

Attachment E
Summary of Changes

Housing Element Amendment Summary of Changes March 2017

This table summarizes changes to the City of Fresno Housing Element included in this Draft Revised Amendment, dated March 2017.

Chapter 1: Introduction	
Chapter 1 is updated to include details about the additional outreach activity conducted as part of the Housing Element Amendment, following receipt of the California Department of Housing and Community Development (HCD)'s comment letter (dated August 2016 and updated November 2016). Information regarding upcoming public outreach activities has been added, and the approximate date for public hearings on the Amendment is noted.	
Chapter 2: Needs	
No changes.	
Chapter 3: Land For Housing	
Following receipt of HCD's comment letters noted above, Chapter 3 was updated to revise data pertaining to unaccommodated need from the prior 4th cycle (2008-2013) planning period. This is also sometimes referred to as the "rollover RHNA." The Amendment now shows the sites inventory with two separate components: sites to meet the 2013-2023 RHNA and sites to meet the 2008-2013 RHNA. Analysis includes discussion on how the sites are in compliance with the requirements in 65583.2(h). The original sites inventory is edited to reflect the removal of sites that have been moved to the new rollover RHNA sites inventory. Following further consultation with HCD, text describing the Downtown Development Code (DDC) was edited to clarify that base zoning allows residential development by right. Credits towards the Unaccommodated 2008-2013 RHNA (Table 3-4) and the current 2013-2023 RHNA (Table 3-2) have been edited after further review by staff of these calculations and building records. (Credits are based on projects that have been issued building permits and entitlements during the RHNA planning period.) Supporting text and tables in Chapter 3 have also been updated to reflect these changes. Footnotes for Table 3-4 have been edited to clarify that all units that are being presented as affordable are in-fact deed restricted.	
Chapter 4: Constraints	
No changes.	
Chapter 5: Accomplishments	
No changes.	
Chapter 6: Housing Plan	
Several programs were edited to reflect the adoption of the Downtown Development Code (which had not yet been adopted when the Housing Element was adopted), the revision of the sites inventories in Chapter 3, and provide additional clarification and information. Specific Program edits are listed below. Table 6-1 was updated to reflect edits to both the 2008 and 2015 sites inventories.	
Program 1 – Adequate Sites	Program 1 is edited to reflect edits to the 2008 and 2013 sites inventories and edits to the total credits toward the RHNAs.

Program 2 – Residential Densities on Identified Sites	Program 2 is edited to reflect edits to the 2008 and 2013 sites inventories and reference the expansion of affordable housing opportunities outside of the City's low and moderate-income areas, with wording consistent with Program 27. Further edits describe the City's process in the event that the sites inventory drops below the remaining RHNA and includes criteria for replacement sites related to density, capacity, and location. A reference to a new monitoring program (referencing Program 16) on large development sites was also added.
Program 3 – Annual Reporting Program	Program 3 is edited to include more specific objectives regarding public outreach methods.
Program 5 – Housing Funding Sources	Program 5 is edited to pursue funding for affordable housing opportunities within mixed-income neighborhoods and outside of the City's low and moderate-income areas, with wording consistent with Program 27.
Program 8 – Homebuyer Assistance	Program 8 is edited to indicate the existing funding source and administering agency for first-time homebuyer assistance. Further edits to Program 8 describe a targeted outreach component including description and timeline.
Program 10A – Mobile Home Parks	Additional actions with timelines toward the conservation of mobile home parks and more specific objectives regarding public outreach methods and conducting a needs assessment have been added to Program 10A.
Program 10B – Housing Choice Voucher	The objective in Program 10B is edited to develop a recommendation of best practices to target areas for voucher education, and the timeline is adjusted to allow staff time for implementation. Edits also added a commitment to collaborate with and support the Housing Authority's programs on an annual and ongoing basis. The edits also clarify the City's role in assisting in the geographic analysis necessary to target the outreach.
Program 12 – Downtown Development	Program 12 was edited to reflect the adoption of the Downtown Development Code in 2016.
Program 12 A – Downtown Displacement Prevention	Program 12A is added to include Policy 7.12.1 from the Downtown Neighborhoods Community Plan, which calls for the convening of a displacement task force. March 2017 edits included a more specific timeline for task force activities and details related to the process for assisting displaced persons or businesses.
Program 16 – Large and Small Lot Development	Program 16 was edited to reflect revisions to both the 2008 and 2013 sites inventories. Program 16 has also been edited to clarify additional actions that will facilitate large lot development. March 2017 edits added more specific timelines and details of a monitoring program that includes an affordability threshold that would trigger an evaluation of development incentives and the Housing Element sites inventory.
Program 16A – State Laws Related to Housing Development	Program 16A has been added to ensure compliance with new state laws and to encourage development of second/accessory units.

Program 20 – Comprehensive Code Enforcement	The timeframe for implementation of Program 20 is edited to include consideration of a residential rental inspection program and adjusted to allow staff time for implementation.
Program 27 – Equitable Communities	Program 27 was edited to include more specific actions and timelines to further the City’s goals and objectives related to equitable communities. An action item was added to establish a General Plan Implementation Committee to review progress on the priorities established in the General Plan to invest in older and disadvantaged neighborhoods and continue to refine and review City policy and practice to ensure investments and policies are furthering the goals of the Plan. Programs 2, 5 and 8 were also edited to reference the expansion of affordable housing opportunities outside of the City’s low and moderate-income areas consistent with language in Program 27. Also added to the program is the following: "Continue implementing the written policies and procedures that the City of Fresno Department of Public Utilities has established that ensure water and sewer services are to be provided as a priority for developments that include units affordable to lower-income households" --<i>added this to reflect an action item that the City already has in place (see Program 18)</i> "Expand affordable housing opportunities that prevent the concentration of single-family and multifamily dwelling units affordable to low- and moderate-income households. This includes, but is not limited to, supporting owner-initiated zoning and General Plan land use amendments that expand affordable housing opportunities outside of low- and moderate-income areas" Program 27 was further edited to include objectives to: • Increase voucher education efforts • Clarify objectives pertaining to infrastructure prioritization and tracking • Clarify the City’s role in expanding affordable housing opportunities outside of low- and moderate-income areas • Assess the interaction between transportation network pathways and affordable housing sites March 2017 edits added timeframes for implementation of program actions and a commitment to explore zoning opportunities with respect to a variety of housing types and in high opportunity areas. Beginning in 2019 and every two years thereafter, the City will present rezoning options for vacant land in high opportunity areas for Council consideration in order to provide opportunities for higher density development in all areas of the City. Details were also added to include efforts to encourage a more diverse and affordable range of housing types, like tiny houses.

Table 6-1: Quantified Objectives	Table 6-1 was revised to reflect edits to both the 2008 and 2013 sites inventories and edits to the rollover RHNA credits in Table 3-4 and Table 3-2.
Appendix	
The Appendix was modified to include flyers and notices pertaining to public workshops in December 2016 and February 2017, as well as comment letters received from the public.	