Fresno COG RHNA Subcommittee Meeting 2

Summary

Date: April 15, 2021
Time: 10:00 a.m. to 12:00 p.m.
Place: Via zoom

SUBCOMMITTEE MEMBERS, ALTERNATES, AND OTHER FRESNO COG MEMBER JURISDICTIONAL STAFF PRESENT

City of Clovis: Dave Merchen, Planner and Renee Mathis, Community Development Director

City of Coalinga: Sean Brewer, Community Development Director

City of Firebaugh: Karl Schoettler, Contract Planner and Ben Gallegos, City Manager

City of Fowler: Dawn Marple, Contract Planner and Jeanie Davis, Former City Manager

City of Fresno: Jennifer Clark, Planning Director and Sophia Pagoulatos, Planner

County of Fresno: Bernard Jiminez, Deputy Director of Public Works & Planning and Yvette Quiroga, Senior Staff Analyst

City of Kerman: John Jansons, City Manager

City of Kingsburg: Greg Collins, Contract Planner

City of Mendota: Cristian Gonzales, City Manager

City of Orange Cove: Rudy Hernandez, City Manager

City of Parlier: Jeff O'Neal and Sara Alllinder, Contract Planners and Sonia Hall, City Manager

City of Reedley: Ellen Moore, Planner

City of Sanger: David Brletic, Planner

City of San Joaquin: Matt Flood, Assistant City Manager

City of Selma: Teresa Galavan, City Manager, Fernando Santillian, Community Dev. Director

Fresno County Housing Authority: Michael Duarte, Planning Director

Building Industry Association of Fresno and Madera Counties: Mike Prandini, Executive Director

Leadership Council for Justice and Accountability: Karla Martinez, Policy Advocate

California Department of Housing and Community Development (HCD) (Non-voting): Tom Brinkhuis and Colleen Monahan

Note: though some agencies may have multiple representatives present at Subcommittee meetings, per the Subcommittee Charter, each member agency shall have a single vote on all decision points and recommendations.

STAFF AND CONSULTANTS PRESENT

Fresno COG

Kristine Cai, Deputy Director

Meg Prince, Senior Regional Planner

Seth Scott, Senior Regional Planner

Trai Her-Cole, Associate Regional Planner

PlaceWorks

David Early, Principal-in-Charge

Andrea Howard, Project Manager

Allison Giffin, Assistant Project Manager

MEMBERS OF THE PUBLIC PRESENT

Janine Nkosi, Faith in the Valley

Jim Hunter, Measure C Oversight Committee

Travis Alexander

Lizbeth Avitia

MEETING SUMMARY

Following is a summary of topics discussed during the Subcommittee Meeting. In some instances, responses to questions asked include newly available information not included in the original meeting. In these instances, the response is marked with "*".

JANUARY MEETING REVIEW

Subcommittee Meeting #1 was briefly summarized. Subcommittee members and other attendees were referred to the [Project Website](), where Meeting 1 Slides and Summary are posted.

UPDATE ON PRELIMINARY DRAFT ALLOCATION FROM HCD

PlaceWorks, the consultant team supporting Fresno COG's 6th Cycle RHNA development, presented the revised preliminary Regional Housing Needs Determination for the Fresno County region, as determined by HCD. The preliminary Regional Housing Needs Determination is now 66,209 units, approximately 60% greater than the 5th cycle allocation. This is greater than the initial preliminary Regional Housing Needs Determination of 62,456 units; the increase was the result of corrected inputs used in HCD's determination methodology. It was noted that allocation could be revised under two circumstances:

1. If the COG were to successfully advocate for using the Fresno COG growth forecast in combination with Department of Finance (DOF) estimates for persons per household to calculate the input of projected future households, and/or

2. If a Comparative Region Analysis was developed and yielded alternate Overcrowding and/or Cost Burden inputs to the Regional Determination methodology

Question: DOF just came out with new growth numbers that indicate a 30% decrease in expected population growth in Fresno County over the next cycle, but it looks like Fresno COG's RHNA numbers show a large increase. Is there a disconnect, or has HCD used an older DOF dataset that does not reflect this?

Answer: The DOF numbers used by HCD were the latest available from DOF, which was a month ago. DOF is not expected to release more data until the 2020 census data becomes available. The regional RHNA looks not just at projections, but also current housing need, which is based on things like overcrowding, vacancy rates, etc.

Question: The building industry would never be able to build these numbers of units during an 8-year period, so why would the State allocate that many units?

Answer: These numbers are planning goals, not building goals or requirements.

RHNA SURVEY RESULTS SUMMARY

PlaceWorks summarized the results from the RHNA Subcommittee Member Jurisdiction Survey, which received responses from representatives of fifteen jurisdictions out of sixteen total member jurisdictions including the County of Fresno. Themes and key findings were summarized, as well as major opportunities for housing production identified by member jurisdictions, and major constraints.

Comment: The survey results and final survey should be made public.

Response: Final survey results will be posted to the project web page.

DATA REVIEW

PlaceWorks presented a comprehensive list of datasets collected relating to the Factors and Objectives required to be considered as inputs to the RHNA methodology. Datasets were presented as either complete, pending (e.g. pending near-term data releases), incomplete (requiring additional information or refinement to be included as a factor to the RHNA methodology), or ineligible due to data deficiencies.

Question: Why is the AllTransit Performance Score, which measures Transit Connectivity, so low for some jurisdictions (e.g. Kerman) even though they are along the same transit lines as other jurisdictions?

Answer:[1] AllTransit Performance Score includes access to transit (stops, routes, frequency), as well as number of jobs accessible by transit from each jurisdiction, and the percent of the population using transit to commute to work.

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[1] Answer confirmed and provided after meeting.

Question: Why does the Fresno-Madera Continuum of Care not have homeless point in time data by jurisdiction? Aren't these counts done by volunteers in each jurisdiction and thus by design have information about which jurisdiction the data comes from?

Answer:[1] The Fresno-Madera Continuum of Care confirmed it does not collect data this way, it is extrapolated based on guidance from the U.S. Department of Housing and Urban Development (HUD).

Comment: the 2020 Creek Fire destroyed housing units in the unincorporated County that should be factored into the estimates for total number of housing units by jurisdiction.

Response: Data will be revised to reflect housing lost in the Creek Fire.

Comment: For farmworker data, consider using United States Department of Agriculture (USDA) farmworker employment statistics.

Response:[1] USDA data was reviewed and it was confirmed that USDA does not have data for farmworkers by jurisdiction, only by County, and would therefore not be a viable input for the RHNA methodology.

Comment: What industries is there the biggest growth? It is surprising to see that the County shows increases in jobs given that the unincorporated County's main sector, agriculture, is decreasing.

Response: This is likely because jurisdictions are defined geographically by their City Limits, so the unincorporated County includes land outside City Limits but within the Spheres of Influence (SOIs) of incorporated jurisdictions. These areas within the SOIs of incorporated jurisdictions but outside of City Limits, are projected to grow in other sectors besides agriculture.

Comment: It would be good to see the future jobs data modified so that the estimates for the incorporated jurisdictions include land outside City Limits but within the SOI boundaries, so these areas are not counted as land within the unincorporated County.

Response:[1] This would require the location-specific data used as inputs to the job projections, which is not available.

Comment: There should be additional indicators for amenities within jurisdictions, like the quality of schools, or access to parks.

Response: PlaceWorks to explore availability of other indicators of amenities available by jurisdiction.

Comment: Are there other indicators that capture where there is demand for housing? we should be asking the question: where do people *want* to live?

Response: PlaceWorks to explore availability of other indicators of desirability by jurisdiction.

Discussion

What data layers should be considered to create the base allocation?

Comment: Jobs-Housing Balance is a good indicator to use as an input to the base allocation.

Comment: Another meeting would be helpful to discuss the available data further and to follow up on the data requests from this meeting.

What data layers should be considered as potential methodology factors?

Comment: Farmland data is important to use as an input to the allocation methodology.

Comment: Another meeting would also be helpful for discussing the raw data and methodologies used to create these datapoints, so that subcommittee members can make a more informed choice.

NEXT STEPS

The data discussion concluded with a consensus among Subcommittee members to add another Subcommittee meeting in May, between meeting 2 and the originally scheduled 3rd meeting in June, in which preferred factors and weights are to be chosen as inputs to the RHNA allocation methodology. The additional Subcommittee meeting in May will provide more detail on existing datasets and methodologies, as well as follow up on potential new datasets suggested during this meeting.

Two Stakeholder Outreach Meetings are to be held in May. Subcommittee members were reminded to notify project staff of any additional stakeholder organizations to contact for stakeholder outreach (with contact information if available).

FOLLOW-UP ITEMS

In follow-up to the April Subcommittee meeting, members were asked to do the following:

- Email any questions regarding the presented datasets to Meg Prince and/or Andrea Howard, who will post the questions and answers to the project website.

- Prepare for the additional meeting in May by choosing which factors are preferred as inputs to the RHNA base allocation and factor allocation methodology.