2023-2031 Clovis Housing Element Update

COMMUNITY WORKSHOP

AUGUST 24, 2022

Starling Townhomes at Veneto Park - Lennar.

Agenda

- Overview
- Recent Trends & Housing Needs
- Fair Housing Assessment
- Housing Sites Inventory
- Discussion
- Next Steps

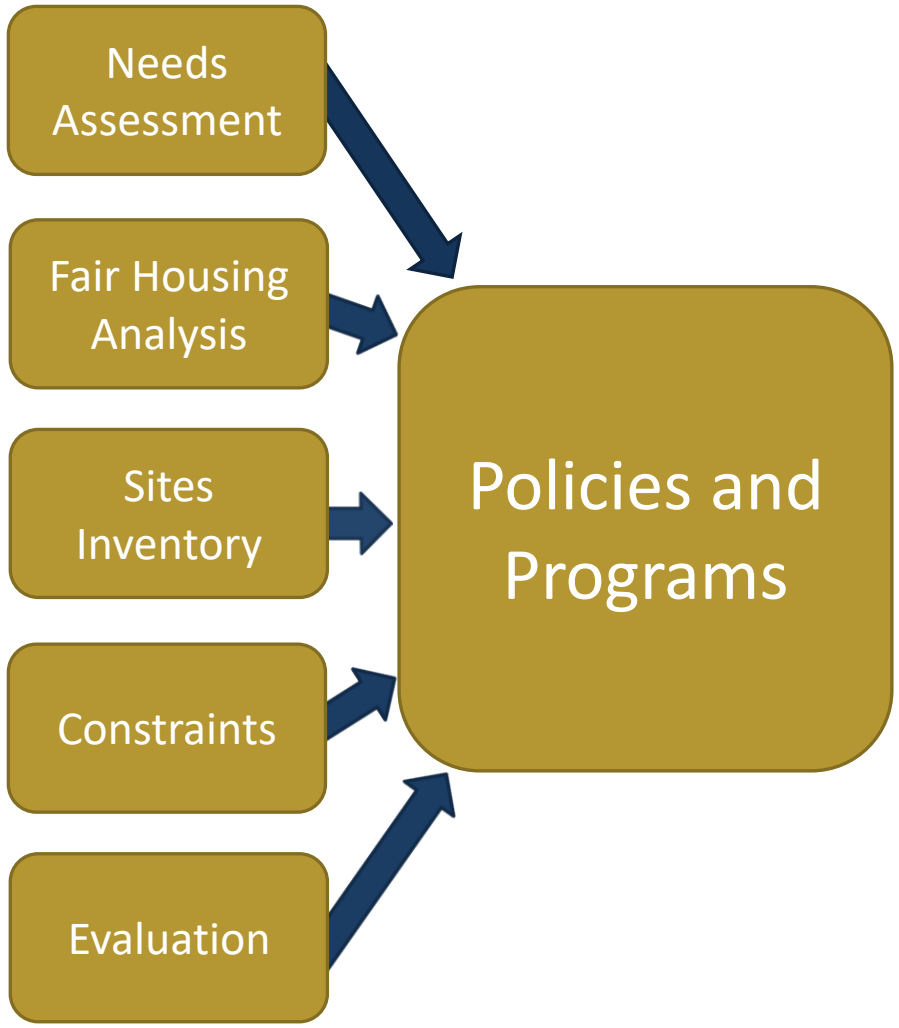
Housing Element Overview

What is the Housing Element?

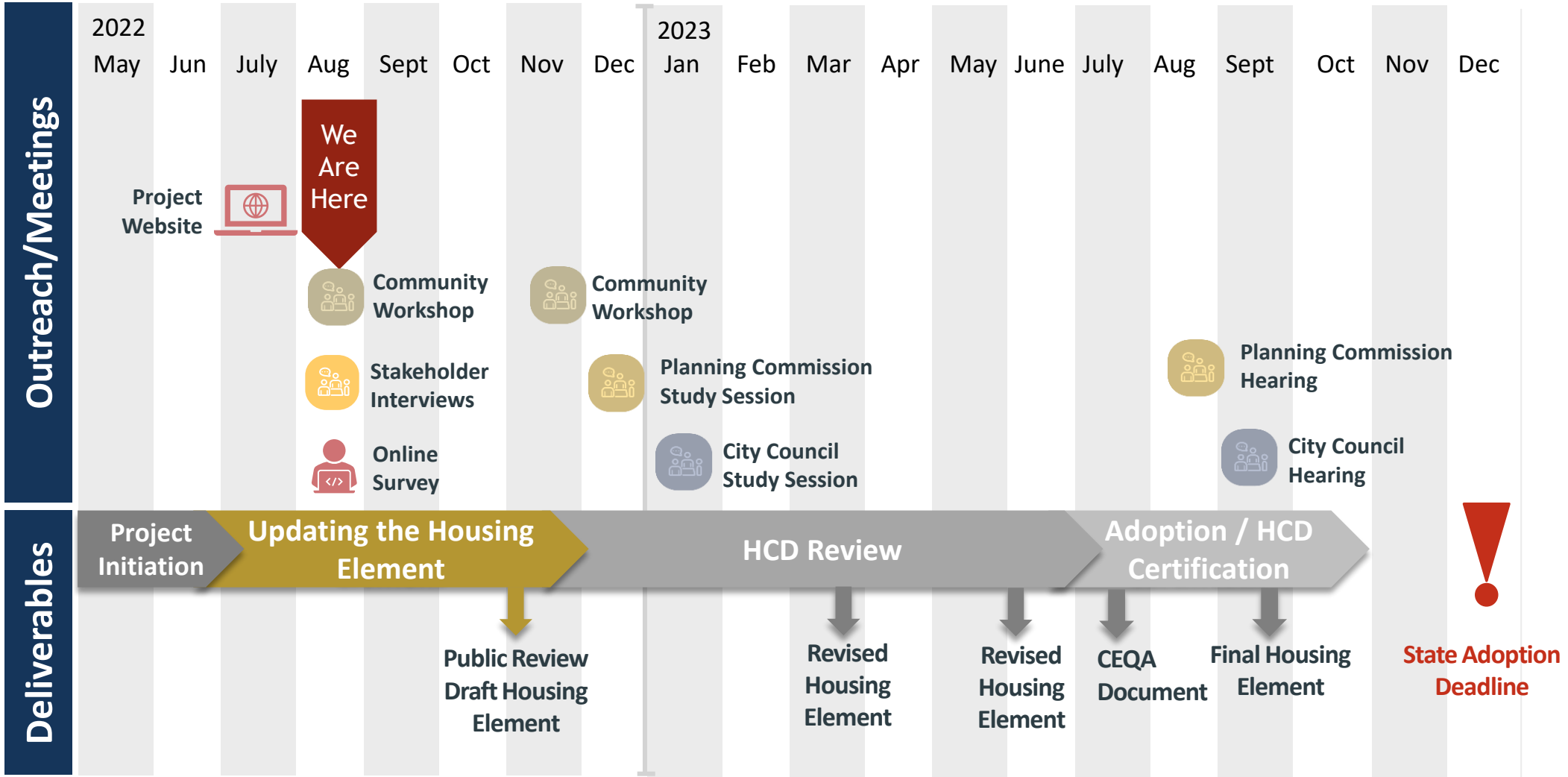
- A required element of the General Plan
  - Plan to meet housing needs of all community members
  - Accommodate the City's fair share of regional housing needs
- Must be updated every 8 years
  - State-mandated deadline December 31, 2023
- Required Review and Certification by the Department of Housing and Community Development (HCD)

Housing Element Contents

- **Housing Needs Assessment**– analyzes demographic, employment, and housing needs
- **Fair Housing Analysis** – identify barriers to equal housing opportunities
- **Housing Sites Inventory** – identifies available sites for housing development or redevelopment
- **Analysis of Constraints** – assesses governmental and non-governmental constraints on housing development
- **Evaluation of Previous Housing Element** – measures progress and identifies gaps
- **Policies and Programs** – establishes policies and programs to meet housing needs

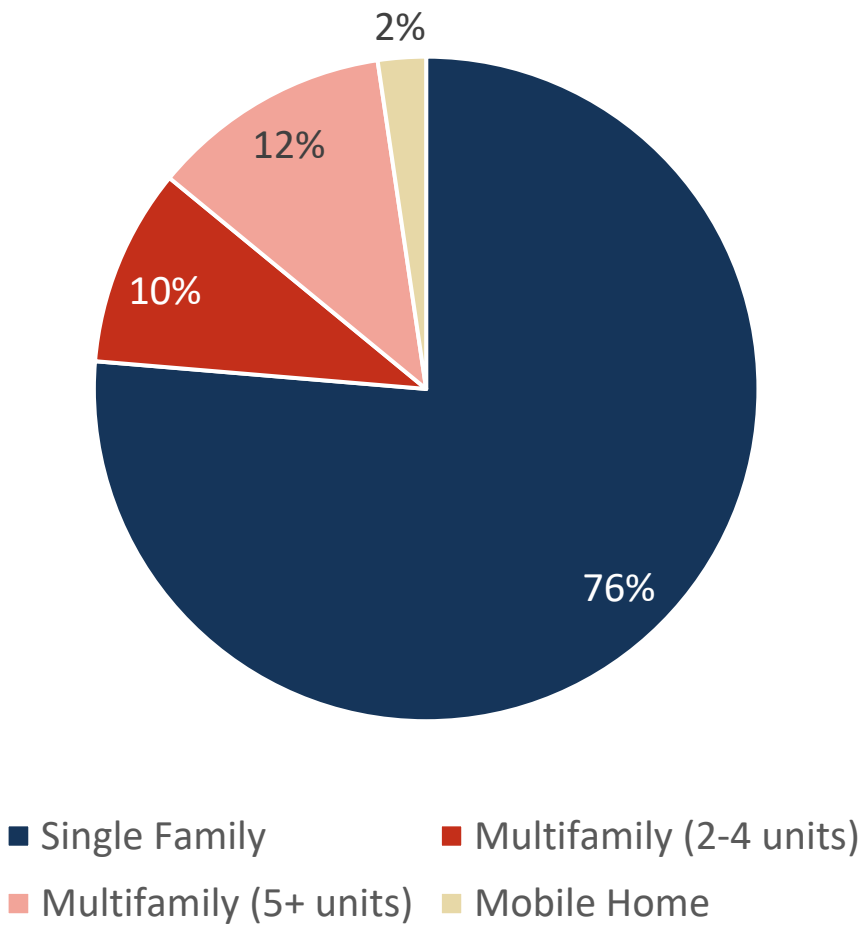


Project Schedule



Recent Trends & Housing Needs

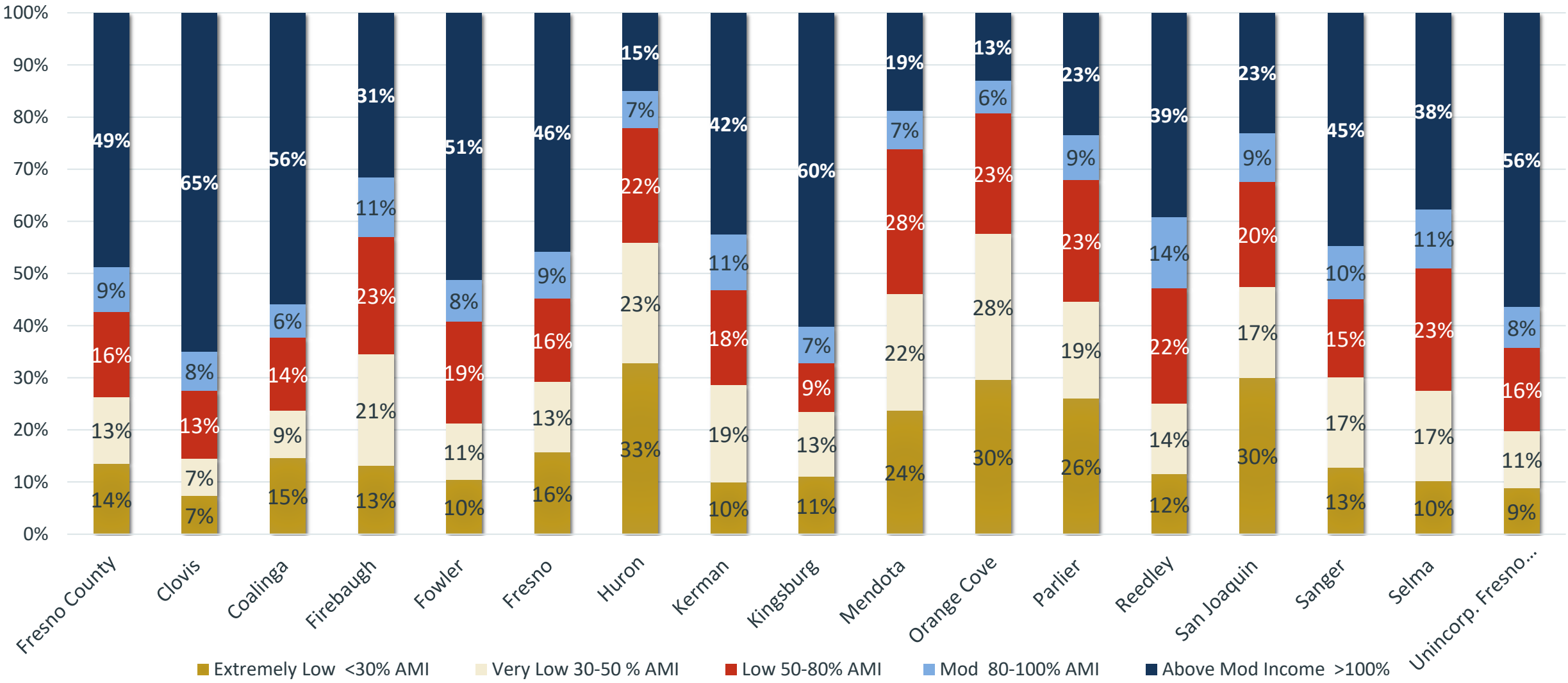
Housing Conditions in Clovis



Leo Wilson Elev8tion Home at Loma Vista

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25024

Household Income by Jurisdiction



Source: 2014-2018 CHAS

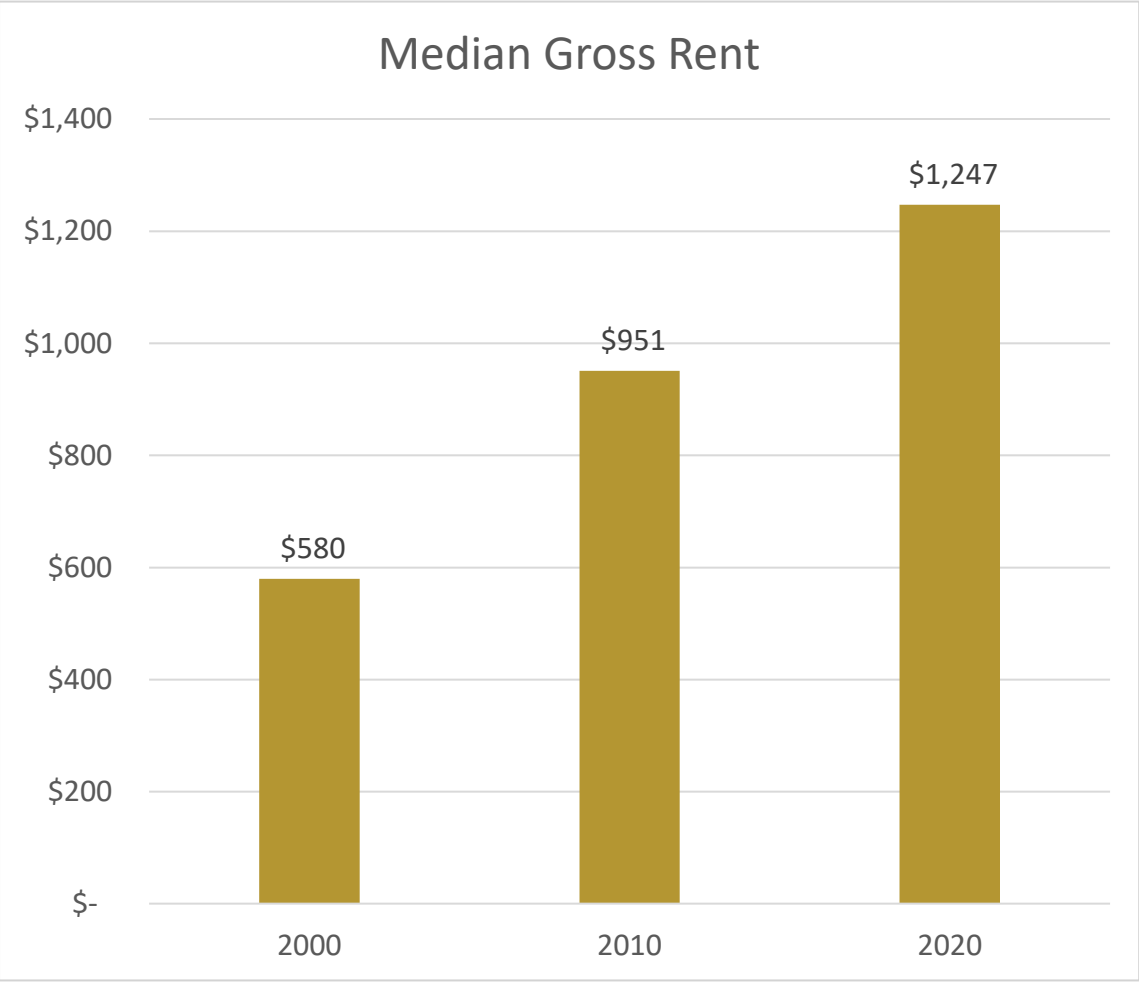
Fresno County Home Prices

Jurisdiction	Units Sold	Median $ June 2022	Median $ June 2021	% Change Year to Year
Fresno County (countywide)	1,144	$410,000	$350,00	17.1%
Clovis	**211**	**$500,00**	**$435,000**	**14.9%**
Coalinga	17	$243,000	$243,000	0.0%
Fowler	19	$419,500	$427,250	-1.8%
Fresno	667	$382,500	$331,750	15.3%
Kerman	27	$408,000	$353,000	15.6%
Kingsburg	27	$492,000	$340,000	44.7%
Reedley	30	$393,500	$315,000	24.9%
Sanger	35	$435,000	341,500	27.4%
Selma	15	$300,000	$298,500	0.5%

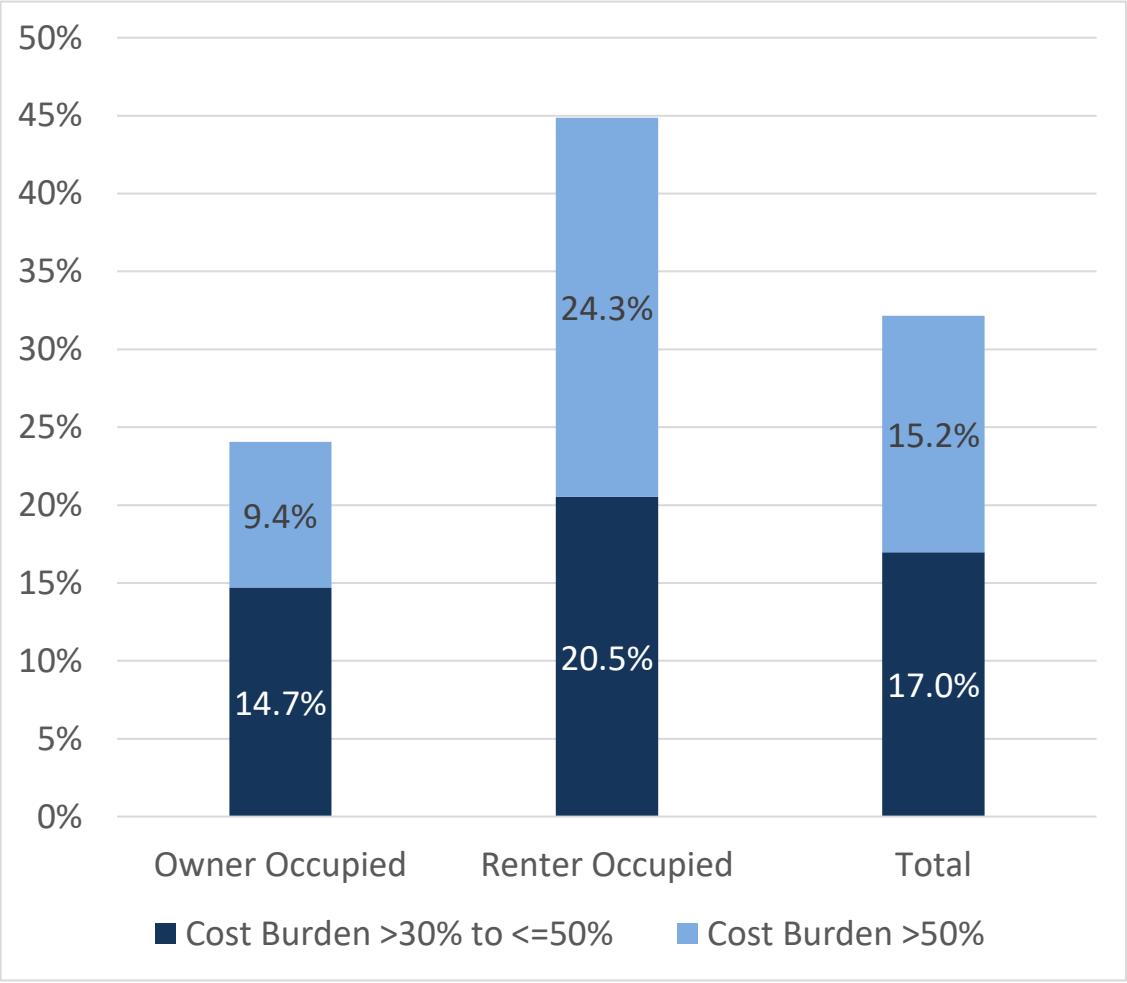
*Clovis experienced a **54% increase** in home sale prices from June 2017 to June 2022*

Source: CoreLogic, California Home Sale Activity by City (June 2022) and Redfin, Clovis Housing Market, June 2022.

Housing Costs

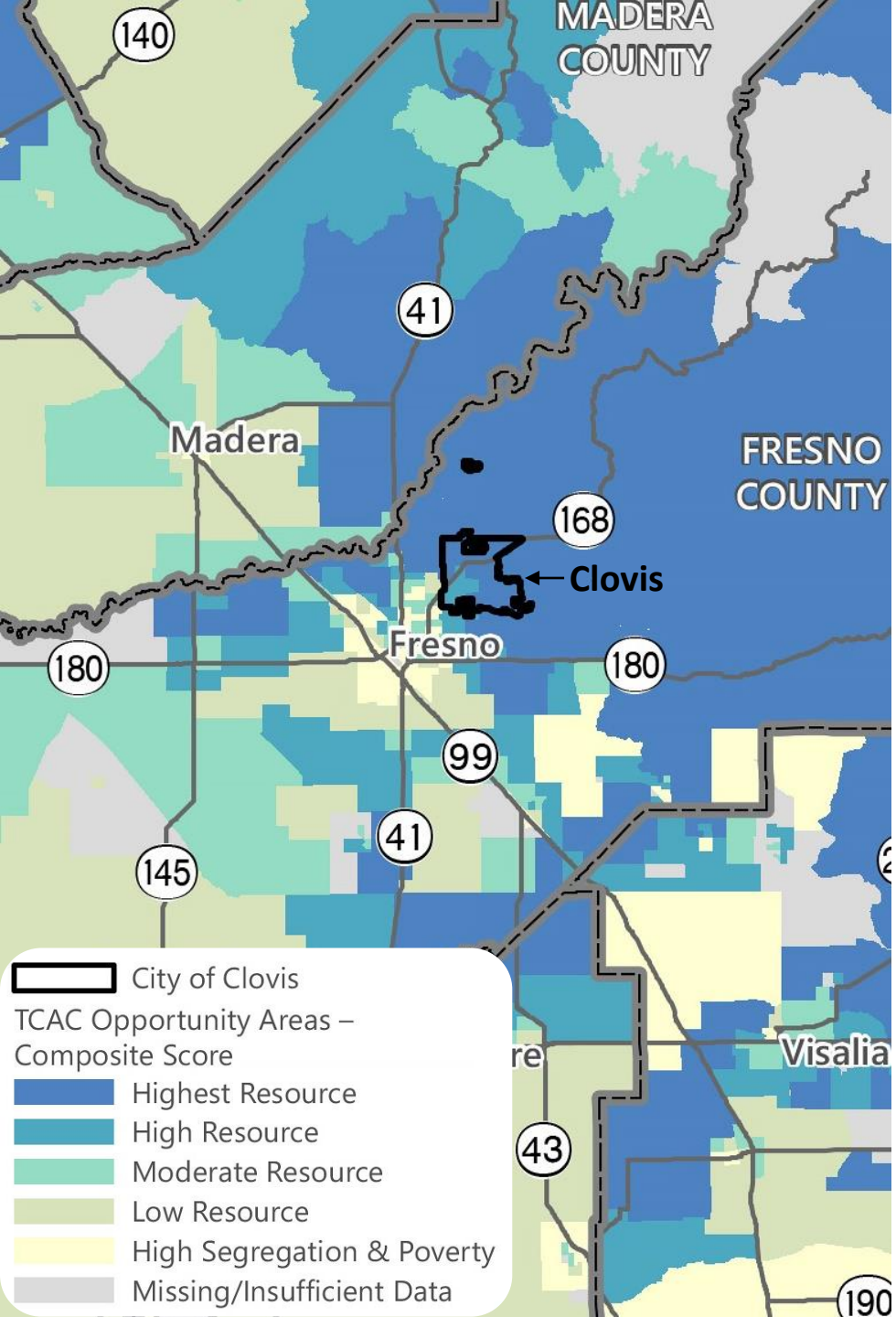


Source: U.S. Census Bureau, Census 1980(ORG STF3), 1990(STF3), 2000(SF3); ACS 06-10, 16-20 (5-year Estimates), Table B25064



Source: US Housing and Urban Development, CHAS 2014-18 (5-Year Estimates)

Fair Housing Assessment



Fair Housing

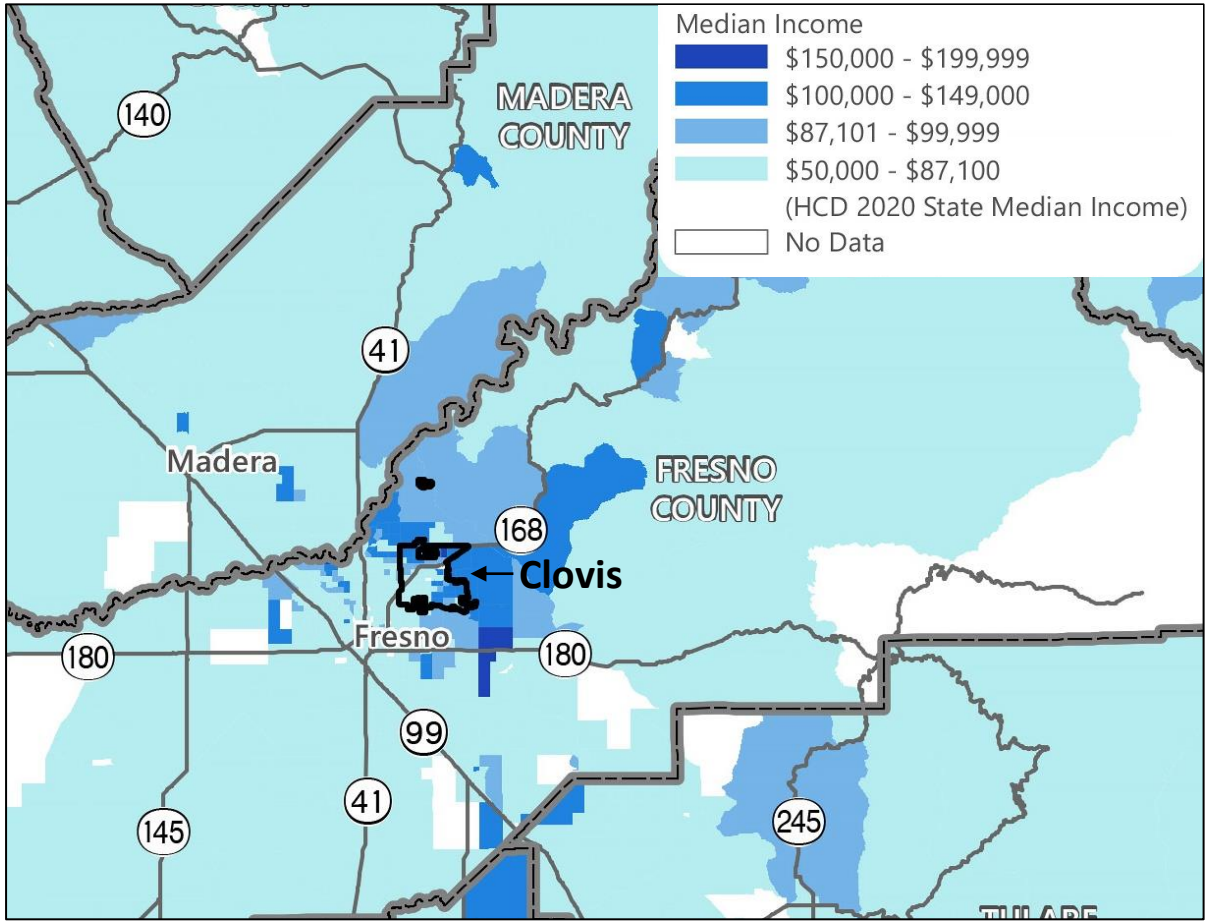
AB 686 expands duty to affirmatively further fair housing (AFFH).

Housing Elements are required to:

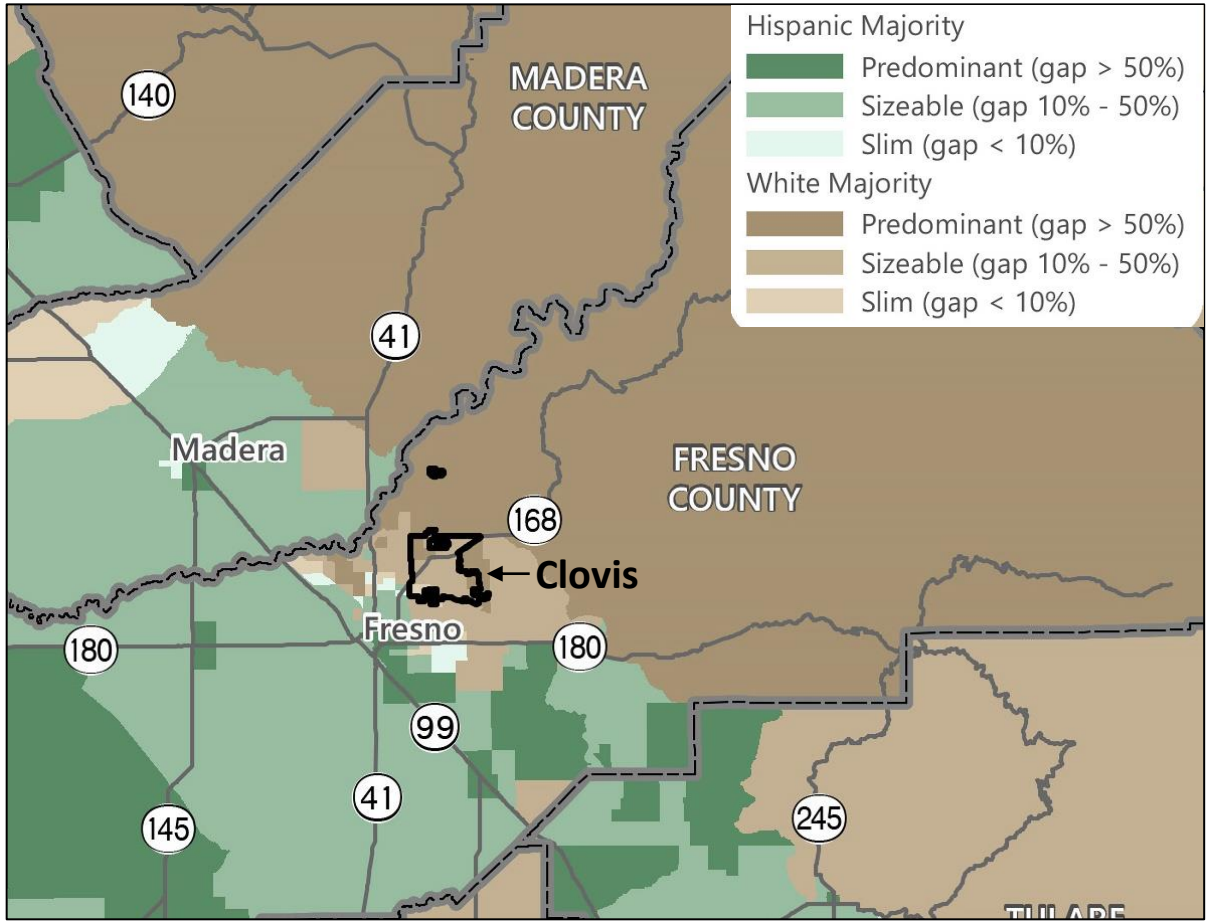
- Equitably include community in outreach process
- Assess fair housing
- Evaluate and address how sites will AFFH
- Adopt policies and programs that remediate identified fair housing issues

Fair Housing

Median Income by Block Group, 2021



Predominant Population by Census Tract, 2021



Residential Sites Inventory

Regional Housing Needs Allocation (RHNA)

State

HCD
Makes Regional Housing Needs Determination (RHND)

Region

FCOG
Prepares Methodology (RHNA Plan) to distribute RHND of 58,298 units

Cities & Counties

Local Jurisdictions RHNA

Clovis 2023-2031 RHNA
= 8,977 units

Housing Needs by Income Level

Income Category	2015-2023 RHNA (units)	2023-2031 RHNA (units)	Percent Increase
Very Low Income (<50% of Median Income)	2,321	**2,926**	26%
Low Income (51-80% of Median Income)	1,145	**1,549**	35%
Moderate Income (81-120% of Median Income)	1,018	**1,448**	42%
Above Moderate Income (>120% of Median Income)	1,844	**3,054**	66%
TOTAL	6,328	**8,977**	42%

Total of **4,475** Lower-Income Units

In comparison:

- City of Fresno RHNA: 36,866
- Fresno County RHNA: 2,350

Housing Types and Affordability

Above Moderate-Income → Moderate-Income → Lower-Income

Housing Element basic assumption: **Density = Affordability**

Large-lot Single Family

Duplex

Mobile Home

Multifamily Apartments

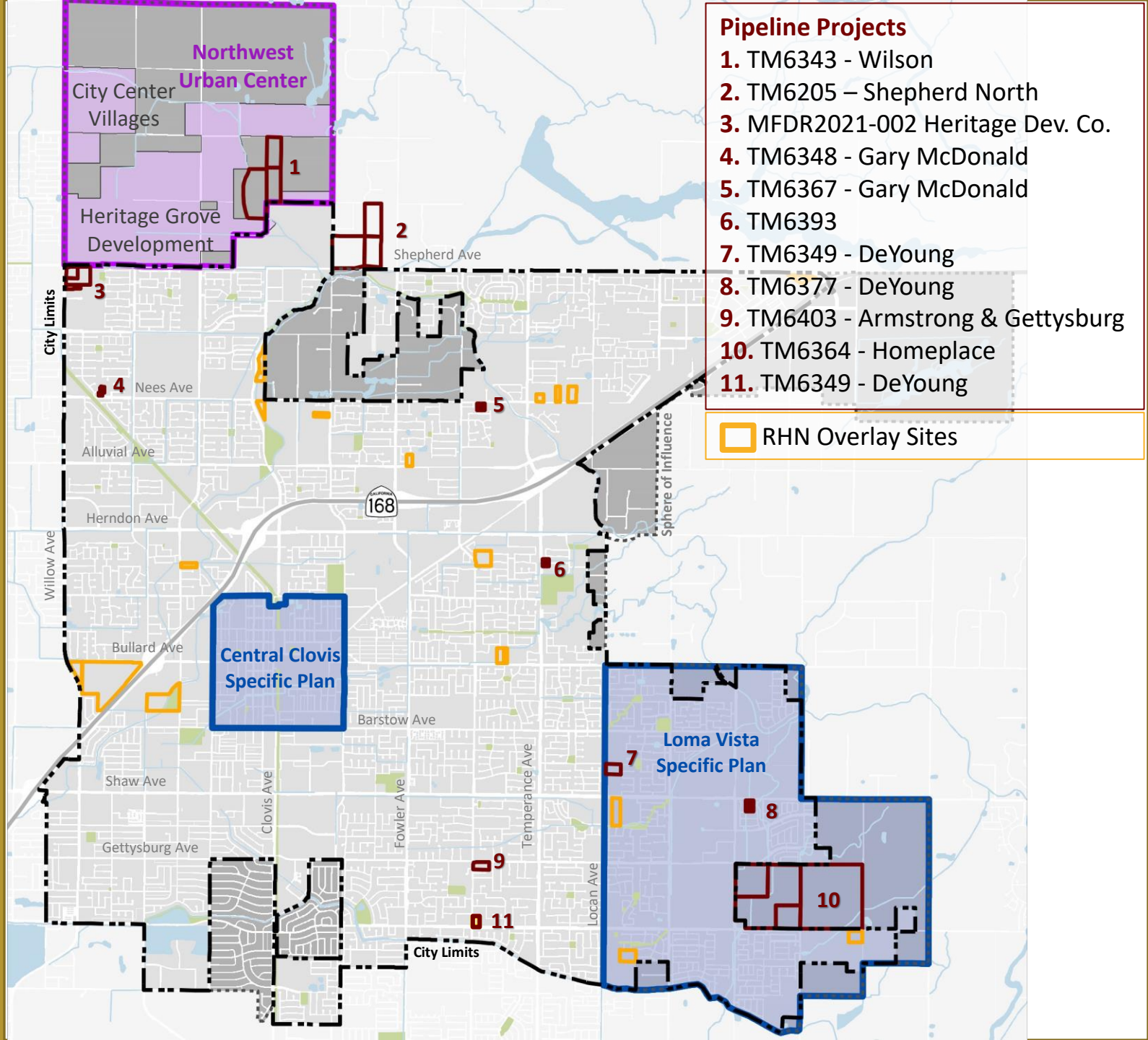
Small-lot Single Family

Triplex and Fourplex

Accessory Dwelling Unit (ADU)

Preliminary Sites Inventory

- Pipeline Projects
- RHN Overlay Sites
- Specific Plan Areas
- Vacant/Nonvacant Sites



Small Group Exercise

Discussion

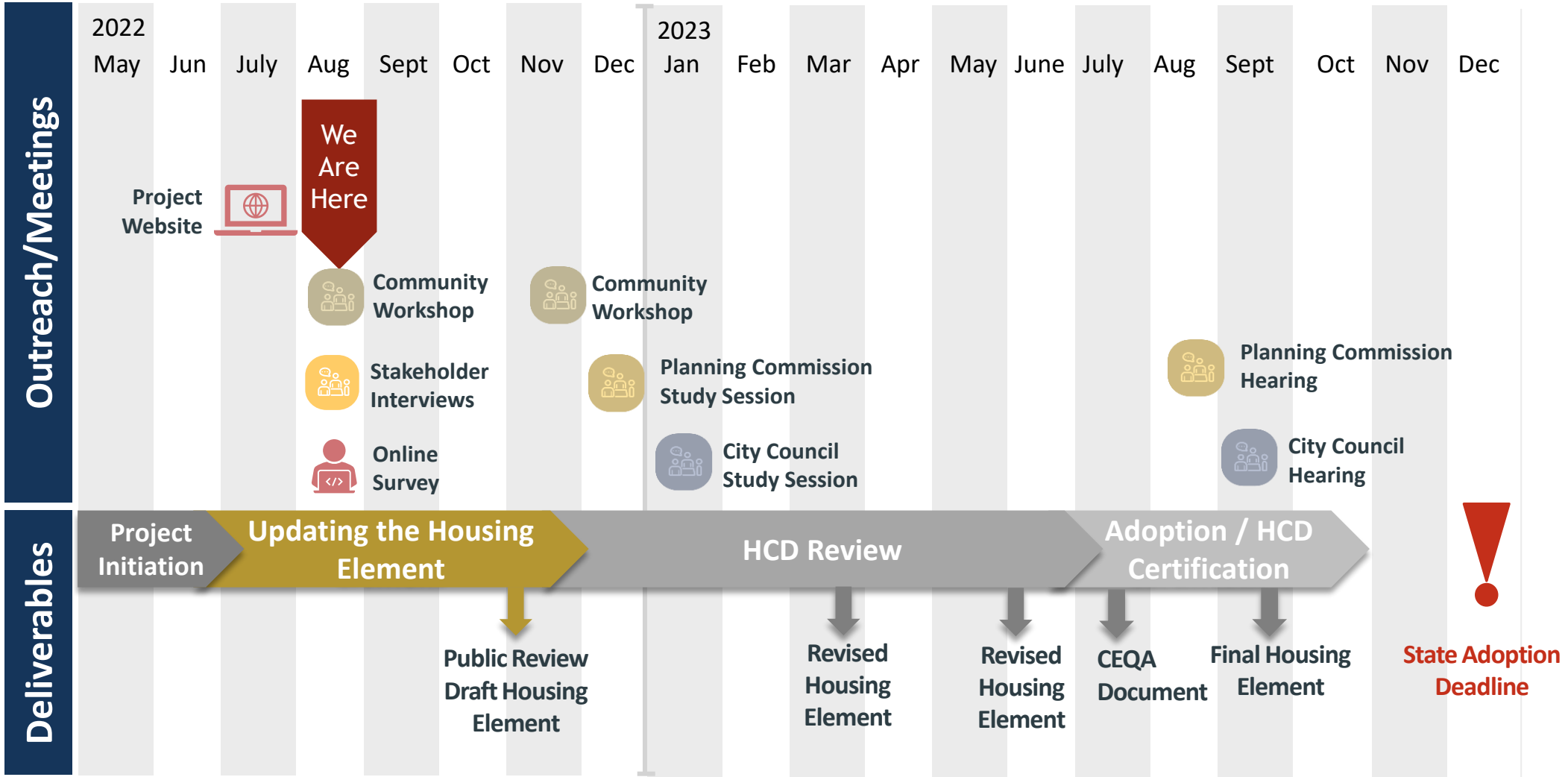
What are the biggest housing issues facing Clovis residents?

What ideas do you have for addressing the housing needs for lower-income residents?

Where are the best locations in Clovis to accommodate new multifamily housing?

Next Steps

Project Schedule



Thank You!

Participate in our **online survey** and share it with your friends and neighbors! To find the survey, **more information** on the project, or to **sign up** for project updates, **visit**:

https://cityofclovis.com/planning-and-development/planning/planning-projects/housing-element-update/

Scan the QR Code to visit the project website