

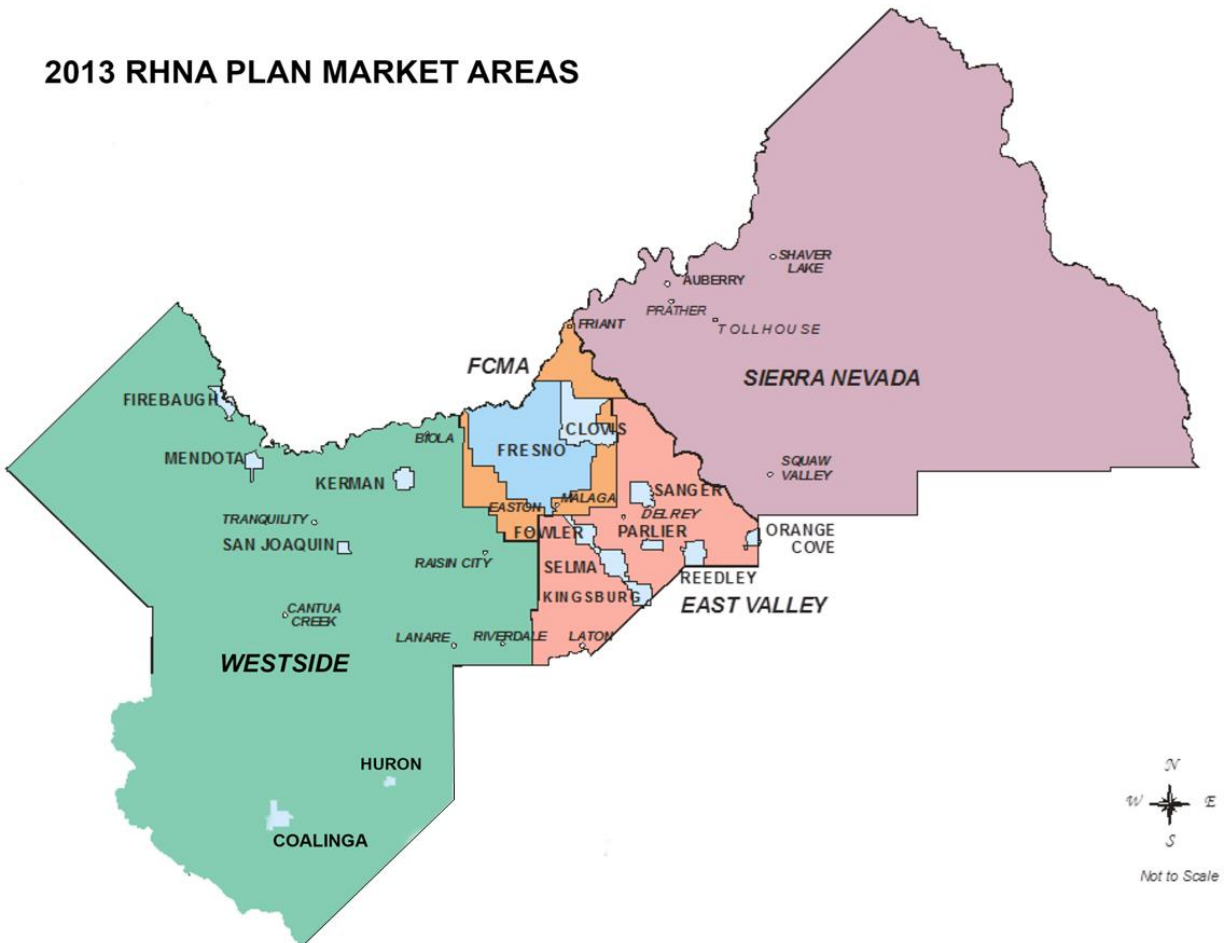
# Regional Housing Needs Allocation Methodology

As recommended by the RHNA Technical Committee

## Step 1 - IDENTIFICATION OF FOUR MARKET AREAS IN FRESNO COUNTY

The four market areas are identified as: (1) Fresno Clovis Metropolitan Area, (2) East Valley, (3) Westside, and (4) Sierra Nevada. Market areas are subregions in which there is interaction between employment opportunities and housing opportunities.

### 2013 RHNA PLAN MARKET AREAS



## Step 2 - ALLOCATION OF TOTAL HOUSING NEED TO EACH JURISDICTION

2013-2023 allocation is based on three criteria with weights of 30/30/40: A jurisdiction's share of (1) Fresno County housing change from 2006-2013; (2) current (2013) population; and (3) housing accommodated by available land (either from latest inventory or from fourth cycle Housing Element).

## Step 2 - ALLOCATION OF TOTAL HOUSING NEED TO EACH JURISDICTION

Weights	30/30/40	CRITERIA							
		(1) Housing Change 2006-2013				(2) Current Population		(3) Potential housing unit on available land	
		30% Weight				30% Weight		40% Weight	
		Jan. 1, 2006	Jan. 1, 2013	2006-2013	Share of	Jan. 1, 2013		Housing Units	Share
Housing Units	Housing Units	Change	Change	Population	Share				
Clovis	<b>13.68%</b>	32,567	36,589	4,022	<b>17.39%</b>	99,983	<b>10.50%</b>	6,223	<b>13.28%</b>
Coalinga	<b>1.39%</b>	4,016	4,345	329	<b>1.42%</b>	16,729	<b>1.76%</b>	506	<b>1.08%</b>
Firebaugh	<b>1.76%</b>	1,929	2,140	211	<b>0.91%</b>	7,777	<b>0.82%</b>	1,454	<b>3.10%</b>
Fowler	<b>1.28%</b>	1,538	1,902	364	<b>1.57%</b>	5,801	<b>0.61%</b>	733	<b>1.56%</b>
Fresno	<b>55.48%</b>	160,447	174,745	14,298	<b>61.83%</b>	508,453	<b>53.40%</b>	24,499	<b>52.27%</b>
Huron	<b>1.68%</b>	1,512	1,596	84	<b>0.36%</b>	6,790	<b>0.71%</b>	1,590	<b>3.39%</b>
Kerman	<b>2.15%</b>	3,477	4,068	591	<b>2.56%</b>	14,225	<b>1.49%</b>	1,095	<b>2.34%</b>
Kingsburg	<b>0.87%</b>	4,001	4,107	106	<b>0.46%</b>	11,590	<b>1.22%</b>	427	<b>0.91%</b>
Mendota	<b>1.32%</b>	2,180	2,571	391	<b>1.69%</b>	11,178	<b>1.17%</b>	537	<b>1.15%</b>
Orange Cove	<b>1.84%</b>	2,018	2,278	260	<b>1.12%</b>	9,353	<b>0.98%</b>	1,412	<b>3.01%</b>
Parlier	<b>1.42%</b>	3,181	3,553	372	<b>1.61%</b>	14,873	<b>1.56%</b>	554	<b>1.18%</b>
Reedley	<b>3.02%</b>	6,258	7,015	757	<b>3.27%</b>	24,965	<b>2.62%</b>	1,470	<b>3.14%</b>
Sanger	<b>2.92%</b>	6,459	7,167	708	<b>3.06%</b>	24,703	<b>2.59%</b>	1,430	<b>3.05%</b>
San Joaquin	<b>1.44%</b>	847	932	85	<b>0.37%</b>	4,029	<b>0.42%</b>	1,408	<b>3.00%</b>
Selma	<b>1.40%</b>	6,690	6,922	232	<b>1.00%</b>	23,799	<b>2.50%</b>	406	<b>0.87%</b>
Unincorporated Area	<b>8.37%</b>	60,399	60,713	314	<b>1.36%</b>	167,918	<b>17.64%</b>	3,126	<b>6.67%</b>
County Total	<b>100.00%</b>	297,519	320,643	23,124	<b>100.00%</b>	952,166	<b>100.00%</b>	46,870	<b>100.00%</b>

## Step 3 – ALLOCATION OF HOUSING NEED BY INCOME GROUP FOR EACH JURISDICTION

Allocation is based on income groups breakdown from the U.S. Census American Community Survey 5-Year 2007-2011, the latest available data.

	Number of Housing Units				Percent of Housing Units			
	Very low	Low	Moderate	Above	Very low	Low	Moderate	Above
				moderate				moderate
Clovis	5,252	3,879	5,166	18,243	16.14%	11.92%	15.88%	56.06%
Coalinga	710	552	687	1,340	21.60%	16.78%	20.88%	40.74%
Firebaugh	616	492	406	440	31.52%	25.17%	20.81%	22.51%
Fowler	380	282	204	809	22.66%	16.85%	12.16%	48.33%
Fresno city	44,275	24,877	26,172	61,399	28.25%	15.87%	16.70%	39.18%
Huron	762	275	304	194	49.66%	17.93%	19.80%	12.62%
Kerman	784	575	748	1,320	22.86%	16.79%	21.84%	38.51%
Kingsburg	844	448	447	1,772	24.03%	12.77%	12.72%	50.48%
Mendota	1,157	568	469	380	44.95%	22.07%	18.21%	14.77%
Orange Cove	902	539	306	413	41.77%	24.94%	14.18%	19.11%
Parlier	1,046	660	630	977	31.56%	19.92%	19.03%	29.49%
Reedley	1,622	1,008	1,100	2,593	25.66%	15.95%	17.39%	41.01%
Sanger	1,607	1,267	1,175	2,489	24.58%	19.38%	17.97%	38.07%
San Joaquin	374	300	106	110	42.01%	33.73%	11.91%	12.35%
Selma	1,472	1,237	1,106	2,408	23.65%	19.88%	17.78%	38.70%
Unincorporated area	10,615	7,856	7,972	26,220	20.16%	14.92%	15.14%	49.79%

Source: 2007-2011 American Community Survey, U.S. Census Bureau

#### Step 4 – APPLICATION OF “FAIR SHARE PLAN”

The Fair Share Plan, as required by housing law, helps to reduce the concentration of lower income households in any one jurisdiction. In this step, it is assumed that all jurisdictions within each market area will reach the same income share in each of the four income groups in 50 years starting from 2013, the beginning of the RHNA planning period.

#### Step 5 – APPLICATION OF MANUAL ADJUSTMENTS

Manual adjustments are made within market areas as agreed upon the affected jurisdictions.

## Comparison of Regional Housing Needs Allocation Methodologies of Fresno COG and Other Councils of Governments

	Step 1	Step 2	Step 3	Step 4	Step 5	
COUNCIL OF GOVERNMENTS	IDENTIFICATION OF MARKET AREAS (subregions in which there is interaction between employment opportunities and housing opportunities)	ALLOCATION OF TOTAL HOUSING NEED TO EACH JURISDICTION	ALLOCATION OF HOUSING NEED BY INCOME GROUP FOR EACH JURISDICTION	APPLICATION OF "FAIR SHARE PLAN" to reduce the concentration of lower income households	APPLICATION OF MANUAL ADJUSTMENTS	
A	METHODOLOGY RECOMMENDED AT 08-21- 13 MEETING	Four - FCMA, East Valley, Westside, Sierra Nevada	2013-2023 allocation based on three criteria with weights of 30/30/40: A jurisdiction's share of (1) Fresno County housing change from 2006-2013; (2) current (2013) population; and (3) housing accommodated by available land (either from latest inventory or from fourth cycle Housing Element).	Allocation based on income groups breakdown U.S. Census American Community Survey 5- Year 2007-2011.	Assume all jurisdictions within each market area will reach the same share in each of the four income groups in 50 years from 2013 the beginning of the RHNA planning period.	Manual adjustments within each market area as agreed upon by affected jurisdictions
B	FRESNO COUNCIL OF GOVERNMENTS, 2007 RHNA (same methodology used in 1990 and 2001)	Five - FCMA, East Valley, Westside North, Westside South, Sierra Nevada	2006-2013 allocation based on the jurisdictions' past shares of Fresno County household change 2000-2006	Allocation based on income groups breakdown during decennial census 2000.	Assume by 2050 all jurisdictions within each market area will reach the same income shares	Manual adjustments within each market area as agreed upon by affected jurisdictions
C	KERN COUNCIL OF GOVERNMENTS, 2007 RHNA	Did not identify market areas	2006-2013 allocation based on the jurisdictions' past shares of Kern County household change 2000-2006. Since Maricopa lost households during the period 2000-2006, it was omitted from the initial calculation and then a manual adjustment was made to give Maricopa the same allocation provided in the 2000 Census.	Each jurisdiction received the same income shares as Kern County.	All jurisdictions' allocations were the same as Kern County (Step 3) which accomplished the "fair share plan."	A manual adjustment was made for Maricopa in Step 2.
D	MERCED COUNTY ASSOCIATION OF GOVERNMENTS, 2008 RHNA	Did not identify market areas	2007-2014 allocation based on "2014 Household Population" by jurisdiction from MCAG's Regional Transportation Plan and adjusted to match the DOF latest countywide projections. Then manual adjustments (shifted 1,500 population from Dos Palos in Fresno County to Merced County due to pending annexation; shifted 844 population from Gustine to other parts of the county in the belief the RTP projection was high for Gustine).	Each jurisdiction received the same income shares as Merced County.	All jurisdictions' allocations were the same as Merced County (Step 3) which accomplished the "fair share plan."	Manual adjustments for Dos Palos and Gustine were made for Maricopa in Step 2.
E	SANTA BARBARA COUNTY ASSOCIATION OF GOVERNMENTS, 2008 RHNA	Five - South County, Santa Ynez, Lompoc, Santa Maria, Unincorporated Area	2007-2014 allocation based on the average of two methods: Method 1 based on existing jobs (50%), job growth (25%), and household growth (25%) (source: SBCAG Regional Growth forecast adopted in 2007), and Method 2 based on their "Housing the Workforce" scenario with some SBCAG Board policy adjustments (Goleta -200, Solvang -58, Santa Maria +258).	Allocation based on income groups breakdown during last decennial census 2000.	Applied a "fair share plan" to reduce the concentration of lower income households by changing the very low and low income groups of each jurisdiction to 24% and 17%, the same as the total Santa Barbara County, and then proportionally readjusting the two remaining income groups.	No manual adjustments were made.
F	BUTTE COUNTY ASSOCIATION OF GOVERNMENTS, 2012 RHNA	Did not identify market areas	2014-2022 allocation based on the Butte County Long-Term Regional Forecasts 2010-2035 by jurisdiction (5 cities and unincorporated area).	Each jurisdiction received the same income shares as Butte County.	All jurisdictions' allocations were the same as Butte County (Step 3) which accomplished the "fair share plan."	Applied manual adjustments to eliminate errors from numerical rounding.