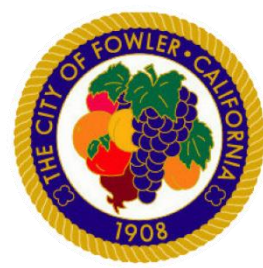




Lub Nroog Fresno Kev Txhim Kho Vaj Tsev Chaw Nyob Ntau Qhov Chaw **Zej Zog Kev Sib Tham**

Lub Yim Hli Hnub Tim 31, 2022



F R E S N O C O U N C I L O F G O V E R N M E N T S

Cov Txheej Txheem

Kev Nthuav Qhia

Cov Txheej Txheem Vaj Tsev Chaw Nyob/
Ntsiab Lus

Muab Kev Xav Tau Vaj Tsev Chaw Nyob Rau
Hauv Cheeb Tsam (Regional Housing Needs Allocation RHNA)

Ntaub Ntawv Txog Ntawm Keeb Kwm Vaj Tsev
Chaw Nyob

Kev Tawm Qhia



Koom Kas Pab Pawg Neeg

TSOOM FWV PAWG SAAB LAJ NTAWM FRESNO

» Fresno COG

- Kristine Cai, Tus Lwm Thawj Coj
- Simran Jhutti, Tus Lwm Npaj Dej Num Hauv Cheeb Tsam

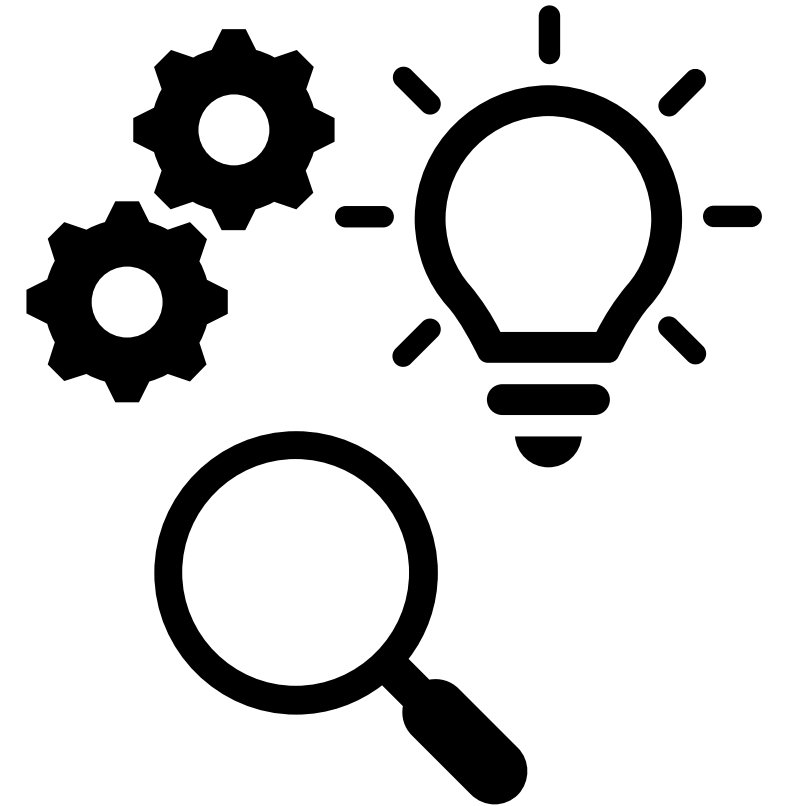
» Tus Kws Sab Laj Pab Pawg Neeg

- Chaw Ua Hauj Lwm
- Ascent
- Provost thiab Pritchard
- Kev Koom Tes Ntawm California Txhawm rau Cov Neeg Nyob Deb Nroog

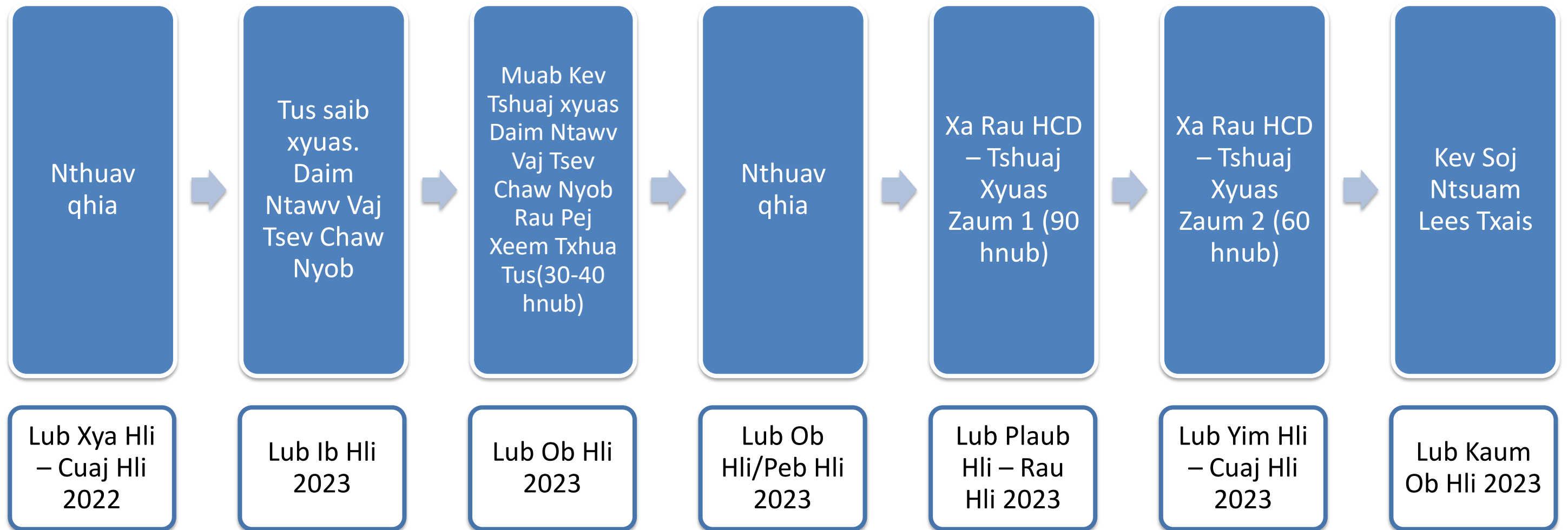


Lub Ntsiab Lus Ntawm Kev Sib Tham

- » **Muab kev nthuav qhia** txog ntawm cov txheej txheem kev txhim kho vaj tsev chaw nyob
- » **Qhia cov ntaub ntawv** txog cov kev xav tau vaj tsev ntawm txhuas qhov chawm txhawm rau kev npaj
- » **Khaw cov ntaub ntawv ntawm zej zog** txog cov khoom vaj tsev, teeb meem, thiab cov tsam xeeb



Lub Ncaij Nyooog Ntawm Koom Kas



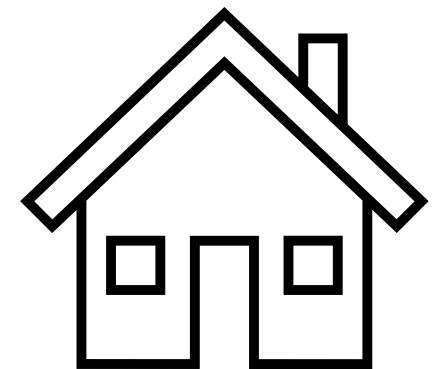
Kev nthuav qhia thiab muab kev koom tes los ntawm pej xeem yuav raug ua thoob plaws hauv tus txheej txheem.

Cov Txheej Txheem Vaj Tsev
Chaw Nyob/ Ntsiab Lus



Vaj Tsev Chaw Nyob Yog Dab Tsi?

- » Ib ntawm yim txoj cai tswj fwm ntawm Kev Npaj
- » Yuav tsum tau hloov kho txhua txhua 8 lub xyoo
- » Hnub Uas Tau Lees Txais: Lub Kaum Ob Hli Hnub Tim 31, 2023
 - Lub Sij Hawm Npaj Zaum 6: Lub Kaum Ob Hli Hnub Tim 31, 2023 – Lub Kaum Ob Hli Hnub Tim 31, 2031
 - Lub Sij Hawm Npaj Zaum 5: Lub Kaum Ob Hli Hnub Tim 31, 2015 – Lub Kaum Ob Hli Hub Tim 31, 2023
- » Npaj kom haum rau txoj kev cai “fair share” (kev ncaj ncees) ntawm lub cheeb tsam uas xav tau vaj tsev chaw nyob

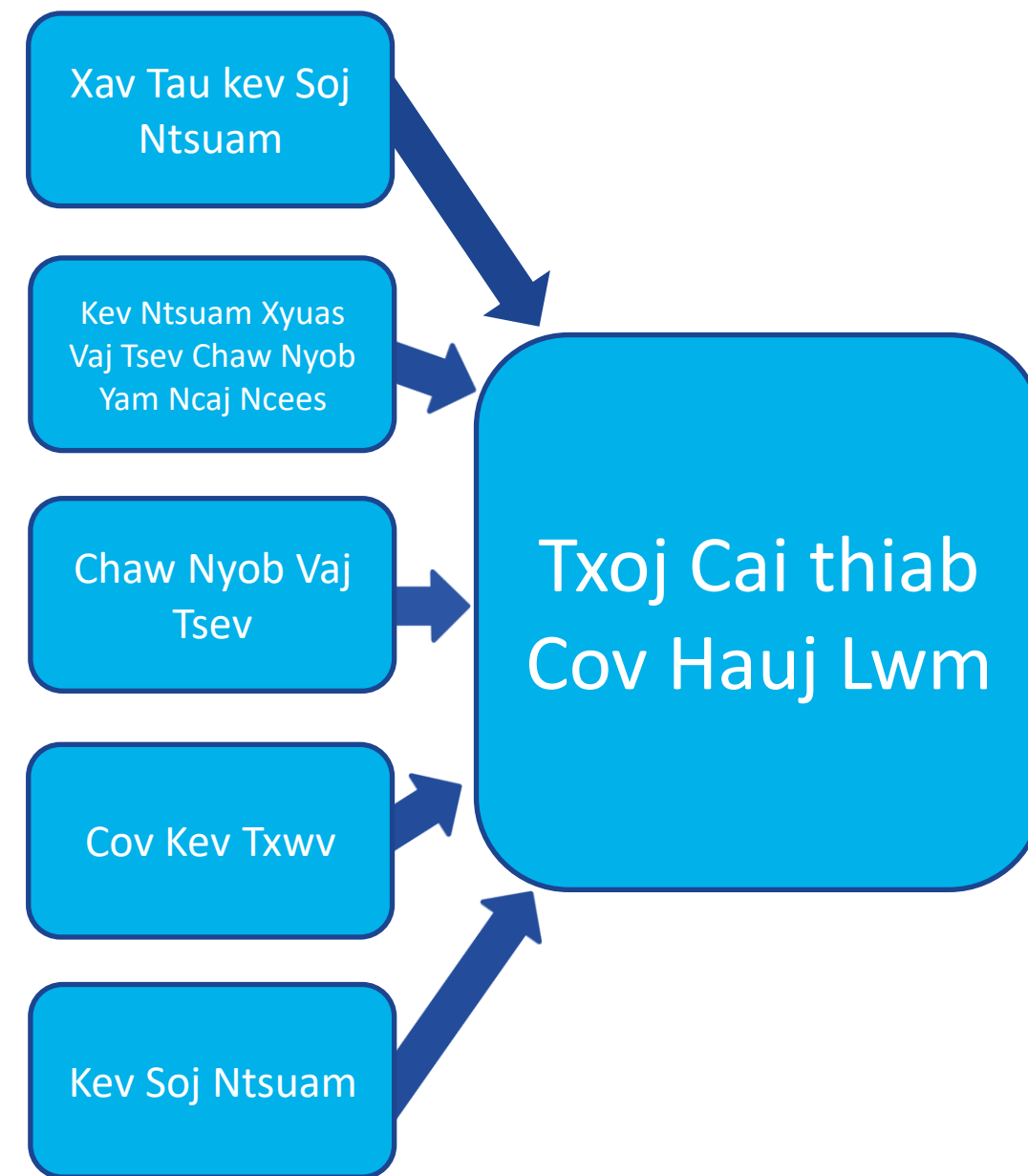


Txog Ntawm Vaj Tsev Chaw Nyob

- » **Cov kev npaj rau kev xav tau vaj tse chaw nyob ntawm txhua ntu kev lag luam hauv zej zog**
 - Yuav tsum muaj cheeb tsam (zoning) kom tau raws li kev xav tau vaj tsev ntawm (cheeb tsam uas yuav tsum tau hloov)
 - Yuav tsum suav nrog cov hom phiaj thiab cov kev cai kom ua tau raws li kev xav tau vaj tsev chaw nyob rau tag nrho cov zej zog, suav nrog cov tsev neeg uas muaj xav tau tshwj xeeb
- » **Tsi Yog:**
 - Thov kom Lub Nroog los sis Lub Xeev muaj kev tsim kho vaj tsev
 - Muaj nyiaj txiag pub rau kev txhim kho vaj tsev
 - Pom zoo rau kev txhim kho vaj tsev

Ntsiab Lus Ntawm Vaj Tsev Chaw Nyob

- » **Kev Tsuam Xyuas Kev Xav Tau Vaj Tsev**— txheeb xyuas pej xeem, kev ua hauj lwm, thiab kev xav tau vaj tsev
- » **Kev Tsuam xyuas vaj tsev yam ncaj ncees**— txheeb xyuas cov teeb meem kom muaj vaj huam sib luag txog ntawm vaj tsev chaw nyob
- » **Cov Chaw Nyob Vaj Tsev**— txheeb xyuas qhov chaw uas muaj rau kev tsim kho los sis hloov kho vaj tsev
- » **Kev Ntsuam Xyuas Kev Txwv**— ntsuam xyuas tsoom fwv thiab cov tsis yog-tsoom fwv kev txwv kev txhim kho vaj tsev
- » **Kev Ntsuam Xyuas Cov Vaj Tsev Nyob Yav Dhau Los** – ntsuas kev nce qib thiab txheeb xyuas qhov sib rug
- » **Txoj Cai thiab Txoj Hauj Lwm** – tsim txoj cai thiab cov hauj lwm kom tau raws li cov kev xav tau vaj tsev chawm nyob



Muab Kev Xav Tau Vaj Tsev
Chaw Nyob Rau Hauv Cheeb
Tsam (Regional Housing Needs Allocation RHNA)



RHNA Raug Txiaiv Txim Li Cas?

Xeev Lub Luag Huaj Lwm

Lub Xeev npaj ua hauj lwm rau yav tom txog ntawm kev xav tau vaj tsev chaw nyob rau ntau theem nyiaj tau los thiab faib rau cov COG thoob plaw hauv teb chaw

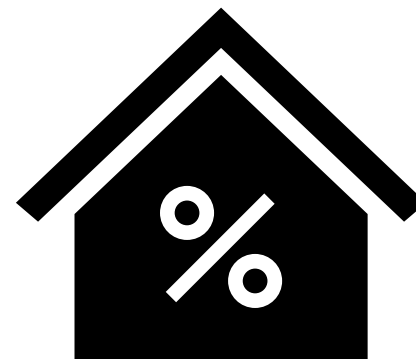
RHNA Tag Nrho = 2,502,971



Cheeb Tsam Lub Luag Hauj Lwm

COG tsim ib txoj hauv kev los faib cov kev xav tau vaj tsev chaw nyob rau txhua qhov chaw; muab kev pom zoo los ntawm HCD

Fresno COG RHNA = 58,298
Tau Lees Txais Tham Lub Rau Hli 2022

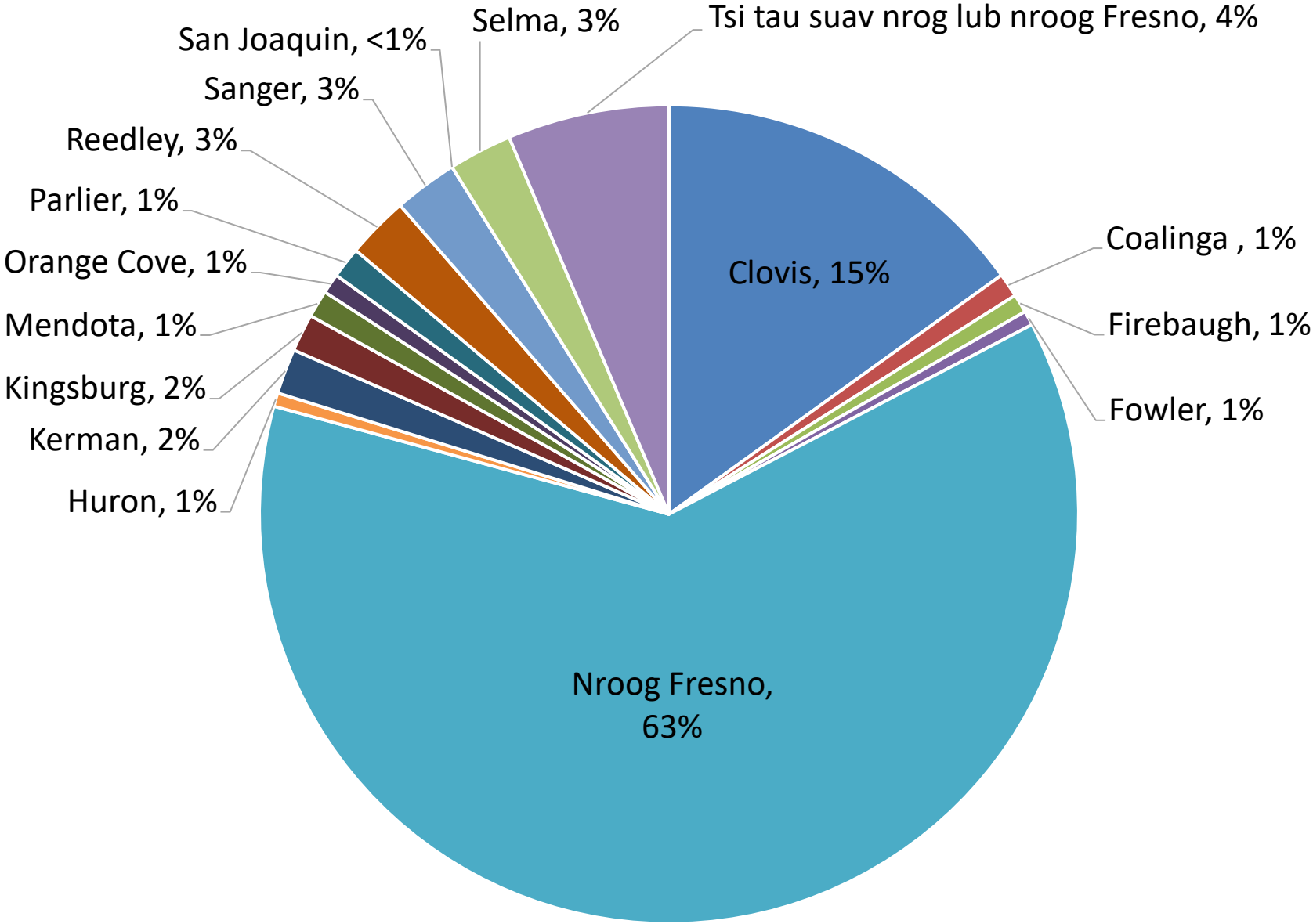


ZeJ Zog Lub Luag Hauj Lwm

Lub nroog thiab lub xeev yog tus faib . Tom qab ntawv lawv yuav tsum nrhiav txoj hauv kev los txais kom haum - thaj av yuav tsum txaus rau qhov kom tsim nyog



Fresno COG RHNA



Cheeb tsam kev tswj fwv	Kev Faib RHNA	Feem Puas Ntawm Kev Faib RHNA
Clovis	8,977	15%
Coalinga	566	1%
Firebaugh	443	1%
Fowler	339	1%
Fresno City	36,866	63%
Huron	319	1%
Kerman	1,063	2%
Kingsburg	882	2%
Mendota	642	1%
Orange Cove	469	1%
Parlier	733	1%
Reedley	1,463	3%
Sanger	1,494	3%
San Joaquin	200	<1%
Selma	1,492	3%
Tsi tau suav nrog lub nroog Fresno	2,350	4%

Lub Nroog Fresno RHNA Raws Li Hom Kev Tau Nyiaj Los

Hom Kev Tau Nyiaj Los	2015-2023 RHNA (units)	2023-2031 RHNA (units)	Feem Puas Nce Siab
Nyiaj tau los tsawg heev (<50% ntawm AMI)	5,666	9,440	67%
Nyiaj tau los tsawg (51-80% of AMI)	3,289	5,884	79%
Nyiaj tau los nruab nrab (81-120% ntawm AMI)	3,571	5,638	58%
Siab duas nyiaj tau los nruab nrab (>120% ntawm AMI)	11,039	15,904	44%
TAG NRHO	23,565	36,866	56%

Tag Nrho **15,324** Tau
Nyiaj Los Tsawg

Ntawm Kev Sib Piv:

- Lub Nroog Clovis
RHNA: 8,977
- Lub Nroog Fresno
RHNA: 2,350

2022 Cheeb Tsam Lub Nroog Fresno Hom Nyiaj tau los Nruab Nrab (AMI) xws li tsev neeg uas muaj 4 leeg = \$80,300

Ntaub Ntawv Txog Ntawm Keeb
Kwm Vaj Tsev Chaw Nyob



Hom Kev Tau Nyiaj Los

- Lub Xeev HCD Qhia txog hom kev siv nyiaj
- Cheeb Tsam Lub Nroog Fresno Hom Nyiaj Tau Los Nruab Nrab = **\$80,300**
 - *Kwv yees li ntawm 43% ntawm cov tsev neeg hauv Nroog Fresno (thoob plaws nroog) yog hom nyiaj tau los tsawg*

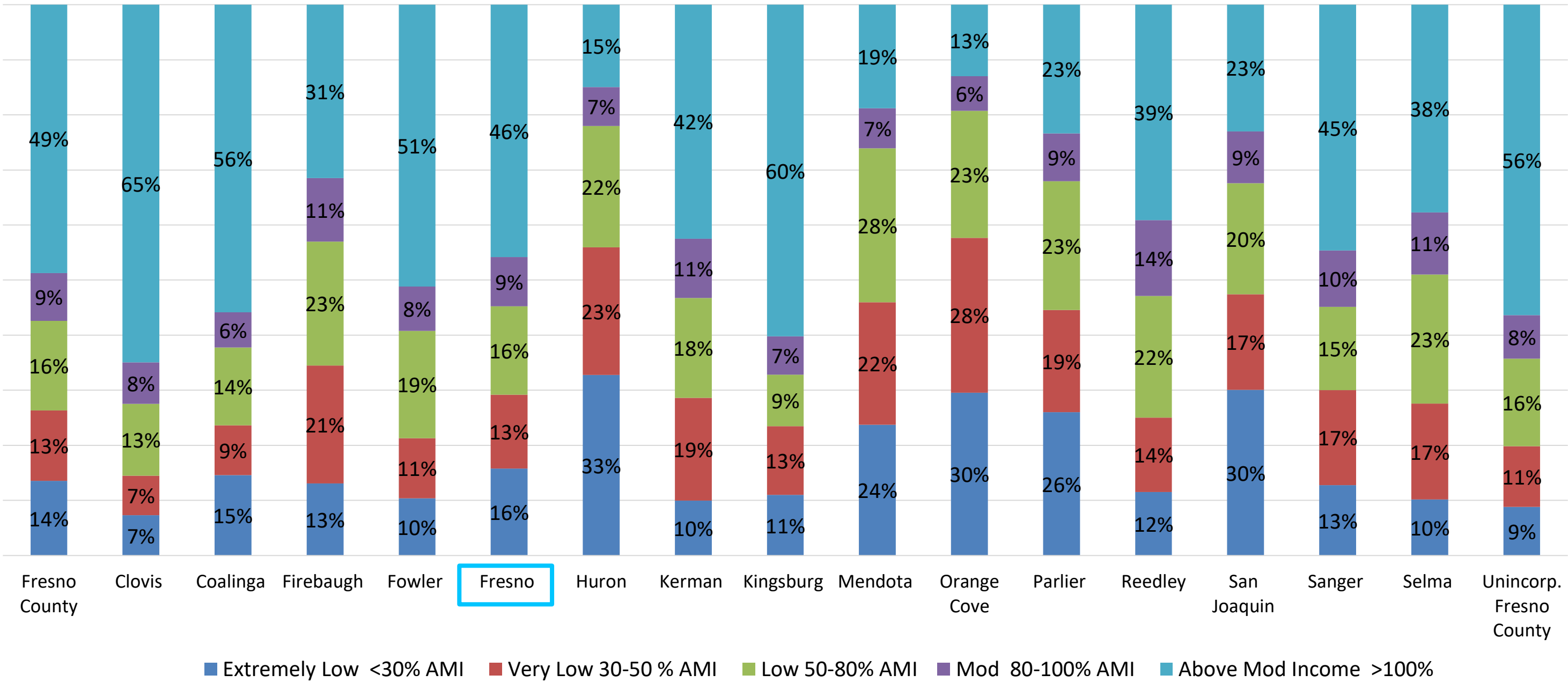
Hom Kev Tau Nyiaj Los	Ib Leeg Hauv Tsev Neeg				
	1	2	3	4	5
Tsawg tiag tiag	\$8,450	\$9,650	\$10,850	\$12,050	\$13,000
Tsawg heev li	\$16,350	\$18,700	\$23,030	\$27,750	\$32,470
Tsawg heev	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100
Tsawg	\$43,650	\$49,850	\$56,100	\$62,300	\$67,300
Siv tau	\$56,200	\$64,250	\$73,250	\$80,300	\$86,700
Nruab nrab	\$67,450	\$77,100	\$86,700	\$96,350	\$96,350

Cov neeg xiam oob qab, cov neeg tau nyiaj los ntawm Zej Zog

Tus kws saib xyuas neeg, Tus kws kho mob

Cov neeg ua hauj lwm tom tsev kawm, Tus kws pab cuam mail, Tus kws muag tshuaj

Tsev Neeg Raws Li Hom Kev Tau Nyiaj Los



Kev Siv Nyiaj Ntawm Lub Nroog Fresno Yog Li Cas?

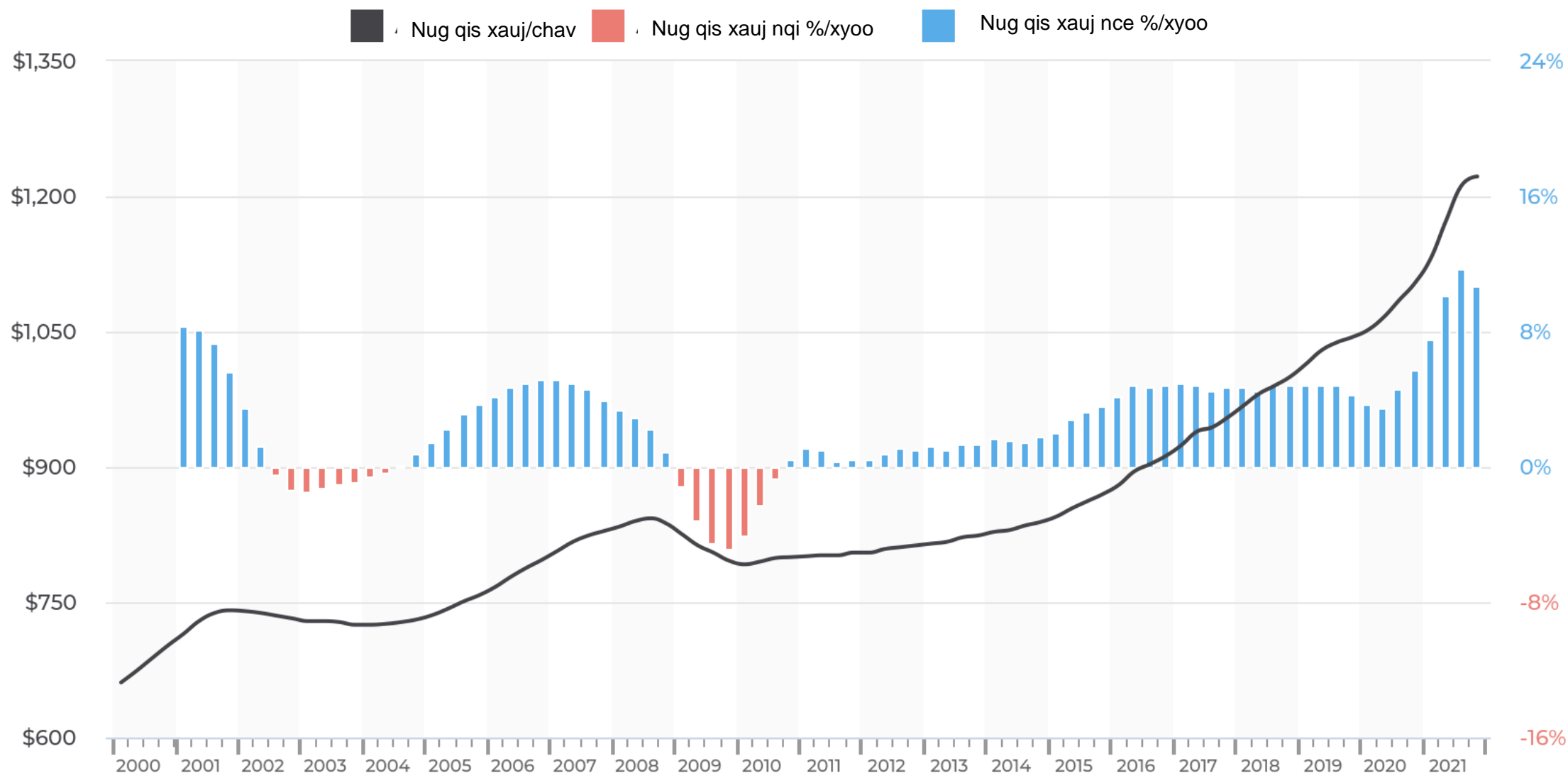
Cheeb tsam kev tswj fwv	Tus qis muag	\$ nruab nrab Tsib hli 2022	\$ nruab nrab Tsib hli 2021	% hloov ib xyoo ib zaug
Nroog Fresno (thoob plaws nroog)	1,135	\$400,000	\$346,500	15.4%
Coalinga	25	\$290,000	\$225,000	28.9%
Firebaugh	13	\$305,000	\$310,000	-1.6%
Fowler	15	\$455,000	\$404,750	12.4%
Fresno	685	\$389,500	\$325,000	19.8%
Kerman	12	\$328,000	\$295,000	11.2%
Kingsburg	25	\$451,000	\$325,000	38.8%
Mendota	2	\$193,500	\$225,000	-14.0%
Parlier	8	\$267,500	\$283,500	-5.6%
Reedley	24	\$320,000	\$305,000	4.9%
Sanger	21	\$371,000	\$400,000	-7.3%
Selma	17	\$300,000	\$272,500	10.1%

Cheeb tsam kev tswj fwv	Tus qis muag	\$ nruab nrab Tsib hli 2022	\$ nruab nrab Tsib hli 2021	% hloov ib xyoo ib zaug
Tsi tau suav nrog cheeb tsam lub nroog Fresno				
<i>Caruthers</i>	5	\$418,00	\$257,500	62.3%
<i>Friant</i>	14	\$506,500	\$755,000	-32.9%
<i>Prather</i>	3	\$369,000	\$505,000	-26.9%
<i>Riverdale</i>	3	\$285,000	\$310,500	-8.2%
<i>Shaver Lake</i>	13	\$700,000	\$697,500	0.4%
<i>Squaw Valley</i>	7	\$435,000	\$271,500	60.2%

Cheeb tsam kev tswj fwv	Tus qis muag	Qov nruab nrab
*Huron	8	\$201,676
*Orange Cove	25	\$329,796
*San Joaquin	13	\$304,931

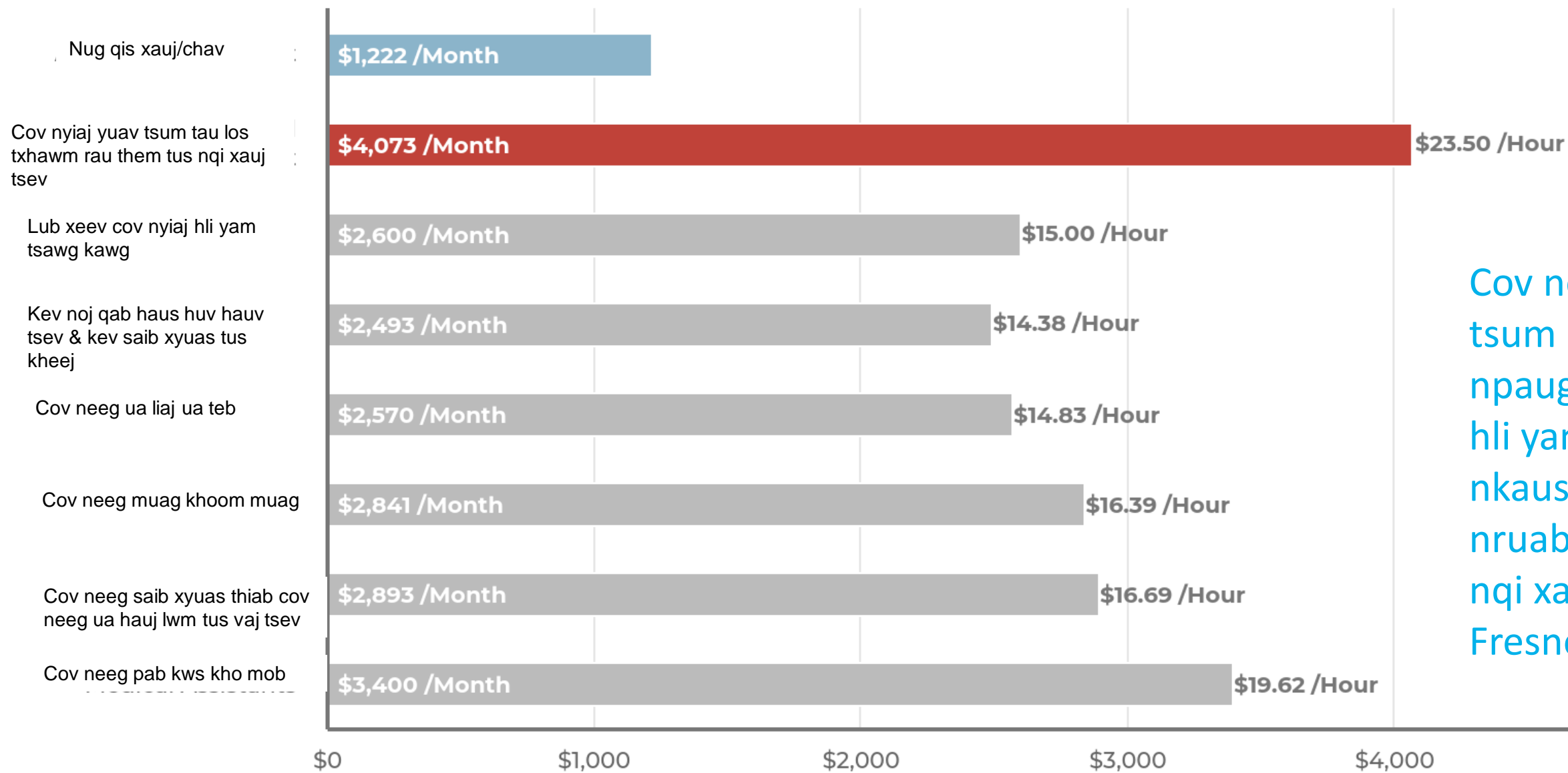
* Cov ntaub ntawv sau los ntawm kev soj ntsuam Zillow thiab Redfin

Kev Xauj Nyob Hauv Nroog Fresno



Nug cov nqi tsev xauj hauv Nroog Fresno tau nce 10.7% ntawm Q4 2020 thiab Q4 2021.

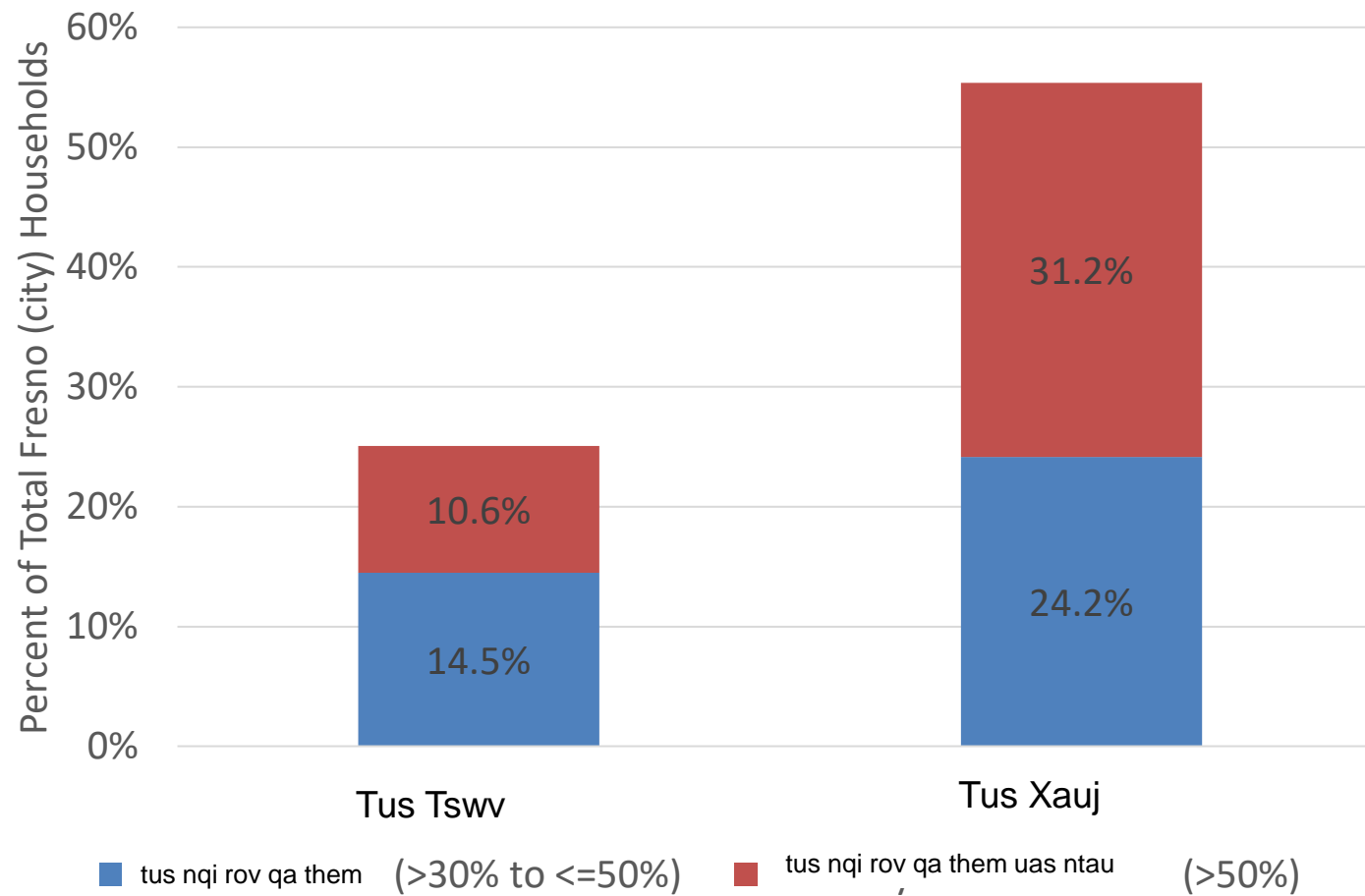
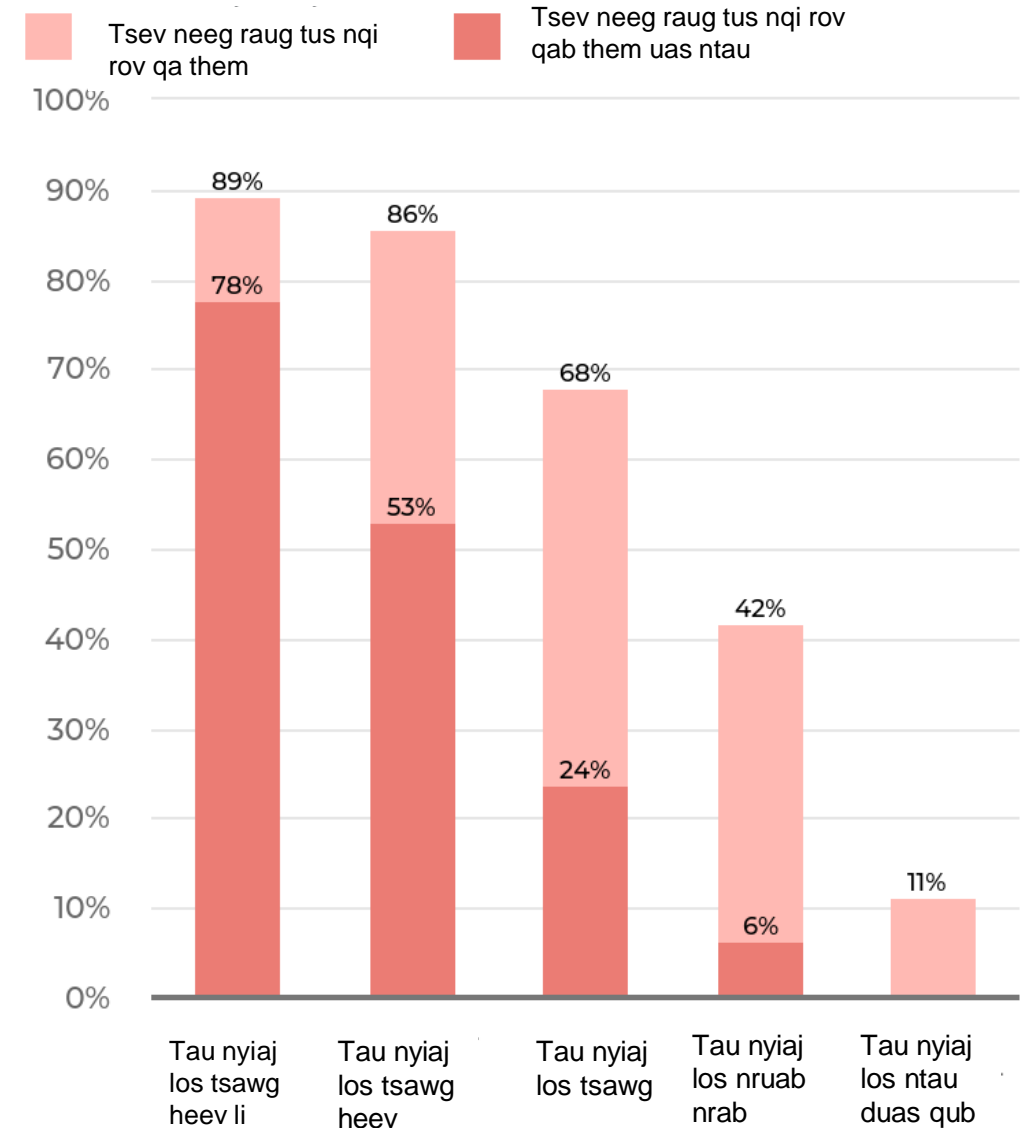
Leej Twg Thiaj Tuaj Yeem Xauj



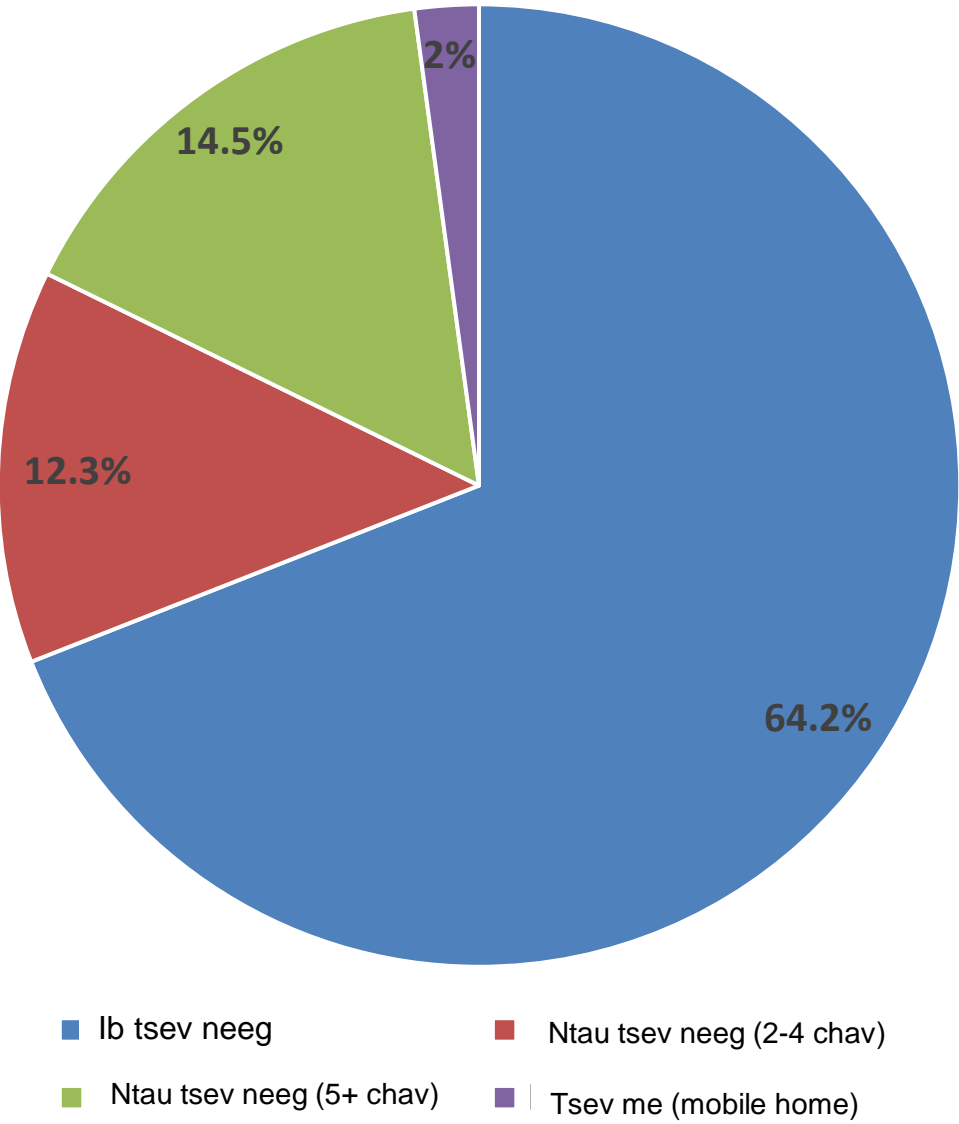
Cov neeg xauj tsev yuav tsum khwv tau 1.6 npaug ntawm cov nyiaj hli yam tsawg kawg nkaus kom them qhov nruab nrab ntawm cov nqi xauj tsev hauv Nroog Fresno hauv xyoo 2022.

Leej twg yog tus tau txais kev puas tsuaj ntawm tus nqi vaj tsev siab hauv Nroog Fresno?

- » Kev rov qab them nyiaj rau nqi vaj tsev yog tsev neeg uas tau them nyiaj dhau sij hawm nyob
- » Tus nqi rov qab them = Them ntau duas 30% rau ntawm vaj tsev nyob
- » Tus nqi rov qab them uas ntau = Them ntau duas 50% rau ntawm vaj tsev nyob



Hom Tsev Hauv Nroog Fresno

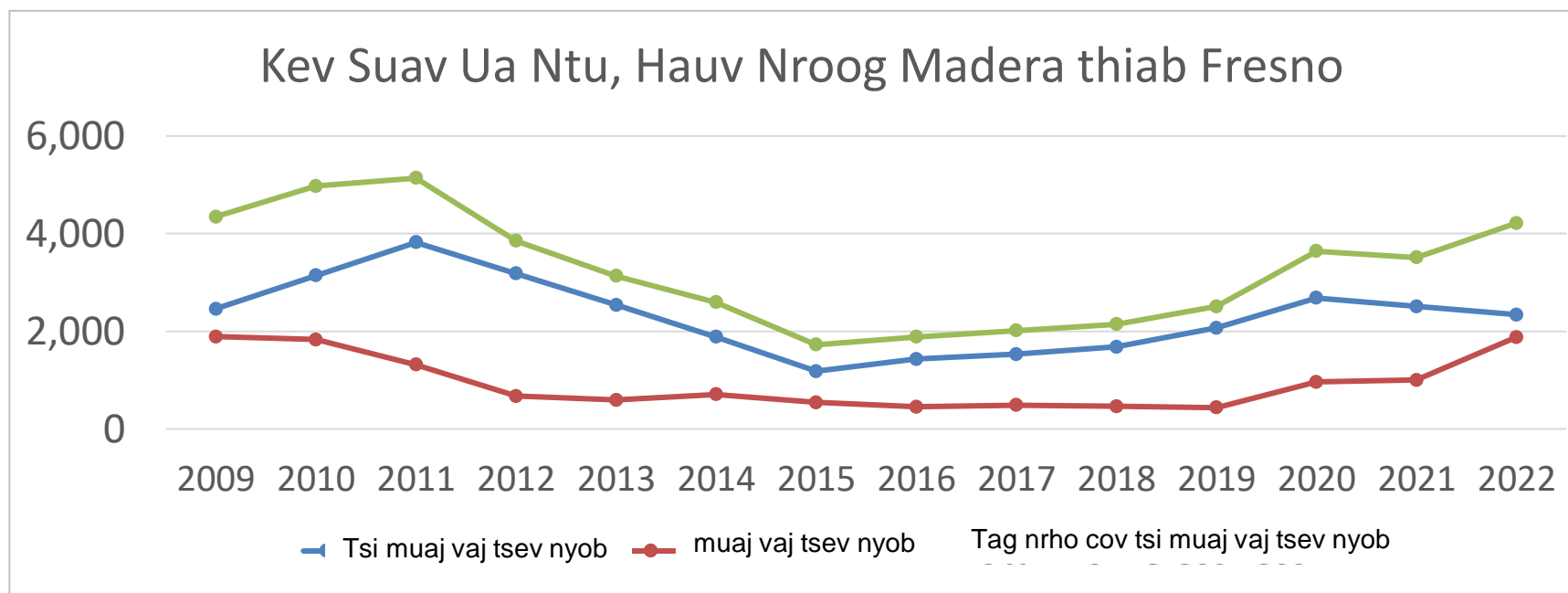


Qhov Chaw Los: Lub Tsev Saib Xyuas Nyiaj Txiag, 2022.

Cov Neeg Tsi Muaj Vaj Tsev Nyob

» **4,216** leej neeg Tau ntsib kev tsi muaj vaj tsev nyob hauv nroog Fresno thiab nroog Madera hauv xyoo 2022

» Feem ntau neeg nyob rau hauv nroog Fresno

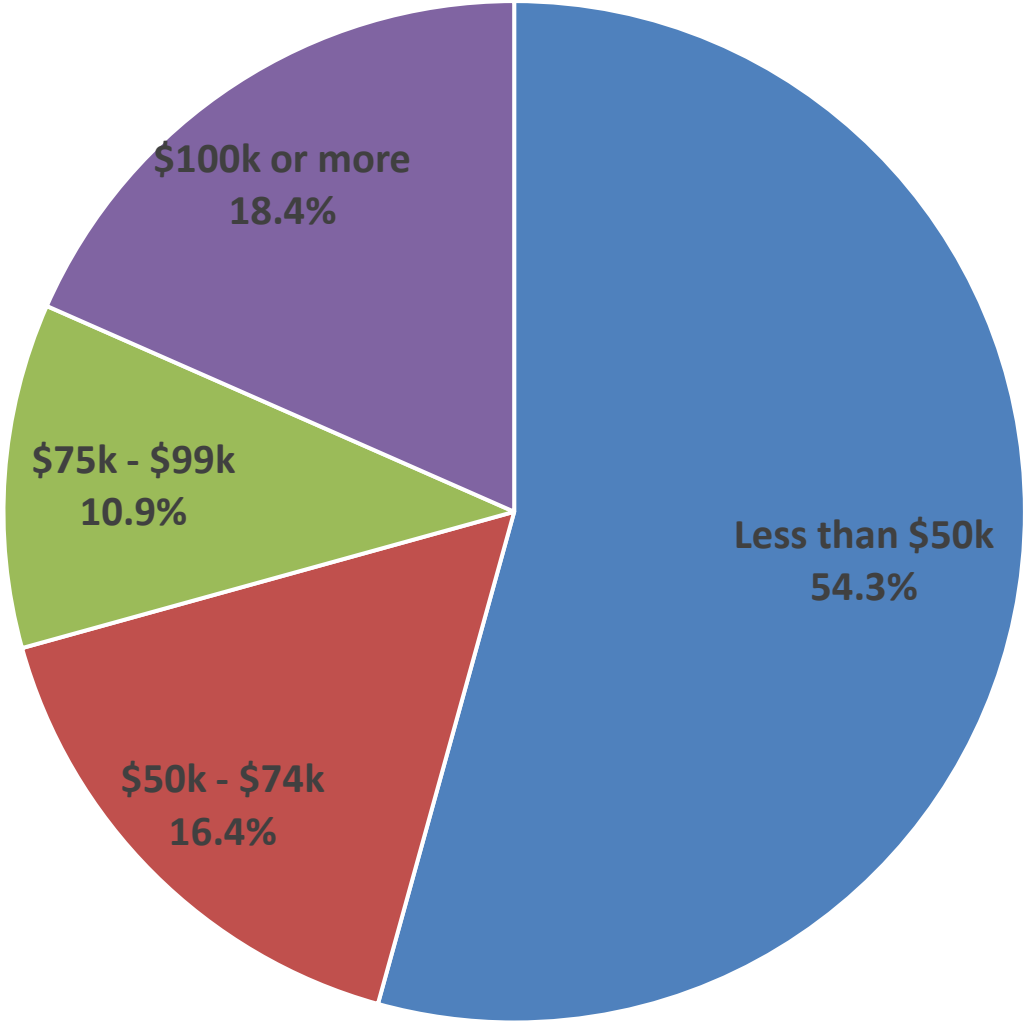
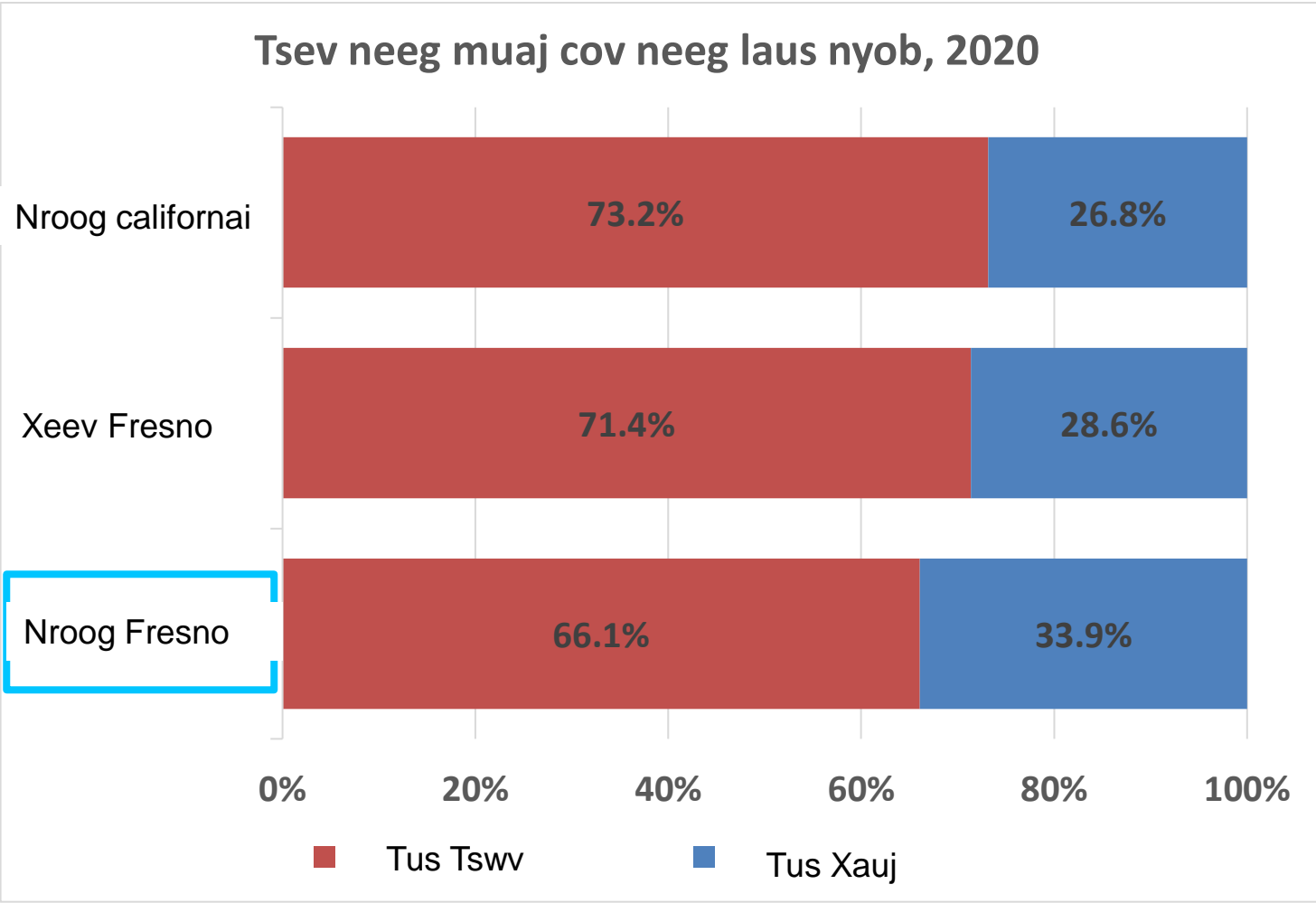


Cheb tsam kev tswj fwv	Tsi muaj vaj tsev nyob	Muaj vaj tsev nyob	% Tag Nrho Cov Neeg Tsi Muaj Tsev Nyob
Nroog Fresno	1,696	1,701	81%
Xeev Fresno	514	27	13%
Nroog Madera	73	150	5%
Xeev Madera	55	0	1%

Cov Neeg Laus Hauv Nroog Fresno

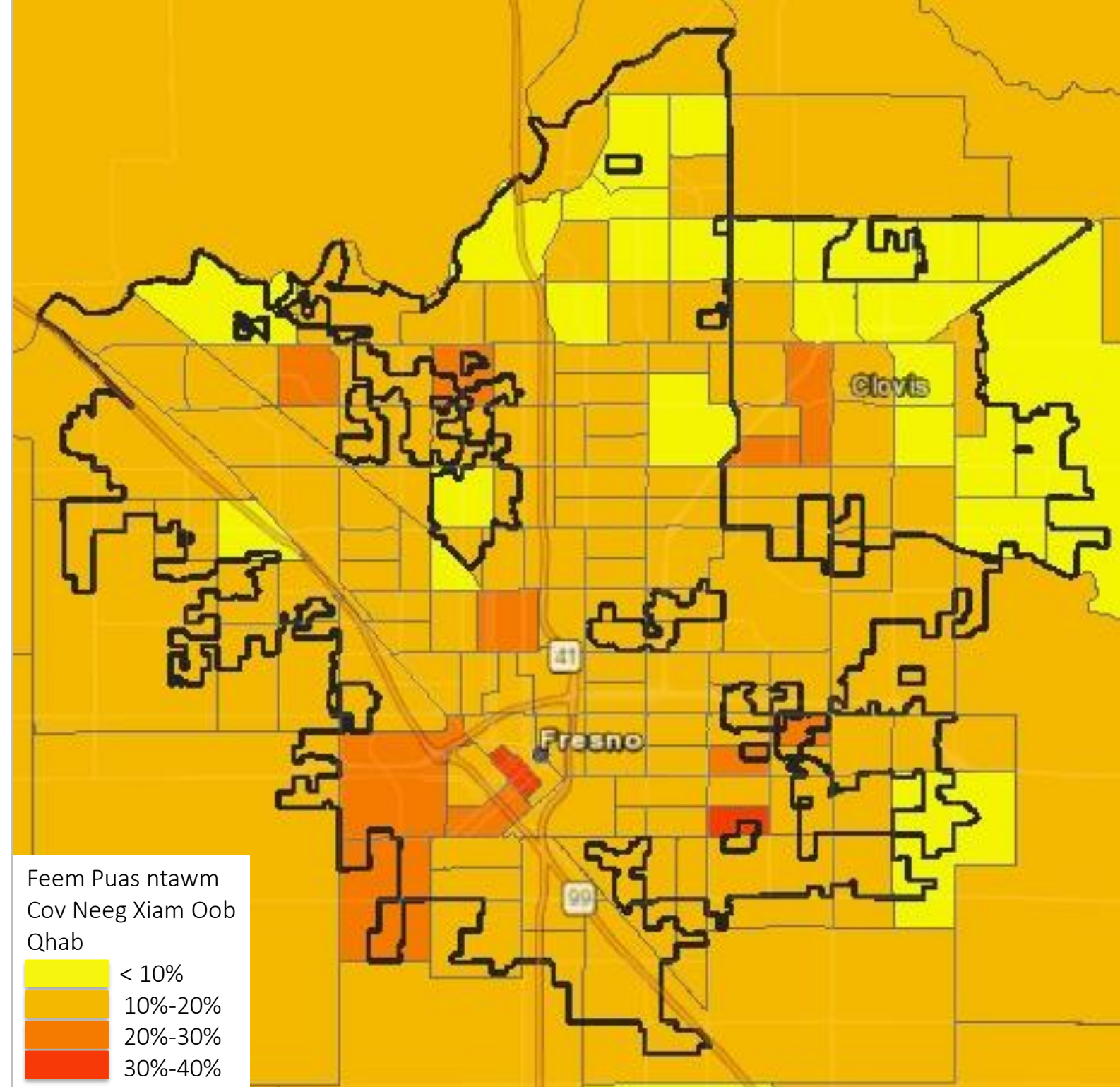
» 21% ntawm nroog Fresno cov neeg nyob yog cov laus (tshaj 65 xyoo)

Tsev neeg muaj cov neeg laus ua hauj lwm, 2020



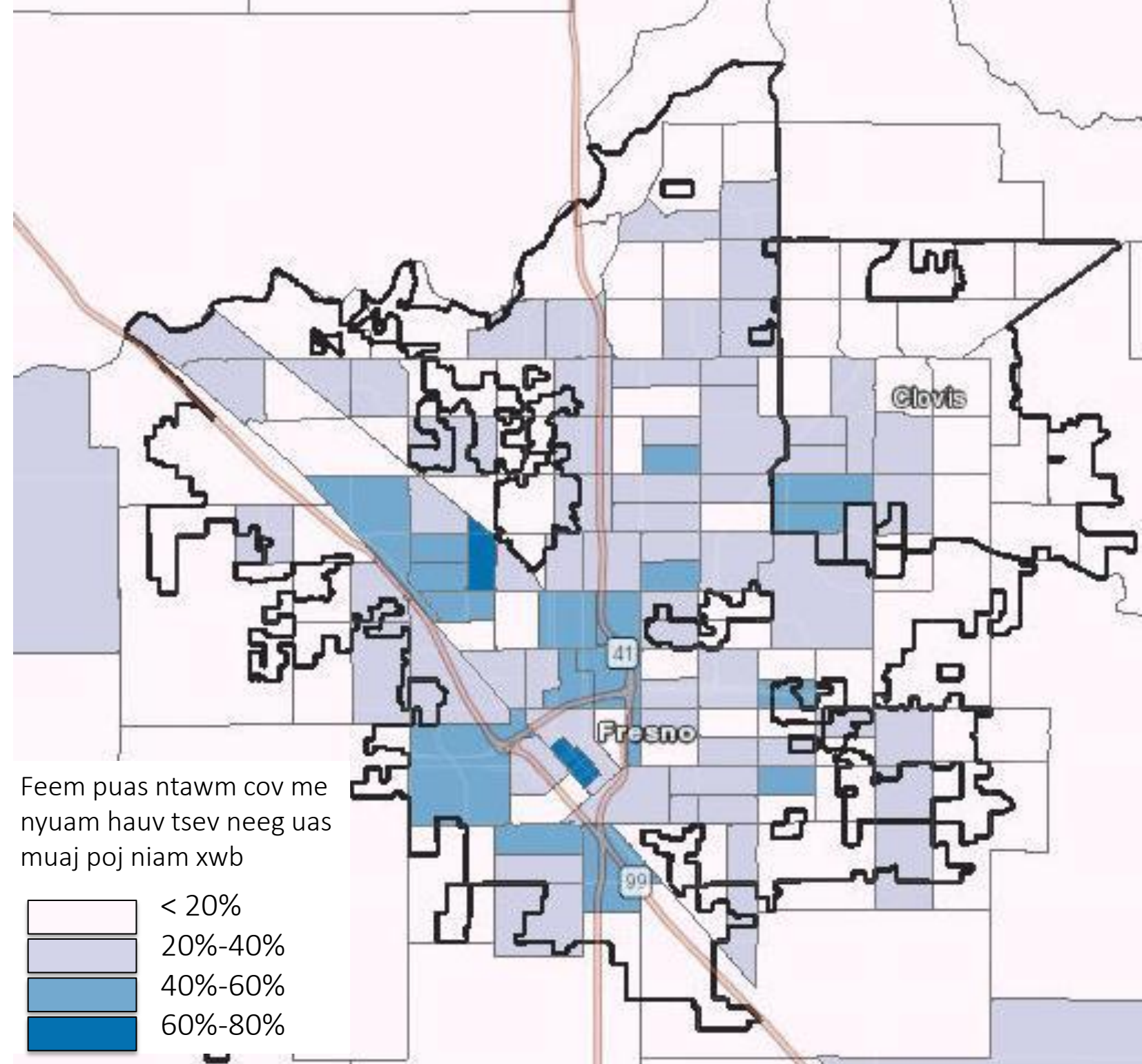
Cov Neeg Xiam oob Qhab

- » Kwv yees li **15% ntawm cov neeg nyob hauv nroog Fresno** muaj neeg xiam oob qhab
- » Kwv yees li **10% ntawm cov neeg nyob hauv California** muaj neeg xiam oob qhab
- » Kev xiam hlwb thiab kev puas hlwb yog feem ntau uas muaj tshwm sim



Tsev Neeg Uas Muaj Poj Niam Xwb

- » 30% ntawm nroog Fresno yog cov tsev neeg uas muaj poj niam xwb
- » 26% ntawm cov me nyuam hauv tsev neeg uas muaj poj niam xwb
- » 36% ntawm cov tsev neeg uas muaj poj niam xwb muaj kev txom nyem heev

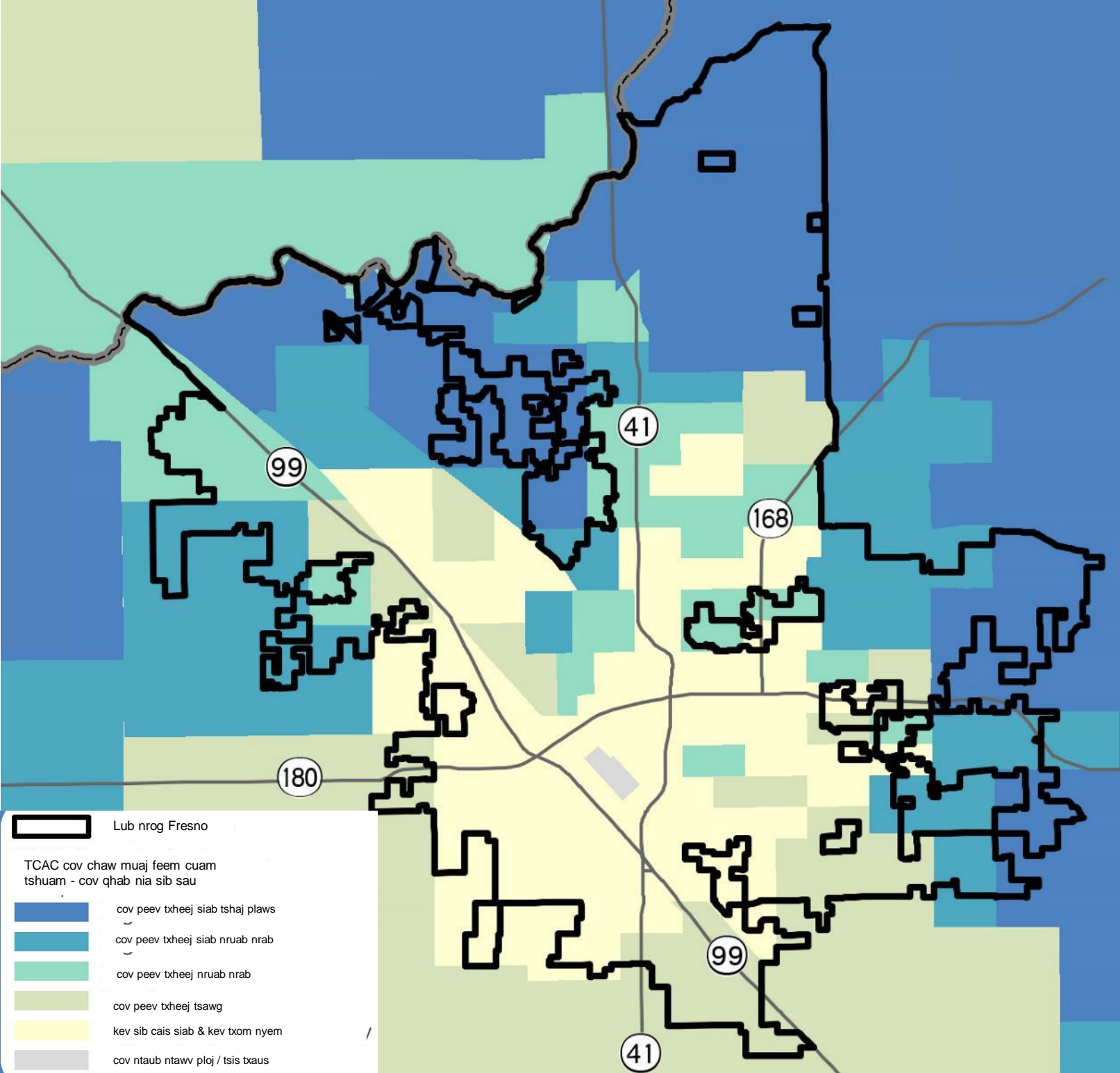


Vaj Tsev Nyob Uas Muaj Kev ncaj Ncees

AB 686 nthuav tawm lub luag hauj lwm txhawm rau los lees txais vaj tsev uas muaj kev ncaj ncees (AFFH).

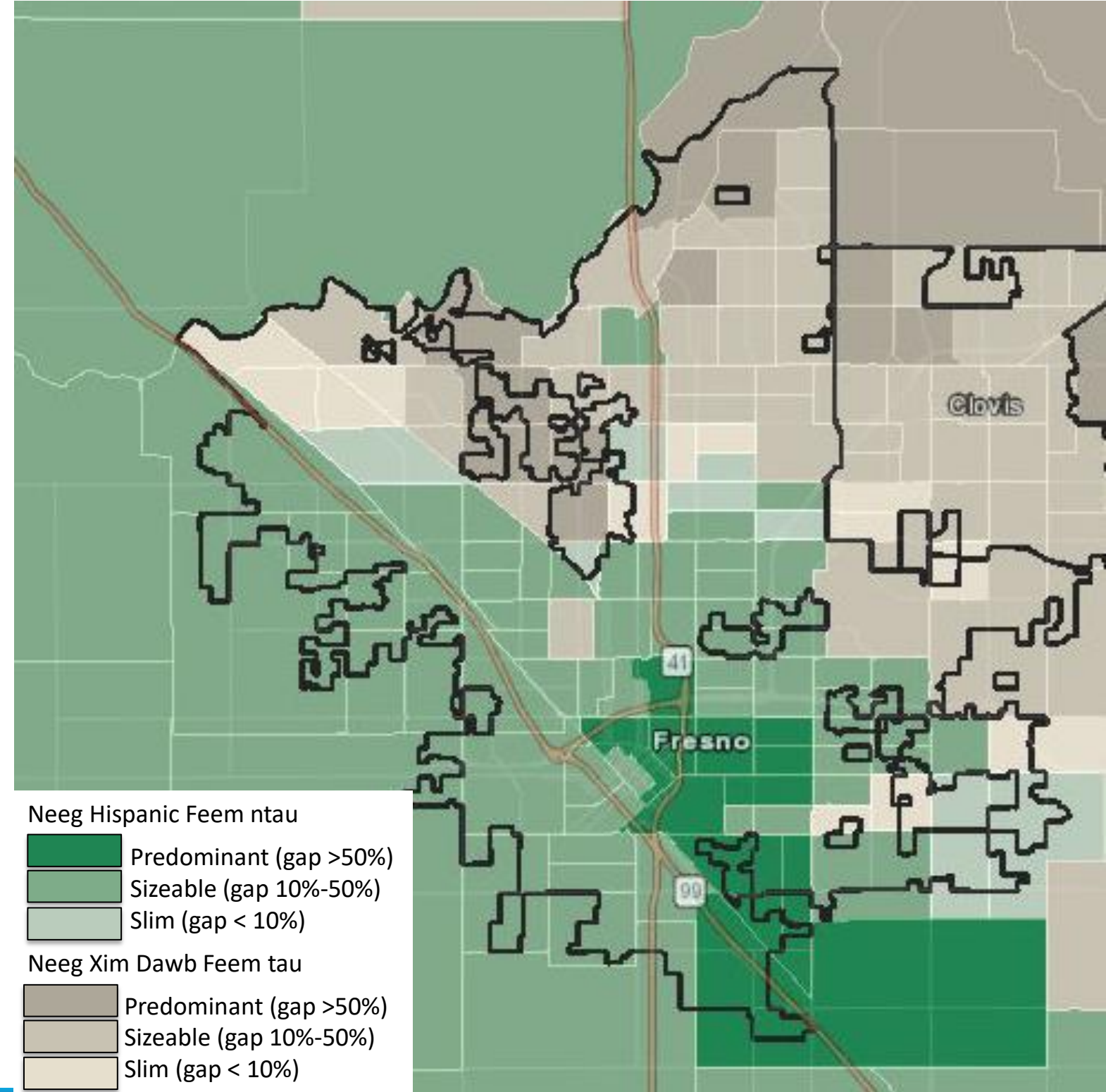
Vaj tsev chaw nyob yog qhov yuav tsum muaj:

- » Muaj kev ncaj ncees suav nrog kev nthuav qhia hauv zej zog
- » Txheeb xyuas kev ncaj ncees ntawm vaj tsev
- » Ntsuam xyuas thiab muab kev daws teeb meem ntawm AFFH
- » Txais txoj cai thiab cov kev pab cuam uas kho cov teeb meem kev ncaj ncees ntawm vaj tsev



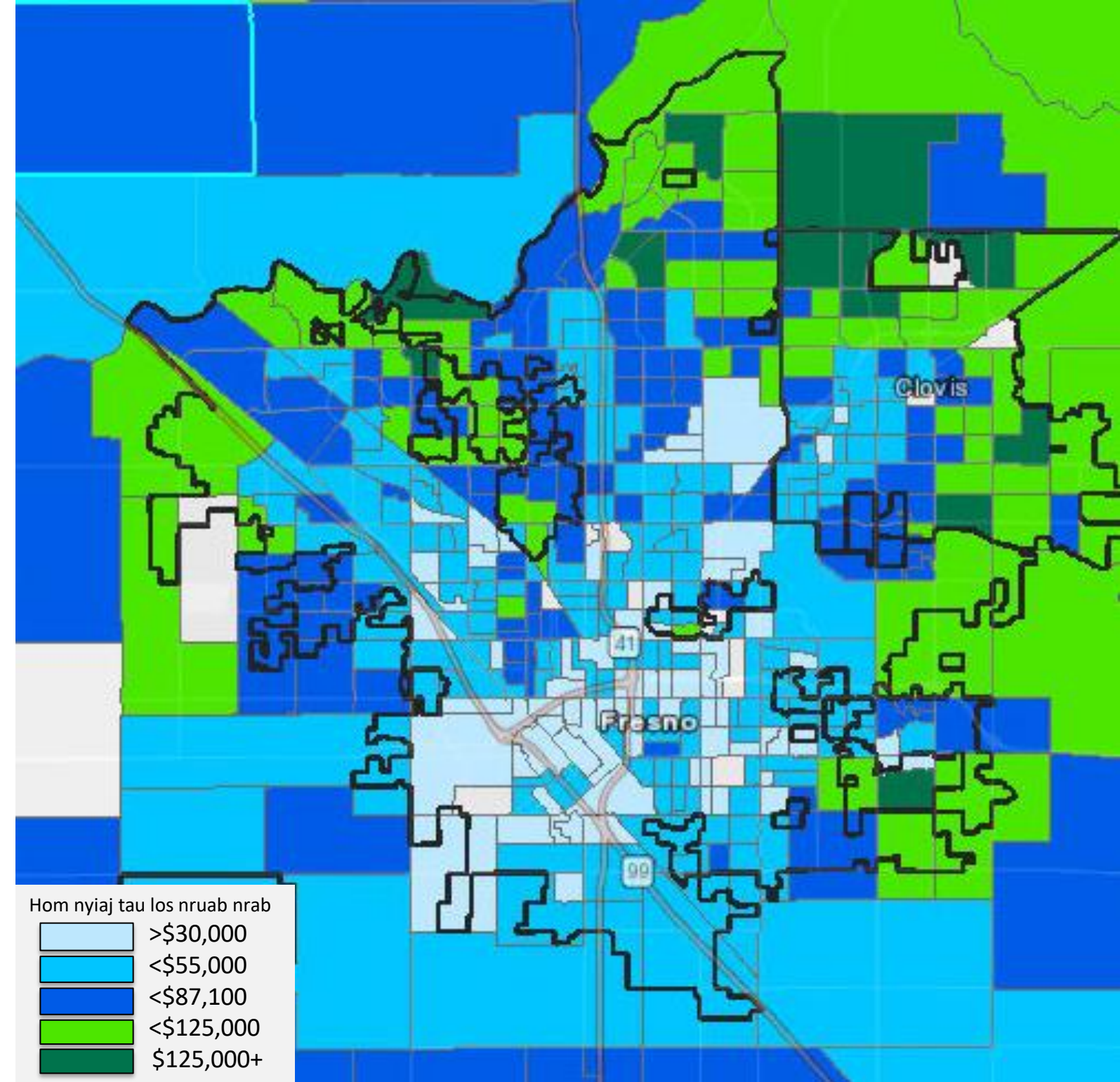
Haiv Neeg / Hom Neeg Uas Ros ntawm Kev Sau pej Xeem

- » Sab qaum teb thiab sab hnub tuaj ntawm Fresno feem ntau yog Neeg Xim Dawb
- » Sab qab teb thiab sab hnub poob Ntawm Fresno feem ntau yog neeg Hispanic
- » Cov neeg Hispanic tau nce ntxiv raws lub sij hawm
 - 40% hauv 2000 txog 50% hauv 2020



Hom nyiaj tau los nruab nrab ntawm Pag Pawg Block

- » Lub Nroog Fresno 2020 hom nyiaj tau los nruab nrab ntawm tsev neeg = \$53,368
- » Cov cheeb tsam nyob rau sab qaum teb thiab sab hnub tuaj tau nyiaj ntau dua cov nyob rau sab qab teb thiab sab hnub poob ntawm nroog Fresno.



Qhov Chaw Los: Asmeskas Cov Ntaub Ntawv Kev Tshawb Fawb Hauv Zej
Zog 5 Xyoo kwv yees (2020)

Vaj Tsev Chaw Nyob Uas Tiav!

- » Daim ntawv tso cai chaw nyob rau hnuv tim 13,892 chav nyob, ntawm muaj 959 chav tsev pheej yig txij li xyoo 2015
- » Pob nyiaj pub rau cov vaj tsev hauv cheeb tsam tau siv nyiaj tsim \$ 6.5 lab txhawm rau siv niaj hnuv no
- » Ze li ntawm \$ 2.5 lab uas raug faib rau kev pab them nqi tsev
- » 5 lub phiaj xwm pub dawb tau pom zoo ua ntej muaj rau cov neeg nyob hauv siv los tsim cov khoom siv hauv tsev (ADU)
- » 296 qhov kev kho vaj tsev chaw nyob uas tiav xyoo txij 2016 txog 2021
- » \$827,000 muaj rau kev kho vaj tse me thiab Lub Nroog lees txais lub luag hauj lwm rau kev nyab xeeb ntawm cov chaw ua si hauv tsev los ntawm kev cai lij choj thiab kev tso cai hauv tsev

Vaj Tsev Chaw Nyob Uas Tiav!

- » Tus Tswv Tsav Dav Hlau tau pib qheb Lub Tsev Saib Xyuas Vaj Tsev chaw nyob rau lub Peb Hli 2021 txhawm rau Kev Xaiv Tsev
- » Tau Tsim Tsev thiab Koom Kas Txawm Rau Xauj. 86,350 chav tsev xauj no tau sau npe lawm, tau tshuaj xyuas tau tso cai lawm 13,375 chav tsev, thiab txhim kho ntau chav txhawm rau kom tiav thiaj tuaj yeem xauj tau.
- » Koom kas tiv thaiv kev kiav mus los tau tsim thiab kev nthuav qhia muaj nyob ntawm no
- » \$75 lab txhawm rau tswj cov kev tsis muaj tsev nyob los ntawm xyoo 2019-2020
- » Lub nroog tau txais txoj cai los ntawm lub tsev nyob hauv txoj cai kev hloov dua siab tshiab thiab hloov ob lub tsev so rau hauv cov tsev nyob hauv nrog ntau yam hauj lwm ntxiv hauv kev ua hauj lwm
- » \$170 lab nyob rau hauv zej zog uas cuam tshuam rau kev txhim kho kev ntau dav tshaj 189 lub tiaj ua si, pas dej, txoj kev, kev tsheb hlau, thiab koom kas dej

Kev Tawm Qhia



Cov Lus Nug ntawm Kev Tawm Qhia

- » Nroog Fresno cov khoom muaj nqis tshaj yog dab tsi?
- » Koj xav li cas yog cov teeb meem vaj tsev tseem ceeb tshaj plaws hauv nroog Fresno?
- » Cov pab pawg twg hauv zej zog muaj kev xav tau vaj tse loj tshaj plaws?
- » Nroog Fresno qhov teeb meem tseem ceeb tshaj plaws ntawm tsev nyob yog dab tsi?
- » Koj puas muaj lus nug txog kev daws teeb meem vaj tsev nyob hauv nroog Fresno?
- » Puas muaj cov lus qhia kom tau txais kev koom tes hauv zej zog ntau dua?

Ua Tsaug

