRAINTS

Q12

Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030? You can indicate that something is both an opportunity and a constraint, or leave both boxes unchecked if the issue does not have an impact on housing development in your jurisdiction. Check all that apply.

Availability of water suitable for consumption	Opportunity
Sewer Capacity	Opportunity
Suitable land availability	Constraint
Lands protected by federal or State programs	Opportunity
County policies to preserve agricultural land	Opportunity
Availability of schools	Opportunity
Availability of parks	Constraint
Availability of public or social services	Constraint
Impact of climate change and natural hazards	Opportunity
Construction costs	Constraint
Availability of construction workforce	Constraint
Availability of surplus public land	Constraint
Availability of vacant land	Constraint
Financing/funding for affordable housing	Constraint

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Weak market conditions	Constraint
Project labor agreements	Constraint
Utility connection fees	Opportunity
State requirements to reduce Vehicle Miles Traveled (VMT)	Constraint

Q13

The location and type of housing can play a key role in meeting State and regional targets to reduce greenhouse gas (GHG) emissions. What land use policies or strategies has your jurisdiction implemented to minimize GHG emissions?

Check all that apply.

- Investment in pedestrian, bicycle, and active transportation infrastructure,**
- Land use changes that encourage a diversity of housing types and/or mixed-use development**

Q14

Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

No

Q15

What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

Check all that apply.

- Local gap financing for affordable housing development,**
- Local affordable housing development capacity,**
- Availability of land**

Q16

Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

Yes,
 If so, what is the total existing need for housing units for farmworkers in your jurisdiction, what portion of this need is currently unmet, what type of housing is lacking, and what is the data source for this information?:
Approximately 47 SFD units.

Q17

If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

- Lack of gap financing for affordable housing development,**
- Local affordable housing development capacity,**
- Availability of land**

QUESTIONS ABOUT FAIR HOUSING ISSUES, GOALS, AND ACTIONS

Q18

Which of the following factors contribute to fair housing issues in your jurisdiction?

Check all that apply.

Displacement of low-income residents and/or residents of color,

Occupancy standards that limit the number of people in a unit,

Location of affordable housing,

The availability of affordable units in a range of sizes (especially larger units),

Deteriorated or abandoned properties,

Lack of community revitalization strategies,

Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities,

Access to financial services,

Access to healthcare facilities and medical services,

Access to grocery stores and healthy food options,

Creation and retention of high-quality jobs,

Range of job opportunities available

Q19

What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

Check all that apply.

Support for affordable housing development near transit,

Providing financial support or other resources for low-income home buyers

Q20

Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

Check all that apply:

Promoting streamlined processing of ADUs

Potential Council/Board Interest

Preparer Information

Jurisdiction: City of Fresno

Survey Respondent Name: Yvette Quiroga

Survey Respondent Title: Senior Staff Analyst

6TH CYCLE RHNP REQUIRED OBJECTIVES AND FACTORS

Q11 **No**

Are there additional data points that are important to consider in developing the Fresno COG RHNP, particularly those measuring equity or opportunity in the context of furthering of environmental justice and Affirmatively Furthering Fair Housing?

HOUSING OPPORTUNITIES AND CONSTRAINTS

Q12

Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030? You can indicate that something is both an opportunity and a constraint, or leave both boxes unchecked if the issue does not have an impact on housing development in your jurisdiction. Check all that apply.

Availability of water suitable for consumption	Constraint
Sewer Capacity	Constraint
Suitable land availability	Constraint
Lands protected by federal or State programs	Constraint
County policies to preserve agricultural land	Constraint
Availability of schools	Constraint
Availability of parks	Constraint
Availability of public or social services	Constraint
Impact of climate change and natural hazards	Constraint
Construction costs	Constraint
Availability of construction workforce	Constraint
Availability of surplus public land	Constraint
Availability of vacant land	Constraint
Financing/funding for affordable housing	Constraint
Utility connection fees	Constraint
State requirements to reduce Vehicle Miles Traveled (VMT)	Constraint

Q13

Respondent skipped this question

The location and type of housing can play a key role in meeting State and regional targets to reduce greenhouse gas (GHG) emissions. What land use policies or strategies has your jurisdiction implemented to minimize GHG emissions?

Check all that apply.

Q14

No

Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Q15

Local gap financing for affordable housing development,
Local affordable housing development capacity,
Availability of land,
Lack of requisite infrastructure, such as sewer and water

What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

Check all that apply.

Q16

Yes,
If so, what is the total existing need for housing units for farmworkers in your jurisdiction, what portion of this need is currently unmet, what type of housing is lacking, and what is the data source for this information?:
The County is lacking all types of housing including Farmworker housing. Zillow No particular data source.

Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

Q17

Lack of gap financing for affordable housing development,
Local affordable housing development capacity,
Lack of requisite infrastructure, such as sewer and water,
Regulatory requirements relating to on-farm housing

If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

QUESTIONS ABOUT FAIR HOUSING ISSUES, GOALS, AND ACTIONS

Q18

Which of the following factors contribute to fair housing issues in your jurisdiction?

Check all that apply.

Community opposition to proposed or existing developments,

Displacement of residents due to increased rents or other economic pressures,

Displacement of low-income residents and/or residents of color,

Location of affordable housing,

The availability of affordable units in a range of sizes (especially larger units),

Deteriorated or abandoned properties,

Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities,

Access to financial services,

Lending discrimination,

Location of environmental health hazards, such as factories or agricultural production,

Range of job opportunities available,

Private discrimination, such as residential real estate "steering"

Q19

What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

Check all that apply.

Dedicated local funding source for affordable housing development,

Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger),

Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc.),

Providing financial support or other resources for low-income home buyers,

Funding rehabilitation and accessibility improvements for low-income homeowners,

Ensuring affirmative marketing of affordable housing is targeted to all segments of the community

Q20

Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

Promoting streamlined processing of ADUs

Under Council/Board Consideration

Check all that apply:

Preparer Information

Jurisdiction: City of Reedley

Survey Respondent Name: Ellen Moore

Survey Respondent Title: Senior Planner

6TH CYCLE RHNP REQUIRED OBJECTIVES AND FACTORS

Q11

No

Are there additional data points that are important to consider in developing the Fresno COG RHNP, particularly those measuring equity or opportunity in the context of furthering of environmental justice and Affirmatively Furthering Fair Housing?

HOUSING OPPORTUNITIES AND CONSTRAINTS

Q12

Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030? You can indicate that something is both an opportunity and a constraint, or leave both boxes unchecked if the issue does not have an impact on housing development in your jurisdiction. Check all that apply.

Availability of water suitable for consumption	Constraint
Sewer Capacity	Opportunity
Suitable land availability	Constraint
Lands protected by federal or State programs	Opportunity, Constraint
County policies to preserve agricultural land	Opportunity, Constraint
Availability of schools	Constraint
Availability of parks	Constraint
Availability of public or social services	Opportunity
Impact of climate change and natural hazards	Constraint
Construction costs	Constraint
Availability of construction workforce	Constraint
Availability of surplus public land	Constraint
Availability of vacant land	Constraint
Financing/funding for affordable housing	Opportunity, Constraint
Weak market conditions	Constraint
Utility connection fees	Constraint

State requirements to reduce Vehicle Miles Traveled (VMT)

Constraint

Please explain any opportunities and/or constraints listed above, and/or list any additional opportunities or constraints.

Lands protected by federal or State programs: opportunity to encourage infill development; constraint if infill parcels not adequate size or feasible for proposed housing project(s)

County policies to preserve agricultural land: opportunity to encourage infill development, which Reedley has been in support of by not annexing additional lands unless at least 80% of residential land inside City Limits is developed; constraint because annexing property into the City will extend the timeline for housing projects

Financing/funding for affordable housing: opportunity because funding sources are available, but it is also a constraint because there is not enough funding to develop enough housing units in Reedley that would count towards RHNA State requirements to reduce Vehicle Miles Traveled (VMT) may extend the CEQA compliance timeline for small cities like Reedley which could delay housing production

Q13

The location and type of housing can play a key role in meeting State and regional targets to reduce greenhouse gas (GHG) emissions. What land use policies or strategies has your jurisdiction implemented to minimize GHG emissions?

Check all that apply.

Investment in pedestrian, bicycle, and active transportation infrastructure,

Land use changes that encourage a diversity of housing types and/or mixed-use development,

Other (please specify):

Implementation of California Energy Code

Q14

Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes,

If so, please provide an estimate for the local homeless population and corresponding need for transitional housing.:

There are approximately 30 persons identified as being homeless within the jurisdiction. The specific need for transitional housing is unknown at this time.

Q15

What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

Check all that apply.

Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements,

Local gap financing for affordable housing development,

Local affordable housing development capacity,

Availability of land,

Community opposition,

Lack of requisite infrastructure, such as sewer and water

Q16

Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

Yes,

If so, what is the total existing need for housing units for farmworkers in your jurisdiction, what portion of this need is currently unmet, what type of housing is lacking, and what is the data source for this information?:

According to the 2019 American Community Survey, 2,846 civilians were reported to be in the agriculture, forestry, fishing and hunting, and mining industry, which is 30 percent of Reedley's total employment (9,483). There are opportunities for single family and multi-family units for lower income households, however according to a Market Study prepared on March 4, 2020 by Novogradac for the Reedley Village Phase II Apartments, the vast majority of the area's affordable housing developments maintain high occupancy rates and maintain waiting lists. The City of Reedley is not aware of farm employee housing provided by employers within the jurisdiction.

Q17

If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements,

Lack of gap financing for affordable housing development,

**Local affordable housing development capacity,
Availability of land,**

Community opposition,

Lack of requisite infrastructure, such as sewer and water,

Regulatory requirements relating to on-farm housing

QUESTIONS ABOUT FAIR HOUSING ISSUES, GOALS, AND ACTIONS

Q18

Which of the following factors contribute to fair housing issues in your jurisdiction?

Check all that apply.

Community opposition to proposed or existing developments,

Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements,

Location of affordable housing,

The availability of affordable units in a range of sizes (especially larger units),

Deteriorated or abandoned properties,

Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities,

Access to financial services,

Location of employers,

Availability, frequency, and reliability of public transit,

Access to grocery stores and healthy food options,

Creation and retention of high-quality jobs,

Range of job opportunities available,

CEQA and the land use entitlement process

Q19

What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

Check all that apply.

Land use changes to allow a greater variety of housing types,

Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger),

Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc.),

Support for the development of affordable housing on publicly-owned land,

Streamlining entitlements processes and/or removing development fees for affordable housing construction,

Other (please specify):

Directing customers to rehabilitation and accessibility improvement programs for low-income homeowners by referring them to the Fresno County HOME Program

Q20

Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

Promoting streamlined processing of ADUs

In Use

Check all that apply:

Preparer Information

Jurisdiction: City of Fresno

Survey Respondent Name: Sophia Pagoulatos

Survey Respondent Title: Planning Manager

6TH CYCLE RHNP REQUIRED OBJECTIVES AND FACTORS

Q11

No

Are there additional data points that are important to consider in developing the Fresno COG RHNP, particularly those measuring equity or opportunity in the context of furthering of environmental justice and Affirmatively Furthering Fair Housing?

HOUSING OPPORTUNITIES AND CONSTRAINTS

Q12

Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030? You can indicate that something is both an opportunity and a constraint, or leave both boxes unchecked if the issue does not have an impact on housing development in your jurisdiction. Check all that apply.

Availability of water suitable for consumption	Opportunity, Constraint
Suitable land availability	Opportunity, Constraint
County policies to preserve agricultural land	Constraint
Availability of schools	Opportunity, Constraint
Availability of parks	Constraint
Availability of public or social services	Constraint
Impact of climate change and natural hazards	Opportunity
Construction costs	Constraint
Availability of construction workforce	Constraint
Availability of surplus public land	Constraint
Availability of vacant land	Constraint
Financing/funding for affordable housing	Constraint
State requirements to reduce Vehicle Miles Traveled (VMT)	Constraint

Please explain any opportunities and/or constraints listed above, and/or list any additional opportunities or constraints.
Note: if item is left blank, above, it's not an issue.

Water: the City has more water than most neighboring jurisdictions, and yet the supply is not infinite and conservation is still needed. Also the city is banking groundwater.

1. **Suitable land availability:** the city has more land available than most, but parcels are often small and irregular.

2. **County policies to preserve ag land:** this constrains the amount of land available for housing as Fresno grows

3. **Availability of schools:** although Fresno has a fair amount of educational infrastructure, some areas have overcrowded schools, and some builders avoid Fresno Unified School District due to real or perceived lower quality

4. **Availability of parks:** Fresno's Parks Master Plan identified gaps of the city which are not within a 10-minute walk of a park and also found Fresno's parks to be poorly maintained and out of date.

5. **Availability of social or public services:** we have heard from stakeholders that Fresno's public services are difficult to access

6. **Impact of climate change:** this was stated as an opportunity because Fresno does not bear the burden of increased wildfire risk since it is an urbanized area, and has adequate flood infrastructure.

7. **Construction Costs/availability of construction workforce:** costs are high and labor is in short supply for the current level of demand

8. **Surplus public land:** I think the city only has 5 sites that meet the definition;

9. **Availability of vacant land:** although the city has a fair amount of vacant land, currently annexation is not possible as it is contingent on the city and county renegotiating their tax-sharing MOU

10. **Financing for affordable housing:** this is always in short supply;

11. **VMT Requirements:** several housing projects (mainly subdivisions) have been delayed due to the new VMT requirements and lack of fully developed citywide or regional mitigation options (in progress).

Q13

The location and type of housing can play a key role in meeting State and regional targets to reduce greenhouse gas (GHG) emissions. What land use policies or strategies has your jurisdiction implemented to minimize GHG emissions?

Check all that apply.

- Energy efficiency standards in new construction or retrofits,
- Investment in transit expansion,
- Investment in maintaining or improving existing public transportation infrastructure,
- Investment in pedestrian, bicycle, and active transportation infrastructure,
- Land use changes that encourage a diversity of housing types and/or mixed-use development,
- Land use changes to allow greater density near transit,
- Incentives or policies to encourage housing development on vacant or underutilized land near transit,
- Changes to parking requirements for new residential and/or commercial construction

Q14

Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Yes,
If so, please provide an estimate for the local homeless population and corresponding need for transitional housing.: **Last year the Point in Time count of persons experiencing homelessness resulted in a total of 2,510 persons. There are currently 1,454 emergency beds available, but we would maintain that the demand for transitional housing is estimated at 2,510. The city is in the process of completing several motel conversions to meet this need.**

Q15

What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

Check all that apply.

- Local gap financing for affordable housing development,
- Local affordable housing development capacity,
- Availability of land,
- Community opposition

Q16

Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

If so, what is the total existing need for housing units for farmworkers in your jurisdiction, what portion of this need is currently unmet, what type of housing is lacking, and what is the data source for this information?:
We do not know the farmworker housing demand.

Q17

If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

Other (please specify):
We are not aware of demand for farmworker housing

QUESTIONS ABOUT FAIR HOUSING ISSUES, GOALS, AND ACTIONS

Q18

Which of the following factors contribute to fair housing issues in your jurisdiction?

Check all that apply.

Community opposition to proposed or existing developments,

Displacement of residents due to increased rents or other economic pressures,

Location of affordable housing,

The availability of affordable units in a range of sizes (especially larger units),

Deteriorated or abandoned properties,

Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities,

Access to financial services,

Lending discrimination,

Location of employers,

Location of environmental health hazards, such as factories or agricultural production,

Access to healthcare facilities and medical services,

Access to grocery stores and healthy food options,

Creation and retention of high-quality jobs,

Range of job opportunities available,

Private discrimination, such as residential real estate "steering"

Q19

What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

Check all that apply.

Land use changes to allow a greater variety of housing types,

Dedicated local funding source for affordable housing development,

Support for affordable housing development near transit,

Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc.),

Support for the development of affordable housing on publicly-owned land,

Exploring partnerships with Community Development Financial Institutions, large regional employers, and investors to add to the financial resources available for the creation and preservation of deed-restricted affordable housing units,

Providing financial support or other resources for low-income home buyers,

Funding rehabilitation and accessibility improvements for low-income homeowners,

Providing incentives for landlords to participate in the Housing Choice Voucher program,

Financial resources or other programs to support the preservation of existing affordable housing,

Implementing policies and programs to minimize the displacement of low-income residents and residents of color,

Improving access to high quality education opportunities for vulnerable students, particularly students of color

Q20

Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

Check all that apply:

Mobile home rent control	In Use
Single-room occupancy (SRO) preservation	In Use
Condominium conversion regulations	In Use
Promoting streamlined processing of ADUs	Under Council/Board Consideration
Fair housing legal services	In Use
Housing counseling	In Use

Preparer Information

Jurisdiction: City of Fowler

Survey Respondent Name: Dawn Marple

Survey Respondent Title: City Planner

6TH CYCLE RHNP REQUIRED OBJECTIVES AND FACTORS

Q11 **No**

Are there additional data points that are important to consider in developing the Fresno COG RHNP, particularly those measuring equity or opportunity in the context of furthering of environmental justice and Affirmatively Furthering Fair Housing?

HOUSING OPPORTUNITIES AND CONSTRAINTS

Q12 Respondent skipped this question

Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030? You can indicate that something is both an opportunity and a constraint, or leave both boxes unchecked if the issue does not have an impact on housing development in your jurisdiction. Check all that apply.

Q13 **Energy efficiency standards in new construction or retrofits,**

The location and type of housing can play a key role in meeting State and regional targets to reduce greenhouse gas (GHG) emissions. What land use policies or strategies has your jurisdiction implemented to minimize GHG emissions?

Check all that apply.

Investment in pedestrian, bicycle, and active transportation infrastructure,

Other (please specify):

We are currently updating our General Plan. This update will help facilitate a variety of housing densities and encourage housing development.

Q14 **No**

Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Q15 **Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements**

What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

Check all that apply.

Q16

Respondent skipped this question

Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

Q17

Respondent skipped this question

If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

QUESTIONS ABOUT FAIR HOUSING ISSUES, GOALS, AND ACTIONS

Q18

Which of the following factors contribute to fair housing issues in your jurisdiction?

Check all that apply.

The availability of affordable units in a range of sizes (especially larger units),

Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities,

Availability, frequency, and reliability of public transit,

Access to grocery stores and healthy food options

Q19

What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

Check all that apply.

Land use changes to allow a greater variety of housing types,

Support for affordable housing development near transit

Q20

Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

Check all that apply:

Promoting streamlined processing of ADUs

In Use

Preparer Information

Jurisdiction: City of Kingsburg
Survey Respondent Name: Greg Collins
Survey Respondent Title: City Planner

6TH CYCLE RHNP REQUIRED OBJECTIVES AND FACTORS

Q11 **No**

Are there additional data points that are important to consider in developing the Fresno COG RHNP, particularly those measuring equity or opportunity in the context of furthering of environmental justice and Affirmatively Furthering Fair Housing?

HOUSING OPPORTUNITIES AND CONSTRAINTS

Q12

Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030? You can indicate that something is both an opportunity and a constraint, or leave both boxes unchecked if the issue does not have an impact on housing development in your jurisdiction. Check all that apply.

Availability of water suitable for consumption	Opportunity
Sewer Capacity	Opportunity
Suitable land availability	Opportunity
Availability of schools	Opportunity
Availability of parks	Opportunity
Availability of public or social services	Constraint
Impact of climate change and natural hazards	Constraint
Construction costs	Constraint
Availability of construction workforce	Constraint
Availability of vacant land	Opportunity
Financing/funding for affordable housing	Constraint
State requirements to reduce Vehicle Miles Traveled (VMT)	Constraint

Please explain any opportunities and/or constraints listed above, and/or list any additional opportunities or constraints. **Kingsburg is blessed with few constraints on its sewer and water systems. Further, the city also has ample land for residential development. The city has no influence on the cost of money, funding for housing, climate change or labor or material costs. VMT issues may actually spawn better housing design and subdivision layouts.**

Q13

The location and type of housing can play a key role in meeting State and regional targets to reduce greenhouse gas (GHG) emissions. What land use policies or strategies has your jurisdiction implemented to minimize GHG emissions?

Check all that apply.

- Energy efficiency standards in new construction or retrofits,
- Investment in pedestrian, bicycle, and active transportation infrastructure,
- Land use changes that encourage a diversity of housing types and/or mixed-use development,
- Changes to parking requirements for new residential and/or commercial construction

Q14

Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

No

Q15

What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

Check all that apply.

- Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements,
- Local gap financing for affordable housing development,
- Community opposition

Q16

Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

Q17

If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

- Lack of gap financing for affordable housing development,
- Community opposition

QUESTIONS ABOUT FAIR HOUSING ISSUES, GOALS, AND ACTIONS

Q18

Which of the following factors contribute to fair housing issues in your jurisdiction?

Check all that apply.

- Community opposition to proposed or existing developments,
- Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements,
- Location of affordable housing,
- Availability, frequency, and reliability of public transit,
- Access to healthcare facilities and medical services,
- CEQA and the land use entitlement process

Q19

What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

Check all that apply.

Land use changes to allow a greater variety of housing types,

Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc.),

Support for the development of affordable housing on publicly-owned land,

Exploring partnerships with Community Development Financial Institutions, large regional employers, and investors to add to the financial resources available for the creation and preservation of deed-restricted affordable housing units

Q20

Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

Check all that apply:

Promoting streamlined processing of ADUs

In Use

Preparer Information

Jurisdiction: City of San Joaquin

Survey Respondent Name: Matt Flood

Survey Respondent Title: Assistant City Manager

6TH CYCLE RHNP REQUIRED OBJECTIVES AND FACTORS

Q11 **No**

Are there additional data points that are important to consider in developing the Fresno COG RHNP, particularly those measuring equity or opportunity in the context of furthering of environmental justice and Affirmatively Furthering Fair Housing?

HOUSING OPPORTUNITIES AND CONSTRAINTS

Q12

Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030? You can indicate that something is both an opportunity and a constraint, or leave both boxes unchecked if the issue does not have an impact on housing development in your jurisdiction. Check all that apply.

- | | |
|---|--------------------|
| Availability of water suitable for consumption | Opportunity |
| Sewer Capacity | Opportunity |
| Construction costs | Opportunity |
| Availability of construction workforce | Opportunity |
| Availability of vacant land | Opportunity |
| Utility connection fees | Opportunity |
| State requirements to reduce Vehicle Miles Traveled (VMT) | Constraint |

Please explain any opportunities and/or constraints listed above, and/or list any additional opportunities or constraints.

The City of San Joaquin has ample room for growth when it comes to the utility services we provide. There are certain market conditions and preferences that deserve consideration, but are largely unimpactful. The most serious issue facing the City of San Joaquin is oppressive and poorly thought-out policies by the State of California that are meant to favor larger, richer cities.

Q13

The location and type of housing can play a key role in meeting State and regional targets to reduce greenhouse gas (GHG) emissions. What land use policies or strategies has your jurisdiction implemented to minimize GHG emissions?

Check all that apply.

- Investment in transit expansion,
- Investment in maintaining or improving existing public transportation infrastructure,
- Investment in pedestrian, bicycle, and active transportation infrastructure,
- Land use changes that encourage a diversity of housing types and/or mixed-use development,
- Incentives or policies to encourage housing development on vacant or underutilized land near transit,
- Increasing local employment opportunities to reduce commute lengths for residents

Q14

Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

No

Q15

What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

Check all that apply.

Local affordable housing development capacity

Q16

Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

Q17

If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

Respondent skipped this question

QUESTIONS ABOUT FAIR HOUSING ISSUES, GOALS, AND ACTIONS

Q18

Which of the following factors contribute to fair housing issues in your jurisdiction?
Check all that apply.

Location of employers,
Creation and retention of high-quality jobs,
Range of job opportunities available,
CEQA and the land use entitlement process

Q19

What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?
Check all that apply.

Other (please specify):
Not applicable.

Q20

Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?
Check all that apply:

Promoting streamlined processing of ADUs

In Use

Preparer Information

Jurisdiction: City of Sanger

Survey Respondent Name: David Brletic

Survey Respondent Title: Senior Planner

6TH CYCLE RHNP REQUIRED OBJECTIVES AND FACTORS

Q11

No

Are there additional data points that are important to consider in developing the Fresno COG RHNP, particularly those measuring equity or opportunity in the context of furthering of environmental justice and Affirmatively Furthering Fair Housing?

HOUSING OPPORTUNITIES AND CONSTRAINTS

Q12

Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030? You can indicate that something is both an opportunity and a constraint, or leave both boxes unchecked if the issue does not have an impact on housing development in your jurisdiction. Check all that apply.

Availability of water suitable for consumption

Constraint

Sewer Capacity

Constraint

Suitable land availability

Opportunity, Constraint

Financing/funding for affordable housing

Opportunity, Constraint

Q13

The location and type of housing can play a key role in meeting State and regional targets to reduce greenhouse gas (GHG) emissions. What land use policies or strategies has your jurisdiction implemented to minimize GHG emissions?

Check all that apply.

Energy efficiency standards in new construction or retrofits,

Investment in pedestrian, bicycle, and active transportation infrastructure,

Land use changes that encourage a diversity of housing types and/or mixed-use development

Q14

No

Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Q15

**Local affordable housing development capacity,
Community opposition**

What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

Check all that apply.

Q16

Yes,

Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

If so, what is the total existing need for housing units for farmworkers in your jurisdiction, what portion of this need is currently unmet, what type of housing is lacking, and what is the data source for this information?:
I do not know the total existing need.

Q17

**Local affordable housing development capacity,
Community opposition**

If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

QUESTIONS ABOUT FAIR HOUSING ISSUES, GOALS, AND ACTIONS

Q18

Community opposition to proposed or existing developments,

Which of the following factors contribute to fair housing issues in your jurisdiction?

Displacement of residents due to increased rents or other economic pressures,

Check all that apply.

Deteriorated or abandoned properties

Q19

Land use changes to allow a greater variety of housing types,

What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger),

Check all that apply.

Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc.)

Q20

Respondent skipped this question

Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

Check all that apply:

Preparer Information

Jurisdiction: City of Kerman

Survey Respondent Name: Mike Dozier

Survey Respondent Title: Economic Development Manager

Jurisdiction Contact Information

Contact: John Jansons, City Manager

Phone #: (559) 846-9384

Email: Jjansons@cityofkerman.org

6TH CYCLE RHNP REQUIRED OBJECTIVES AND FACTORS

Q11 **No**

Are there additional data points that are important to consider in developing the Fresno COG RHNP, particularly those measuring equity or opportunity in the context of furthering of environmental justice and Affirmatively Furthering Fair Housing?

HOUSING OPPORTUNITIES AND CONSTRAINTS

Q12

Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030? You can indicate that something is both an opportunity and a constraint, or leave both boxes unchecked if the issue does not have an impact on housing development in your jurisdiction. Check all that apply.

Availability of water suitable for consumption	Opportunity
Sewer Capacity	Opportunity
Suitable land availability	Constraint
Lands protected by federal or State programs	Constraint
County policies to preserve agricultural land	Opportunity
Availability of schools	Opportunity
Availability of parks	Opportunity
Availability of public or social services	Opportunity
Impact of climate change and natural hazards	Opportunity
Construction costs	Constraint
Availability of construction workforce	Opportunity
Availability of surplus public land	Constraint
Availability of vacant land	Constraint

Fresno COG 6th Cycle RHNP Survey

Financing/funding for affordable housing

Constraint

Weak market conditions

Opportunity

Project labor agreements

Constraint

Utility connection fees

Constraint

State requirements to reduce Vehicle Miles Traveled (VMT)

Opportunity

Please explain any opportunities and/or constraints listed above, and/or list any additional opportunities or constraints.

A third option of “not applicable” is recommended

Q13

The location and type of housing can play a key role in meeting State and regional targets to reduce greenhouse gas (GHG) emissions. What land use policies or strategies has your jurisdiction implemented to minimize GHG emissions?

Check all that apply.

Energy efficiency standards in new construction or retrofits,

Investment in pedestrian, bicycle, and active transportation infrastructure,

Land use changes that encourage a diversity of housing types and/or mixed-use development,

Changes to parking requirements for new residential and/or commercial construction,

Increasing local employment opportunities to reduce commute lengths for residents

Q14

Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

No

Q15

What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

Check all that apply.

Local gap financing for affordable housing development,
Availability of land

Q16

Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

Yes

Q17

If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

Lack of gap financing for affordable housing development,

Local affordable housing development capacity,

Regulatory requirements relating to on-farm housing

QUESTIONS ABOUT FAIR HOUSING ISSUES, GOALS, AND ACTIONS

Q18

Which of the following factors contribute to fair housing issues in your jurisdiction?

Check all that apply.

Location of affordable housing,

The availability of affordable units in a range of sizes (especially larger units),

Lack of community revitalization strategies,

Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities,

Access to financial services,

Location of employers,

Range of job opportunities available,

CEQA and the land use entitlement process

Q19

What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

Check all that apply.

Land use changes to allow a greater variety of housing types,

Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger),

Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc.),

Exploring partnerships with Community Development Financial Institutions, large regional employers, and investors to add to the financial resources available for the creation and preservation of deed-restricted affordable housing units,

Streamlining entitlements processes and/or removing development fees for affordable housing construction,

Inclusionary zoning or other programs to encourage mixed-income developments,

Ensuring affirmative marketing of affordable housing is targeted to all segments of the community

Q20

Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

Check all that apply:

Inclusionary zoning

In Use

Promoting streamlined processing of ADUs

Under Council/Board Consideration

Preparer Information

Jurisdiction: City of Mendota

Survey Respondent Name: Jeff O’Neal

Survey Respondent Title: City Planner

6TH CYCLE RHNP REQUIRED OBJECTIVES AND FACTORS

Q11

Are there additional data points that are important to consider in developing the Fresno COG RHNP, particularly those measuring equity or opportunity in the context of furthering of environmental justice and Affirmatively Furthering Fair Housing?

Yes,

If so, please specify.:

Finding developers that are willing to develop what we think they need to develop vs. what the market is dictating.

HOUSING OPPORTUNITIES AND CONSTRAINTS

Q12

Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030? You can indicate that something is both an opportunity and a constraint, or leave both boxes unchecked if the issue does not have an impact on housing development in your jurisdiction. Check all that apply.

Availability of water suitable for consumption	Constraint
Sewer Capacity	Constraint
Suitable land availability	Constraint
Availability of schools	Constraint
Availability of parks	Constraint
Availability of public or social services	Constraint
Construction costs	Constraint
Availability of construction workforce	Constraint
Availability of surplus public land	Constraint
Availability of vacant land	Constraint
Financing/funding for affordable housing	Constraint
Weak market conditions	Constraint
State requirements to reduce Vehicle Miles Traveled (VMT)	Constraint

Q13

The location and type of housing can play a key role in meeting State and regional targets to reduce greenhouse gas (GHG) emissions. What land use policies or strategies has your jurisdiction implemented to minimize GHG emissions?

Check all that apply.

Energy efficiency standards in new construction or retrofits,

Land use changes that encourage a diversity of housing types and/or mixed-use development,

Increasing local employment opportunities to reduce commute lengths for residents

Q14

Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

No

Q15

What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households?

Check all that apply.

Local affordable housing development capacity,

Availability of land,

Lack of requisite infrastructure, such as sewer and water

Q16

Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

Yes,

If so, what is the total existing need for housing units for farmworkers in your jurisdiction, what portion of this need is currently unmet, what type of housing is lacking, and what is the data source for this information?:

The majority of our residents are farmworkers. There is still a large need for more housing for farmworkers who are resorting to hotels and substandard illegal housing.

Q17

If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

Lack of gap financing for affordable housing development,

Local affordable housing development capacity,

Availability of land,

Community opposition,

Lack of requisite infrastructure, such as sewer and water

QUESTIONS ABOUT FAIR HOUSING ISSUES, GOALS, AND ACTIONS

Q18

Which of the following factors contribute to fair housing issues in your jurisdiction?

Check all that apply.

Community opposition to proposed or existing developments,

Displacement of residents due to increased rents or other economic pressures,

Displacement of low-income residents and/or residents of color,

Displacement of residents due to natural hazards, such as wildfires,

Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements,

Occupancy standards that limit the number of people in a unit,

Location of affordable housing,

The availability of affordable units in a range of sizes (especially larger units),

Foreclosure patterns,

Deteriorated or abandoned properties,

Lack of community revitalization strategies,

Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities,

Lack of regional cooperation,

Access to financial services,

Lending discrimination,

Location of employers,

Location of environmental health hazards, such as factories or agricultural production,

Availability, frequency, and reliability of public transit,

Access to healthcare facilities and medical services,

Access to grocery stores and healthy food options,

Location of proficient schools and school assignment policies,

Creation and retention of high-quality jobs,
Range of job opportunities available,
The impacts of natural hazards, such as wildfires,
CEQA and the land use entitlement process,
Private discrimination, such as residential real estate
“steering”,
Regulatory requirements for on-farm housing,
Other (please explain):
Water and sewer capacity

Q19

What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

Check all that apply.

Land use changes to allow a greater variety of housing types,
Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc.),
Streamlining entitlements processes and/or removing development fees for affordable housing construction

Q20

Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households?

Check all that apply:

Respondent skipped this question