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Agenda Item: ID16-485 (5:00 P.M.)

Date: 4/28/16

2016 APR 27 PM 4 32

CITY CLERK, FRESNO, CA

FRESNO CITY COUNCIL



Supplemental Information Packet

Agenda Related Item(s) – ID16-485 (5:00 P.M.)

Contents of Supplement: Revised PowerPoint

Item(s)

CONTINUED HEARING to Consider Plan Amendment Application No. A-16-001, filed by the Development and Resources Management Department Director, to amend the text of Chapter 11 of the Fresno General Plan, the Housing Element Consistency Chapter, with an updated Housing Element that would be valid until 2023. The Housing Element is the City's policy document for meeting its housing needs, including housing affordable to low- and moderate-income households and special needs groups. Plan Amendment A-16-001 also includes amendments to the text of Fresno General Plan Chapter 3, Urban Form, Land Use, and Design, to incorporate an analysis of Disadvantaged Unincorporated Communities within or adjacent to the Sphere of Influence, and minor amendments to Chapter 9, the Noise and Safety Element, to comply with Government Code requirements related to the Housing Element.

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available for public inspection in the City Clerk's Office, 2600 Fresno Street, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2)). In addition, Supplemental Packets are available for public review at the City Council meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available on-line on the City Clerk's website.

Americans with Disabilities Act (ADA):

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, sign language interpreters, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650. Please keep the doorways, aisles and wheelchair seating areas open and accessible. If you need assistance with seating because of a disability, please see Security.

CITY OF FRESNO

HOUSING ELEMENT UPDATE 2015-2023



City Council
Continued Public Hearing
April 28, 2016

Presentation Outline

- Purpose of the Housing Element
- Public Participation & Outreach
- Guidance from HCD
- Revisions in March 2016 Draft
- Revisions to Chapters 3 and 9 of the General Plan



Purpose of Housing Element

- Encourage the development of a variety of housing opportunities;
- Provide housing opportunities for persons of lower and moderate incomes;
- Address the quality of the existing housing stock
- Minimize governmental constraints
- Promote equal housing opportunity for all residents



Housing Element Facts

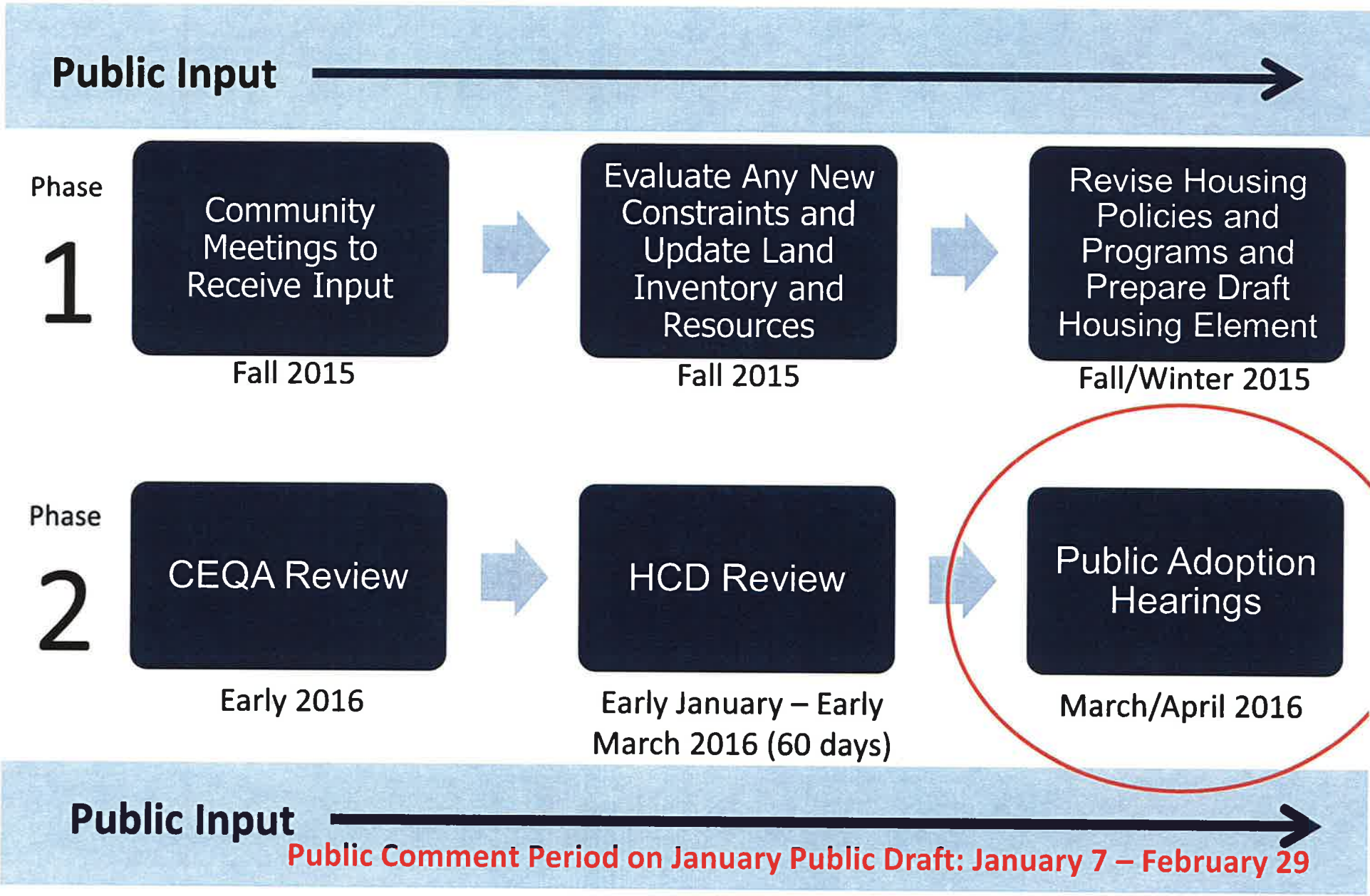
- Only General Plan Element that requires certification by the State
- Periodic updates required by State law
 - 2015-2023 update due December 31, 2015 (plus 120-day grace period)
 - Deadline is April 30, 2016
 - If adopted on time, Housing Element valid for eight years



Housing Element Content



Housing Element Update Process



Public Participation, Stage 1

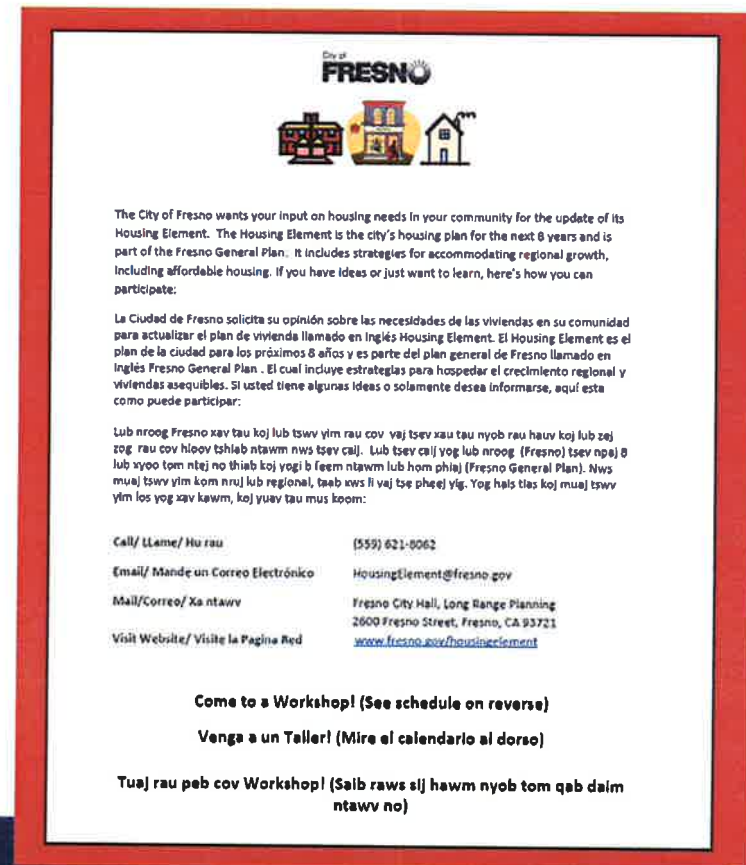
- Community Workshops
 - 8 workshops held at public schools
 - 1 at Center for New Americans



Fresno Housing Element 2015-2023

Outreach Methods

- 8,675 trilingual flyers distributed at schools
- Email invitations to 525 housing advocates and interested parties
- 2 trilingual Display Ads
- Bilingual Agendas
- Interpreters present



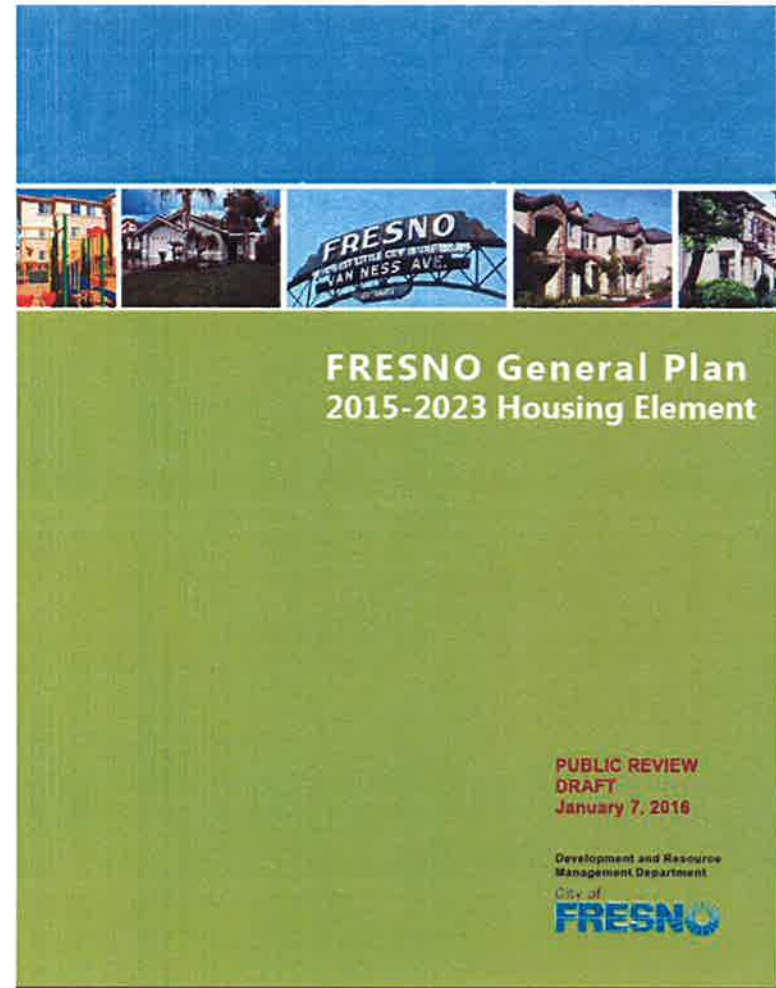
Workshop Input

- More diverse housing in closer proximity
- Focus on conservation of older neighborhoods
- Homelessness perceived as increasing to more areas
- More affordable housing needed

Public Participation, Stage 2

Dissemination of January and March 2016 Public Drafts of Housing Element

- Emailed to list of 525 housing advocates and interested parties
- Posted on city's webpage
- Noticed in the Fresno Bee
- Placed in all Fresno libraries



Public Participation, Stage 2

Study Sessions on January 2016 Draft of Housing Element

- Disability Advisory Commission – 2
- Housing & Community Development Commission – 2
- Planning Commission-1
- City Council-1
- Council District & Design Review -14
- ALUC - 2



Comment Letters

8 comment letters received on January 2016 Public Draft

- Sites Inventory
- Code Enforcement
- Public Participation
- Special Needs Housing

4 comment letters received on March 2016 Public Draft

- Similar issues as on January Draft
- Minor Revisions to Clarify Background
 - Correction of typographical errors
 - Updates to organizations and funding sources
 - Addition of developers as participants in Program 3: Annual Reporting Program

See Exhibit C for Public Comments

City of Fresno Housing Element Comment Matrix

March 16, 2016

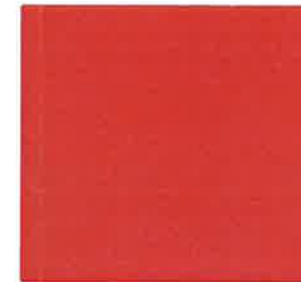
The City of Fresno has made a diligent effort to engage the public and has carefully considered each comment. The comments are not verbatim but are summarized from letters received by the commission. The response column directs the reader to the appropriate section in the Revised Public Draft of the Housing Element. The response column has been referenced for ease of use in determining the changes.

#	CR Comment	Name	Date	Response	CR Change (Y/N)
1	Ask a private parking attendant to your multi-family development so that they have a place to park their bicycles if they live in the units or are someone living in the neighborhood. See storage would also be appropriate. Do you have any for the bike racks and parking?	J. Chaff	1.13.16	The Housing Element does not cover site specific design standards such as bicycle parking, however the City's newly adopted Development Code requires 1 space per 10 multi-family units. The city is currently updating its Active Transportation Plan and additional secure parking and storage requirements may be a recommendation of that plan.	N
2	The last column "There is sufficient annexed and zoned land within the City to accommodate immediate housing needs and the housing needs for the Housing Element planning period." Question: Does the City have any plans in the document that there is no need to annex additional land or to the City proposing to request annexations?	J. Roberts	1.13.16	The Housing Element is required to show that the city has enough zoned and annexed lots to accommodate its Regional Housing Needs Allocation for the current Housing Element cycle, which is eight years (2015-2023). This Housing Element accomplishes that goal, as discussed in Chapter 3. Land for housing. The Housing Element is not proposing to request annexation.	N
3	There is a heading called "Coastal Land Use Plan" under "Area". The text below that title is on "Housing Element" and says that "The City is proposing to increase land use and to request annexation through the recent General Plan and Development Code update". From reading this text, it appears as though the City is trying to change the use of land. Question: Please tell me how and where (in the text of the General Plan and Development Code) the city will that address excessive and where?	J. Roberts	1.13.16	This section was derived from Chapter 4 - Circumstances in Housing Production, as it was no longer relevant.	Y

Public Participation, Stage 3

Public Hearings on the March 2016 Draft of Housing Element

- March 23, 2016: Housing & Community Development Commission
- March 30, 2016: Planning Commission
- April 4, 2016: Airport Land Use Commission



Comment Letters

- **4 comment letters received on March 2016 Public Draft**
See Exhibit C for responses
- **Similar issues as on January Draft**
- **Minor Revisions to Clarify Background**
 - **Correction of typographical errors**
 - **Updates to organizations and funding sources**
 - **Addition of developers as participants in**
Program 3: Annual Reporting Program



Guidance from HCD

March 7, 2016 letter in Exhibit E

Ch 1: Public Participation-clarifications

Ch 3: Land for Housing-clarifications

Ch 4: Constraints to Housing Production-clarifications

Ch 6: Housing Plan-timelines & tenant notifications

Other:

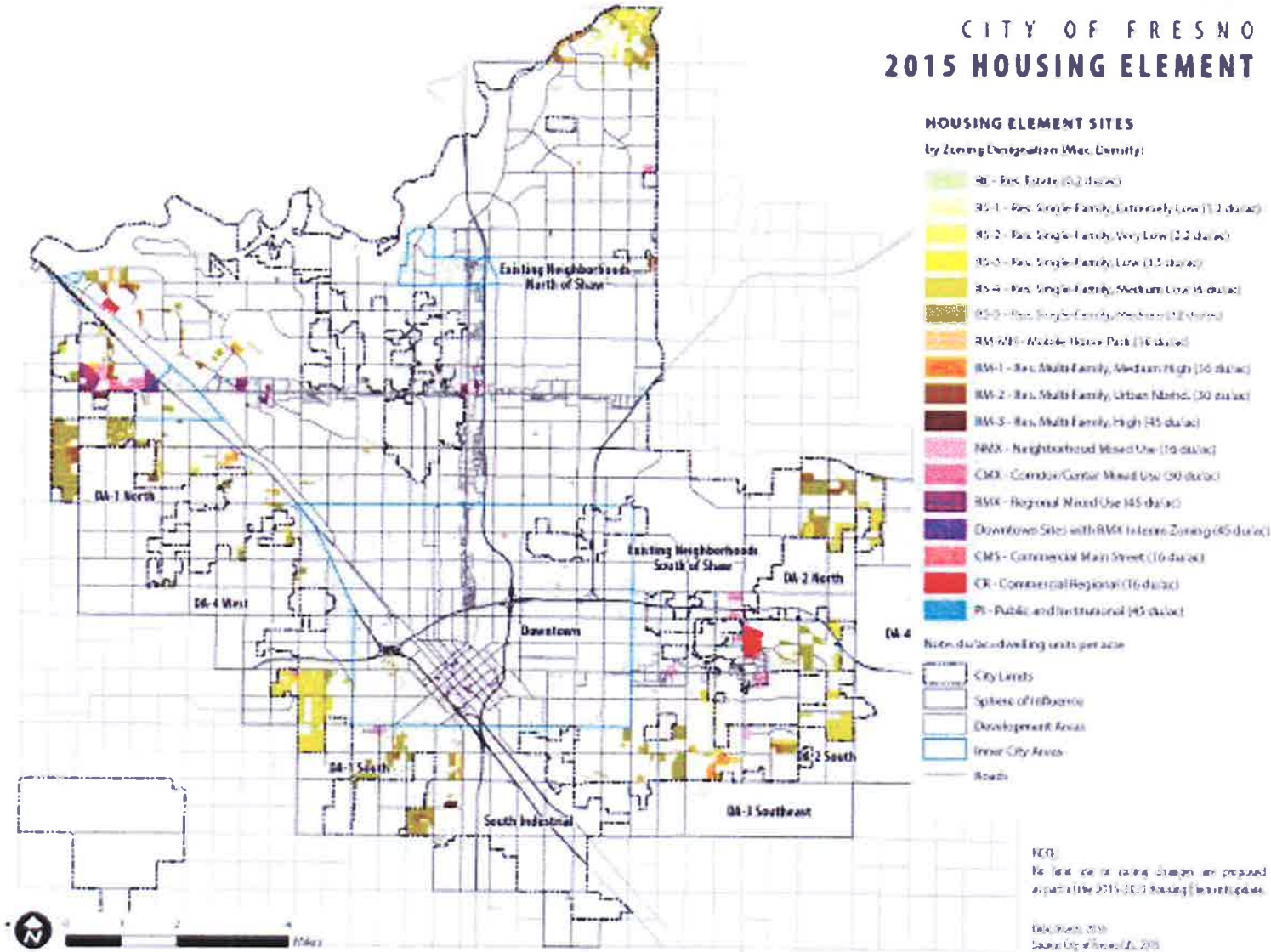
- San Joaquin Valley Fair Housing and Equity Assessment
- Disadvantaged Unincorporated Communities

Updated Regional Housing Needs Allocation

Table 3-4: Total RHNA Obligation

	Extremely and Very Low-Income (0-50% AMI)	Low-Income (51-80% AMI)	Moderate-Income (81-120% AMI)	Above Moderate-Income (121%+ AMI)	Total
Unaccommodated 2008 Lower Income RHNA	1,047	2,469	---	---	3,516
Remaining 2013 RHNA	5,385	3,022	2,733	8,157	19,297
Total RHNA to be addressed in 2013-2023 Housing Element	6,432	5,491	2,733	8,157	22,813
Surplus	4,517		3,701	5,306	13,542

CITY OF FRESNO 2015 HOUSING ELEMENT



City of Fresno
Housing Element

Figure 3-1: Sites Inventory Capacity by Development Area

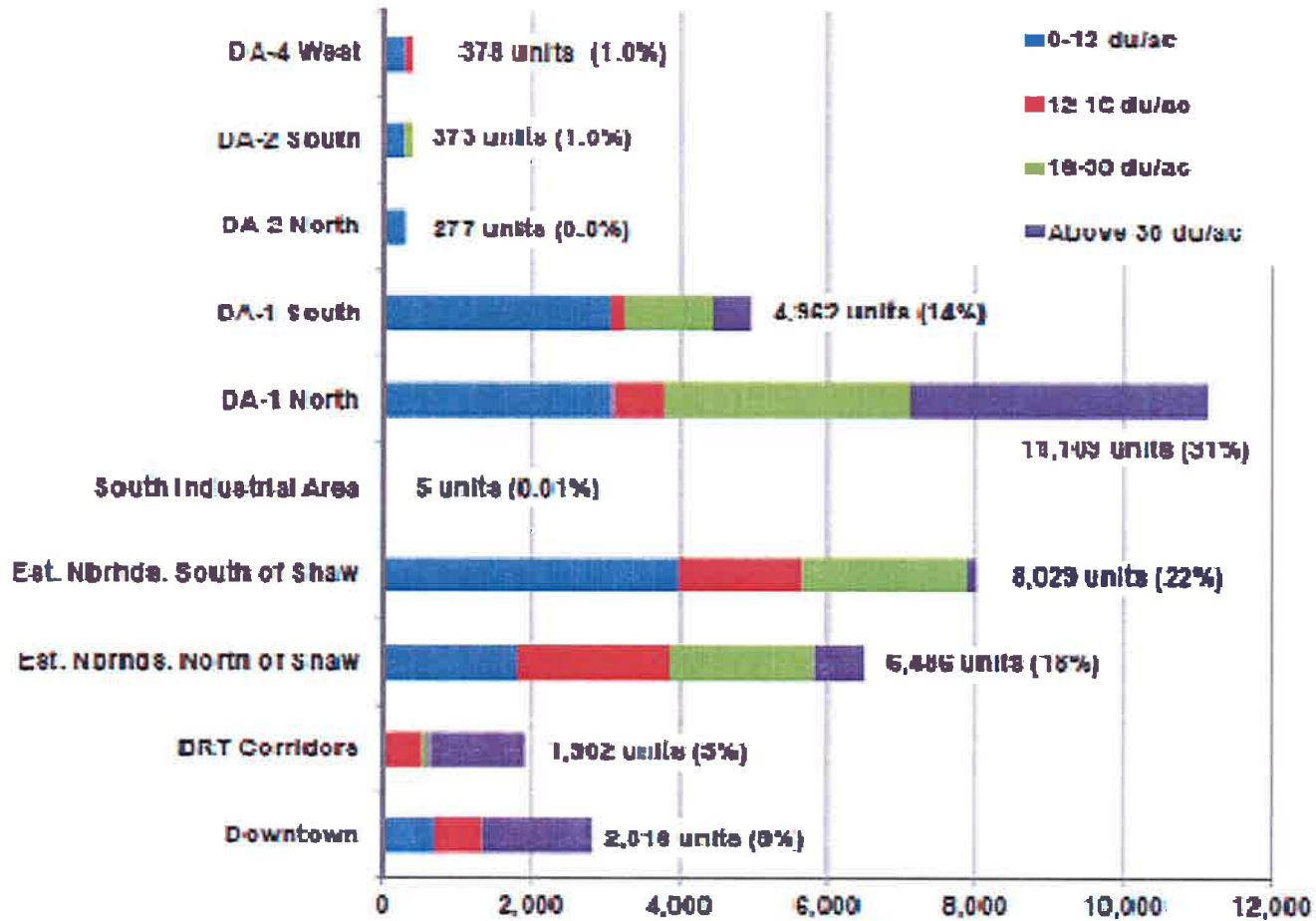
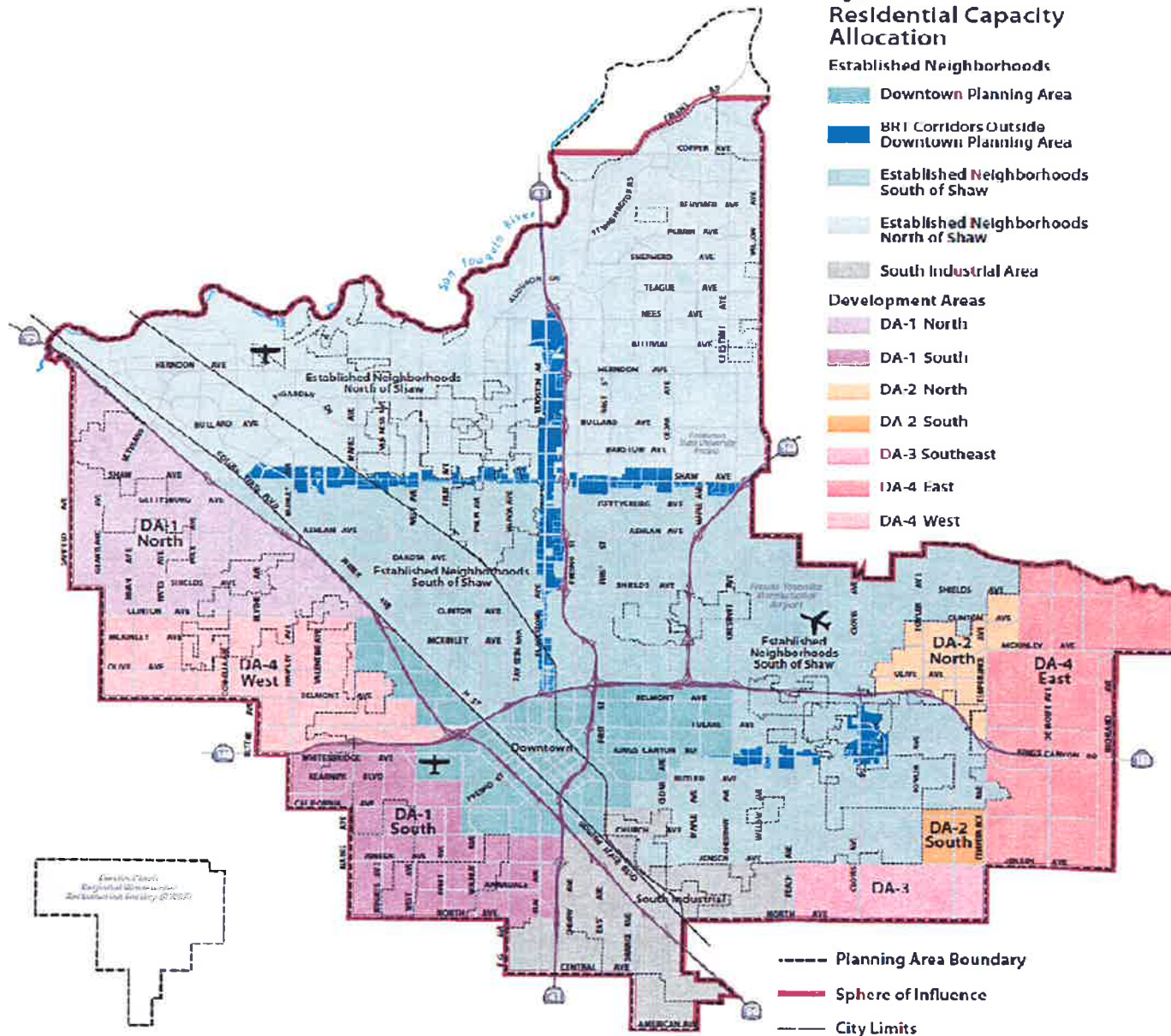
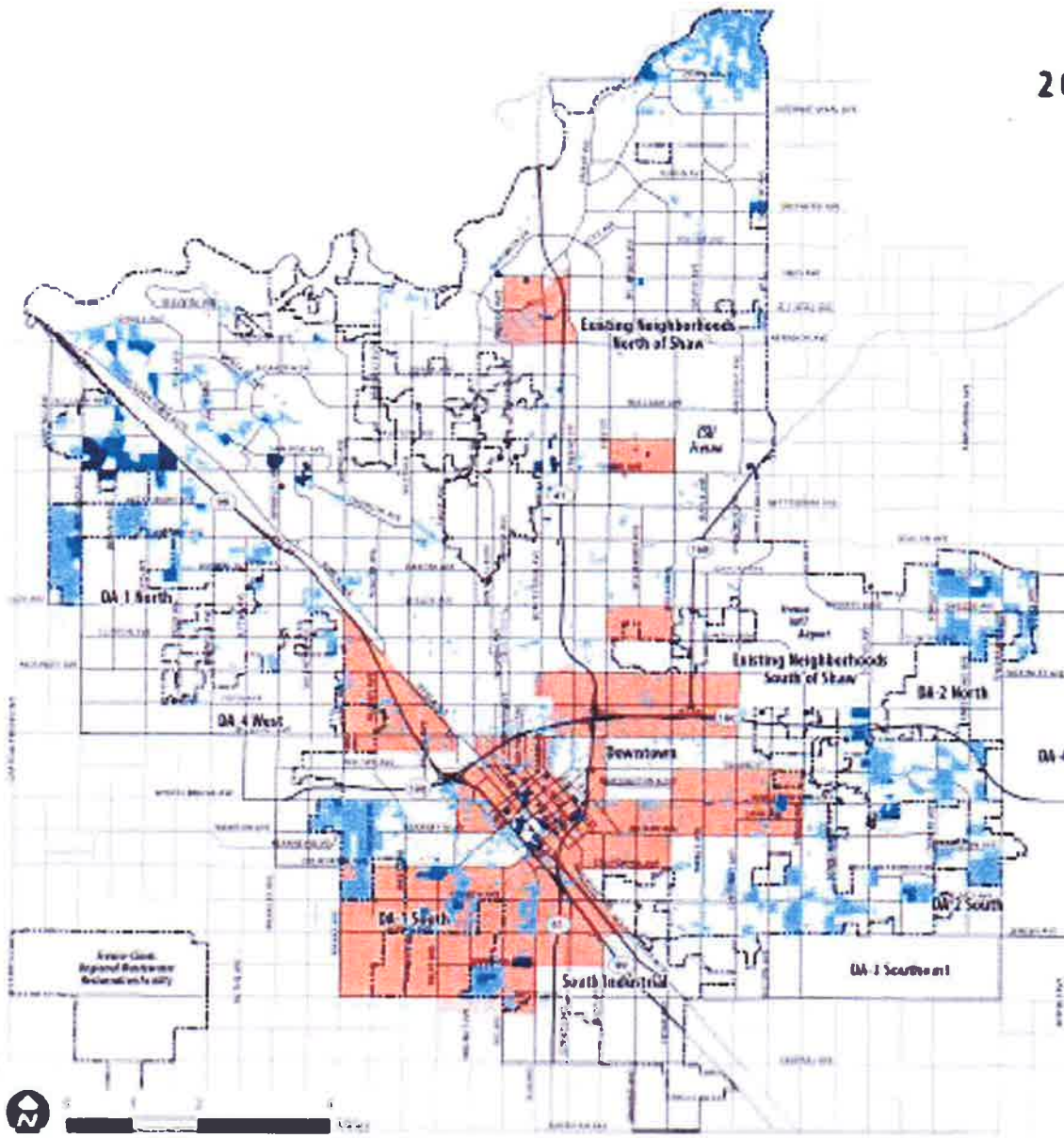


Figure I-3:
Residential Capacity
Allocation



CITY OF FRESNO 2015 HOUSING ELEMENT



Legend

2010 Racially/Ethnically Concentrated Areas of Poverty (RECAPs)

HOUSING ELEMENT SITES *by Density Category*

0-15 du/dac

16-30 du/dac

30-45 du/dac

du/dac = density of dwelling units per acre

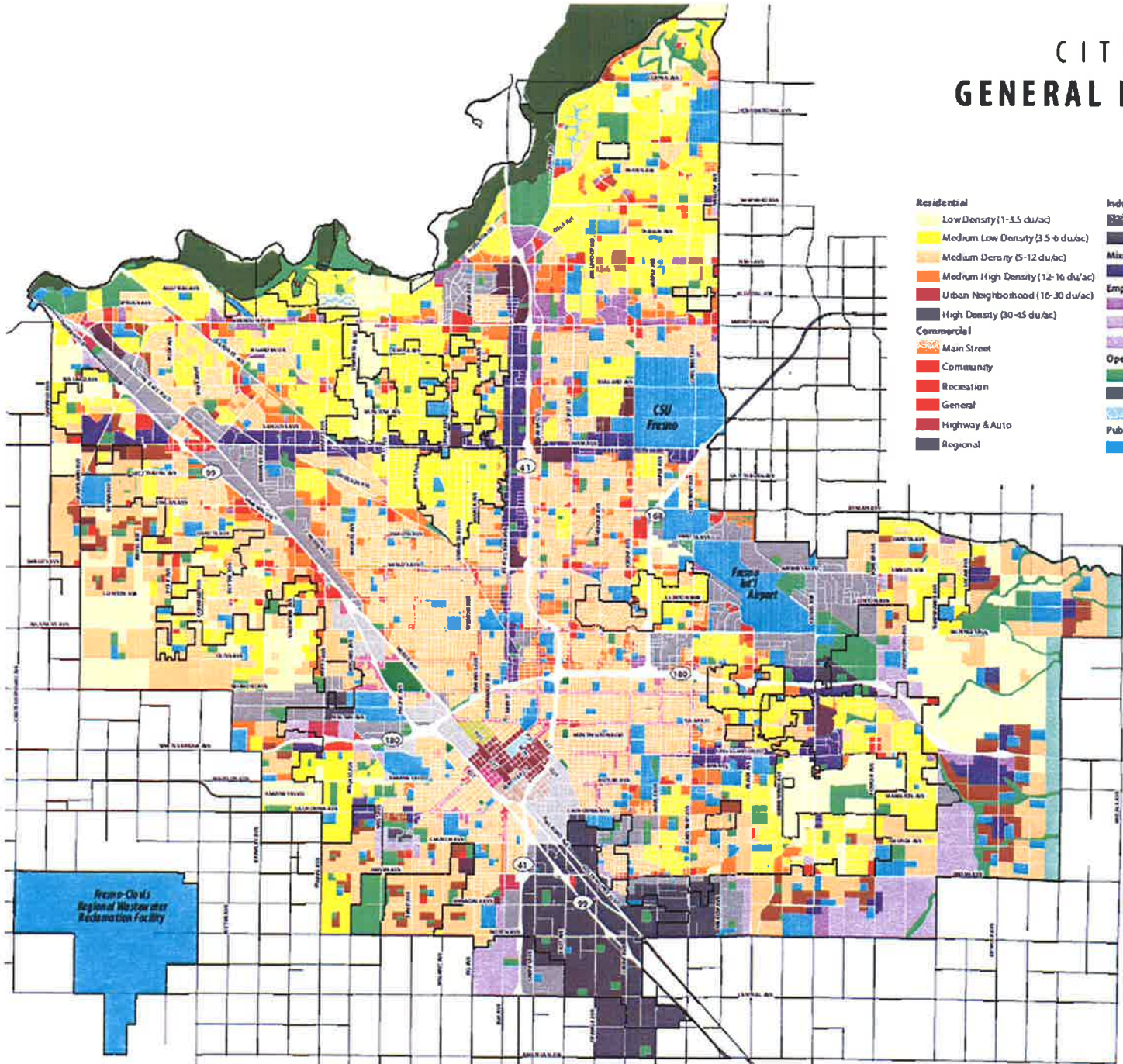
City Limits

Sphere of Influence

Freeway

Date: March, 2016
Source: U.S. Department of Housing and Urban Development, 2010
City of Fresno GIS, 2015

CITY OF FRESNO GENERAL PLAN LAND USE



- | | | |
|---|---|--|
| Residential
Low Density (1-3.5 du/ac)
Medium Low Density (3.5-6 du/ac)
Medium Density (5-12 du/ac)
Medium High Density (12-16 du/ac)
Urban Neighborhood (16-30 du/ac)
High Density (30-45 du/ac) | Industrial
Light Industrial
Heavy Industrial
Mixed Use
Mixed Use
Employment
Office
Business Park
Regional Business
Open Space
Open Space
Open Space - Multi Use
Open Space - Lake/Pond
Public Facilities
Public Facilities | Downtown
Central Business District
Civic Center
Town Center
Neighborhood Center
Chinatown District
Corridor General
Neighborhoods
Special Districts
Public Facilities
Open Conservation
South Stadium District
Cultural Arts District
Buffer
Buffer |
|---|---|--|

City Limits
 Sphere of Influence
 Roads

Date: October 2015
Source: City of Fresno GIS, 2015

Housing Programs

- Intent of the Goals, Policies, and Programs remains the same
 - Removes programs no longer needed or completed
 - Consolidates programs
 - Modifies objectives consistent with anticipated funding

Housing Programs

**Objective H-1:
Provide
adequate sites
to
accommodate a
range of
housing by
type, size,
location, price
and tenure**

- **Program 1: Adequate Sites**
- **Program 2: Residential
Densities on Identified Sites**
- **Program 3: Annual Reporting
Program**

Housing Programs

Objective H-2:
Assist in the development of housing to meet the needs of extremely low-, very low-, low- and moderate-income households

- **Program 4:** Density Bonus Programs
- **Program 5:** Housing Funding Sources
- **Program 6:** Partnerships with Affordable Housing Developers
- **Program 7:** Special Needs Housing
- **Program 8:** Home Buyer Assistance
- **Program 9:** Homeless Assistance
- **Program 10:** Fresno Green

Housing Programs

**Objective H-3:
Address and
where
possible,
remove any
potential
governmental
constraints to
housing
production
and
affordability**

- **Program 11:** Downtown Development Standards
- **Program 12:** Home Energy Tune-Up Program
- **Program 13:** Expedited Processing
- **Program 14:** Development Incentives
- **Program 15:** Large and Small Lot Development
- **Program 16:** Agricultural Employee Housing
- **Program 17:** Infrastructure Priority
- **Program 18:** Water/Sewer Service Providers

Housing Programs

**Objective H-4:
Conserve and
improve the
condition of
Fresno's
existing
housing stock**

- **Program 19: Code Enforcement**
- **Program 20: Neighborhood Infrastructure**
- **Program 21: Housing Rehabilitation**
- **Program 22: Franchise Tax Board Building Code Program**
- **Program 23: At-Risk Housing**
- **Program 24: Police Services**

Housing Programs

**Objective H-5:
Continue to
Promote
equal housing
opportunity
regardless of
age, disability,
race, sex,
marital status,
ethnic
background,
source of
income, and
other factors**

- **Program 25: Fair Housing Services**
- **Program 26: Relocation Services**



Housing Programs

Additional Revisions

**Objective H-2:
Assist in the
development of
housing to
meet the needs
of extremely
low-, very low-,
low- and
moderate-
income
households**

- **Program 10A – Mobile Home Parks**
- **Program 10B – Housing Choice Vouchers**

Housing Policies

Additional Revisions

**Objective H-3:
Address and
where
possible,
remove any
potential
governmental
constraints to
housing
production
and
affordability**

- **Policy H-3-f:** Prioritize infrastructure improvements, code enforcement, and public services provision in high-need areas.

Housing Policies

Additional Revisions

**Objective H-5:
Continue to
Promote
equal housing
opportunity
regardless of
age, disability,
race, sex,
marital status,
ethnic
background,
source of
income, and
other factors**

- **Policy H-5-g:** Create equitable and affordable housing options throughout the City that provide incentives to residents for finding housing in high opportunity areas and to developers for building affordable housing in high opportunity areas.
- **Policy H-5-h:** Consult with a wide range of groups throughout the community and consider environmental justice issues in the development and update of regulations, guidelines and other local programs.
- **Policy H-5-i:** Increase or maintain resources to establish and support outreach, public education and community development activities through community-based and neighborhood organizations.

Housing Program

Additional Revisions

**Objective H-5:
Continue to
Promote
equal housing
opportunity
regardless of
age, disability,
race, sex,
marital status,
ethnic
background,
source of
income, and
other factors**

- **Program 26: Equitable Communities**
 - Continue existing programs to improve Fresno's older neighborhoods
 - Prioritize high need areas for services and infrastructure
 - Actively seek funding for distressed communities
 - Prevent concentration of dwelling units affordable to low and moderate income households
 - Work with Fresno Housing Authority to expand use of Housing Choice Vouchers in higher opportunity areas

Additional General Plan Text Amendments triggered by Housing Element Adoption

Chapter 3: Urban Form, Land Use and Design

New Section on Disadvantaged Unincorporated
Communities

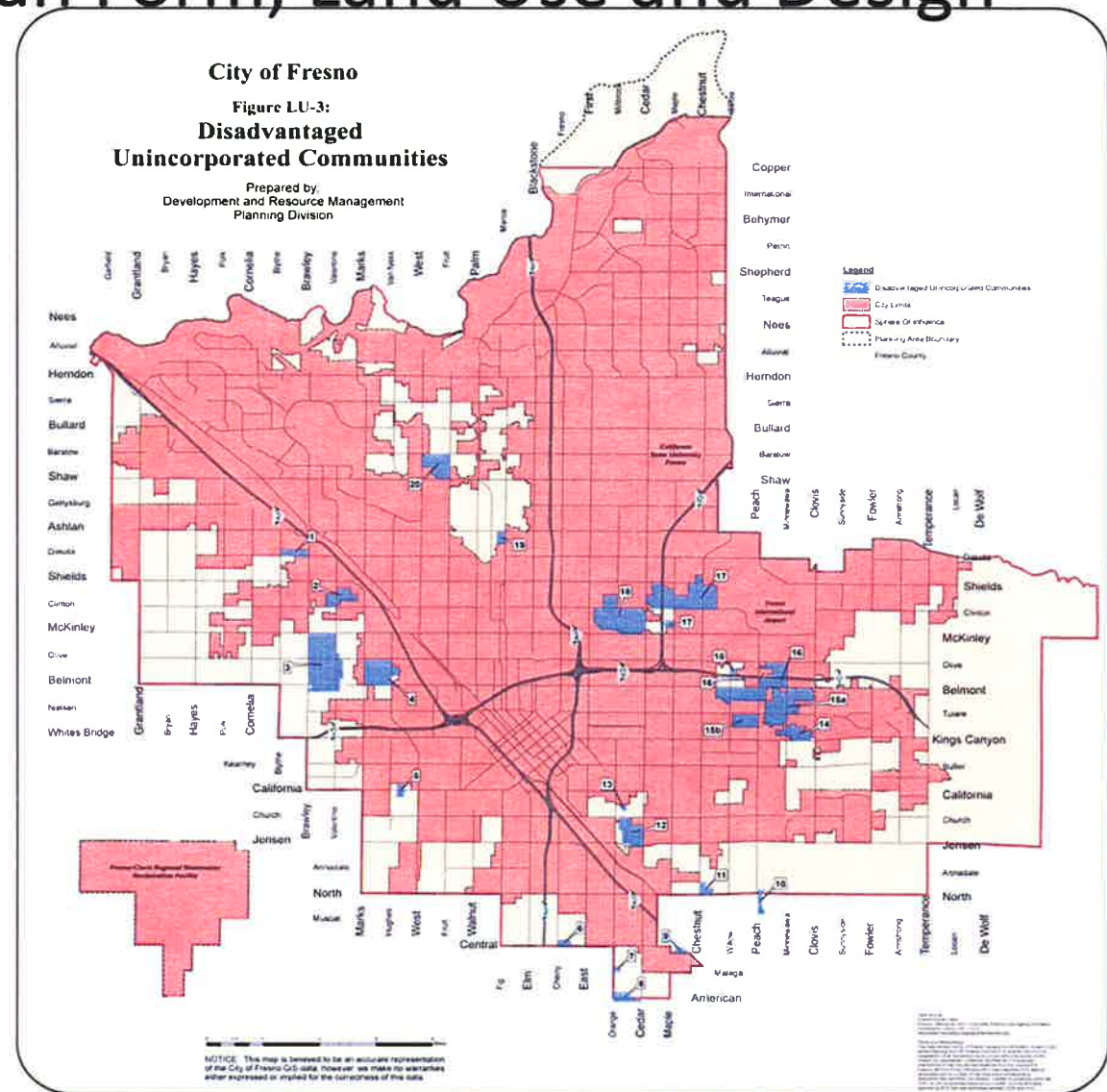
Chapter 9: Noise and Safety Element

New section referencing the City's Flood Plain
Ordinance

Chapter 3: Urban Form, Land Use and Design

Senate Bill 244
requires local
municipalities to:

1. Identify
Disadvantaged
Unincorporated
Communities;
2. Analyze their
infrastructure
needs
3. Evaluate
potential funding
mechanisms



Chapter 9: Flood Protection

- Text is added that references the City's Flood Plain Ordinance and describes how it meets the requirements of state law.

Environmental Assessment

- A Finding of Conformity was posted on January 29, 2016 for the January 2016 Public Draft of the Housing Element
- An Addendum was prepared for the March 2016 Revised Public Draft of the Housing Element
- No comments received

Recommendation

- **ADOPT** the environmental findings of Environmental Assessment No. A-16-001, a Finding of Conformity to the Fresno General Plan Final Master Environmental Impact Report SCH No. 2012111015 (MEIR) certified by the Fresno City Council on December 18, 2014 pursuant to Section 21157.1 of the California Public Resource Code (California Environmental Quality Act) and an Addendum to the Finding of Conformity pursuant to CEQA Guidelines Section 15162 and 15164.
- **ADOPT RESOLUTION** – A Resolution of the Council of the City of Fresno, California, to adopt Plan Amendment Application No. A-16-001, amending the text of Chapter 11 of the Fresno General Plan to incorporate the Housing Element, including all Text, Policies, Maps, Tables, and Exhibits contained in the Fresno Housing Element Revised Public Draft document dated March 2016, and including revisions recommended by staff and proposed amendments to Chapters 3 and 9 of the General Plan as set forth in the Exhibits herein
- **ADOPT RESOLUTION** - A Resolution of the Council of the City of Fresno, California, to Authorize the Director of the Development and Resource Management Department to Update the Text, Tables, and Exhibits contained In the 2015-2023 Housing Element to Reflect the Final Action Taken By Council to the Extent Such Updates are Necessary to Maintain Consistency and to Correct Typographical Errors

CITY OF FRESNO

HOUSING ELEMENT UPDATE 2015-2023



City Council
Continued Public Hearing
April 28, 2016