

Fresno COG RHNA Stakeholder Workshops 1 and 2**Summary****Date: May 19, 2021****Time: 10:00 a.m. to 11:00 a.m., and 6:00 p.m. to 7:00 p.m.****Place: Via zoom****ATTENDEES**

City of Firebaugh: Ben Gallegos

City of Fresno: Casey Lauderdale; Marisela Martinez, Shawn Monk

City of Parlier: Alma Beltran, Sonia Hall

City of Sanger: David Brletic

Fresno COG: Robert Phipps, Meg Prince, Seth Scott, Braden Duran

PlaceWorks: David Early, Andrea Howard, Allison Giffin

Office of California Assemblymember Joaquin Arambula: Chongtoua Mouavangsou

California Rural Legal Assistance: Mariah Thompson

Faith in the Valley: Janine Nkosi

Measure C Citizens Oversight Committee: Gail Miller, Jim Hunter

PRESENTATION

PlaceWorks, the consultant team supporting Fresno COG's 6th Cycle RHNA development, gave a PowerPoint presentation covering the following topics:

1. The purpose and process of RHNA
2. A review of the process for preparing the 6th Cycle RHNA
3. A review of the State-required objectives the RHNA must advance, and factors the region must consider in developing its methodology
4. An overview of data used to inform the RHNA development
5. And a review of the project work plan and schedule

The presentation concluded asking for stakeholder input on the required objectives and factors.

Slides from the presentation are attached to the end of this Workshop Summary.

DISCUSSION

Question: How is RHNA compliance enforced?

Answer: The final allocation resulting from the adopted RHNA methodology approved by HCD is incorporated into each jurisdiction's Housing Element. HCD reviews jurisdictional Housing Elements and determines whether the RHNA units by income threshold are adequately zoned for in the jurisdiction's Housing Element (including any updates to the zoning code). Jurisdictions that are found to be compliant (in that they have demonstrated 'adequate housing sites' to accommodate their allocated RHNA units), are eligible for certain types of funding. There is currently no penalty associated with jurisdictions found not to have demonstrated adequate housing sites in their Housing Elements, but they are not eligible for these funding sources.

Question: Does this make the case for a 'housing trust fund,' so cities or local jurisdictions have means to enable the private sector to build?

Answer: almost no communities in the state manage to build enough housing. A tool like a housing trust fund would be a helpful tool that is unfortunately not as common because it is difficult to find and maintain the funds. A few jurisdictions in the Fresno region are using their LEAP funds to explore the potential for a housing trust fund. There could be one for the City of Fresno and/or maybe a San Joaquin valley-wide trust fund. We cannot use the LEAP funds directly for the trust fund, but we can use the LEAP funds to research the feasibility.

Question: What data sources are used to evaluate the required factors and objectives, and in what way are factors being 'considered' in the methodology?

Answer: There is no strict methodology or requirement dictating what data sources should be used in the RHNA, or how to 'further' each objective, or how to 'consider' each factor. HCD does require that any data sources used are generally available (even if proprietary) so that the precise methodology can be duplicated. PlaceWorks' approach has been to use data sources such as the Census or American Community Survey (ACS), publicly available Geographic Information System (GIS) data, and other widely available sources. These data sources are analyzed such that scores are attributed to each jurisdiction (e.g. percent land acreage or percentage of the population). Scores on varying scales are converted into generic ranked scale that is input into an excel-based allocation tool. The allocation tool uses the chosen adjustment factors and corresponding weights as inputs to distribute RHNA units to each jurisdiction.

Comment: The most important factors for Fresno County are any factors pertaining to environmental justice, and/or Affirmatively Furthering Fair Housing (AFFH). The City of Fresno is among California's most segregated areas, and AFFH really ties together a lot of other objectives. It is important to assign more low-income units to higher-income higher-resource areas.

Comment: Regarding the factor 'lack of sewer or water capacity beyond a jurisdiction's control,' there could be resistance on the part of a jurisdiction to extend services or infrastructure, claiming that these issues are beyond their control when in fact they are within the jurisdiction's control.

Comment: There is a need for dormitory-style housing for agricultural workers. It is important to consider the housing needs of agricultural workers more generally. Homelessness is also a big factor to consider. However, making capacity, which is in the purview of RHNA, is different than actually building housing units, which is not on the purview of RHNA.

Comment: Jurisdiction staff generally believe in the mission or goal that policies are meant to achieve. Most policies that come from the State are responses to major issues (like affordable housing). As a jurisdiction, we can ‘set the stage’ (or make capacity) as best we can, but there is only so much jurisdiction staff are able to do to build more units.

Question: Is there a way to look at how COVID has impacted loss of affordable rental units?

Answer: we did look at the potential of a dataset describing movement patterns where people from the coastal areas have moved to the inland areas during COVID, but we have not found a good data source to differentiate between one jurisdiction and another. Please notify PlaceWorks if you find a dataset that does this.

Comment: There is a lot of affordable housing in Parlier, but there is a loss of moderate-income housing. Parlier gets a lot of requests to build moderate income housing, and families end up moving out of Parlier to Sanger or Selma. These families may not be able to afford Fresno or Clovis but would like larger houses. A lot of moderate-income households are moving to Sanger. However, housing is still needed at all affordability levels in Parlier. The cost of rent is currently about equal to the cost of mortgage payments.

Comment: Another important data point is the types of subsidized housing available, for example the number of units under a Low-Income Housing Tax Credit (LIHTC) or Rental Assistance Demonstration (RAD) program.

Comment: The income-shift method to allocate the total RHNA units in each jurisdiction by income level is a good approach because it furthers AFFH goals and is equitable.

Question: What is the dollar amount associated with housing that is considered ‘affordable’?

Answer: Affordability ranges (very low, low, moderate, and above-moderate) are percentages of the Area Median Income (AMI) for the region, in this case Fresno County.

Question: Is there a good data source for documenting change in tenure from 2008 to 2020?

Answer: housing tenure data associated with 2020 ACS 5-year estimates will be available in December 2021 (from data.census.gov). These can be compared to 2008 5-year estimates.

SUMMARY

The most important factors are those that further AFFH goals, which place more affordable units in high-opportunity areas. This includes any of the opportunity scores: TCAC, AARP, or Children Living Above Poverty. Housing for agricultural workers is also important to include as a factor.

NEXT STEPS

PlaceWorks will bring these results to the next RHNA Subcommittee to consider when voting on base allocations and weights to be used in the final RHNA allocation methodology.



Fresno County Council of Governments

6Th Cycle Regional Housing Needs Allocation (RHNA) Plan

May 19, 2021

Stakeholder Workshop



View of the La Vigne neighborhood
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Agenda

» Introductions

» Presentation

- RHNA Overview
- Data Collection and Methodology Inputs
- Work Plan and Schedule

» Discussion

- Which factors are most important to include as inputs to the RHNA methodology?
- Which data layers best represent these factors?

What is the Regional Housing Needs Allocation (RHNA) Plan

- » The RHNA Plan establishes the number of housing units at specified affordability levels (four income ranges) a jurisdiction must plan for in its Housing Element
- » The total number of housing units assigned to Fresno County as a whole is based on anticipated population growth
- » As the region's Metropolitan Planning Organization, Fresno COG is responsible for developing the region's RHNA Plan and assigning the units to local jurisdictions
- » The RHNA Plan covers an eight-year period of growth and is updated every 8 years
- » The 6th Cycle RHNA Plan will cover the planning period from 2023 to 2031

RHNA Process

- » State assigns housing needs to regions
- » Regions assign needs to local jurisdictions (cities, towns, and counties)
- » Local jurisdictions prepare Housing Elements
- » Housing units are built consistent with the Housing Element and other applicable plans/codes

Required Objectives

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

Factors Required for Consideration

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. **Units lost during a state of emergency that have yet to be replaced**
14. **The region's GHG targets**

Items highlighted in yellow are new for the 6th cycle

Data Review

» Data layers under consideration:

- Population and Household Projections
- Share of Growth Over Last Eight Years
- Existing Housing by Unit Type
- Housing Tenure
- Vacancy Rate
- Cost Burden
- Overcrowding
- Affordable Housing
- Homelessness
- Agricultural Workers
- Existing and Future Jobs
- Jobs-Housing Balance
- Jobs-Housing Fit
- Transit Connectivity
- Vehicle Miles Traveled (VMT)
- Amenities
- Opportunity
- Childhood Poverty
- Groundwater Supply
- Sewer and Water Capacity
- Agricultural Resources
- Environmental Resources
- Hazards

RHNA Work Plan

» Task 1: Project Kick-Off

- Project Kick-Off Meeting
- Subcommittee Meeting #1
- Initial Data Collection

» Task 2: Member Jurisdiction Survey

- Draft and Distribute Survey
- Subcommittee Meeting #2

» Task 3: Methodology Development

- Data Refinement, Assembly, and Review
- Stakeholder Input Sessions
- Subcommittee Meeting #3 and #4
- Potential Factors, Weighting and Formulas

» Task 4: Formal Methodology Update

- Subcommittee Meeting #5
- Draft Methodology
- Public Hearing
- Final Methodology

» Task 5: RHNP Preparation

- Draft RHNP
- Subcommittee Meeting #6
- Final RHNP
- RHNP Adoption

Milestone	Delivery
RHNA Subcommittee Meeting 1 – Kick-off and RHNA 101	January 21, 2021
Member Jurisdiction Survey	February-March 2021
RHNA Subcommittee Meeting 2 – Data Review and Survey Results	April 15, 2021
Stakeholder Input Sessions	May 2021
HCD Issues Regional Housing Needs Determination	Summer/Fall 2021
RHNA Subcommittee Meeting 3 – Methodology Allocation Factors	June 2021
RHNA Subcommittee Meeting 4 – Income Distribution Methodology	August 2021
COG Holds Proposed RHNA Methodology Public Hearing	October 2021
COG Submits Draft RHNA Methodology to HCD review	November-December 2021
RHNA Subcommittee Meeting 5 – Draft RHNA Plan	January 2022
COG Adopts Final RHNA Methodology	February 2022
COG Releases Draft RHNA Allocation Plan	February 2022
RHNA Allocation Plan Appeals Period	March-April 2022
COG adopts Final RTP/SCS	June 2022
COG Issues Proposed Final Allocation Plan and submits to HCD	June 2022
Local Jurisdiction Housing Elements Due	December 2023

Discussion

- » Which factors are most important to include as inputs to the RHNA methodology?
- » Which data layers best represent these factors?

Summary Objectives and Factors

OBJECTIVES

1. Increased Supply and Affordability of Housing
2. Environmental Justice
3. Jobs-Housing Balance
4. Affordability Balance
5. Affirmatively Further Fair Housing

FACTORS

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
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13. Units lost during a state of emergency that have yet to be replaced
14. The region's GHG targets

Thank You

