FRESNO COG SIXTH CYCLE REGIONAL HOUSING NEED ALLOCATION

October 26, 2021

RHNA SUBCOMMITTEE MEMBERS

- Each of the 16 jurisdictions in Fresno County

- Three At-Large Members
  - Building Industry Association of Fresno and Madera Counties
  - Fresno County Housing Authority
  - Leadership Counsel for Justice and Accountability

- CA Department of Housing and Community Development (HCD)
  - Attends as a guest

PROCESS OVERVIEW

Task	Timeline
HCD Consultation	November 2020 – June 2022
RHNA Subcommittee Formation	January 2021
Member Jurisdiction Survey	February 2021
Methodology Development • Stakeholder Input Sessions • Data Assembly & Review • Potential Factors, Weighting, and Formula • Adjustments	February – December 2021
Formal Methodology Update • Draft Methodology • Public Hearing • Final Methodology	January – March 2022
RHNA Plan Preparation • Draft RHNA Plan • Final RHNA Plan • RHNA Plan Adoption	April – August 2022

6TH CYCLE METHODOLOGY OVERVIEW

1 Identify Base Allocation

Provides each jurisdiction a base number of units proportionate to the chosen metric, for example existing population or projected population.
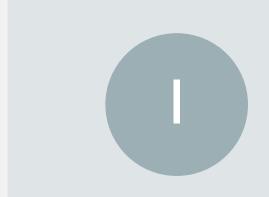
2 Apply Factors to the Base Allocation

Adjusts the base allocation on factors that are deemed important by the region, such as jobs, transit access, land availability or vacancy rate.

3 Distribute units by income level

Method to distribute how many very low, low, moderate, and above moderate units each jurisdiction will need to plan for.

6ᵀᴴ CYCLE METHODOLOGY OVERVIEW

1

Base Allocation

50%	Population Growth (2020-2050) with SOI
50%	Existing Population (2021) without SOI

2

Factors

15%	TCAC Score
35%	% Non-Vacant Units
12.5%	Share of Jobs 2020
12.5%	Share of Job Growth 2035
20%	Unconstrained Land
5%	Growth Previous 8-Years

3

Income Shift

Adjustment Factor of 150%

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Factor Weights →

Factor	Housing: % Non-Vacant Units (DOF)	Opportunity: TCAC Score (2021 Average)	Regional Share of Jobs (2020)	Regional Share of Projected Job Growth (2020-2035)	% of Unconstrained Land	Growth Over Previous 8-Year Period	Totals sum
Input weights	35.0%	15.0%	12.5%	12.5%	20.0%	5.0%	100%
Derived units	22,156	9,496	7,913	7,913	12,661	3,165	63,304

Units by Jurisdiction and Income Tier →

Income Adjustment Factor	150%	Allocation by Income Tier								
Jurisdiction	Jurisdiction Factor Adjusted Allocation	Very Low		Low		Moderate		Above Moderate		Total Income Tier Allocation
		%	HU	%	HU	%	HU	%	HU	
City of Clovis	9,179	33%	3,007	17%	1,593	16%	1,473	34%	3,105	9,179
City of Coalinga	583	28%	163	17%	99	16%	92	39%	229	583
City of Firebaugh	459	23%	107	11%	52	14%	64	51%	236	459
City of Fowler	348	28%	97	17%	58	14%	49	41%	144	348
City of Fresno	39,792	26%	10,313	16%	6,390	15%	6,006	43%	17,082	39,792
City of Huron	336	14%	48	16%	52	16%	53	54%	183	336
City of Kerman	1,102	27%	298	14%	153	15%	161	44%	490	1,102
City of Kingsburg	904	28%	256	18%	166	17%	154	36%	328	904
City of Mendota	668	20%	136	12%	77	14%	94	54%	361	668
City of Orange Cove	478	14%	68	12%	55	17%	83	57%	271	478
City of Parlier	767	20%	157	14%	109	13%	104	52%	398	767
City of Reedley	1,507	28%	418	14%	207	13%	201	45%	681	1,507
City of Sanger	1,559	28%	432	14%	222	15%	238	43%	667	1,559
City of San Joaquin	207	20%	40	16%	32	16%	34	49%	101	207
City of Selma	1,554	27%	414	12%	189	15%	226	47%	726	1,554
Unincorporated Fresno County	3,857	30%	1,166	17%	646	16%	604	37%	1,441	3,857
County Total from Income Allocation formula	63,300		17,121		10,103		9,634		26,443	
County Determination	**63,304**		17,002		9,970		9,793		26,539	63,304

NEXT STEPS

RHNA	Receive Final Determination from HCD
	Release Draft Methodology in January, Public Hearing
Housing Elements	Potential Multi-Jurisdictional Housing Element
	-or- other technical support from Fresno COG

THANK YOU

For more information, visit the RHNA webpage on our fresnocog.org website

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