

City of Clovis

Consolidated Plan

FY 2016-2021

&

Action Plan

FY 2016-2017



First-Time Homebuyer Project – March 2016

Community and Economic Development Department

1033 Fifth Street

Clovis, California 93612

Submission Date:

May 17, 2016

City of Clovis Consolidated Plan 2016-2021
&
City of Clovis Action Plan 2016-2017

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CITY OF CLOVIS, CALIFORNIA

2016-2021 CONSOLIDATED PLAN

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan (Con Plan) is a document submitted to HUD that serves as a comprehensive housing affordability strategy, community development plan, and submissions for funding under any of HUD's entitlement formula grant programs. The Con Plan for Housing and Community Development was established through legislation passed by the U.S. Congress in 1990. Under the Cranston-Gonzalez National Affordable Housing Act, jurisdictions that receive federal entitlement funds for housing and community development activities are required to prepare a comprehensive three to five year plan for using those funds.

As a CDBG Entitlement City, Clovis' Community and Economic Development Department has developed a five-year strategic plan that identifies and prioritizes the future use of the City's Community Development Block Grant (CDBG) funds.

In preparing the Con Plan, the City utilized several methods to analyze the housing and community development needs of Clovis. Methods included, conducting interviews of community residents, stakeholders, community organizations, and multi-family unit property owners, analyzing U.S. census data, and utilizing information in several city and county planning documents. The City hosted community meetings, hearings and met with organizations as an effort to outreach to and encourage participation of all residents, particularly low- and moderate-income residents, elderly persons, and persons with disabilities. The purpose of the meetings was to inform the community about the Con Plan process and to identify opportunities to improve collaborative efforts, eliminate service delivery gaps in order to develop and sustain decent and affordable housing, suitable living environments, and expanded community and economic opportunities. The following table outlines the City's priority need objectives and outcomes based on the estimated funding allocation of \$670,000 per year over the next five years. The figures below are estimates and percentages based on assumptions that CDBG funding, entitlement funding distribution formulas, and/or the number of communities eligible to receive entitlement funding remains constant. If any of the conditions change, projected activities and accomplishments are subject to change.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Clovis estimates that it will receive CDBG funding of \$3,350,000 over the next five years. Those CDBG funds are anticipated to be divided between four prioritized goals, as follows:

Goal 1: Housing - \$1,000,000 (30%) to be used to improve the quality of owner-occupied units, increase multi-family units for low- to moderate-income households, support transitional and permanent housing for homeless persons, and support regional efforts to end chronic homelessness.

Goal 2: Economic Development - \$100,000 (3%) to be used to support projects that create jobs for low- to moderate-income persons.

Goal 3: Infrastructure - \$1,077,500 (32%) to be used to improve the quality and increase the quantity of public improvements that benefit low- to moderate-income residents and neighborhoods, improve the quality and increase the quantity of facilities that benefit neighborhoods, seniors, and those with special needs, and provide funds to bring public facilities into ADA compliance.

Goal 4: Public Services - \$502,500 (15%) to be used to provide code enforcement and additional policing that benefits low- to moderate-income neighborhoods, support senior and youth programs, support programs and activities that benefit those with special needs, and to support food pantry programs.

3. Evaluation of past performance

The City of Clovis, as an Entitlement, is responsible for ensuring compliance with all rules and regulations associated with the CDBG Program. Clovis' Annual Action Plans and CAPERs have provided many details about the goals, projects, program expenditures and program performance. The following is an overview of the prior year performance and goals:

Goal 1 Affordable Housing Development

Rialto Rancho Subdivision

A Tract map with 10 lots for single-family homes has been developed and construction is underway in partnership with Habitat for Humanity. \$700,000 in local Redevelopment funds will be expended for the site development. It is expected the property will be transferred to Habitat for Humanity in June of 2016 and the first home built will be in the winter of 2016.

In January of 2012 the City was approved to expend \$700,000 in HOME funds awarded by the State of California for a First-Time Homebuyer Down Payment Assistance Program. Nine loans were closed. In December 2015, the City received notice that it had been awarded an additional \$700,000 in HOME funds for the same program.

Goal 2 Housing Rehabilitation

The City provides grants of up to \$2,000 for health and safety repairs to low-income senior citizens who live in mobile homes in the City of Clovis. This project served 54 households exceeding the 2014-15 Action Plan goal. The City has allocated enough funding for 60 more grants for the 2015-16 program year, but has completed 81 grants to date. The City expended \$110,808 on this activity in 2014-15.

Goal 3 Area-Based Policing/Code Enforcement

Additional policing has been continued with a dedicated Community Service Officer. The officer has been focusing on improving neighborhood conditions in CDBG eligible census tracts. In the third year of over 700 citations were issued and significant improvement was made in struggling neighborhoods. The officer continues to develop relationships with apartment managers to improve conditions of dwelling units and reduce crime. The officer utilizes neighborhood watch programs in eligible neighborhoods and is actively works to improve neighborhood conditions.

Goal 4 Economic Development/Job Creation

The City invests heavily in economic development activities using local resources to attract and retain businesses that provide high wage jobs for its citizens. The City completed a Research and Technology Park to attract high-wage jobs and it is being developed. It is impossible to identify the funds leveraged for this activity but the creation of well-paying jobs has a ripple effect throughout the entire community. Clovis is currently using CDBG funds for the creation of a commercial kitchen project that will allow LMI entrepreneurs expand their businesses.

Goal 5 Capital Improvements

The following projects were completed in the previous year:

- ADA Improvements: Various Locations (2013-14)
- ADA Improvements: Various Locations (2014-15)
- Helm/Lincoln Alley Reconstruction (2013-14) The remaining projects are all under construction or in the process of being designed. The City invests in many capital

improvement projects throughout the City including low-income neighborhoods using a variety of funding resources. It has grown difficult to use CDBG funds for substantial projects due to the limited funding and competing needs. In order to mitigate this, strategic decisions are being made regarding future projects including phasing, completing design for an entire project (all phases) at the beginning, and ensuring financially feasible projects are selected. The completed projects did not leverage other funds. The amount expended on capital projects during 2014-15 is \$587,532.

Affirmatively Furthering Fair Housing

HUD requires any jurisdiction receiving funds to commit to affirmatively further fair housing. In accordance with HUD's requirements, the City of Clovis completed the Analysis of Impediments to Fair Housing Choice in the fall of 2010. The City, with upcoming guidance from HUD, will complete with Affirmatively Furthering Fair Housing requirement. The City worked with Smart Valley Places on the most recent regional fair housing assessment.

4. Summary of citizen participation process and consultation process

Citizen Participation

Clovis developed a Citizen Participation Plan that was approved by City Council in 2006, and subsequently approved by HUD. Citizens, nonprofits, and all interested parties were provided adequate opportunity to review and comment on the plan. The purpose of the plan is to encourage citizens, particularly LMI residents, to participate in the development of the Consolidated Plan, Action Plans, Substantial Amendments, and Annual Performance Reports. Citizens are engaged through community meetings, public hearings, and individual interviews.

The primary goals of Clovis' Citizen Participation Plan are 1) to generate significant public participation, specifically from LMI residents and those residing in LMI neighborhoods; 2) to gather data that accurately describes and quantifies housing and community development needs and to suggest workable solutions; and 3) to obtain comments on proposals for allocating resources.

Consultation

Throughout the determination of needs and allocation of resources relative to the Consolidated Plan, the City consulted with both internal and external departments, agencies, and individuals to understand Clovis' needs and available resources. Internally, Clovis met with several

department representatives to provide information about the Consolidated Plan and the Community Development Block Grant. Department staff provided input on how CDBG resources can be utilized and leveraged to provide services such as housing programs, code enforcement, and infrastructure improvements. The following are examples of activities in which City staff expressed an interest:

- Develop more affordable housing, with an emphasis on senior housing;
- Increase the amount of affordable housing programs available to LMI households;
- Increased code enforcement;
- Increased capital improvement/infrastructure projects such as park improvements, street and alley improvements, ADA compliance improvements, and water/sewer facilities improvements. The consultation of external partners consisted of 57 questionnaires being submitted from agencies and individuals. In the questionnaires, Clovis provided detailed information about the Consolidated Plan and CDBG funding process. Once informed, the consulted agencies and individuals submitted questionnaire responses in relation to their target population, experience, and skill set. A list of those consulted is attached.

5. Summary of public comments

Public Notice and Availability of the Consolidated Plan

The City of Clovis conducted two separate public input meetings and one public hearing to obtain citizens' input and to respond to proposals and questions. The public input meetings were held on February 2, 2016, and March 28, 2016. The public were noticed on these meetings on January 22, 2016, and March 18, 2016, respectively. A public hearing was noticed on April 15, 2016 for a public hearing on May 16, 2016. The notice included information about the locations at which the consolidated plan would be available for review, and was published in the *Clovis Business Journal* in both English and Spanish.

Clovis was prepared to provide interpreters for non-English speaking citizens upon request. However, no requests were made. Both public input meetings and the public hearing were held during evening hours at convenient locations that accommodate persons with disabilities.

Comments

No public comments were received at the public input meetings, during the 30-day public review period, or during the public hearing.

6. Summary of comments or views not accepted and the reasons for not accepting them

No public comments were received at the public input meetings, during the 30-day public review period, or during the public hearing.

7. Summary

Citizens were encouraged to participate in two public input meetings held at the Clovis Planning and Development Services office, located in the heart of Clovis. Clovis staff was prepared to provide extensive information relative to the CDBG program, the preparation of the Consolidated Plan and Annual Action Plans, and the Citizen Participation process and its importance. Even though great effort on the part of the City went into their preparation, the public input meetings did not facilitate any comments.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	CLOVIS	Administration

Table 1 – Responsible Agencies

Narrative

The City of Clovis Administration Department serves as the lead agency for the Consolidated Plan, 2016-17 Action Plan and the administration of CDBG funds. The City's institutional structure consists of a council-manager form of government. Under the council-manager form of government, adopted by municipal code, the City Council provides policy direction to the city manager who is responsible for administering city operations. The council is the legislative body; which approves the budget and determines the tax rate, for example. The council also focuses on the community's goals, major projects, and such long-term considerations as community growth, land use development, capital improvement plans, capital financing, and strategic planning. The council hires a professional manager to carry out administrative responsibilities and supervises the manager's performance.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

Throughout the determination of needs and allocation of resources relative to the Consolidated Plan, the City consulted with both internal and external departments, agencies, and individuals to understand Clovis' needs and available resources. Internally, Clovis met with several department representatives to provide information about the Consolidated Plan and the Community Development Block Grant. Department staff provided input on how CDBG resources can be utilized and leveraged to provide services such as housing programs, code enforcement, and infrastructure improvements. The following are examples of activities in which City staff expressed an interest:

- Develop more affordable housing, with an emphasis on senior housing;
- Increase the amount of affordable housing programs available to LMI households;
- Increased code enforcement;
- Increased capital improvement/infrastructure projects such as park improvements, street and alley improvements, ADA compliance improvements, and water/sewer facilities improvements. The consultation of external partners consisted of 57 questionnaires being submitted from agencies and individuals. In the questionnaires, Clovis provided detailed information about the Consolidated Plan and CDBG funding process. Once informed, the consulted agencies and individuals submitted questionnaire responses in relation to their target population, experience, and skill set.

A full list of those individuals/agencies/nonprofits from who the City sought consultation can be found in Appendix A.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City of Clovis currently does not have publicly-owned housing. The City works closely with Fresno City and County Housing Authority to provide Section 8 vouchers to Clovis residents. As population demographics continue to change and need continues to rise, Clovis will explore further partnerships with the housing authority to develop affordable housing projects in Clovis.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Clovis is an active member of the Fresno Madera Continuum of Care (FMCoC), which is the organization that acts as the regional planning body to address homelessness in the region. This collaborative group addresses homeless issues including chronic homelessness, homelessness prevention, and discharge coordination policies on the region-wide basis of Fresno and Madera Counties, which includes the City of Clovis. Through active membership, the City of Clovis supports the FMCoC's plan to achieve net zero for chronic homelessness by 2017. Based upon the consultation process, the City has recognized a need for shelters for other at-risk populations such as youth and veterans, and will pursue projects to serve these populations.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Clovis does not receive ESG funding.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Please see table below.

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Fresno Madera Continuum of Care
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Clovis is an active member of the Fresno Madera Continuum of Care (FMCoC), which is the organization that acts as the regional planning body to address homelessness in the region. This collaborative group addresses homeless issues including chronic homelessness, homelessness prevention, and discharge coordination policies on the region-wide basis of Fresno and Madera Counties, which includes the City of Clovis. Through active membership, the City of Clovis supports the FMCoC’s plan to achieve net zero for chronic homelessness by 2017. Based upon the consultation process, the City has recognized a need for shelters for other at-risk populations such as youth and veterans, and will pursue projects to serve these populations.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Fresno Madera Continuum of Care	The Continuum of Care works to alleviate the impact of homelessness in the community through the cooperation and collaboration of social service providers. This effort aligns with the strategic plan goal to support activities to respond to homelessness and its impacts on the community.
City of Clovis Housing Element (2015-2023)	City of Clovis	Government Code Section (GCS) 65300 requires cities and counties to adopt and maintain a General Plan with a minimum of seven mandatory elements: Land Use; Circulation; Housing; Conservation; Open Space; Noise; and Safety.
SJVHC Goals and Objectives	Fresno State Community & Economic Development	The San Joaquin Valley Housing Collaborative (SJVHC) serves as a regional voice for effective affordable housing policy in the San Joaquin Valley. The group establishes and supports a broad network of partners to promote and increase the development of affordable and workforce housing in the Valley.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City of Clovis consulted with Housing and Community Development staff from both the City of Fresno and Fresno County.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Clovis conducted two separate public input meetings and one public hearing to obtain citizens' input and to respond to proposals and questions. The public input meetings were held on February 2, 2016, and March 28, 2016. The public were noticed on these meetings on January 22, 2016, and March 18, 2016, respectively. A public hearing was noticed on April 15, 2016 for a public hearing on May 16, 2016. The notice included information about the locations at which the consolidated plan would be available for review, and was published in the *Clovis Business Journal* in both English and Spanish.

Clovis was prepared to provide interpreters for non-English speaking citizens upon request. However, no requests were made. Both public input meetings and the public hearing were held during evening hours at convenient locations that accommodate persons with disabilities.

Citizens were encouraged to participate in two public input meetings held at the Clovis Planning and Development Services office, located in the heart of Clovis. Clovis staff was prepared to provide extensive information relative to the CDBG program, the preparation of the Consolidated Plan and Annual Action Plans, and the Citizen Participation process and its importance. Even though great effort on the part of the City went into their preparation, the public input meetings did not facilitate any comments.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	No public attendance	No public comments	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
2	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	No public attendance	No public comments	N/A
3	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	No public attendance	No public comments	N/A

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The housing needs section provides a description of housing needs for the City of Clovis. Although the needs assessment analyzes the housing needs of all income categories, the Consolidated Plan will focus mainly on Clovis residents earning at or below 80% of Area Median Income (AMI). Through a comprehensive exploration of housing needs in Clovis, two major issues were identified relative to affordable housing: 1) There is a shortage of affordable housing stock; and 2) Seniors, large families, female head-of-households, disabled, and immigrants have enormous housing problems and cost burdens.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

This section provides an overview of the housing needs present in Clovis, including the degree and distribution of housing problems within multiple income brackets. HUD identifies four housing problems: 1) Housing unit lacking complete kitchen facilities; 2) Housing unit lacking complete plumbing facilities; 3) Overcrowded with more than one person per room, not including bathrooms, porches, foyers, halls, or half-rooms; and 4) Cost burdened, with household paying more than 30% of income toward housing costs (including utilities).

In addition, HUD identifies four severe housing problems: 1) Housing unit lacking complete kitchen facilities; 2) Housing unit lacking complete plumbing facilities; 3) Severely overcrowded, with more than 1.5 persons per room not including bathrooms, porches, foyers, halls, or half-rooms; and 4) Severely cost burdened households paying more than 50% of their income toward housing costs (including utilities).

Demographics	Base Year: 2000	Most Recent Year: 2012	% Change
Population	68,844	93,304	36%
Households	25,397	32,540	28%
Median Income	\$42,283.00	\$65,300.00	54%

Table 4 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	2,345	2,790	4,115	2,750	20,915
Small Family Households *	845	875	1,575	1,295	11,495
Large Family Households *	145	360	395	425	2,740
Household contains at least one person 62-74 years of age	515	360	815	305	3,835
Household contains at least one person age 75 or older	320	630	680	340	1,285
Households with one or more children 6 years old or younger *	359	634	630	745	3,279
* the highest income category for these family types is >80% HAMFI					

Table 5 - Total Households Table

Data Source: 2008-2012 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	10	95	80	25	210	0	0	0	25	25
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	15	70	15	0	100	0	0	4	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	135	130	185	90	540	0	45	15	120	180
Housing cost burden greater than 50% of income (and none of the above problems)	1,095	975	465	75	2,610	490	370	785	355	2,000
Housing cost burden greater than 30% of income (and none of the above problems)	40	610	1,075	400	2,125	75	160	405	545	1,185

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	245	0	0	0	245	130	0	0	0	130

Table 6 – Housing Problems Table

Data 2008-2012 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,260	1,265	745	190	3,460	490	415	800	505	2,210
Having none of four housing problems	85	800	1,480	1,105	3,470	130	310	1,090	950	2,480
Household has negative income, but none of the other housing problems	245	0	0	0	245	130	0	0	0	130

Table 7 – Housing Problems 2

Data 2008-2012 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	560	770	665	1,995	85	65	625	775
Large Related	115	250	140	505	15	50	155	220
Elderly	290	315	325	930	325	270	280	875

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	305	540	635	1,480	140	170	135	445
Total need by income	1,270	1,875	1,765	4,910	565	555	1,195	2,315

Table 8 – Cost Burden > 30%

Data 2008-2012 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	530	475	255	1,260	85	40	440	565
Large Related	115	85	25	225	15	40	145	200
Elderly	280	195	135	610	255	165	125	545
Other	305	345	130	780	140	140	80	360
Total need by income	1,230	1,100	545	2,875	495	385	790	1,670

Table 9 – Cost Burden > 50%

Data 2008-2012 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	115	175	185	90	565	0	45	19	4	68
Multiple, unrelated family households	35	30	10	0	75	0	0	0	120	120
Other, non-family households	0	30	0	0	30	0	0	0	0	0
Total need by income	150	235	195	90	670	0	45	19	124	188

Table 10 – Crowding Information – 1/2

Data 2008-2012 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	1,373	960	935	3,268	95	283	432	810

Table 11 – Crowding Information – 2/2

Data Source

Comments:

2008-2012 CHAS

Describe the number and type of single person households in need of housing assistance.

Single-person households in need of housing assistance, specifically LMI single-person households, have a propensity towards becoming homeless.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Data from the 2016 PIT Count found approximately 20% of the homeless surveyed were victims of domestic violence and/or sexual assault. According to the 2010 Census, 11% of Clovis’ residents have a disability.

What are the most common housing problems?

The 2008-2012 indicates that the largest demographic of households needing housing assistance are both renter and owner LMI households with a housing cost burden of 30% of income (10% of all households – 36% of all LMI households), and LMI households with a housing cost burden of 50% of income (14% of all households – 50% of LMI households).

Are any populations/household types more affected than others by these problems?

There are far more renter households (7,955) than owner-occupied households (3524) experiencing housing problems. Of those, it is primarily small related households experiencing housing problems.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

LMI individuals and families with children who are currently housed, but at risk of residing in shelters or becoming unsheltered, need access to housing subsidy payments (e.g. Section 8 vouchers, TBRA, etc). In addition, access to social services such as job training, substance abuse counseling, and mental health counseling are critical in providing the necessary tools to sustain their permanent housing.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

N/A

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Severe cost burden is the greatest predictor of homelessness risk with households paying more than 50% of the income towards housing costs; and/or having incomes at or below 30% of AMI at the greatest risk of becoming homeless.

Discussion

Please see above discussion.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

According to the 2010 Census, the Clovis population is made up of the following races/ethnic groups; White – 70.9%; Black/African American – 2.7%; American Indian, Alaska Native – 1.4%; Asian – 10.7%; Pacific Islander – 0.2%. Of those, 25.6% are Hispanic. Per HUD definitions, no racial or ethnic group has a disproportionately greater housing problem in comparison to the City as a whole.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,865	105	375
White	1,340	80	250
Black / African American	30	0	15
Asian	60	0	24
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	420	25	85

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,450	340	0
White	1,505	180	0
Black / African American	55	60	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	270	0	0
American Indian, Alaska Native	20	0	0
Pacific Islander	0	0	0
Hispanic	590	100	0

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,025	1,090	0
White	1,820	705	0
Black / African American	110	45	0
Asian	270	35	0
American Indian, Alaska Native	40	10	0
Pacific Islander	0	0	0
Hispanic	680	300	0

Table 14 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,635	1,110	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	895	590	0
Black / African American	25	65	0
Asian	190	140	0
American Indian, Alaska Native	0	0	0
Pacific Islander	10	0	0
Hispanic	485	280	0

Table 15 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

According to the 2008-2012 CHAS, the following LMI number of racial or ethnic groups experience housing problems: White - 4,665 (63%); Black/African American - 195 (.03%); Asian - 600 (.08%); American Indian, Alaska Native - 60 (.01%); Pacific Islander - 0 (0%). Of those, 1,690 (23%) are Hispanic. According to the 2010 Census, the Clovis population is made up of the following races/ethnic groups; White – 70.9%; Black/African American – 2.7%; American Indian, Alaska Native – 1.4%; Asian – 10.7%; Pacific Islander – 0.2%. Of those, 25.6% are Hispanic. Based upon the total number of 7,350 persons in the jurisdiction as a whole experiencing housing problems, the race and ethnicity of those with housing problems is not disproportionate.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205

(b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Per HUD definitions, no racial or ethnic group has a disproportionately greater severe housing problem in comparison to the City as a whole.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,750	215	375
White	1,270	150	250
Black / African American	30	0	15
Asian	60	0	24
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	380	70	85

Table 16 – Severe Housing Problems 0 - 30% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,680	1,110	0
White	1,055	630	0
Black / African American	55	60	0
Asian	120	150	0
American Indian, Alaska Native	15	4	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	0	0	0
Hispanic	420	270	0

Table 17 – Severe Housing Problems 30 - 50% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,545	2,570	0
White	825	1,700	0
Black / African American	94	60	0
Asian	210	95	0
American Indian, Alaska Native	10	40	0
Pacific Islander	0	0	0
Hispanic	340	640	0

Table 18 – Severe Housing Problems 50 - 80% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	695	2,055	0
White	375	1,110	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	15	75	0
Asian	90	235	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	10	0
Hispanic	185	580	0

Table 19 – Severe Housing Problems 80 - 100% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

According to the 2008-2012 CHAS, the following LMI number of racial or ethnic groups experience severe housing problems: White – 3,150 (63%); Black/African American - 179 (.04%); Asian - 390 (.08%); American Indian, Alaska Native – 25 (.01%); Pacific Islander - 0 (0%). Of those, 1,140 (23%) are Hispanic. According to the 2010 Census, the Clovis population is made up of the following races/ethnic groups; White – 70.9%; Black/African American – 2.7%; American Indian, Alaska Native – 1.4%; Asian – 10.7%; Pacific Islander – 0.2%. Of those, 25.6% are Hispanic. Based upon the total number of 4,975 persons in the jurisdiction as a whole experiencing severe housing problems, the race and ethnicity of those with severe housing problems is not disproportionate.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Per HUD definitions, no racial or ethnic group has a disproportionately greater housing cost burden in comparison to the racial/ethnic demographics of the City as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	19,345	7,670	5,510	390
White	12,730	4,925	3,450	265
Black / African American	555	170	200	15
Asian	1,550	730	430	24
American Indian, Alaska Native	140	55	25	0
Pacific Islander	20	10	0	0
Hispanic	3,995	1,625	1,255	85

Table 20 – Greater Need: Housing Cost Burdens AMI

Data Source: 2008-2012 CHAS

Discussion:

According to the 2008-2012 CHAS, the following LMI number of racial or ethnic groups experienced housing cost burden: White – 8,375 (64%); Black/African American - 370 (.03%); Asian – 1,260 (.10%); American Indian, Alaska Native – 80 (.01%); Pacific Islander - 10 (.001%). Of those, 2,880 (22%) are Hispanic. According to the 2010 Census, the Clovis population is made up of the following races/ethnic groups; White – 70.9%; Black/African American – 2.7%; American Indian, Alaska Native – 1.4%; Asian – 10.7%; Pacific Islander – 0.2%. Of those, 25.6% are Hispanic. Based upon the total number of 32,525 persons in the jurisdiction as a whole experiencing housing cost burden, the race and ethnicity of those with housing cost burdens are not disproportionate.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

No.

If they have needs not identified above, what are those needs?

N/A

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

N/A

NA-35 Public Housing – 91.205(b)

Introduction

The City of Clovis currently does not have publicly-owned housing. The City works closely with Fresno City and County Housing Authority to provide Section 8 vouchers to Clovis residents. As population demographics continue to change and need continues to rise, Clovis will explore further partnerships with the housing authority to develop affordable housing projects in Clovis.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	942	5,466	0	5,233	0	175	57

Table 21 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	14,808	11,583	0	11,575	0	11,503
Average length of stay	0	0	6	6	0	6	0	7
Average Household size	0	0	3	2	0	2	0	4
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	155	649	0	642	0	0
# of Disabled Families	0	0	81	1,193	0	1,121	0	22
# of Families requesting accessibility features	0	0	942	5,466	0	5,233	0	175
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 22 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	859	3,206	0	3,032	0	137	36
Black/African American	0	0	54	1,836	0	1,799	0	29	8
Asian	0	0	23	356	0	337	0	6	13
American Indian/Alaska Native	0	0	5	63	0	60	0	3	0
Pacific Islander	0	0	1	5	0	5	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 23 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	832	2,509	0	2,391	0	102	15
Not Hispanic	0	0	110	2,957	0	2,842	0	73	42
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

N/A

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

N/A

How do these needs compare to the housing needs of the population at large

N/A

Discussion

N/A

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The City of Clovis does not receive funding specifically to assist the homeless population. However, the City has invested funds in the Marjaree Mason Center; a transitional housing facility for victims of domestic violence. The City of Clovis is an active member of the Fresno Madera Continuum of Care (FMCoC), which is the organization that acts as the regional planning body to address homelessness in the region. This collaborative group addresses homeless issues including chronic homelessness, homelessness prevention, and discharge coordination policies on the region-wide basis of Fresno and Madera Counties, which includes the City of Clovis. Through active membership, the City of Clovis supports the FMCoC’s plan to achieve net zero for chronic homelessness by 2017. Based upon the consultation process, the City has recognized a need for shelters for other at-risk populations such as youth and veterans, and will pursue projects to serve these populations.

Clovis shares tax revenue with Fresno County that helps support programs such as the Marjaree Mason Center, which reports servicing over 300 battered women from the Clovis area per year. In addition, the tax revenue supports the EOC Sanctuary Youth Center that reports sheltering over 200 homeless youths ages 11-17 annually.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	18	0	18	8	2	365
Chronically Homeless Individuals	18	0	18	8	2	365

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Chronically Homeless Families	0	0	0	0	0	0
Veterans	9	0	9	5	4	365
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 25 - Homeless Needs Assessment

Data Source Comments: Estimates are based upon the 2016 Point-in-Time Count conducted within the City of Clovis.

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

N/A

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	14
Black or African American	0	2
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	16

Data Source

Comments:

Numbers are based upon the 2016 Point-in-Time Count conducted within the City of Clovis.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

No families with children were identified during the PIT Count. However, 50% of the homeless individuals identified were veterans.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

88% of the homeless individuals identified were White, and 12% were Black or African American. 0% of the homeless individuals surveyed identified as Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

100% of the homeless individuals identified were unsheltered.

Discussion:

See discussion above.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The following section addresses the needs of special populations and service needs they might require. The special needs populations considered in this section include:

- Elderly households
- Persons with disabilities
- Large households
- Female head-of-households
- Farmworkers
- Persons living with AIDS/HIV and their families

Describe the characteristics of special needs populations in your community:

Elderly Households: HUD defines elderly as age 62 and older and frail elderly person who require assistance with three or more activities of daily living, such as eating, bathing, walking, and performing light housework. Elderly residents general face a unique set of housing needs, largely due to physical limitations, lower household incomes, and the rising costs of health care. Housing affordability remains the primary issue for seniors, many of whom are living on a fixed income. The demand for senior affordable housing will likely increase as the baby boom generation ages. According to the 2010 Census, 13.3 % of Clovis' residents are elderly.

Persons with Disabilities: HUD defines disability as a physical or mental impairment that substantially limits one or more of the major life activities for an individual. Persons with disabilities can face unique barriers to securing affordable housing that provides them with the accommodations they need. Persons with disabilities may require units equipped with wheelchair accessibility or other special features that accommodate physical or sensory limitations. Access to transit, health care, services and shopping also are important factors for this population. According to the 2010 Census, 11% of Clovis' residents have a disability.

Large Households: HUD defines large households as those with five or more persons. Large households may face challenges finding adequately-sized affordable housing. This may cause large families to live in overcrowded conditions and/or overpay for housing. According to the 2010 Census, 14.6% of renter households and 14.6% of owner-occupied households are large households.

Female Head-of-Households: Single mothers may have a greater risk of poverty than single fathers due to factors such as insufficient training and education for higher earning jobs and inadequate or expensive child support services. Female-headed households with children may

have unique housing needs such as ease of access to child care, health care, and other supportive services. According to the 2010 Census, single-parent, female head-of-households with children under the age of 18 accounted for 14.2% of all of Clovis' households.

Farmworkers: Due to the mobile and seasonal nature of farmworkers, it is difficult to estimate the population size or characteristics. According to the 2012 American Community Survey data, 643 or 1.5% of Clovis' workforce is considered to be farmworkers.

Persons Living with AIDS/HIV and their Families: In Fresno County, from April 2006 through June 2014, a total of 701 cases of HIV were reported. During the same time period, a total of 2,081 AIDS cases were reported. While tracked through the Fresno County Department of Public Health on a county-wide level, the information is not tracked specifically for Clovis. Stable and affordable housing is essential for ensuring that those living with AIDS/HIV have consistent access to the medical care and supportive services needed for their health and welfare. Additional needs for those living with AIDS/HIV and their families include housing assistance, such as short-term help with rent or mortgage payments; and/or supportive services, especially for those with multiple diagnoses such as mental health, substance abuse, or other health challenges.

What are the housing and supportive service needs of these populations and how are these needs determined?

Please see the discussion above.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Please see the discussion above for the housing and supportive service needs of the population with AIDS/HIV and their families.

Discussion:

Please see the discussion above.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

Community meetings were held in order to engage stakeholders and identify areas that were in need of improvement. Participants ranked street/alley improvements and ADA improvements as their top priorities for public facilities. Also highly ranked was road reconstruction. To gain insight on high-priority needs, a community survey was conducted. Respondents rated the level of need for nine public facilities types in their neighborhood. The three highest ranking priorities in this category were: 1) street/alley improvements; 2) ADA improvements; and 3) road reconstruction.

How were these needs determined?

Feedback was gathered from public input meetings and from the community needs survey where residents and stakeholders of the City provided input on community needs. This is also discussed in the Citizen Participation section of this document.

Describe the jurisdiction’s need for Public Improvements:

Community meetings were held in order to engage stakeholders and identify areas that were in need of improvement. Participants ranked street/alley improvements and ADA improvements as their top priorities for public facilities. Also highly ranked was road reconstruction. To gain insight on high-priority needs, a community survey was conducted. Respondents rated the level of need for nine public facilities types in their neighborhood. The three highest ranking priorities in this category were: 1) street/alley improvements; 2) ADA improvements; and 3) road reconstruction.

How were these needs determined?

Feedback was gathered from public input meetings and from the community needs survey where residents and stakeholders of the City provided input on community needs. This is also discussed in the Citizen Participation section of this document.

Describe the jurisdiction’s need for Public Services:

Public input meetings were held in order to engage stakeholders and identify areas that were in need of improvement. Participants ranked code enforcement as their top priority for public services. To gain insight on high-priority needs, a community survey was conducted. Respondents rated the level of need for nine public facilities types in their neighborhood. The highest ranking priority in this category was code enforcement.

How were these needs determined?

Feedback was gathered from public input meetings and from the community needs survey where residents and stakeholders of the City provided input on community needs. This is also discussed in the Citizen Participation section of this document.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

As discussed previously in this document, many households in Clovis struggle with housing cost burden. From 2000 to 2012 median home values in Clovis increased by 133% and the median contract rent increased by 75%. While there was an increase in home values during this time period, median home values are currently slightly lower than they were during the valuation peak in 2008. There has been a steady return to pre-recession valuations in owner-occupied housing. From 2000 to 2012 the median household income increased only 54%. Household incomes are not keeping up with the high cost of housing. In the Fresno Metropolitan Statistical Area (which includes Clovis), renters must earn \$15.90 an hour to afford an average two-bedroom apartment at \$827 per month, yet the estimated mean hourly renter earns \$11.04 per hour. This indicates that the monthly rent affordable for these households is \$574. This shows there is a discrepancy between the cost of housing and the wages of renter households.

The lack of affordable housing adds to the challenges faces by LMI households. The 2013-2023 Regional Housing Needs Assessment (RHNA) projections for Clovis indicated that the total number of units needed to accommodate for projected households growth of all income levels is 6,328, with 3,309 of these units being for LMI households. Additionally, the City must accommodate 4,425 additional affordable housing units to match the housing needs of LMI residents.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The largest proportion of housing units in the City is single-family residences (1-unit, attached or detached). 71% of all units fall in this category. 26% of the units in the City are multi-family attached units. The City's housing stock largely favors owner-occupied single-family housing.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	24,878	71%
1-unit, attached structure	674	2%
2-4 units	2,789	8%
5-19 units	2,988	9%
20 or more units	2,612	7%
Mobile Home, boat, RV, van, etc	963	3%
Total	34,904	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2008-2012 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	37		293	2%
1 bedroom	138	1%	2,375	20%
2 bedrooms	1,468	7%	5,118	43%
3 or more bedrooms	19,004	92%	4,107	35%
Total	20,647	100%	11,893	100%

Table 27 – Unit Size by Tenure

Data Source: 2008-2012 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Units assisted with federal, state, and local funding are single-family, 1-unit attached and detached, units with household incomes at or below 80% of AMI. Funds are pursued to subsidize the development of multifamily housing for LMI tenants. Clovis has utilized and invested Federal, State and Local funds into the development of LMI affordable units, such as Section 8 funding, HUD 202 funding, Low-Income Housing Tax Credits, Farmworker and Job Services funding, and local Redevelopment Agency funds.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Only one Clovis' assisted, multifamily rental units will be at risk for loss during this consolidated plan period. The Sierra Ridge Apartments located at 100 Fowler Avenue in Clovis received assistance in the form of multifamily mortgage revenue bonds. Of the 180 total units, 36 are deemed affordable and therefore at risk. The subsidy termination date relative to continued affordability of the units expires in 2020.

Does the availability of housing units meet the needs of the population?

No.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Cost of housing is the most important factor when evaluating the housing market and quality of life for Clovis' residents. HUD deems a unit affordable if no more than 30% of the household's gross income is paid for housing costs, including utilities. According to the 2008-2012 CHAS, 13,180 (41%) of the 32,540 total households in Clovis that are paying more than 30% of their gross monthly income towards housing costs.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2012	% Change
Median Home Value	122,100	284,500	133%
Median Contract Rent	488	856	75%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	885	7.4%
\$500-999	7,089	59.6%
\$1,000-1,499	3,088	0.0%
\$1,500-1,999	525	0.0%
\$2,000 or more	306	2.6%
Total	11,893	69.6%

Table 29 - Rent Paid

Data Source: 2008-2012 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	75	No Data
50% HAMFI	400	200
80% HAMFI	3,335	545
100% HAMFI	No Data	644
Total	3,810	1,389

Table 30 – Housing Affordability

Data Source: 2008-2012 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	649	676	853	1,199	1,399
High HOME Rent	640	676	826	945	1,035
Low HOME Rent	507	543	652	753	840

Table 31 – Monthly Rent

Data Source Comments: HUD FMR and HOME Rents - 2015

Is there sufficient housing for households at all income levels?

No. The 2008-2012 CHAS shows that there are 2,345 households in Clovis that have household incomes between 0%-30% of AMI, but there are only 75 units in Clovis that are affordable to households at this income level. The same is true for households with income between 30%-50% of AMI. There are 2,790 households at this income level, but only 600 units that are affordable at that income level. There are 4,115 households in Clovis that have household incomes between 50%-80% of AMI, but only 3,880 units are affordable to households at this income level. Based upon this data, a deficit of 4,695 affordable units exists in Clovis.

How is affordability of housing likely to change considering changes to home values and/or rents?

Housing costs are rising at a rate which is much higher than the level at which incomes are rising. This will only increase the number of households who are housing cost burdened.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The area median rent for Clovis is \$856, which falls in between the high and low HOME rents for a 3-bedroom unit. It is significantly lower than the fair market rent of \$1,199 for the same size unit. The impact this has to strategy for production and/or preservation of affordable housing is that greater subsidies will have to be provided in order to make affordable housing projects feasible to developers.

Discussion

Please see discussion above.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

HUD defines housing “conditions” similarly to the definition of housing problems previously discussed in the Needs Assessment. These conditions are: 1) More than one person per room; 2) Cost burden greater than 30%; 3) Lack of complete plumbing; and 4) Lack of complete kitchen facilities.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	7,288	35%	5,609	47%
With two selected Conditions	115	1%	598	5%
With three selected Conditions	44	0%	95	0%
With four selected Conditions	0	0%	38	0%
No selected Conditions	13,200	64%	5,553	47%
Total	20,647	100%	11,893	99%

Table 32 - Condition of Units

Data Source: 2008-2012 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	6,628	32%	2,290	19%
1980-1999	8,375	41%	3,379	28%
1950-1979	5,344	26%	5,690	48%
Before 1950	300	1%	534	4%
Total	20,647	100%	11,893	99%

Table 33 – Year Unit Built

Data Source: 2008-2012 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	5,644	27%	6,224	52%
Housing Units build before 1980 with children present	2,795	14%	1,330	11%

Table 34 – Risk of Lead-Based Paint

Data Source: 2008-2012 ACS (Total Units) 2008-2012 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 35 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

Based upon the 2008-2012 CHAS, 27% of owner-occupied units and 52% of renter-occupied units were constructed prior to 1980. This is a total of 11,868 units. Since age and presence of lead-based paint are the primary indicators of the need for rehabilitation, it appears there is a great need for rehabilitation programs in Clovis.

Clovis administers a housing rehabilitation grant and loan program for LMI owner-occupied households. The grant program is funded by CDBG. Due to the expanding need for the program, Clovis intends to invest \$1,000,000 in CDBG funds for housing rehabilitation over the next five years.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

As previously stated, age of the unit is the prime indicator of the potential to contain lead-based paint. There are 11,868 housing units, according to the 2008-2012 CHAS data, that were built prior to 1980 in the City of Clovis. The use of lead-based paint was banned nationwide in 1978, so it is estimated that slightly less than 11,000 units of the City's 34,904 units could have lead-based paint. As units have been repaired, rehabilitated or replaced since 1978, only non-lead-based paint has been used. As stated in the Needs Assessment, 28% of the households in Clovis are LMI. It stands to reason that 28% of the approximately 11,000 units with the potential for having lead-based paint would be occupied by LMI households. This equates to 3,080 households.

Discussion

Please see discussion above.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

There is no public housing within the City of Clovis.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			972	5,604			0	2,189	632
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

N/A

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

N/A

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

N/A

Discussion:

N/A

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

There are no homeless facilities in Clovis. However, Clovis has a transitional housing facility called the Marjaree Mason Center. The Marjaree Mason Center is a 16-bed facility that provides safe house for victims of domestic violence including counseling, case management, advocacy, and life skills.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	16	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 38 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The table below provides a list and description of services and facilities. While these services are not located within the City of Clovis, they are accessible to all Fresno County residents.

Agency Name	Contact	Services Provided
Catholic Charities Diocese of Fresno	(559) 237-0851	Provides emergency food and clothing.
Central California Legal Services, Inc.	(559) 570-1200	Assist the homeless with legal problems related to health, welfare, and public benefits.
Plaza Terrance	(559) 453-6794	Provides a 32-unit housing facility (60 day stay) for families receiving Aid to Families with Dependent Children (AFDC).
Evangel Home, Inc.	(559) 264-4714	Provides temporary (28 days) emergency shelter to single women and women with children.
Fresno County Department of Behavioral Health	(559) 453-4099	Provides permanent supportive housing for men and women; counseling, advocacy, street outreach, substance abuse treatment, life skills, mental health counseling and transportation.
Fresno County Economic Opportunities Commission (Fresno EOC)	(559) 498-8543	Provides permanent supportive housing for men, women and families; transitional housing for transitional aged youth (18-24); Youth Shelter to at-risk, runaway, and homeless youths ages 11 to 17. All programs provide counseling, advocacy, street outreach, life skills and transportation.
Fresno Housing Authority	(559) 443-8431	Provides permanent supportive housing to men, women, families, Veterans and Veteran families, persons with HIV/AIDS and their families; counseling, advocacy, life skills, street outreach and mental health counseling.
Fresno Rescue Mission	(559) 268-0939	Provides temporary housing, food, and clothing to men, women, and children; residential substance abuse treatment program for men.
Holy Cross Center for Women	(559) 237-3379	Provides day-care services to women with children, laundry services, rest, shower facilities, diapers, formula, clothing, counseling referrals, computers, English classes, health training, and crafts.
Holy Cross Clinic at Poverello	(559) 442-4108	Serving the homeless and uninsured by providing medical care and basic dental services.
Marjaree Mason Center	(559) 233-4357	Provides safe house for victims of domestic violence including counseling, case management, advocacy and life skills.

Mental Health Systems Inc.	(559) 264-7521	Provides permanent supportive housing for women and children; counseling, advocacy, substance abuse treatment, life skills and mental health counseling.
Poverello House	(559) 498-6988	Provides meals, emergency clothing, showers, referrals, residential substance abuse treatment for men; temporary housing for men and women; advocacy, counseling, life skills, street outreach and transportation.
Naomi's House	(559) 443-1531	Provides temporary housing for women only, case management, life skills, street outreach, advocacy and transportation.
Salvation Army	(559) 233-0139	Provides emergency food, some utility and rental assistance, substance abuse treatment for men and women.
Spirit of Woman	(559) 244-4353	Provides residential substance abuse treatment for pregnant and parenting women, counseling, advocacy, life skills and mental health counseling.
Turning Point of Central California	(559) 233-2668	Provides permanent supportive housing for men, women and families with counseling, advocacy, education, life skills, street outreach and mental health counseling.
VA Central California Health Care System	(559) 225-6100	Provides services to Veterans and their families, permanent supportive housing, counseling, advocacy, substance abuse treatment, health care, life skills, street outreach, mental health counseling and transportation.
Westcare	(559) 265-4800	Provides permanent supportive housing for families, rapid rehousing for men, women and families; services to Veterans and their families, counseling, advocacy, residential substance abuse treatment, life skills, street outreach, mental

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

As discussed in the Needs Assessment, supportive housing for the elderly, frail elderly, persons with disabilities, and those living with AIDS/HIV is designed to allow individuals to live as independently as possible. Supportive housing services general involve more accessible units, greater access to transportation and healthcare, and possibly larger units to accommodate those who have large families. More challenging and on-going conditions might require supportive services that include long term assisted living, as well as transportation and nursing care.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly Households: HUD defines elderly as age 62 and older and frail elderly person who require assistance with three or more activities of daily living, such as eating, bathing, walking, and performing light housework. Elderly residents general face a unique set of housing needs, largely due to physical limitations, lower household incomes, and the rising costs of health care. Housing affordability remains the primary issue for seniors, many of whom are living on a fixed income. The demand for senior affordable housing will likely increase as the baby boom generation ages. According to the 2010 Census, 13.3 % of Clovis’ residents are elderly.

Persons with Disabilities: HUD defines disability as a physical or mental impairment that substantially limits one or more of the major life activities for an individual. Persons with disabilities can face unique barriers to securing affordable housing that provides them with the accommodations they need. Persons with disabilities may require units equipped with wheelchair accessibility or other special features that accommodate physical or sensory limitations. Access to transit, health care, services and shopping also are important factors for this population. According to the 2010 Census, 11% of Clovis’ residents have a disability.

Persons Living with AIDS/HIV and their Families: In Fresno County, from April 2006 through June 2014, a total of 701 cases of HIV were reported. During the same time period, a total of 2,081 AIDS cases were reported. While tracked through the Fresno County Department of Public Health on a county-wide level, the information is not tracked specifically for Clovis. Stable and affordable housing is essential for ensuring that those living with AIDS/HIV have consistent access to the medical care and supportive services needed for their health and welfare. Additional needs for those living with AIDS/HIV and their families include housing assistance, such as short-term help with rent or mortgage payments; and/or supportive

services, especially for those with multiple diagnoses such as mental health, substance abuse, or other health challenges.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Clovis does not have supportive housing for those described in this section. However, Clovis residents have access to many facilities within Fresno County. In the neighboring City of Fresno, there are 236 licensed community care facilities with a total of 4,386 supportive housing beds available for persons with health-related conditions, including:

Adult Residential Facilities are facilities of any capacity that provide 24-hour non-medical care for adults ages 18-59, who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.

Residential Care Facilities for the Elderly provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans. The facilities provide services to person 60 years of age and over, and persons under 60 with comparable needs. These facilities can also be known as assisted living facilities, nursing homes, and board and care homes.

Social Rehabilitation Facilities are facilities that provide 24-hour non-medical care and supervision in a group setting to adults recovering from mental illnesses who temporarily need assistance.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of Clovis entered into a Disposition and Development Agreement with a developer for the construction of 48 units of assisted senior housing, with 24 of the units being designated as affordable. The project has obtained land use approvals, and full financing commitments. The property is currently owned by the City of Clovis, purchased with Redevelopment Bond Housing Set-Aside funds.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

N/A

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Clovis faces barriers to affordable housing that are common across housing markets, including decreasing supply of developable land, which increases the cost of acquisition and development of the land. Another common barrier is negative reaction from neighbors regarding affordable housing development based upon a misconception that property values will decline and an increase in parking and traffic.

In its 2015-2023 Housing Element, Clovis identified several governmental constraints to the development, maintenance, and improvement of housing and affordable housing, as follows: Zoning Code Amendments, Lot Consolidation and Lot Splits, and Monitoring of Planning and Development Fees. Nongovernmental constraints were identified as follows: Land Costs, Construction Costs, and Availability of Financing.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Developing a thriving and diverse local economy that delivers a broad and resilient revenue base as a tool to continuously improve Clovis’ quality of life and maintain Clovis’ distinction as the premier community in the San Joaquin Valley is Clovis’ goal. To reach that overarching goal, Clovis identified six (6) specific goals in its 2014 General Plan update, as follows:

Goal 1: Regionally and globally competitive office and industrial employment centers that deliver desirable career opportunities for residents, create wealth-building opportunities for entrepreneurs, and attract private investment.

Goal 2: A thriving local economy enriched by its connections and linkages to regional assets and to the national and global communication and transportation networks.

Goal 3: Distinctive commercial destinations, corridors, and centers that provide a wide variety of shopping, dining, and entertainment opportunities for residents and visitors.

Goal 4: An overnight tourism destination known throughout the western United States.

Goal 5: A mix of land uses and types of development sufficient to support a fiscally balanced city able to invest in and pay for maintaining and improving public facilities and services and enhancing the quality of life.

Goal 6: Institutional capacity to achieve economic development goals and realize the community’s vision.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,401	199	5	1	-4
Arts, Entertainment, Accommodations	3,073	3,320	12	17	5
Construction	1,364	1,295	5	7	2
Education and Health Care Services	6,221	3,524	24	18	-6
Finance, Insurance, and Real Estate	1,682	792	7	4	-3
Information	447	250	2	1	-1
Manufacturing	2,394	2,745	9	14	5
Other Services	1,919	1,412	7	7	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Professional, Scientific, Management Services	1,734	1,085	7	5	-2
Public Administration	0	0	0	0	0
Retail Trade	3,230	4,600	13	23	10
Transportation and Warehousing	788	210	3	1	-2
Wholesale Trade	1,340	321	5	2	-3
Total	25,593	19,753	--	--	--

Table 39 - Business Activity

Data Source: 2008-2012 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	46,689
Civilian Employed Population 16 years and over	41,715
Unemployment Rate	10.65
Unemployment Rate for Ages 16-24	21.51
Unemployment Rate for Ages 25-65	7.16

Table 40 - Labor Force

Data Source: 2008-2012 ACS

Occupations by Sector	Number of People
Management, business and financial	10,433
Farming, fisheries and forestry occupations	1,687
Service	3,577
Sales and office	11,638
Construction, extraction, maintenance and repair	3,554
Production, transportation and material moving	1,992

Table 41 – Occupations by Sector

Data Source: 2008-2012 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	33,016	83%
30-59 Minutes	4,898	12%
60 or More Minutes	1,859	5%
Total	39,773	100%

Table 42 - Travel Time

Data Source: 2008-2012 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,040	399	1,915
High school graduate (includes equivalency)	6,248	1,082	2,243
Some college or Associate's degree	13,589	1,564	3,630
Bachelor's degree or higher	12,381	379	2,269

Table 43 - Educational Attainment by Employment Status

Data Source: 2008-2012 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	82	112	398	1,168	1,058
9th to 12th grade, no diploma	1,230	726	716	1,234	994
High school graduate, GED, or alternative	2,909	2,649	2,186	4,757	2,754
Some college, no degree	4,199	3,688	3,614	6,137	2,446
Associate's degree	697	1,256	1,345	2,758	538
Bachelor's degree	441	2,966	2,947	4,312	1,343
Graduate or professional degree	0	871	1,400	2,611	898

Table 44 - Educational Attainment by Age

Data Source: 2008-2012 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	23,577
High school graduate (includes equivalency)	32,436
Some college or Associate's degree	35,604
Bachelor's degree	56,339
Graduate or professional degree	75,282

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2008-2012 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors in Clovis include medical, education, government, and manufacturing.

Describe the workforce and infrastructure needs of the business community:

Based on conversations with local business owners, the business community needs a higher level of education from the workforce, both advanced degrees and vocational technical skills. Many major businesses are in need of larger spaces as they are assessing opportunities for expansion. There is relatively little supply to accommodate this growth and the City is challenged with expanding infrastructure such as business parks.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City is utilizing the last of California Redevelopment Bond funds to expand a business park, it appears that demand for this park will high and the park will quickly fill-up. The businesses will be looking for employees as they expand. With the city lacking funds to install infrastructure in additional areas the City will need to identify new sources of funding to continue job generating investments. Businesses will need more labor with vocational technical skills and advanced degrees. One major employment base in Clovis that is growing rapidly is the medical field. Highly advanced degrees are required for many of the new jobs as well as a multitude of vocational medical professionals are needed to accommodate this expansion. Ensuring that the local education system can supply this labor will be critical to ensuring business expansion in the area.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

There is a gap between current workforce and some employers need for vocational skills and advanced degrees, such as medical doctors. With a major expansion of Clovis Community Hospital and ancillary medical services this gap may be growing and medical businesses may have to relocate employees to meet their needs.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Workforce training is conducted by a wide variety of educational partners in the region. California State University Fresno offers 4-year degrees and some advanced degrees, Clovis Community College offers vocational programs and general education to pursue a 4-year degree. Several private schools in Clovis offer vocational programs, a Juris Doctorate and a Doctorate in Pharmacy. The Fresno County Workforce Investment Board offers assistance to access many of these programs to eligible participants. The Fresno County Economic Development Commission in partnership with the County of Fresno also provides support to business to pay for specific training needs of new employees. One of the main goals of the City of Clovis is to increase incomes and thus the quality of life for its residents. Having these programs available allows for residents to increase their marketability in the labor market. This City strongly supports educational opportunities and sites it as a major part of its Economic Development Strategic Plan. The City continues to work with educational partners and connects them to businesses with workforce needs to ensure the programs are meeting an employer's needs and that the schools understand the level of demand for various programs.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City is pursuing funding from the Federal Economic Development Agency to expand a major business park, this project is in the CEDS. This project most likely will not be eligible for CDBG funding but supporting the neighborhoods that will serve as housing to this business park is critical. Also in the CEDs includes entrepreneurial activities that are being supported by past CDBG funding allocations to support low-income entrepreneurs. Providing attractive neighborhoods with robust amenities at affordable prices is critical to supporting expanding businesses as they try to retain employees, in addition, offering low-income residents access to entrepreneurial programs will encourage overall economic growth for all segments of the community. This plan includes plans that will support healthy, safe and amenity laden neighborhoods that serve as housing for both large businesses and entrepreneurs.

Discussion

See discussion above.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Minority concentration is defined as census tracts where the percentage of individuals of a particular racial or ethnic minority group is at least 20 percentage points higher than the city-wide average. As discussed in the Needs Assessment, housing problems disproportionately affect LMI households. However, the 2008-2012 CHAS showed that housing problems did not disproportionately affect racial or ethnic minorities. There is no defining concentration of those with multiple housing problems or concentrations of racial or ethnic LMI families identified in Clovis.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Please see the discussion above.

What are the characteristics of the market in these areas/neighborhoods?

N/A

Are there any community assets in these areas/neighborhoods?

N/A

Are there other strategic opportunities in any of these areas?

N/A

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Consolidated Plan goals described in the SP-45 Goals section represent high priority needs for the City of Clovis, and serve as the basis for the strategic actions the City will use to meet those needs. It is our goal that meeting these needs will expand and preserve the affordable housing stock in Clovis, as well as provide public facilities improvements and public services that will strengthen neighborhood revitalization. The City of Clovis Consolidated Plan preparation coincides with the development of the first-year Action Plan. The City implements all CDBG-funded projects in-house.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 46 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Clovis has not set specific geographic priorities.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 47 – Priority Needs Summary

Narrative (Optional)

Characteristics of the City’s current housing market, the severity of housing problems identified by HUD, and the information gathered in the Clovis’ Housing Element determined the basis for determining priority needs.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	N/A - The City of Clovis does not receive an allocation of HOME funds. Therefore, there is no funding for the TBRA activity.
TBRA for Non-Homeless Special Needs	N/A - The City of Clovis does not receive an allocation of HOME funds. Therefore, there is no funding for the TBRA activity.
New Unit Production	There are currently 4695 units in the City that are affordable for LMI households earning at or below 80% AMI, but there are 9250 households within this income bracket in need of affordable housing. This reflects a deficit of 4695 affordable units
Rehabilitation	There are approximately 34,904 housing units within the City of Clovis. Approximately 11,800 of those units were built prior to 1980, which would indicate a need for moderate rehabilitation. Of these units, approximately 29% are deemed to have a housing problem as defined by HUD.
Acquisition, including preservation	The most common housing problem within the City is cost burden. 22% of the households in the City are cost burdened and paying more than 30% of their income toward housing costs. This represents 15% of renters and 7% of owner-occupied households.

Table 48 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City anticipates that, over the next five years, CDBG allocations totaling \$3,350,000 will be received.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	672,819	0	114,133	786,952	2,677,181

Table 49 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

There is no matching requirement for use of CDBG funds. However, the City of Clovis intends to utilize approximately \$700,000 of remnant Redevelopment Agency Funds for the construction of 10 improved lots that will donated to the local Habitat for Humanity affiliate for the construction of 10 affordable housing units. In addition, Clovis is donating property (approximately \$500,000 in value) for the construction of 48-unit senior assisted living facility, with 24 of the units being designated as affordable.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

As mentioned above, the City intends to donate improved land to the local Habitat for Humanity affiliate for the construction of 10 affordable housing units. In addition, Clovis is donating property (approximately \$500,000 in value) for the construction of 48-unit senior assisted living facility, with 24 of the units being designated as affordable.

Discussion

Discussion is above.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CITY OF CLOVIS	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Clovis is managed utilizing a council-manager form of government. The five-person City Council provides policy and direction to the City Manager who is responsible for administering city operations. The Council members are the leaders and policy makers elected to represent various segments of the community and to concentrate on policy issues that are responsive to citizens’ needs and wishes. The City Manager is appointed by Council to carry out policy and ensure that the entire community is being served.

The City’s Community and Economic Development Department is responsible for the overall administration and fiscal management of the CDBG program. The staff within the department works closely with other City departments and the community to develop programs and activities that improve low- and moderate-income persons and neighborhoods throughout the City of Clovis. Administration of program activities includes housing, public facility and infrastructure improvements; public and social service activities, and economic development activities.

The strengths in the delivery system are due to interdepartmental communication and collaboration. City staff from various departments works with each other, organizations and agencies that assist low-income individuals, as well as community residents to establish priorities for utilizing CDBG funding. The gaps in the delivery system are due to limited

funding. The need for services far outweighs the available funding resources. As a result, even projects with a high priority may have to wait years to be funded.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services	X		
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS			
Life Skills			
Mental Health Counseling	X		
Transportation	X		
Other			

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City of Clovis has no dedicated homeless shelters or services. However, the City has invested funds in a transitional housing facility for victims of domestic violence. In addition, the City is an active supporter of the MAP Point at POV, and those needing homeless services within Clovis are provided an opportunity to utilize the MAP services. Operated by The

Poverello Housing (a homeless shelter), MAP (Multi-Agency Access Program) is an integrated intake process that connects individuals facing housing, substance abuse, physical health and/or mental health challenges to supportive services. MAP Point at POV is a physical intake location for the community homeless population. If a family or individual needs other immediate services, they will be referred to the appropriate agency partner.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The strengths of utilizing this coordinated process include eliminating barriers to access, reducing the number of individuals “falling between the cracks”, and reducing duplication of services across systems.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Using the MAP Point strategy eliminates the gaps in service delivery.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities	2017	2022	Non-Housing Community Development			CDBG: \$1,077,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 30000 Persons Assisted
2	Affordable Housing	2017	2022	Affordable Housing			CDBG: \$1,000,000	Homeowner Housing Rehabilitated: 330 Household Housing Unit
3	Economic Development	2017	2022	Non-Housing Community Development			CDBG: \$100,000	Jobs created/retained: 10 Jobs
4	Code Enforcement	2017	2022	Non-Housing Community Development			CDBG: \$502,500	Housing Code Enforcement/Foreclosed Property Care: 750 Household Housing Unit

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities
	Goal Description	The City of Clovis intends to utilize approximately \$1,077,500 in CDBG funds for the purpose of acquisition, construction, reconstruction, rehabilitation, or installation of water system improvements, sewer systems improvements, street and drainage improvements, neighborhood facilities, solid waste facilities, and/or parks and recreation facilities. In addition, a portion of those funds will be used for the removal of architectural barriers including curb cuts, park improvements, and improvements to public buildings to meet ADA requirements.
2	Goal Name	Affordable Housing
	Goal Description	The City of Clovis intends to utilize approximately \$1,000,000 in CDBG funds for the purpose of providing rehabilitation services to LMI owner-occupied units.
3	Goal Name	Economic Development
	Goal Description	The City of Clovis intends to utilize approximately \$100,000 in CDBG funds for the purpose of economic development. The funds will be used to promote commercial revitalization, business expansion, and/or job creation.
4	Goal Name	Code Enforcement
	Goal Description	The City of Clovis intends to utilize approximately \$502,500 in CDBG funds for the purpose of providing code enforcement as a public service to LMI neighborhoods within Clovis.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City of Clovis does not receive an allocation of HOME funds from HUD. It is estimated that Clovis will provide affordable housing services to approximately 360 LMI households through the use of CDBG funds during the Consolidated Plan period.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

N/A - The City of Clovis does not own or operate public housing facilities.

Activities to Increase Resident Involvements

N/A - The City of Clovis does not own or operate public housing facilities.

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the ‘troubled’ designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Clovis faces barriers to affordable housing that are common across housing markets, including decreasing supply of developable land, which increases the cost of acquisition and development of the land. Another common barrier is negative reaction from neighbors regarding affordable housing development based upon a misconception that property values will decline and an increase in parking and traffic.

In its 2015-2023 Housing Element, Clovis identified several governmental constraints to the development, maintenance, and improvement of housing and affordable housing, as follows: Zoning Code Amendments, Lot Consolidation and Lot Splits, and Monitoring of Planning and Development Fees. Nongovernmental constraints were identified as follows: Land Costs, Construction Costs, and Availability of Financing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

In compliance with State laws, the City has amended its Zoning Code to address the provision of a variety of housing options, especially housing for special needs groups. Specifically, the City has amended the Zoning Code to address the following: Farmworker/Employee Housing, Reasonable Accommodation, Definition of Family, and Single Room Occupancy. Regarding lot consolidation and splits, the City will encourage it to developers to promote the efficient use of land for residential development, pursuant to the Subdivision Map Act. Relative to Planning and Development Fees, the City will continue to monitor the various fees to ensure they do not unduly constrain a housing development. In addition, the City will consider incentives such as deferred or reduced fees to facilitate affordable housing development, as appropriate.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

City of Clovis staff conducts a Point-In-Time Count in Clovis on an annual basis. During each survey completed, each individual is asked a long range of questions regarding their individual circumstances and needs. This first-hand information is critical in determining what can be done to assist those experiencing homelessness in Clovis. In addition, City staff work closely with the Clovis Police Department to coordinate access to services for those identified as homeless.

Addressing the emergency and transitional housing needs of homeless persons

Currently, the City does not have a homeless shelter. The City does have an emergency shelter for victims of domestic violence called the Marjoree Mason Center. The City of Clovis recently amended their Development Code to allow emergency shelters and transitional housing, by-right, in any area that allows residential development.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City of Clovis does not receive an allocation of ESG funds from HUD. However, Clovis is supportive of the MAP Point at POV which was discussed earlier in this document.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Again, the City of Clovis does not receive an allocation of ESG funds from HUD. When requests are received from those on the verge of homelessness, we refer them to Fresno County as the ESG recipient covering this jurisdiction.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The County of Fresno's Environmental Health Department has a Childhood Lead Poisoning Prevention Program that investigates cases of lead poisoning when blood testing reveals that a child living in Fresno County (including the City of Clovis) has an elevated level of lead in their blood. Specially trained and certified Environmental Health staff conducts lead-based paint inspections and/or risk assessments in the child's home to determine the sources of lead (e.g. contaminated soil, lead dust, chipping lead paint, etc.). Once the hazards are identified, they can be abated. The City of Clovis will continue to support Fresno County's Environmental Health Department's efforts.

How are the actions listed above related to the extent of lead poisoning and hazards?

There are 11,868 housing units, according to the 2008-2012 CHAS data, that were built prior to 1980 in the City of Clovis. The use of lead-based paint was banned nationwide in 1978, so it is estimated that slightly less than 11,000 units of the City's 34,904 units could have lead-based paint. As units have been repaired, rehabilitated or replaced since 1978, only non-lead-based paint has been used.

How are the actions listed above integrated into housing policies and procedures?

The City of Clovis through its building permits process requires all those completing rehabilitations, no matter the funding source, to adhere to nationally-recognized lead-safe work practices for homes built before 1978. In addition, the City requires that those completing the rehabilitation work notify the occupants of potential lead presence/contamination.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

As stated in the Market Analysis, Clovis has a plan for developing a thriving and diverse local economy that delivers a broad and resilient revenue base as a tool to continuously improve Clovis' quality of life by identifying six (6) specific goals in its 2014 General Plan update, as follows:

Goal 1: Regionally and globally competitive office and industrial employment centers that deliver desirable career opportunities for residents, create wealth-building opportunities for entrepreneurs, and attract private investment.

Goal 2: A thriving local economy enriched by its connections and linkages to regional assets and to the national and global communication and transportation networks.

Goal 3: Distinctive commercial destinations, corridors, and centers that provide a wide variety of shopping, dining, and entertainment opportunities for residents and visitors.

Goal 4: An overnight tourism destination known throughout the western United States.

In addition, Clovis will work closely with economic development partners such as The Economic Development Corporation serving Fresno County, the Fresno County Department of Employment, the Clovis Chamber of Commerce, and the Convention and Visitors Bureau towards the goal of ensuring equal opportunity to education and quality of life for every resident regardless of their race, religion, or socio-economic status.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Clovis has established a monitoring system to ensure that federal regulations, local policies and program guidelines are met. City staff is trained to determine that the national objective, activity eligibility and appropriate regulatory requirements are met; and to ensure that all projects funded with CDBG funds are consistent with the approved Consolidated Plan. In addition, City staff conducts site visits and interim/final inspections for all CDBG projects.

Clovis staff will ensure that all programs are evaluated and monitored regularly, and that performance is assessed and reported. Clovis' monitoring program consists of a report on implementation and progress of the Community and Economic Development programs provided to City Council on an annual basis. The report will include a quantification of progress in meeting the needs of each program. The monitoring process will include: 1) Providing a monitoring program and report annually to the City Council on the implementation/progress of programs; and 2) Requiring appropriate deed restrictions to ensure continued affordability for low- to moderate housing constructed or rehabilitated with the assistance of any public funds as may be legally required by the use of such funds.

It is the policy of the City of Clovis to ensure that MBEs, as defined in 24 CFR Part 85, have an equal opportunity to receive and participate in CDBG-assisted contracts. In addition, the City conducts outreach to local MBE firms to encourage participation.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City anticipates that, over the next five years, CDBG allocations totaling \$3,350,000 will be received.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	672,819	0	114,133	786,952	2,677,181

Table 53 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

There is no matching requirement for use of CDBG funds. However, the City of Clovis intends to utilize approximately \$700,000 of remnant Redevelopment Agency Funds for the construction of 10 improved lots that will be donated to the local Habitat for Humanity affiliate for the construction of 10 affordable housing units. In addition, Clovis is donating property (approximately \$500,000 in value) for the construction of 48-unit senior assisted living facility, with 24 of the units being designated as affordable.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

As mentioned above, the City intends to donate improved land to the local Habitat for Humanity affiliate for the construction of 10 affordable housing units. In addition, Clovis is donating property (approximately \$500,000 in value) for the construction of 48-unit senior assisted living facility, with 24 of the units being designated as affordable. **Discussion**

Discussion is above.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2017	2022	Affordable Housing			CDBG: \$201,466	Homeowner Housing Rehabilitated: 67 Household Housing Unit
2	Public Facilities	2017	2022	Non-Housing Community Development			CDBG: \$350,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 32419 Persons Assisted
3	Code Enforcement	2017	2022	Non-Housing Community Development			CDBG: \$100,922	Public service activities other than Low/Moderate Income Housing Benefit: 19255 Persons Assisted

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Clovis will provide housing rehabilitation grants to LMI homeowners within the City of Clovis. The grants will pay for repairs related to health and safety deficiencies.
2	Goal Name	Public Facilities
	Goal Description	Clovis will make ADA improvements throughout the jurisdiction in the amount of \$200,000; will reconstruct the alley at Cherry Lane and Oxford in the amount of \$65,000; and will reconstruct the alley at Minnewawa and Cherry Lane in the amount of \$85,000.
3	Goal Name	Code Enforcement
	Goal Description	The City of Clovis will provide code enforcement services in LMI census tracts within the City.

Projects

AP-35 Projects – 91.220(d)

Introduction

The Consolidated Plan goals described in the SP-45 Goals section represent high priority needs for the City of Clovis, and serve as the basis for the strategic actions the City will use to meet those needs. It is our goal that meeting these needs will expand and preserve the affordable housing stock in Clovis, as well as provide public facilities improvements and public services that will strengthen neighborhood revitalization. The City of Clovis Consolidated Plan preparation coincides with the development of the first-year Action Plan. The City implements all CDBG-funded projects in-house.

Projects

#	Project Name

Table 55 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

AP-38 Project Summary
Project Summary Information

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The assistance will be open to all LMI persons and census tracts within the City of Clovis.

Geographic Distribution

Target Area	Percentage of Funds

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

CDBG investments will be made in Census Tracts where at least 51% of the residents are low- to moderate-income.

Discussion

A map that identifies the LMI Census Tracts in Clovis is attached in Appendix A.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	67
Special-Needs	0
Total	67

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	67
Acquisition of Existing Units	0
Total	67

Table 58 - One Year Goals for Affordable Housing by Support Type

Discussion

Please see discussion above.

AP-60 Public Housing – 91.220(h)

Introduction

There is no public housing located in the City of Clovis.

Actions planned during the next year to address the needs to public housing

N/A

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The City of Clovis has a first-time homebuyer program and advertises the program throughout the City.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

N/A

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Clovis does not receive funding specifically to assist the homeless population. The City of Clovis is an active member of the Fresno Madera Continuum of Care (FMCoC), which is the organization that acts as the regional planning body to address homelessness in the region. This collaborative group addresses homeless issues including chronic homelessness, homelessness prevention, and discharge coordination policies on the region-wide basis of Fresno and Madera Counties, which includes the City of Clovis. Through active membership, the City of Clovis supports the FMCoC's plan to achieve net zero for chronic homelessness by 2017. Based upon the consultation process, the City has recognized a need for shelters for other at-risk populations such as youth and veterans, and will pursue projects to serve these populations. Clovis shares tax revenue with Fresno County that helps support programs such as the Marjaree Mason Center, which reports servicing over 300 battered women from the Clovis area per year. In addition, the tax revenue supports the EOC Sanctuary Youth Center that reports sheltering over 200 homeless youths ages 11-17 annually.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Clovis has no dedicated homeless shelters or services. However, the City is an active supporter of the MAP Point at POV, and those needing homeless services within Clovis are provided an opportunity to utilize the MAP services. Operated by The Poverello Housing (a homeless shelter), MAP (Multi-Agency Access Program) is an integrated intake process that connects individuals facing housing, substance abuse, physical health and/or mental health challenges to supportive services. MAP Point at POV is a physical intake location for the community homeless population.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Clovis recently amended their Development Code to allow emergency shelters and transitional housing, by-right, in any area that allows residential development.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of Clovis has no dedicated homeless shelters or services. However, the City is an active supporter of the MAP Point at POV, and those needing homeless services within Clovis are provided an opportunity to utilize the MAP services. Operated by The Poverello Housing (a homeless shelter), MAP (Multi-Agency Access Program) is an integrated intake process that connects individuals facing housing, substance abuse, physical

health and/or mental health challenges to supportive services. MAP Point at POV is a physical intake location for the community homeless population.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Clovis does not have supportive housing for those described in this section. However, Clovis residents have access to many facilities within Fresno County. In the neighboring City of Fresno, there are 236 licensed community care facilities with a total of 4,386 supportive housing beds available for persons with health-related conditions, including:

- Adult Residential Facilities are facilities of any capacity that provide 24-hour non-medical care for adults ages 18-59, who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.
- Residential Care Facilities for the Elderly provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans. The facilities provide services to person 60 years of age and over, and persons under 60 with comparable needs. These facilities can also be known as assisted living facilities, nursing homes, and board and care homes.
- Social Rehabilitation Facilities are facilities that provide 24-hour non-medical care and supervision in a group setting to adults recovering from mental illnesses who temporarily need assistance.

Discussion

Please see discussion above.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Clovis faces barriers to affordable housing that are common across housing markets, including decreasing supply of developable land, which increases the cost of acquisition and development of the land. Another common barrier is negative reaction from neighbors regarding affordable housing development based upon a misconception that property values will decline and an increase in parking and traffic.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

In its 2015-2023 Housing Element, Clovis identified several governmental constraints to the development, maintenance, and improvement of housing and affordable housing, as follows: Zoning Code Amendments, Lot Consolidation and Lot Splits, and Monitoring of Planning and Development Fees. Nongovernmental constraints were identified as follows: Land Costs, Construction Costs, and Availability of Financing.

Discussion:

Please see discussion above.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion:

100% of the CDBG funds used during the 2016-2017 program year will be for the benefit of LMI persons.

APPENDIX A

COMMUNITY ENGAGEMENT FOR THE

CONSOLIDATED PLANNING PROCESS

Individuals/Agencies/Nonprofits from who the City sought consultation

Seniors

Clovis Senior Center
Fresno Madera Agency on Aging
Hotchkiss Terrace Apartments

Youth/Education

Clovis Unified School District
City of Clovis Recreation Department
Fresno EOC Youth Sanctuary

Non-Homeless Special Needs Population

AIDS Program, Fresno County Human Services
County of Fresno Department of Social Services

Economic Development

City of Clovis Economic Development Department
Fresno State office of Community and Economic Development
Clovis Chamber of Commerce
Clovis B.O.O.T. Organization

Faith-Based

Clovis Salvation Army Family Service Center
Clovis Christian Church
Copper Springs Community Church
Habitat for Humanity of Fresno

General

Clovis Police Department & Fire Department
City of Clovis Planning and Development Services Department
Fresno County Public Health Department
Fresno Housing Authority
Sunnyside Place Homeowners Association
City of Clovis Public Utilities Department
City of Clovis ADA Coordinator
City of Clovis Transit
Fresno County Department of Housing
City of Fresno Department of Housing
Fresno Council of Governments
10 LMI Households located in Clovis
2 Local Housing Developers

Homeless

Fresno Madera Continuum of Care

Valley Teen Ranch

Turning Point of Central California

Poverello Housing

Mental Health Systems, Inc.

Westcare

Marjaree Mason Center

Bishop's Homeless Advocacy

4 Homeless Individuals surveyed during 2016 PIT Count

