

Prohousing Designation Program Application



**State of California
Governor Gavin Newsom**

**Lourdes Castro Ramírez, Secretary
Business, Consumer Services and Housing Agency**

**Gustavo Velasquez, Director
Department of Housing and Community Development**

**Megan Kirkeby, Deputy Director
Division of Housing Policy Development**

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Website: <https://www.hcd.ca.gov/community-development/prohousing>
Email: ProhousingPolicies@hcd.ca.gov

July 2021

Prohousing Designation Program Application Package Instructions

The applicant is applying for a Prohousing Designation under the Prohousing Designation Program (“**Prohousing**” or “**Program**”), which is administered by the Department of Housing and Community Development (“**Department**”) pursuant to Government Code section 65589.9.

The Program creates incentives for Jurisdictions that are compliant with Housing Element requirements and that have enacted Prohousing Policies. These incentives will take the form of additional points or other preference in the scoring of applications for competitive housing and infrastructure programs. The administrators of each such program will determine the value and form of the preference.

In order to be considered for a Prohousing Designation, the applicant must accurately complete all sections of this application, including any relevant appendices. The Department reserves the right to request additional clarifying information from the applicant.

This application is subject to Government Code section 65589.9, and to the regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) adopted by the Department in promulgation thereof (“**Regulations**”). All capitalized terms in this application shall have the meanings set forth in Section 6601 of the Regulations.

All applicants must submit a complete, signed application package to the Department, in electronic format, in order to be considered for a Prohousing Designation. Please direct electronic copies of the completed application package to the following email address: ProhousingPolicies@hcd.ca.gov.

A complete application will include all items identified in the Application Checklist.

In relation to **Appendix 1**, the Formal Resolution for the Prohousing Designation Program, please use ~~strikethrough~~ and underline if proposing any modifications to the text of the Resolution.

Appendix 2, the Proposed Policy Completion Schedule, applies only if an application includes proposed policies.

Appendix 3, Project Proposal Scoring Sheet and Sample Project Proposal Scoring Sheet, includes a blank template to be completed by the applicant as part of the application, as well as a Sample Project Proposal Scoring Sheet with an example of how this template may be completed.

Appendix 4 lists examples of Prohousing Policies with enhancement factors to aid applicants in understanding how enhancement factors may be applied.

Appendix 5 is where the applicant will include any additional information and supporting documentation for the application.

If you have questions regarding this application or the Program, or if you require technical assistance in preparing this application, please email ProhousingPolicies@hcd.ca.gov.

Application Checklist

	Yes	No
Application Information	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Certification and Acknowledgement	<input type="checkbox"/>	<input type="checkbox"/>
The Legislative Information form is completed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Threshold Requirements Checklist is completed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A duly adopted and certified Formal Resolution for the Prohousing Designation Program is included in the application package. (See Appendix 1 for the Formal Resolution for the Prohousing Designation Program (New 04/21) form.)	<input type="checkbox"/>	<input type="checkbox"/>
If applicable, the Proposed Policy Completion Schedule is completed. (See Appendix 2 .)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Project Proposal Scoring Sheet is completed. (See Appendix 3 for the Project Proposal Scoring Sheet and the Sample Project Proposal Scoring Sheet)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Additional information and supporting documentation (Applicant to provide as Appendix 5)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Application Information

Applicant (Jurisdiction):	City of Fresno
Applicant Mailing Address:	2600 Fresno St., Room 3065
City:	Fresno
ZIP Code:	93721
Website:	https://www.fresno.gov/darm
Authorized Representative Name	Jennifer Clark
Authorized Representative Title:	Director of Planning & Development
Phone:	559-621-8003
Email:	jennifer.clark@fresno.gov
Contact Person Name:	Casey Lauderdale
Contact Person Title:	Planner
Phone:	559-621-8515
Email:	casey.lauderdale@fresno.gov
Proposed Total Score (Based on Appendix 3):	66

CERTIFICATION AND ACKNOWLEDGMENT

As authorized by the Formal Resolution for the Prohousing Designation Program (Resolution No. 2022-), which is attached hereto and incorporated by reference as if set forth in full, I hereby submit this full and complete application on behalf of the applicant.

I certify that all information and representations set forth in this application are true and correct.

I further certify that any proposed Prohousing Policy identified herein will be enacted within two (2) years of the date of this application submittal.

I acknowledge that this application constitutes a public record under the California Public Records Act (Gov. Code, § 6250 et seq.) and is therefore subject to public disclosure by the Department.

Signature: _____

Name and Title: Jennifer Clark, Director of Planning & Development

Date: _____

Legislative Information

District	Number	Legislator's Name
Federal Congressional District	16 22	Jim Costa Connie Conway
State Assembly District	8 14	Andreas Borgeas Melissa Hurtado
State Senate District	23 31	Jim Patterson Joaquin Arambula

Applicants can find their respective State Senate representatives at <https://www.senate.ca.gov/>, and their respective State Assembly representatives at <https://www.assembly.ca.gov/>

Threshold Requirements Checklist

The applicant meets the following threshold requirements in accordance with Section 6604 of the Regulations:

	Yes	No
The applicant is a Jurisdiction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has adopted a Compliant Housing Element.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has submitted or will submit a legally sufficient Annual Progress Report prior to designation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has completed, on or before the relevant statutory deadlines, any rezone program or zoning that is necessary to remain in compliance with Government Code section 65583, subdivision (c)(1).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant is in compliance, at the time of the application, with applicable state housing law, including, but not limited to, Housing Element Law; "No Net Loss" Law (Gov. Code, § 65863); the Housing Accountability Act (Gov. Code, § 65589.5); State Density Bonus Law (Gov. Code, § 65915 et seq.); laws relating to the imposition of school facilities fees or other requirements (Gov. Code, § 65995 et seq.); Least Cost Zoning Law (Gov. Code, § 65913.1); the Housing Crisis Act of 2019 (Stats. 2019, ch. 654); and antidiscrimination law (Gov. Code, § 65008).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has duly adopted and certified a Formal Resolution for the Prohousing Designation Program, which is hereby incorporated by reference. (A true and correct copy of the resolution is included in this application package.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project Proposal
Category 1: Favorable Zoning and Land Use

Category	Prohousing Policy Description	Points
1A	Sufficient sites, including rezoning, to accommodate 150 percent or greater of the current or draft RHNA, whichever is greater, by total or income category.	3
1B	Permitting missing middle housing uses (e.g., duplexes, triplexes, and fourplexes) by right in existing low-density, single-family residential zones.	3
1C	Sufficient sites, including rezoning, to accommodate 125 to 149 percent of the current or draft RHNA, whichever is greater, by total or income category. These points shall not be awarded if the applicant earns three points pursuant to Category (1)(A) above.	2
1D	Density bonus programs which exceed statutory requirements by 10 percent or more.	2
1E	Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit law (e.g., permitting more than one ADU or JADU per single-family lot). These policies shall be separate from any qualifying policies under Category (1)(B) above.	2
1F	Reducing or eliminating parking requirements for residential development as authorized by Government Code sections 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Government Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Government Code section 65915, subdivision (p).	2
1G	Zoning to allow for residential or mixed uses in one or more non-residential zones (e.g., commercial, light industrial). Qualifying non-residential zones do not include open space or substantially similar zones.	1
1H	Modification of development standards and other applicable zoning provisions to promote greater development intensity. Potential areas of focus include floor area ratio; height limits; minimum lot or unit sizes; setbacks; and allowable dwelling units per acre. These policies must be separate from any qualifying policies under Category (1)(B) above.	1
1I	Establishment of a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a housing sustainability district, as defined in Government Code section 66200.	1
1J	Demonstrating other zoning and land use actions that measurably support the Acceleration of Housing Production.	1

Project Proposal
Category 2: Acceleration of Housing Production Timeframes

Category	Prohousing Policy Description	Points
2A	Establishment of ministerial approval processes for a variety of housing types, including single-family and multifamily housing.	3
2B	Establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.	2
2C	Documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law (Pub. Resources Code, §§ 21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, § 65457; Cal Code Regs., tit. 14, §§ 15303, 15332; Pub. Resources Code, §§ 21094.5, 21099, 21155.2, 21159.28).	2
2D	Establishment of permit processes that take less than four months. Policies under this Category (2)(D) must address all approvals necessary to issue building permits.	2
2E	Absence or elimination of public hearings for projects consistent with zoning and the general plan.	2
2F	Establishment of consolidated or streamlined permit processes that minimize the levels of review and approval required for projects, and that are consistent with zoning regulations and the general plan.	1
2G	Absence, elimination or replacement of subjective development and design standards with objective development and design standards that simplify zoning clearance and improve approval certainty and timing.	1
2H	Establishment of one-stop-shop permitting processes or a single point of contact where entitlements are coordinated across city approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy.	1
2I	Priority permit processing or reduced plan check times for ADUs/JADUs, multifamily housing, or homes affordable to lower- or moderate-income households.	1
2J	Establishment of a standardized application form for all entitlement applications.	1
2K	Practice of publicly posting status updates on project permit approvals on the Internet.	1
2L	Limitation on the total number of hearings for any project to three or fewer. Applicants that accrue points pursuant to Category (2)(E) are not eligible for points under this Category (2)(L).	1
2M	Demonstration of other actions, not listed above, that quantifiably decrease production timeframes or promote the streamlining of approval processes.	1

Project Proposal
Category 3: Reduction of Construction and Development Costs

Category	Prohousing Policy Description	Points
3A	Waiver or significant reduction of development impact fees for residential development.	3
3B	Adoption of ordinances or implementation of other mechanisms that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22 to reduce barriers for property owners to create ADUs/JADUs. Examples of qualifying policies include, but are not limited to, development standards improvements, permit processing improvements, dedicated ADU/JADU staff, technical assistance programs, and pre-approved ADU/JADU design packages.	2
3C	Adoption of other fee reduction strategies separate from Category (3)(A) above, including fee deferrals and reduced fees for housing for persons with special needs.	1
3D	Promoting innovative housing types (e.g., manufactured homes, recreational vehicles, park models) that reduce development costs.	1
3E	Measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Qualifying policies include, but are not limited to, publicly funded programs to expand sidewalks or protect bike/micro-mobility lanes; creation of on-street parking for bikes; transit-related improvements; or establishment of carshare programs.	1
3F	Adoption of universal design ordinances pursuant to Health and Safety Code section 17959.	1
3G	Establishment of pre-approved or prototype plans for missing middle housing types (e.g., duplexes, triplexes, and fourplexes) in low-density, single-family residential areas.	1
3H	Demonstration of other actions, not listed above, that quantifiably reduce construction or development costs.	1

Project Proposal
Category 4: Providing Financial Subsidies

Category	Prohousing Policy Description	Points
4A	Establishment of local housing trust funds or collaboration on a regional housing trust fund.	2
4B	Provide grants or low-interest loans for ADU/JADU construction affordable to lower- and moderate-income households.	2
4C	A comprehensive program that complies with the Surplus Land Act (Gov. Code, § 54220 et seq.) and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to lower income households. A qualifying program may utilize mechanisms such as land donations, land sales with significant write-downs, or below-market land leases.	2
4D	Establishment of an Enhanced Infrastructure Financing District or similar local financing tool that, to the extent feasible, directly supports housing developments in an area where at least 20 percent of the residences will be affordable to lower income households.	2
4E	Directed residual redevelopment funds to affordable housing.	1
4F	Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source.	1
4G	Prioritization of local general funds for affordable housing.	1
4H	Demonstration of other actions, not listed above, that quantifiably promote, develop, or leverage financial resources for housing.	1

Project Proposal Enhancement Factors

The Department shall utilize enhancement factors to increase the point scores of Prohousing Policies. Each Prohousing Policy will receive extra points for enhancement factors in accordance with the chart below.

Category	Prohousing Policy Description	Points
1	Policy that represents one element of a unified, multi-faceted strategy to promote multiple planning objectives, such as efficient land use, access to public transportation, affordable housing, climate change solutions, and/or hazard mitigation.	2
2	Policies that promote development consistent with the state planning priorities pursuant to Government Code section 65041.1.	1
3	Policies that diversify planning and target community and economic development investments (housing and non-housing) to improve lower opportunity areas. Such areas include, but are not limited to, Low Resource and High Segregation & Poverty areas designated in the most recently updated TCAC/HCD Opportunity Maps, and disadvantaged communities pursuant to California Senate Bill 535 (2012).	1
4	Policies that go beyond state law requirements in reducing displacement of lower income households and conserving existing housing stock that is affordable to lower income households.	1
5	Rezoning and other policies that support high-density development in Location Efficient Communities.	1
6	Rezoning and other policies that result in a net gain of housing capacity while concurrently mitigating development impacts on or from Environmentally Sensitive or Hazardous Areas.	1
7	Zoning policies that increase housing choices and affordability in High Resource and Highest Resource areas, as designated in the most recently updated TCAC/HCD Opportunity Maps.	1
8	Other policies that involve meaningful actions towards affirmatively furthering fair housing pursuant to Government Code section 8899.50, including, but not limited to, outreach campaigns, updated zoning codes, and expanded access to financing support.	1

Project Proposal Scoring Sheet Instructions

The Department shall validate applicants' scores based on the extent to which each identified Prohousing Policy contributes to the Acceleration of Housing Production. The Department shall assess applicants' Prohousing Policies in accordance with Government Code section 65589.9, subdivision (f)(2), and Sections 6605 and 6606 of the Regulations.

The Department shall further assess applicants' Prohousing Policies using the following four scoring categories: Favorable Zoning and Land Use; Acceleration of Housing Production Timeframes; Reduction of Construction and Development Costs; and Providing Financial Subsidies. Applicants shall demonstrate that they have enacted or proposed at least one policy that significantly contributes to the Acceleration of Housing Production in each of the four categories. A Prohousing Designation requires a total score of 30 points or more across all four categories.

Instructions

Please utilize one row of the Scoring Sheet for each Prohousing Policy.

- **Category Number:** Select the relevant category number from the relevant Project Proposal list in this application. Where appropriate, applicants may utilize a category number more than once.
- **Concise Written Description of Prohousing Policy:** Set forth a brief description of the enacted or proposed Prohousing Policy.
- **Enacted or Proposed:** Identify the Prohousing Policy as enacted or proposed. For proposed Prohousing Policies, please complete **Appendix 2: Proposed Policy Completion Schedule**.
- **Documentation Type:** For enacted Prohousing Policies, identify the relevant documentary evidence (e.g., resolution, zoning code provisions). For proposed Prohousing Policies, identify the documentation which shows that implementation of the policy is pending.
- **Web Links/Electronic Copies:** Insert the Web link(s) to the relevant documentation or indicate that electronic copies of the documentation have been attached to this application as **Appendix 5**.
- **Points:** Enter the appropriate number of points using the relevant Project Proposal list in this application.
- **Enhancement Category Number (optional):** If utilizing an enhancement factor for a particular Prohousing Policy, enter the appropriate category number using the relevant Project Proposal list in this application.
- **Enhancement Points (optional):** If utilizing an enhancement factor for a particular Prohousing Policy, enter the point(s) for that Prohousing Policy.
- **Total Points:** Add the enhancement point(s) to the Prohousing Policy's general point score.

**Appendix 1: Resolution Authorizing Application to and Participation in the
Prohousing Designation Program**

RESOLUTION NO. ____

A RESOLUTION OF THE COUNCIL OF THE CITY OF
FRESNO AUTHORIZING APPLICATION TO AND
PARTICIPATION IN THE PROHOUSING DESIGNATION
PROGRAM

WHEREAS, State of California Government Code section 65589.9 established the Prohousing Designation Program (Program), which creates incentives for jurisdictions that are compliant with state housing element requirements and that have enacted Prohousing local policies; and

WHEREAS, such jurisdictions will be designated Prohousing, and, as such, will receive additional points or other preference during the scoring of their competitive applications for specified housing and infrastructure funding; and

WHEREAS, the State Department of Housing and Community Development (HCD) has adopted emergency regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) to implement the Program (Program Regulations), as authorized by Government Code section 65589.9, subdivision (d); and

WHEREAS, the City of Fresno (City) desires to submit an application for a Prohousing Designation (Application).

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno as follows:

1. The City is hereby authorized and directed to submit an Application to HCD.
2. The City acknowledges and confirms that it is currently in compliance with applicable state housing law.
3. The City acknowledges and confirms that it will continue to comply with

applicable housing laws and to refrain from enacting laws, developing policies, or taking other local governmental actions that may or do inhibit or constrain housing production. Examples of such local laws, policies, and action include moratoriums on development; local voter approval requirements related to housing production; downzoning; and unduly restrictive or onerous zoning regulations, development standards, or permit procedures. Applicant further acknowledges and confirms that it commits itself to affirmatively furthering fair housing pursuant to Government Code section 8899.50.

4. If the Application is approved, the City is hereby authorized and directed to enter into, execute, and deliver all documents required or deemed necessary or appropriate to participate in the Program, and all amendments thereto subject to approval as to form by the City Attorney (the Program Documents).

5. The City acknowledges and agrees that it shall be subject to the Application; the terms and conditions specified in the Program Documents; the Program Regulations; and any and all other applicable law.

6. The City Manager and the Director of Planning and Development are individually authorized to execute and deliver the Application and the Program Documents on behalf of the City for participation in the Program.

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, TODD STERMER, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the _____ day of _____, 2022.

AYES :
NOES :
ABSENT :
ABSTAIN :

Mayor Approval: _____, 2022
Mayor Approval/No Return: _____, 2022
Mayor Veto: _____, 2022
Council Override Vote: _____, 2022

TODD STERMER, CMC
City Clerk

BY: _____
Deputy

APPROVED AS TO FORM:
RINA M. GONZALES
Interim City Attorney

BY: _____
Tracy N. Parvanian Date
Supervising Deputy City Attorney

Attachment(s):
Attachment A – Prohousing Designation Application

Appendix 2: Proposed Policy Completion Schedule (City of Fresno)

Appendix 2: Proposed Policy Completion Schedule (City of Fresno)

Category Number	Concise Written Description of Proposed Policy	Key Milestones and Milestone Dates	Anticipated Completion Date	Notes
1B	<ol style="list-style-type: none"> 1. Permit a greater variety of missing middle housing types in single-family zones by right via form-based provisions. 2. Update the Development Code to reflect provisions of SB 9. 	<p>Draft updated language</p> <p>Present to Council for adoption</p>	10/1/2023	
1E	<ol style="list-style-type: none"> 1. Permit three ADUs per single-family lot (one attached and two detached). 	<p>Draft updated language</p> <p>Present to Council for adoption</p>	2/1/2023	
1F	<ol style="list-style-type: none"> 1. No parking requirements for ADUs with 0-2 bedrooms; 1 parking space required for 3 or more bedrooms; and no parking requirements when ADU located within one block of micro-mobility station 2. No minimum parking requirements for residential uses within 200 feet of a high-frequency transit stop and in the Downtown – Core (DTC) Zone District 3. Establish parking maximums for multi-unit residential uses pursuant to ratios in Gov Code Section 65915, subdivision (p) 	<p>Draft updated language</p> <p>Present to Council for adoption</p>	<ol style="list-style-type: none"> 1. 2/1/2023 2. 10/1/2023 3. 10/1/2023 	
1G	<ol style="list-style-type: none"> 1. Permit residential in Office District; permit previously residential use to return to residential use; and expand residential uses in Public & Institutional District 	<p>Draft updated language</p> <p>Present to Council for adoption</p>	10/1/2023	
1J	<ol style="list-style-type: none"> 1. Remove density limits in all Mixed-Use Districts and two Commercial Districts and allow housing development to occur ministerially in select areas 	<p>Draft updated language</p> <p>Present to Council for adoption</p>	10/1/2023	

2A	1. Remove density limits in all Mixed-Use Districts and two Commercial Districts and allow housing development to occur ministerially in select areas	Draft updated language Present to Council for adoption	10/1/2023	
2C	1. Remove density limits in all Mixed-Use Districts and two Commercial Districts and allow housing development to occur ministerially in select areas	Draft updated language Present to Council for adoption	10/1/2023	
2E	1. Permit missing middle housing in the RS-4 and RS-5 Zone Districts 2. Update the Development Code to permit duplexes by right in the RS Zone Districts.	Draft updated language Present to Council for adoption	10/1/2023	Currently, duplexes are conditionally permitted in the RS-5 Zone District and require a neighborhood meeting.
2F	1. Allow housing to occur ministerially in select areas	Draft updated language Present to Council for adoption	10/1/2023	
2G	1. Create objective design standards for historic districts and areas with previously adopted design guidelines in accordance with State law	Draft updated language Present to Council for adoption	10/1/2023	
2M	1. Create pre-approved standard plans for missing middle housing types	Acquire funding Hire architect Develop plans Permit plans	9/1/2024	
3B	1. ADUs may be conveyed to non-profit for affordable housing 2. Attached ADUs allowed to be 50 percent of the size of the primary home or 1,250 square feet, whichever is less. Detached ADUs are allowed to be the same size as the primary home or 1,250 square feet, whichever is less.	Draft updated language Present to Council for adoption	2/1/2023	

	3. No parking requirements for ADUs with 0-2 bedrooms			
3D	<ol style="list-style-type: none"> 1. Create an ADU & Small Homes Guidebook to promote these types of housing and provide a step-by-step guide through the development process. 2. Use existing funding and/or pursue additional funding and use City-owned land and/or developer-owned land to build cottage-court communities including some with small pre-fab homes. 3. Permit Tiny Houses on Wheels as a primary residence. 4. Create objective standards to permit Tiny Home Villages. 	<ol style="list-style-type: none"> 1a. Finalize document 1b. Upload to website and promote 2a. Determine funding source 2b. Release RFP with selected site or allow developer-owned site 2c. Council approval to award funding 2d. Complete steps for construction 3a. Draft updated language 3b. Present to Council for adoption 	<ol style="list-style-type: none"> 1. 12/1/2022 2. 10/1/2024 3. 2/1/2023 	
3E	<ol style="list-style-type: none"> 1. Make multi-million-dollar improvements to upgrade 63 bus stops along two high-frequency routes (Shaw and Cedar Avenues) 2. Create Bus Route from Downtown through Southwest Fresno to Northpointe Industrial Park to connect residents with work opportunities 3. Develop VMT Mitigation Program with VMT reduction calculator 4. Crosswalk art policy 	<ol style="list-style-type: none"> 1a. Project is under construction 2a. Public outreach to establish route 2b. Conduct Title VI Service Equity analysis 2c. Select stops and ADA path of travel improvements 2d. Add amenities to new stops 2e. Advertise & update schedule guide 2f. Train bus drivers 2g. Deploy service 3a. Complete VMT Mitigation Program development 3b. Refine Urban Design Calculator 	<ol style="list-style-type: none"> 1. 12/31/2022 2. 10/15/2023 3. 6/30/2023 4. 2/1/2023 	

		3c. Complete Nexus Study 3d. Public outreach 3e. City Council Adoption 4a. City Council Adoption		
3G	1. Create pre-approved standard plans for missing middle housing types.	Acquire funding Hire architect Develop plans Permit plans	10/1/2024	
3H	1. Catalyst Housing Sites Program. LEAP Grant funding to go towards development of plans and construction of infrastructure improvements for housing projects 2. EPA Brownfields Grant - Phase I/II and a Clean-up Plan for Fresno Housing's CAN site	1a. Finalize criteria 1b. Select key sites 1c. RFP for site/infrastructure plans 2a. Public input 2b. Develop plans	9/30/2023	

Appendix 3: Project Proposal Scoring Sheet (City of Fresno)

Appendix 3: Project Proposal Scoring Sheet (City of Fresno)

Category Number	Concise Written Description of Prohousing Policy	Enacted (E) or Proposed (P)	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
1A	The City has 36,738 sites of total current capacity, which is approximately 165% of the current RHNA of 22,178.	E	Housing Element Housing Element Sites Inventory	2015-2023 Housing Element (see pg. 49 of the PDF)	3			3
1B	Compliance with SB 9 allows duplexes by right (ministerial) in low density/single-family zones. The City will be updating the Code to reflect these permissions in a text amendment. The City will be updating its Pocket Neighborhoods (cottage courts) ordinance to permit a greater variety of missing middle housing types in single-family zones by right via form-based provisions.	E P	Zoning Code State law		3			3
1C	Skip – claiming points under 1A							
1D	The City permits a density bonus for projects located in areas near high-frequency transit. The bonus density may be up to 100 percent of the base district. The City also allows a density bonus when apartments are converted to condominiums. Additional enhancement points for going beyond State requirements for density bonuses to efficiently use land, boost potential transit ridership, and reduce vehicle miles traveled (VMT) as well as greenhouse gas emissions (GHGs).	E	Zoning Code	Article 21 – TOD Height & Density Bonus § 15-2204.E. – Density Bonuses	2	1	2	4
1E	The City is updating its ADU ordinance to reflect and exceed State laws. The updated ordinance is proposed to allow up to three ADUs, including one attached and two detached. Additional enhancement points for exceeding State Accessory Dwelling Unit law.	P	Zoning Code		2	6	1	3
1F	The existing parking requirements under Article 24 of the Development Code are less than the relevant ratios in the cited Government Code subparagraphs. §15-2413-B: Transit Accessibility allows projects to reduce parking requirements by 30 percent if they are located within 1/4 mile of high-quality transit. The City is updating its ADU ordinance to reflect and exceed State laws. The updated ordinance is proposed to eliminate parking requirements for ADUs with fewer than 3 bedrooms and to only require 1 parking space for units with 3 or more bedrooms. It further proposes to eliminate parking when the ADU is located within one block of any micro-mobility station, anticipating future development of bike/scooter share in Fresno. The City proposes to eliminate all minimum parking requirements for residential uses within 200 feet of a high-frequency transit stop and in the Downtown – Core (DTC) Zone District	E E P P	Zoning Code	§ 15-2407 – Required Parking for Downtown Districts § 15-2408 – Required Parking for Mixed-Use Districts and CMS District § 15-2409 – Required On-Site Parking Spaces, Other Districts § 15-2413 – Parking Reductions, Subsection B, Transit Accessibility	2			2

Appendix 3: Project Proposal Scoring Sheet (City of Fresno)

Category Number	Concise Written Description of Prohousing Policy	Enacted (E) or Proposed (P)	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
	The City is proposing to establish parking maximums for multi-unit residential uses pursuant to the ratios provided in Government Code Section 65915, subdivision (p).	P						
1G	<p>Residential is permitted in the Buffer, Commercial Main Street, Commercial Regional Districts, Mixed-Use Districts and Downtown Districts. Caretakers units are allowed in all Commercial and Industrial Districts. Live/work units are allowed in the Office and Light Industrial Districts. Student housing is permitted in the Public & Institutional District</p> <p>Additional enhancement points for updating the Development Code to permit residential in the Office District; to permit previously residential structures to return to residential uses no matter what the current zoning is; to expand residential uses in the Public & Institutional District.</p>	<p>E</p> <p>P</p>	Zoning Code	§ 15-802 – Use Regulations (Buffer) § 15-1102 – Use Regulations (Mixed-Use) § 15-1202 – Use Regulations (Commercial) § 15-1302 – Use Regulations (Employment) § 15-1402 – Use Regulations (Public & Semi-Public) § 15-1502 – Use Regulations (Downtown)	1	6	1	2
1H	<p>The Development Code allows for Planned Developments. A PD may allow for greater development intensity (though not overall increased density) through modification of normal development standards.</p> <p>The City allows for development standard concessions through Article 22 - Affordable Housing Density Bonus and allows for modification of height and density standards through Article 21 - TOD Height & density Bonus.</p> <p>Waivers from development standards can be applied for historic structures, including historic residential structures.</p> <p>The City is proposing to remove density limits in all Mixed-Use Districts and two Commercial Districts and allow housing development to occur ministerially in select areas.</p>	<p>E</p> <p>E</p> <p>E</p>	<p>Zoning Code</p> <p>Fresno Municipal Code</p>	Article 59 – Planned Development Permits Article 21 - TOD Height & Density Bonus Article 22 - Affordable Housing Density § 11-641. – Conditions for Variances (Floodways – search for "historic") § 15-1504. – Site Design Development Standards (Downtown – search for "historic")	1			1
1I	Skip – none existing nor proposed							

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1J	<p>In 2020 the City was awarded a Local Early Action Planning (LEAP) Grant to conduct five programs: 1) update the 6th cycle Housing Element – in progress, 2) Identify Catalyst Sites for housing throughout the City and provide infrastructure and/or site plans for selected sites – in progress, 3) small-scale developer training – completed, 4) develop a housing trust fund ordinance – completed, 5) create free, pre-approved ADU standard plans – completed.</p> <p>The City has enabled the conversion of lodges to dwelling units to help meet the immediate housing crises.</p> <p>Additional enhancement points for removing density limits in all Mixed-Use Districts and two Commercial Districts and for allowing housing development to occur ministerially in select areas.</p>	<p>E</p> <p>E</p> <p>P</p>	<p>Resolution</p> <p>Zoning Code</p>	<p>LEAP Resolution</p> <p>Revised LEAP Application (see electronic copy in Appendix 5)</p> <p>§15-2735.5 Lodging to Dwelling Conversions</p>	1	6	1	2
2A	<p>Single-family units, duplexes, and housing in Downtown districts are approved through a ministerial process (Zone Clearance). ADUs are also approved ministerially and through the ordinance update will formalize this in the Code.</p> <p>The City is proposing to remove density limits in all Mixed-Use Districts and two Commercial Districts and allow housing development to occur ministerially in select areas.</p>	<p>E</p> <p>P</p>	Zoning Code	<p>§15-4907 Summary of Primary Planning Permits and Actions</p> <p>ADU web page</p>	3			3
2B	<p>The following documents help streamline development:</p> <ul style="list-style-type: none"> - General Plan Program EIR - West Area Neighborhoods Specific Plan EIR - Downtown EIR - Southwest Fresno Specific Plan EIR 	E	EIR	<p>General Plan Program EIR</p> <p>West Area Neighborhoods Specific Plan EIR</p> <p>Downtown EIR</p> <p>Southwest Fresno Specific Plan EIR</p>	2			2
2C	<p>The City utilizes Accela to streamline permit processing.</p> <p>Additional enhancement points for approving single-family units, duplexes, and housing in Downtown districts through a ministerial process (Zone Clearance). ADUs are also approved ministerially and through the ordinance update will formalize this in the Code.</p> <p>Compliance with SB 35, streamlined approval process for affordable housing.</p> <p>The City is proposing to remove density limits in all Mixed-Use Districts and two Commercial Districts and allow housing development to occur ministerially in select areas.</p>	<p>E</p> <p>E</p> <p>E</p> <p>P</p>	<p>Accela system</p> <p>Zoning Code</p> <p>State law</p>	<p>Accela Application Portal</p> <p>§15-4907 Summary of Primary Planning Permits and Actions</p> <p>ADU web page</p>	2	1	2	4
2D	<p>Pre-approved ADUs are approved ministerially and receive a building permit within 14 days.</p> <p>Standard single-family plans are processed within 7 days.</p>	<p>E</p> <p>E</p>	<p>Internal process</p> <p>Zoning Code</p>	<p>ADU Quick Start Guide Brochure</p>	2			2

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	Mobile homes are processed within 14 days Standardized multi-family plans are processed within 14 days if template and 21 if not template							
2E	Housing projects that are permitted by right do not require a hearing. The City is proposing to make missing middle housing in the RS-4 and RS-5 Zone Districts permitted by right and to update the Development Code to permit duplexes by right in the RS Zone Districts.	E P		§15-4907 Summary of Primary Planning Permits and Actions	2			2
2F	Use of Accela streamlines permit review processes, facilitating input from different departments through one integrated system. Created ministerial, staff-level approval, for single-family homes, duplexes, ADUs, and Downtown housing projects. Compliance with SB 35, streamlined approval process for affordable housing. The City is proposing to allow housing development to occur ministerially in select areas.	E E E P	Accela system Zoning Code State law	Accela Application Portal §15-4907 Summary of Primary Planning Permits and Actions	1			1
2G	The Development Code created objective standards and offers “Certainty vs. Flexibility options” for the Residential and Mixed-Use zone districts. The Certainty option contains objective minimum standards whereas the Flexibility option allows for greater variation to create a unique development that still meets the intent of the zone district. ADUs are not subject to any non-objective standards, except where the consideration of a historic resource permits additional review. The City is proposing to create objective design standards for historic districts and areas with previously adopted design guidelines in accordance with State law.	E E P	Zoning Code State law	§ 15-903. – Density and Massing Development Standards (Single-Family) § 15-904. - Site Design Development Standards (Single-Family) § 15-1003. – Density and Massing Development Standards (Multi-Family) § 15-1004. - Site Design Development Standards (Multi-Family) § 15-1005. – Façade Design Development Standards § 15-1103. – Density and Massing Development Standards (Multi-Family) § 15-1104. - Site Design Development Standards (Multi-Family) § 15-1105. – Façade Design Development Standards	1			1
2H	The City uses Accela to coordinate and streamline the entitlement process. The City has a public counter with staff to answer general zoning and application process inquiries, assist with application submittal,	E E	Accela system Internal process	Accela Application Portal QLess Scheduling ADU web page	1			1

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	<p>review public documents, and process select Zone Clearance applications.</p> <p>A multi-department team & devoted housing liaison allocated to work together to eliminate barriers to housing projects.</p> <p>An ADU “hotline” was established to create a central contact for ADU-related inquiries.</p>	E						
2I	<p>Single-family units, duplexes, and housing in Downtown districts are approved through a ministerial process (Zone Clearance). ADUs are also approved ministerially and through the ordinance update will formalize this in the Code. Ministerial review is typically faster than discretionary review.</p> <p>Compliance with SB 35, streamlined approval process for affordable housing.</p> <p>Additional enhancement points for promoting the One Fresno Housing Strategy through the creation of free, standardized ADU plans. Standardized multi-family plans are processed within 14 days if template and 21 if not template</p>	E E E	<p>Zoning Code</p> <p>State law</p> <p>Internal process</p>	§ 15-4907 Summary of Primary Planning Permits and Actions	1	1	2	3
2J	Although the City has a master application form, most applications are submitted online into Accela, which has standardized fields.	E	Accela system	Accela Application Portal	1			1
2K	<p>Information on permit approvals is available through Accela.</p> <p>City of Fresno webpage Plans and Projects Under Review posts larger/major projects with status updates.</p> <p>Housing Element Annual Progress Reports.</p>	E E E	<p>Accela system</p> <p>Webpage</p> <p>Housing Element APR</p>	Accela Application Portal Plans and Projects Under Review Housing Element webpage	1			1
2L	Skip - claiming points under 2E							
2M	<p>Pre-application review allows applicants to review proposals with staff before formal submission.</p> <p>Application submittal checklists allow project applicants to prepare all needed materials in advance of submitting an application.</p> <p>Department managers meet regularly to discuss larger projects, helping to identify any issues in a timely manner, which assists in streamlining the approval process.</p> <p>Use of Accela to streamline application and communications process.</p> <p>Use of Bluebeam (Studio Sessions) software helps staff work more efficiently.</p> <p>Applications are assigned a planner to help route them through the approval process.</p> <p>Pre-approved ADU standard plans allow for a streamlined option for ADU development.</p>	E E E E E E E E	<p>State law</p> <p>Internal process</p> <p>Accela system</p> <p>Bluebeam system</p> <p>Construction Drawings</p>	Application Submittal Checklists Accela Application Portal ADU Quick Start Guide Brochure Free Pre-approved ADU Plans	1			1

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	The City proposes to create pre-approved standard plans for missing middle housing types.	E P						
3A	<p>BUILD Act - provides exemption of the development impact fees on any replacement or reconstruction of an existing single family, duplex, triplex or fourplex unit that has been destroyed or demolished, where the use of the property will not change or be intensified.</p> <p>Residential Infill Fee Waiver Program Ordinance - provides an exemption of certain fees and 50% reimbursement of sidewalk improvements on multifamily and/or single family residential projects on sites less than 5 net acres in size and substantially surrounded by urban uses, and located within an Infill Opportunity Zone, Bus Rapid Transit Corridor or Downtown Planning Area, as reflected in the Priority Areas for Development Incentives Map.</p>	E E	Fresno Municipal Code	Article 4.12 – Exemption of Development Fees on Certain Small Residential Developments Article 4.16 – Fee Waiver Program for Certain Residential Infill Projects	3			3
3B	<p>ADUs are allowed anywhere there is an existing residential use, regardless of current zoning (i.e. a non-conforming house may have an ADU).</p> <p>ADUs are not included in density calculations.</p> <p>Permit approval to occur within 14 business days.</p> <p>Pre-approved ADU standard plans offered to the public for free.</p> <p>Dedicated ADU staff</p> <p>The City is proposing to update its Code to include more permissive regulations:</p> <ol style="list-style-type: none"> ADUs may be conveyed to a non-profit for affordable housing. Attached ADUs allowed to be 50 percent of the size of the primary home or 1,250 square feet, whichever is less. Detached ADUs are allowed to be the same size as the primary home or 1,250 square feet, whichever is less. No parking requirements for ADUs with 0-2 bedrooms. 	E/P E E E E P	<p>Zoning Code</p> <p>Internal process</p> <p>State law</p> <p>Construction Drawings</p>	§ 15-2754. – Second Dwelling Units, Backyard Cottages, and Accessory Living Quarters (note: to be updated with new ADU ordinance) ADU Quick Start Guide Brochure Free Pre-approved ADU Plans	2			2
3C	Waived plan check fees for ADUs	E		ADU Quick Start Guide Brochure	1			1
3D	<p>A portion of the City's PLHA funding is scheduled for rehabilitation of owner-occupied mobile homes.</p> <p>The City permits and promotes Tiny Houses on Wheels to be used as an ADU and is proposing to permit them as a primary residence.</p> <p>The City permits manufactured homes to be used as single-family homes on individual lots and as detached units in a cottage-court type arrangement.</p>	E E/P E	<p>PLHA plan</p> <p>Zoning Code</p> <p>Construction Plans</p> <p>Guidebook</p>	Resolution adopting PLHA City of Fresno Permanent Local Housing Allocation 5-Year Plan and Application for Funding (see page 9). § 15-2754. – Second Dwelling Units, Backyard Cottages, and Accessory	1			1

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	<p>The City's pre-approved ADU plans can also be used as primary homes.</p> <p>The City is developing an ADU & Small Homes Guidebook to promote these types of housing and provide a step-by-step guide through the development process.</p> <p>The City is working with pre-fab small home buildings and proposing to pursue additional funding sources to promote cottage-court developments.</p> <p>The City is proposing to permit Tiny Home Villages in select Zone Districts.</p>	<p>E</p> <p>P</p> <p>P</p> <p>P</p>		<p>Living Quarters (note: to be updated with new ADU ordinance)</p> <p>§ 15-2738. – Manufactured Homes</p> <p>Free Pre-approved ADU Plans</p> <p>Tiny Home Guide (note: to be updated with new ADU ordinance)</p>				
3E	<p>The Development Code contains requirements for bike parking and allows removal of car parking for bike parking.</p> <p>Developments near bus routes can be required to incorporate bus facilities.</p> <p>The City offers free bus rides for seniors, disabled, Medicare Card holders, veterans, active military, and children under 12 years old; reduced fares for all other riders including Handy Ride fares which is an on-call para-mobility services; subsidized fares for Fresno State students and faculty to ride for free; and free rides to cooling centers.</p> <p>The City added Bus Route 3 to serve the most northern part of Fresno and to provide access to the Junior College at the end of the route. Two new bus stops were added to this route.</p> <p>A multimillion-dollar project has been funded to make improvements to upgrade 63 bus stops along two high-frequency routes (Shaw and Cedar Avenues). This is in addition to 18 bus stops that were upgraded over the past several years as well as the addition of BRT stations which provide enhanced stations and amenities since its launch in 2018.</p> <p>A new bus route is being proposed to connect the employees in the Downtown and Southwest Fresno to employers in the Northpointe Industrial Park.</p> <p>Through the Transformative Climate Communities (TCC) Grant carshare, bikeshare, and vanpool programs are under development.</p> <p>The City has a carpool program for employees.</p> <p>The City has adopted a Complete Streets Policy and standard street plans include sidewalks and bike lanes.</p> <p>The City staff is pursuing adoption of a crosswalk art policy.</p>	<p>E</p> <p>E</p> <p>E</p> <p>E</p> <p>E/P</p> <p>P</p> <p>E</p> <p>E</p> <p>E</p> <p>P</p>	<p>Zoning Code</p> <p>Administrative Order</p> <p>Policy</p> <p>Plans</p>	<p>§ 15-2429. – Bicycle Parking</p> <p>VMT Program</p> <p>Fares & Passes</p> <p>Handy Ride</p> <p>Transit Improvements</p> <p>Transform Fresno Clean Shared Mobility Network</p> <p>Parking Permits and Regulations (see page 2)</p> <p>Complete Streets Policy</p> <p>Standard Street Plans (see P51 - P55, P60, P69, P70, P75, P78 – P81)</p> <p>Crosswalk Art (was on the September 29, 2022 City Council agenda and then tabled)</p>	1			1

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	<p>The City works to provide sidewalks in inner city where they are missing through CDBG funding.</p> <p>Leverage implementation of a VMT mitigation program (under development) towards development of core active transportation projects. Part of the program will include a VMT reduction calculator that will reduce VMT when a project incorporates design elements to improve and encourage active transportation.</p>	E E/P						
3F	The City has adopted Universal Design standards.	E	Fresno Municipal Code	§ 11-110. – Universal Design Standard	1			1
3G	<p>Pre-approved ADU standard plans can be used to create cottage-court developments.</p> <p>The City is proposing to create pre-approved standard plans for missing middle housing types.</p>	E P	<p>Zoning Code</p> <p>Construction Drawings</p>	<p>§ 15-2723. – Cottage Housing Developments (Pocket Neighborhoods)</p> <p>ADU web page</p>	1			1
3H	<p>Catalyst Housing Sites Program. LEAP grant funding to go towards development of plans and construction of infrastructure improvements for housing projects .</p> <p>EPA Brownfields Grant - Phase I/II and a Clean-up Plan for Fresno Housing's California Neighborhood housing site</p> <p>Allowing sidewalks to be installed last so they are not damaged and need to be replaced.</p> <p>Allowance of Standard Plans for Single and Multifamily</p> <p>Impact Fee Waivers</p> <p>Public Works deferral programs for undergrounding.</p> <p>Infill project street improvement reimbursement program</p> <p>New Growth Area project street improvement reimbursement program</p> <p>50% reduction of various fees in the Downtown area</p>	E/P E/P E E E E E	<p>Resolution</p> <p>Internal processes</p> <p>Report</p> <p>Plan</p> <p>Fresno Municipal Code</p>	<p>LEAP Resolution</p> <p>Revised LEAP Application (see electronic copy in Appendix 5)</p> <p>Economic Expansion Act (see electronic copy in Appendix 5)</p> <p>Impact Fee Waivers (see electronic copy in Appendix 5)</p> <p>Article 4.14 Exemption From Payment of Fees for Certain Types of Business</p>	1			1
4A	The City established a LHTF in July 2021.	E	Resolution	LHTF Resolution	2			2
4B	As part of the Mayor's One Fresno Housing Strategy, the City will be investing in the creation of 125 ADUs. Total investment through 2025 is \$5.625 million.	P	<p>Budget</p> <p>Strategy</p>	<p>City of Fresno FY 2023 Budget includes proposed budget, line-item details, and Council motions and directions</p> <p>City of Fresno One Housing Strategy</p>	2			2
4C	Ordinance 2021-022 added to Chapter 4, Article 2, Section 4-203 and 4-204 allowing for sale of surplus property to developers for affordable housing.	E	Ord 2021-022 and Municipal Code Chapter 4, Article 2,	<p>Surplus Real Property Municipal Code Sections</p> <p>Surplus Real Property Ordinance</p>	2			2

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	Created a Project Administrator position to facilitate the function of ensuring any City-owned land would be made available later this year for affordable housing development.	E	Section 4-203 and 4-204 Budget	City of Fresno FY 2023 Budget position is identified on page B-150 under Housing Division – General Fund. The person for this position has already been hired.				
4D	Fresno EIFD established and held public meetings. Projects financed may include affordable housing as authorized under the EIFD Law. Specific communitywide and regional benefits anticipated to be generated by the District includes 10,056 housing units within the District. The District is in an area designated entirely as Disadvantaged Community (DAC) sensus tracts based on CalEPA and CalEnvironScreen tool (version 3.0)	E	Resolution	EIFD webpage EIFD Resolution	2			2
4E	Successor Agency to the Redevelopment Agency of the City of Fresno has funded and continues to fund affordable housing projects.	E	Spreadsheet	Successor Agency to RDA of Fresno - Overview of Affordable Housing Development from 2012-2022 (see electronic copy in Appendix 5)	1			1
4F	Local Housing Trust Fund is funded annually	E	Resolution	Resolution 2021-201	1			1
4G	General funds appropriated to the Local Housing Trust Fund account FY 2023 Budget set aside \$7 million General Fund money to go towards special services/tech and special projects related to housing. FY 2023 Budget set aside \$1.1 million for 12 new staff members dedicated to the creation of affordable housing and homeless shelters.	E E	Resolution Budget	Resolution 2021-201 FY 2023 Budget - Line Item Detail Housing General Fund page 117 City of Fresno FY 2023 Budget includes proposed budget, line item details, and Council motions and directions	1			1
4H	Staff allocated to pursue grants to partner with affordable housing developers to build affordable housing Dedicated staff (Project Administrator) to shepherd housing projects through permitting and approval process to save the applicant time. The City of Fresno receives entitlement funding from the United States Department of Housing and Urban Development (HUD) and from the California Department of Housing and Community Development (Cal HCD). This funding is used to benefit low- and moderate-income persons residing in the City by strengthening and revitalizing communities through housing and neighborhood investment. There are 16 staff positions dedicated to the administration of these housing entitlement dollars and grants. Developed the One Fresno Housing Strategy to initiate a longer and more strategic effort to confront the City's housing needs.	E E E E	Website Budget	Homebuyer Resources Housing and Community Development City of Fresno FY 2023 Budget includes proposed budget, line item details, and Council motions and directions City of Fresno One Housing Strategy City of Fresno FY 2023 Budget Project Administrator position is identified on page B-150 under Housing Division – General Fund. The person for this position has already been hired. Llaves De Tu Casa Iniciativa	1	8	1	2

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	<p>FY 2023 budget set aside \$42 million of American Rescue Plan Act (ARPA) funds to implement 47 housing and 24 homeless recommendations in the One Fresno Housing Strategy.</p> <p>Leveraged State Project Homekey funding to acquire and transform hotels into emergency housing</p> <p>Promote homebuyer assistance programs</p> <p>Additional enhancement points for the launch of the Llaves De Tu Casa Initiative, which is a financial education program open to all County of Fresno residents but with a focus on increasing Latino homeownership rates. A total of up to \$22,000 could be available to qualified buyers under the Llaves De Tu Casa Initiative. Additionally, the initiative is designed to increase the homeownership rate for low-income, first-time homebuyers.</p>	<p>E</p> <p>E</p> <p>E</p>						
Total					56		10	66

Appendix 5: Additional Information and Supporting Documentation

Appendix 4: Examples of Prohousing Policies with Enhancement Factors

If a Prohousing Policy incorporates any of the enhancement factors specified in the Project Proposal Enhancement Factors chart, it will receive extra points as indicated therein. Examples of such qualifying Prohousing Policies include the following:

Category 1: Favorable Zoning and Land Use

- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in Location Efficient Communities
- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Rezoning to accommodate 125 to 149 percent of the Regional Housing Needs Allocation in downtown commercial corridors or other infill locations.
- Expanding density bonus programs to exceed statutory requirements by 10 percent or more in Location Efficient Communities.
- Reducing or eliminating parking requirements for residential development as authorized by Government Code section 65852.2 in Location Efficient Communities.
- Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit law in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Modification of development standards and other applicable zoning provisions to promote greater development intensity in downtown commercial corridors or other infill locations.
- Coupling rezoning actions with policies that go beyond state law requirements in reducing displacement of lower income households and conserving existing housing stock that is affordable to lower income households.

Category 2: Acceleration of Housing Production Timeframes

- Ministerial approval processes for multifamily housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Streamlined, program-level CEQA analysis and certification of specific plans in Location Efficient Communities.
- Documented practice of streamlining housing development at the project level in downtown commercial corridors and other infill locations.
- Expedited permit processing for housing affordable to lower income households in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

Category 3: Reduction of Construction and Development Costs

- Fee waivers for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

- Fee waivers or reductions for higher density housing in downtown commercial corridors or other infill locations.
- Measures that reduce costs and leverage financial resources for transportation-related infrastructure or programs in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Adoption of universal design ordinances to increase housing choices and affordability for persons with disabilities in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Permitting innovative housing types, such as manufactured homes, recreational vehicles or park models, in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

Category 4: Providing Financial Subsidies

- Targeting local housing trust funds to acquisition or rehabilitation of existing affordable units, or to affordable units at risk of converting to market rate uses, in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Marketing grants and other financial products for ADUs/JADUs in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Utilizing publicly owned land for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Establishment of an Enhanced Infrastructure Financing District or similar local financing tool in a Low Resource or High Segregation & Poverty area (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Directing residual redevelopment funds or general funds to conservation or preservation of affordable housing in areas at high risk of displacement.

Appendix 4: Examples of Prohousing Policies with Enhancement Factors

LOCAL EARLY ACTION PLANNING GRANT APPLICATION

Local Early Action Planning Grant Application



**State of California
Governor Gavin Newsom**

**Alexis Podesta, Secretary
Business, Consumer Services and Housing Agency**

**Doug McCauley, Acting Director
Department of Housing and Community Development**

**Zachary Olmsted, Deputy Director
Department of Housing and Community Development
Housing Policy Development**

2020 West El Camino, Suite 500
Sacramento, CA 95833

Website: <https://www.hcd.ca.gov/grants-funding/active-funding/leap.shtml>

Email: EarlyActionPlanning@hcd.ca.gov

January 27, 2020

LEAP Application Packaging Instructions

The applicant is applying to the Department of Housing and Community Development (Department) for a grant authorized underneath the Local Early Action Planning Grants (LEAP) provisions pursuant to Health and Safety Code Sections 50515 through 50515.05. LEAP provides funding to jurisdictions for the preparation and adoption of planning documents, process improvements that accelerate housing production and facilitate compliance in implementing the sixth cycle of the regional housing need assessment. If you have questions regarding this application or LEAP, email earlyactionplanning@hcd.ca.gov.

If approved for funding, the LEAP application is incorporated as part of your Standard Agreement with the Department. In order to be considered for funding, all sections of this application, including attachments and exhibits if required, must be complete and accurate.

All applicants must submit a complete, signed, original application package and digital copy on CD or USB flash drive to the Department and postmarked by the specified due date in the NOFA. Applicants will demonstrate consistency with LEAP requirements by utilizing the following forms and manner prescribed in this application.

- Pages 3 through 14 constitute the full application (save paper, print only what is needed)
- Attachment 1: Project Timeline and Budget: Including high-level tasks, sub-tasks, begin and end dates, budgeted amounts, deliverables, and adoption and implementation dates.
- Attachment 2: Nexus to Accelerating Housing Production
- Attachment 3: State and Other Planning Priorities
- Attachment 4: Required Resolution Template
- Government Agency Taxpayer ID Form (available as a download from the LEAP webpage located at <https://www.hcd.ca.gov/grants-funding/active-funding/leap.shtml>)
- If the applicant is partnering with another local government or other entity, include a copy of the legally binding agreement; and
- Supporting documentation (e.g., letters of support, scope of work, project timelines, etc.)

Pursuant to Section XII of the LEAP 2020 Notice of Funding Availability (NOFA), the application package must be postmarked on or before July 1, 2020, and received by the Department at the following address:

**Department of Housing and Community Development
Division of Housing Policy Development
2020 West El Camino Ave, Suite 500
Sacramento, CA 95833**

A. Applicant Information and Certification

Applicant (Jurisdiction)					
Applicant's Agency Type					
Applicant's Mailing Address					
City					
State	California	Zip Code			
County					
Website					
Authorized Representative Name					
Authorized Representative Title					
Phone		Fax			
Email					
Contact Person Name					
Contact Person Title					
Phone		Fax			
Email					
Proposed Grant Amount	\$				
<p><i>Pursuant to Health and Safety Code Section 50515.03 through (d) of the Guidelines, all applicants must meet the following two requirements to be eligible for an award:</i></p>					
1. Does the application demonstrate a nexus to accelerating housing production as shown in Attachment 2?		Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
2. Does the application demonstrate that the applicant is consistent with State Planning or Other Priorities shown in Attachment 3?		Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Is a fully executed resolution included with the application package?		Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Does the address on the Government Agency Taxpayer ID Form exactly match the address listed above?		Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Is the applicant partnering with another eligible local government entity? If Yes, provide a fully executed copy of the legally binding agreement.		Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

As the official designated by the governing body, I hereby certify that if approved by HCD for funding through the Local Early Action Planning Program (LEAP), the _____ assumes the responsibilities specified in the Notice of Funding Availability and certifies that the information, statements and other contents contained in this application are true and correct.

Signature: _____ Name: _____

Date: _____ Title: _____

B. Proposed Activities Checklist

Check all activities the locality is undertaking. Activities must match the project description.		
1	<input type="checkbox"/>	Rezoning and encouraging development by updating planning documents and zoning ordinances, such as general plans, community plans, specific plans, implementation of sustainable communities' strategies, and local coastal programs
2	<input type="checkbox"/>	Completing environmental clearance to eliminate the need for project-specific review
3	<input type="checkbox"/>	Establishing housing incentive zones or other area based housing incentives beyond State Density Bonus Law such as a workforce housing opportunity zone pursuant to Article 10.10 (commencing with Section 65620) of Chapter 3 of Division 1 of Title 7 of the Government Code or a housing sustainability district pursuant to Chapter 11 (commencing with Section 66200) of Division 1 of Title 7 of the Government Code
4	<input type="checkbox"/>	Performing infrastructure planning, including for sewers, water systems, transit, roads, or other public facilities necessary to support new housing and new residents
5	<input type="checkbox"/>	Planning documents to promote development of publicly owned land such as partnering with other local entities to identify and prepare excess or surplus property for residential development
6	<input type="checkbox"/>	Revamping local planning processes to speed up housing production
7	<input type="checkbox"/>	Developing or improving an accessory dwelling unit ordinance in compliance with Section 65852.2 of the Government Code
8	<input type="checkbox"/>	Planning documents for a smaller geography (less than jurisdiction-wide) with a significant impact on housing production including an overlay district, project level specific plan, or development standards modifications proposed for significant areas of a locality, such as corridors, downtown or priority growth areas
9	<input type="checkbox"/>	Rezoning to meet requirements pursuant to Government Code Section 65583(c)(1) and other rezoning efforts to comply with housing element requirements, including Government Code Section 65583.2(c) (AB 1397, Statutes of 2018)
10	<input type="checkbox"/>	Upzoning or other implementation measures to intensify land use patterns in strategic locations such as close proximity to transit, jobs or other amenities
11	<input type="checkbox"/>	Rezoning for multifamily housing in high resource areas (according to Tax Credit Allocation Committee/Housing Community Development Opportunity Area Maps); Establishing Pre-approved architectural and site plans
12	<input type="checkbox"/>	Preparing and adopting housing elements of the general plan that include an implementation component to facilitate compliance with the sixth cycle RHNA
13	<input type="checkbox"/>	Adopting planning documents to coordinate with suballocations under Regional Early Action Planning Grants (REAP) that accommodate the development of housing and infrastructure and accelerate housing production in a way that aligns with state planning priorities, housing, transportation equity and climate goals, including hazard mitigation or climate adaptation
14	<input type="checkbox"/>	Zoning for by-right supportive housing, pursuant to Government Code section 65651 (Chapter 753, Statutes of 2018)
15	<input type="checkbox"/>	Zoning incentives for housing for persons with special needs, including persons with developmental disabilities
16	<input type="checkbox"/>	Planning documents related to carrying out a local or regional housing trust fund
17	<input type="checkbox"/>	Environmental hazard assessments; data collection on permit tracking; feasibility studies, site analysis, or other background studies that are ancillary (e.g., less than 15% of the total grant amount) and part of a proposed activity with a nexus to accelerating housing production
18	<input type="checkbox"/>	Other planning documents or process improvements that demonstrate an increase in housing related planning activities and facilitate accelerating housing production
19	<input type="checkbox"/>	Establishing Prohousing Policies

C. Project Description

*Provide a description of the project and each activity using the method outlined below, and ensure the narrative speaks to **Attachment 1: Project Timeline and Budget**.*

- a. Summary of the Project and its impact on accelerating production*
- b. Description of the tasks and major sub-tasks*
- c. Summary of the plans for adoption or implementation*

Please be succinct and use Appendix A or B if more room is needed.

D. Legislative Information

District	#	Legislator Name
Federal Congressional District		
State Assembly District		
State Senate District		

Applicants can find their respective State Senate representatives at <https://www.senate.ca.gov/>, and their respective State Assembly representatives at <https://www.assembly.ca.gov/>.

City of Fresno LEAP Grant Application for the Building a Foundation: Housing Acceleration Project

Attachment 1A: Detailed Project Timeline and Budget

Task	Est Cost	Begin	End	Deliverable	Notes
1. Housing Element Update		1/4/2022	9/30/2023	Updated Housing Element for 6th cycle RHNA	Total Cost: \$190,000
1a. Community Engagement	\$ 60,000	1/4/2022	9/30/2023	Workshops and materials	
1b. Research and initial draft	\$ 105,000	1/4/2022	12/31/2022		
1c. Improve Sites Inventory Tracking	\$ 25,000	6/1/2021	12/31/2021	Streamlined Housing Element Sites tracking system	
1d. HE Final Draft & City Council Adoption		8/1/2023	9/30/2023		
2. Housing Trust Fund		12/1/2020	8/31/2021	Model HTF Ordinance	Total Cost: \$50,000
2a. Community Engagement	\$ 20,000	4/1/2021	7/31/2021	Workshops and materials	
2b. Research and draft ordinance and operating structure	\$ 30,000	12/1/2020	7/31/2021		
2c. Final draft ordinance & City Council Adoption		6/1/2021	8/31/2021		

3. Implement a Small-Scale Developer Training Program		6/1/2021	12/31/2021	development 101 materials	Total Cost: \$16,000
3a. Training course	\$ 14,000	7/1/2021	9/31/2021		
3b. Compose materials	\$ 2,000	10/1/2021	12/31/2021		
4. Catalyst Housing Sites & ADU Demonstration		8/1/2021	9/30/2023	Shovel-ready projects	Total Cost: \$365,000
4a. Update infill inventory and identify sites	\$ 20,000	8/1/2021	8/31/2022	Updated inventory + list of sites	Re: Inventory, we may be able to augment with EPA Brownfields funding. Should this be possible, we would like to examine also updating our web interface to make this information widely accessible.
4b. Create site plans and infrastructure plans for Catalyst and ADU demonstration sites	\$ 325,000	8/1/2021	9/30/2023	10-15 site and infrastructure plans	
4c. Community Engagement	\$ 20,000	8/1/2021	9/30/2023	Workshops and materials	
5. Update ADU ordinance, create pre-approved designs and marketing/guidebook material		6/1/2021	9/30/2023	Updated ADU ordinance, pre-approved ADU designs, and marketing/guidance materials	Total Cost: \$179,000
5a. Research and draft text amendment	\$ 20,000	10/1/2021	12/31/2021		
5a-1 Final draft amendment & City Council Adoption		11/1/2021	12/31/2021		
5b. Create pre-approved ADU designs	\$ 89,000	5/3/2021	9/30/2022	7 pre-approved designs	City Council also allocated \$50k to this program

5c. Create ADU marketing/guide materials	\$ 20,000	5/3/2021	9/30/2022
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Total Projected Cost \$	\$ 750,000		
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Include high-level tasks, major sub-tasks (Drafting, Outreach, Public Hearings and Adoption), budget amounts, begin and end dates and deliverables. If other funding is used, please note the source and amount in the Notes section.

Attachment 2: Application Nexus to Accelerating Housing Production

Applicants shall demonstrate how the application includes a nexus to accelerating housing production by providing data regarding current baseline conditions and projected outcomes such as a reduction in timing, lower development costs, increased approval certainty, increases in number of entitlements, more feasibility, or increases in capacity. An expected outcome should be provided for each proposed deliverable. If necessary, use Appendix B to explain the activity and its nexus to accelerating housing production.

Select at least one	*Baseline	**Projected	***Difference	Notes
Timing (e.g., reduced number of processing days)				
Development cost (e.g., land, fees, financing, construction costs per unit)				
Approval certainty and reduction in discretionary review (e.g., prior versus proposed standard and level of discretion)				
Entitlement streamlining (e.g., number of approvals)				
Feasibility of development				
Infrastructure capacity (e.g., number of units)				
Impact on housing supply and affordability (e.g., number of units)				

*** Baseline – Current conditions in the jurisdiction (e.g. 6-month development application review, or existing number of units in a planning area)**

****Projected – Expected conditions in the jurisdiction because of the planning grant actions (e.g. 2-month development application review)**

*****Difference – Potential change resulting from the planning grant actions (e.g., 4-month acceleration in permitting, creating a more expedient development process)**

Attachment 3: State and Other Planning Priorities Certification (Page 1 of 3)

Applicants must demonstrate that the locality is consistent with State Planning or Other Planning Priorities by selecting from the list below activities that are proposed as part of this application or were completed within the last five years. Briefly summarize the activity and insert a date of completion.

State Planning Priorities

Date of Completion	Brief Description of the Action Taken
Promote Infill and Equity	
	<i>Rehabilitating, maintaining, and improving existing infrastructure that supports infill development and appropriate reuse and redevelopment of previously developed, underutilized land that is presently served by transit, streets, water, sewer, and other essential services, particularly in underserved areas.</i>
	<i>Seek or utilize funding or support strategies to facilitate opportunities for infill development.</i>
	<i>Other (describe how this meets subarea objective)</i>
Promote Resource Protection	
	<i>Protecting, preserving, and enhancing the state's most valuable natural resources, including working landscapes such as farm, range, and forest lands; natural lands such as wetlands, watersheds, wildlife habitats, and other wildlands; recreation lands such as parks, trails, greenbelts, and other open space; and landscapes with locally unique features and areas identified by the state as deserving special protection.</i>
	<i>Actively seek a variety of funding opportunities to promote resource protection in underserved communities.</i>
	<i>Other (describe how this meets subarea objective)</i>
Encourage Efficient Development Patterns	
	<i>Ensuring that any infrastructure associated with development, other than infill development, supports new development that does the following:</i>
	<i>(1) Uses land efficiently.</i>

Attachment 3: State and Other Planning Priorities Certification (Page 2 of 3)

(2) Is built adjacent to existing developed areas to the extent consistent with environmental protection.

(3) Is located in an area appropriately planned for growth.

(4) Is served by adequate transportation and other essential utilities and services.

(5) Minimizes ongoing costs to taxpayers.

Other (describe how this meets subarea objective)

Other Planning Priorities**Affordability and Housing Choices**

Incentives and other mechanisms beyond State Density Bonus Law to encourage housing with affordability terms.

Efforts beyond state law to promote accessory dwelling units or other strategies to intensify single-family neighborhoods with more housing choices and affordability.

Upzoning or other zoning modifications to promote a variety of housing choices and densities.

Utilizing surplus lands to promote affordable housing choices.

Efforts to address infrastructure deficiencies in disadvantaged communities pursuant to Government Code Section 65302.10.

Other (describe how this meets subarea objective)

Attachment 3: State and Other Planning Priorities Certification (Page 3 of 3)

Conservation of Existing Affordable Housing Stock	
<i>Policies, programs or ordinances to conserve stock such as an at-risk preservation ordinance, mobilehome park overlay zone, condominium conversion ordinance and acquisition and rehabilitation of market rate housing programs.</i>	
<i>Policies, programs and ordinances to protect and support tenants such as rent stabilization, anti-displacement strategies, first right of refusal policies, resources to assist tenant organization and education and "just cause" eviction policies.</i>	
<i>Other (describe how this meets subarea objective)</i>	
Climate Adaptation	
<i>Building standards, zoning and site planning requirements that address flood and fire safety, climate adaptation and hazard mitigation.</i>	
<i>Long-term planning that addresses wildfire, land use for disadvantaged communities, and flood and local hazard mitigation.</i>	
<i>Community engagement that provides information and consultation through a variety of methods such as meetings, workshops, and surveys and that focuses on vulnerable populations (e.g., seniors, people with disabilities, homeless, etc.).</i>	
<i>Other (describe how this meets subarea objective)</i>	

Certification: I certify under penalty of perjury that all information contained in this LEAP State Planning and Other Planning Priorities certification form (Attachment 2) is true and correct.

Certifying Officials Name: _____

Certifying Official's Title: _____

Certifying Official's Signature: _____ Date: _____

Attachment 4: Required Resolution Template

RESOLUTION NO. [insert resolution number]

A RESOLUTION OF THE [INSERT EITHER “CITY COUNCIL” OR “COUNTY BOARD OF SUPERVISORS”] OF [INSERT THE NAME OF THE CITY OR COUNTY] AUTHORIZING APPLICATION FOR, AND RECEIPT OF, LOCAL GOVERNMENT PLANNING SUPPORT GRANT PROGRAM FUNDS

WHEREAS, pursuant to Health and Safety Code 50515 et. Seq, the Department of Housing and Community Development (Department) is authorized to issue a Notice of Funding Availability (NOFA) as part of the Local Government Planning Support Grants Program (hereinafter referred to by the Department as the Local Early Action Planning Grants program or LEAP); and

WHEREAS, the [insert either “City Council” or “County Board of Supervisors”] of [insert the name of the City or County] desires to submit a LEAP grant application package (“Application”), on the forms provided by the Department, for approval of grant funding for projects that assist in the preparation and adoption of planning documents and process improvements that accelerate housing production and facilitate compliance to implement the sixth cycle of the regional housing need assessment; and

WHEREAS, the Department has issued a NOFA and Application on January 27, 2020 in the amount of \$119,040,000 for assistance to all California Jurisdictions;

Now, therefore, the [insert either “City Council” or “County Board of Supervisors”] of [insert the name of the city or county] (“Applicant”) resolves as follows:

SECTION 1. The [insert the authorized designee’s TITLE ONLY] is hereby authorized and directed to apply for and submit to the Department the Application package;

SECTION 2. In connection with the LEAP grant, if the Application is approved by the Department, the [insert the authorized designee’s TITLE ONLY] of the [insert the name of the City or County] is authorized to submit the Application, enter into, execute, and deliver on behalf of the Applicant, a State of California Agreement (Standard Agreement) for the amount of [**\$ enter the dollar amount of the Applicant’s request**], and any and all other documents required or deemed necessary or appropriate to evidence and secure the LEAP grant, the Applicant’s obligations related thereto, and all amendments thereto; and

SECTION 3. The Applicant shall be subject to the terms and conditions as specified in the NOFA, and the Standard Agreement provided by the Department after approval. The Application and any and all accompanying documents are incorporated in full as part of the Standard Agreement. Any and all activities funded, information provided, and timelines represented in the Application will be enforceable through the fully executed Standard Agreement. Pursuant to the NOFA and in conjunction with the terms of the Standard Agreement, the Applicant hereby agrees to use the funds for eligible uses and allowable expenditures in the manner presented and specifically identified in the approved Application.

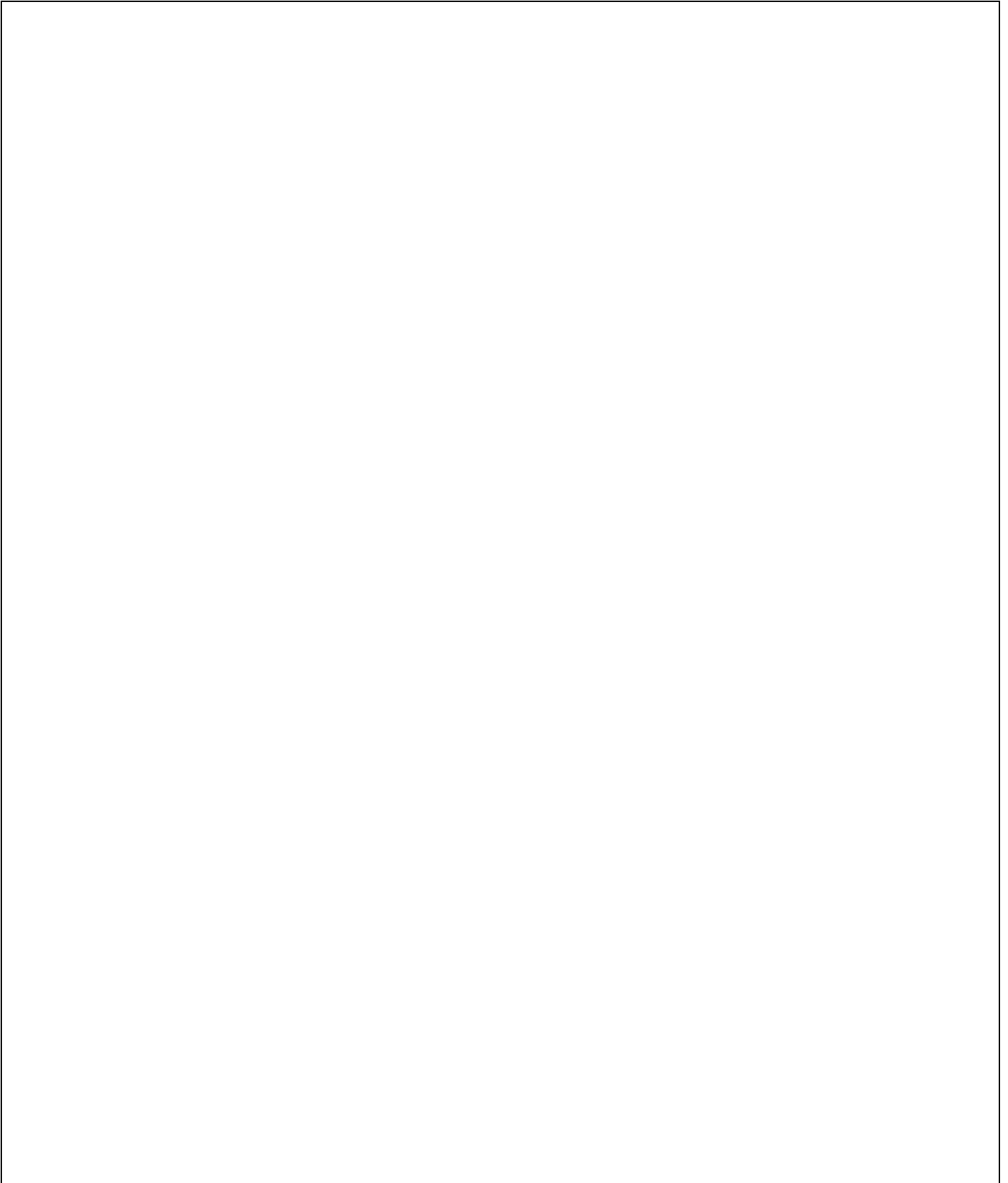
ADOPTED ON [insert the date of adoption], by the [insert either “City Council” or “County Board of Supervisors”] of [insert the name of the City or County] by the following vote count:

AYES: NOES: ABSENT: ABSTAIN:

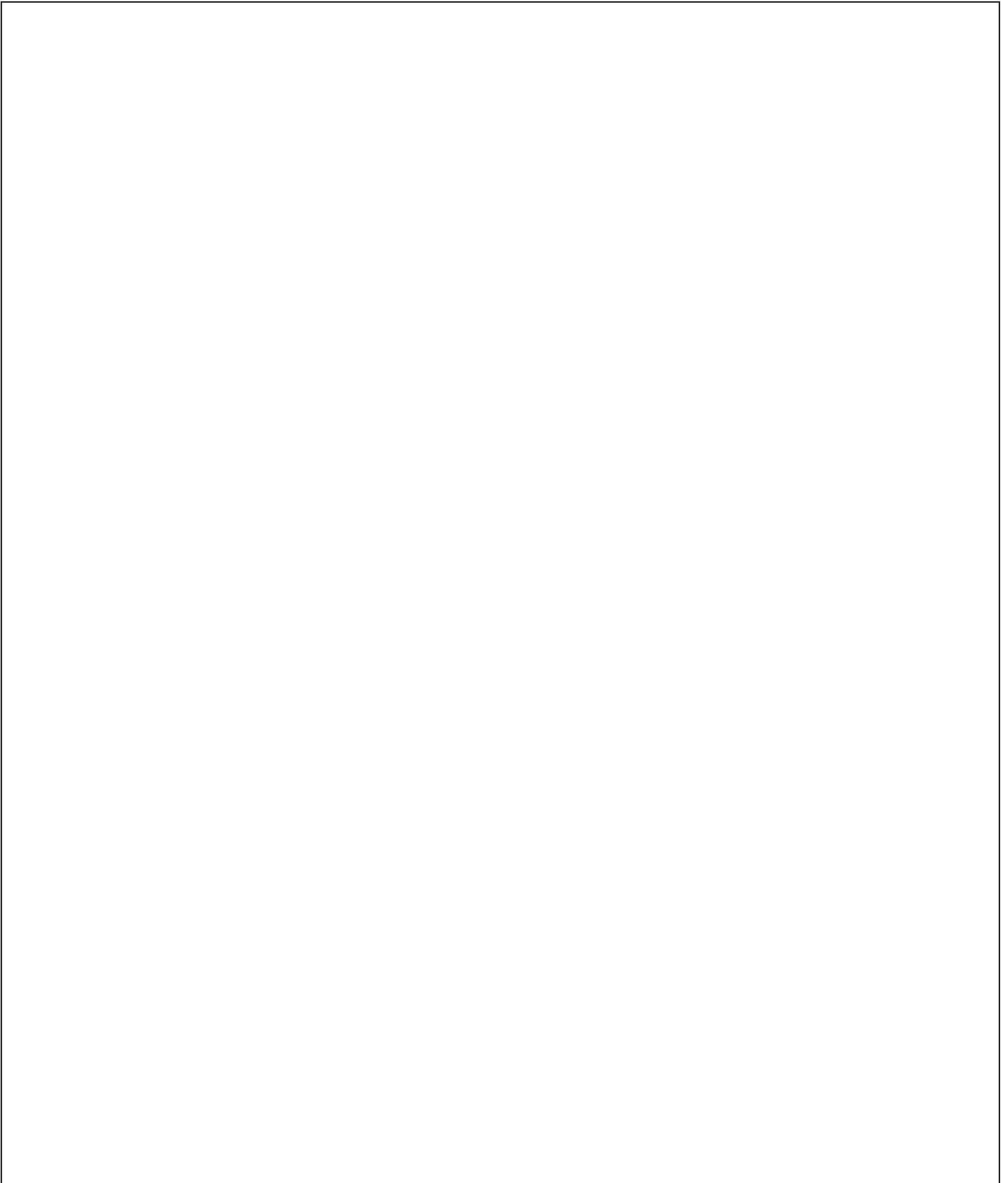
[Signature of Attesting Officer] ATTEST: APPROVED AS TO FORM:

[Signature of approval] APPROVED

Appendix A



Appendix B



Attachment 3: State and Other Planning Priorities Certification

Note: The text in the printed and signed application was cut off in some places, so the full text is being included below as well.

State Planning Priorities

Promote Infill and Equity

Rehabilitating, maintaining, and improving existing infrastructure that supports infill development and appropriate reuse and redevelopment of previously developed, underutilized land that is presently served by transit, streets, water, sewer, and other essential services, particularly in underserved areas.

This grant; 2019

The Catalyst program will include infrastructure plans for transit-supported infill development; The City has also been working with the EPA to do planning and environmental remediation in infill areas in underserved communities.

Seek or utilize funding or support strategies to facilitate opportunities for infill development.

This grant; ongoing

This grant would directly support infill development; The City also regularly seeks grants for infrastructure and brownfields in infill areas.

Other (describe how this meets subarea objective)

2012; 2014

The City passed the Infill Development Act which looked at barriers, incentives, and created the infill inventory, which this grant would update; The General Plan policy requires roughly half of all new development be infill.

Promote Resource Protection

Protecting, preserving, and enhancing the state's most valuable natural resources, including working landscapes such as farm, range, and forest lands; natural lands such as wetlands, watersheds, wildlife habitats, and other wildlands; recreation lands such as parks, trails, greenbelts, and other open space; and landscapes with locally unique features and areas identified by the state as deserving special protection.

2015; 2017

2017- Parks Master Plan adopted, outlining needs to preserve parks and open space. 2015 - Bluff Overlay District protects the San Joaquin River environs. Buffer District is a border between urban and agricultural lands.

Actively seek a variety of funding opportunities to promote resource protection in underserved communities.

This grant

By opening more infill opportunities (requiring less water and driving), it lowers housing strain on unincorporated fringe (also helping to protect farmland); additional development in underserved areas bring in new parks & trails.

Other (describe how this meets subarea objective)

Our Council works closely with the San Joaquin River Conservancy to ensure the SJR environs are protected. Transit and access decisions have supported ensuring access to residents from all over the city.

Encourage Efficient Development Patterns

Ensuring that any infrastructure associated with development, other than infill development, supports new development that does the following:

(1) Uses land efficiently.

2014; 2015

Our General Plan and Development Code require that new development use land efficiently. Annexations must be contiguous, Code requires more traditional and efficient patterns, getting closer to grid and connections between land uses.

(2) Is built adjacent to existing developed areas to the extent consistent with environmental protection.

2014; 2015

Annexations must be contiguous to city limits and must anticipate connection with established and future neighborhoods.

(3) Is located in an area appropriately planned for growth.

2015

Our General Plan outlines growth areas 1 and 2, permitting growth in area 1, where infrastructure exists to support new development.

(4) Is served by adequate transportation and other essential utilities and services.

2015

Development in growth area 1 is infrastructure-ready and will be adequately served by utilities and services. New neighborhoods will be served by walking, bike, and auto infrastructure, with bus routes added when critical residential density is met.

(5) Minimizes ongoing costs to taxpayers.

2014

The General Plan requires that new development pays its fair share of costs to not place a burden on existing neighborhoods. The Code endeavors to get the form right the first time, so retrofits are not necessary.

Other (describe how this meets subarea objective)

2020

The City just adopted Vehicle Miles Traveled thresholds pursuant to SB 743. Using VMT as the transportation metric under CEQA will further incentivize infill development.

Other Planning Priorities

Affordability and Housing Choices

Incentives and other mechanisms beyond State Density Bonus Law to encourage housing with affordability terms.

2015; this grant

TOD bonus permits more density along BRT. Higher density tends to be more affordable based on economies of scale. Housing Trust Fund can support affordable housing efforts. ADUs also typically rent for less than market rates.

Efforts beyond state law to promote accessory dwelling units or other strategies to intensify single-family neighborhoods with more housing choices and affordability.

This grant

Will allow us to update our ordinance and look for ways to even surpass the State in permissibility. We were the 1st city to allow tiny homes as ADUs; will make it easier for homeowners by giving free pre-approved designs and a demonstration corridor.

Upzoning or other zoning modifications to promote a variety of housing choices and densities.

2015; this grant

Our Code greatly increased density and this grant will help with an Overlay to increase it even more in transit-supported areas.

Utilizing surplus lands to promote affordable housing choices.

2012; this grant

The infill inventory and the update that would be supported by this grant will include publically owned land that has development potential.

Efforts to address infrastructure deficiencies in disadvantaged communities pursuant to Government Code Section 65302.10.

This grant; ongoing

The City routinely applies for grants to upgrade and install infrastructure in disadvantaged communities. This grant would additionally support it by creating infrastructure plans for sites in disadvantaged communities.

Conservation of Existing Affordable Housing Stock

Policies, programs or ordinances to conserve stock such as an at-risk preservation ordinance, mobilehome park overlay zone, condominium conversion ordinance and acquisition and rehabilitation of market rate housing programs.

2015; 2020

Our Housing Division monitors housing at-risk of conversion and has pursued grants for mobile home maintenance. The Code has a condominium conversion ordinance and a mobile home park zone district.

Policies, programs and ordinances to protect and support tenants such as rent stabilization, anti-displacement strategies, first right of refusal policies, resources to assist tenant organization and education and "just cause" eviction policies.

2019-20

The City has an Anti-Displacement task force, which is currently reviewing some further strategies for housing stability.

Other (describe how this meets subarea objective)

This grant

The ADU ordinance update and designs will make it clearer on how to convert/add housing units.

Climate Adaptation

Building standards, zoning and site planning requirements that address flood and fire safety, climate adaptation and hazard mitigation.

Ongoing

The City has flood plain development restrictions; enforces building standards; strives for a 4-minute fire response standard, and has climate (GHG) and hazard mitigations plans.

Long-term planning that addresses wildfire, land use for disadvantaged communities, and flood and local hazard mitigation.

Ongoing

The General Plan, Code, and Specific Plans plan for harmonious land use for disadvantaged communities. The City has fire, flood, and other hazard mitigation plans.

Community engagement that provides information and consultation through a variety of methods such as meetings, workshops, and surveys and that focuses on vulnerable populations (e.g., seniors, people with disabilities, homeless, etc.).

Ongoing; this grant

This grant will include community engagement opportunities. Community engagement through various methods and for vulnerable groups is conducted on all major plans.



RESOLUTION NO. 2020-150

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, AUTHORIZING APPLICATION FOR, AND RECEIPT OF, LOCAL GOVERNMENT PLANNING SUPPORT GRANT PROGRAM FUNDS FROM THE CALIFORNIA STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND EXECUTION OF A STANDARD AGREEMENT AND OTHER REQUIRED PROGRAM DOCUMENTS FOR A LOCAL EARLY ACTION PLANNING GRANT TO ACCELERATE HOUSING PRODUCTION IN THE CITY OF FRESNO

WHEREAS, pursuant to Health and Safety Code 50515 et. seq, the Department of Housing and Community Development (Department) is authorized to issue a Notice of Funding Availability (NOFA) as part of the Local Government Planning Support Grants Program (hereinafter referred to by the Department as the Local Early Action Planning Grants program or LEAP); and

WHEREAS, the Department has issued a NOFA and Application on January 27, 2020 in the amount of \$119,040,000 for assistance to all California Jurisdictions; and

WHEREAS, the Fresno City Council desires to submit a LEAP grant application package ("Application"), on the forms provided by the Department, for approval of grant funding in an amount up to \$750,000 for projects that assist in the preparation and adoption of planning documents and process improvements that accelerate housing production and facilitate compliance to implement the sixth cycle of the regional housing need assessment.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno as follows:



1. The Fresno City Manager is hereby authorized and directed to apply for and submit to the Department the Application package;

2. In connection with the LEAP grant, if the Application is approved by the Department, the Fresno City Manager is authorized to submit the Application, enter into, execute, and deliver on behalf of the Applicant, a State of California Agreement (Standard Agreement) for the amount up to \$750,000, and any and all other documents required or deemed necessary or appropriate to evidence and secure the LEAP grant, the Applicant's obligations related thereto, and all amendments thereto; and

3. The Applicant shall be subject to the terms and conditions as specified in the NOFA, and the Standard Agreement provided by the Department after approval. The Application and any and all accompanying documents are incorporated in full as part of the Standard Agreement. Any and all activities funded, information provided, and timelines represented in the Application will be enforceable through the fully executed Standard Agreement. Pursuant to the NOFA and in conjunction with the terms of the Standard Agreement, the Applicant hereby agrees to use the funds for eligible uses and allowable expenditures in the manner presented and specifically identified in the approved Application.

* * * * *



STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the 25th day of June, 2020.

AYES : Bredefeld, Chavez, Esparza, Karbassi, Soria, Arias
NOES : None
ABSENT : Caprioglio
ABSTAIN : None

Mayor Approval: _____ June 30th, 2020
Mayor Approval/No Return: _____ N/A, 2020
Mayor Veto: _____ N/A, 2020
Council Override Vote: _____ N/A, 2020

YVONNE SPENCE, MMC CRM
City Clerk

BY: Yvonne Spence 7/1/2020
Deputy Date

APPROVED AS TO FORM:
DOUGLAS T. SLOAN
City Attorney

BY: [Signature] 7/1/2020
Talía Kolluri-Barbick Date
Supervising Deputy City Attorney



June 26, 2020

Council Adoption: 6/25/2020

TO: MAYOR LEE BRAND

Mayor Approval:

Mayor Veto:

Override Request:

FROM YVONNE SPENCE, MMC, CRM
City Clerk

SUBJECT: TRANSMITTAL OF COUNCIL ACTION FOR APPROVAL OR VETO

At the City Council meeting of June 25, 2020, Council adopted the attached Resolution No. 2020-150, entitled **Authorizing Application for, and Receipt of, Local Government Planning Support Grant Program Funds from the California State Department of Housing and Community Development and Execution of a Standard Agreement and Other Required Program Documents for a Local Early Action Planning Grant to Accelerate Housing Production in the City of Fresno.** Item 1-K, File ID 20-00817, by the following vote:

Ayes	:	Arias, Bredefeld, Chavez, Esparza, Karbassi, Soria
Noes	:	None
Absent	:	Caprioglio
Abstain	:	None

Please indicate either your formal approval or veto by completing the following sections and executing and dating your action. Please file the completed memo with the Clerk's office on or before July 6, 2020. In computing the ten day period required by Charter, the first day has been excluded and the tenth day has been included unless the 10th day is a Saturday, Sunday, or holiday, in which case it has also been excluded. Failure to file this memo with the Clerk's office within the required time limit shall constitute approval of the ordinance, resolution or action, and it shall take effect without the Mayor's signed approval

☒ **APPROVED /** **NO RETURN:** _____

VETOED for the following reasons: (Written objections are required by Charter; attach additional sheets if necessary.)

DocuSigned by:

Lee Brand

AA21DC5C39664EE...

Lee Brand, Mayor

COUNCIL OVERRIDE ACTION:

Ayes	:
Noes	:
Absent	:
Abstain	:

Date: 6/30/2020

Date: _____

RECEIVED
 2020 JUN 30 P 2:05
 CITY OF FRESNO
 CITY CLERK'S OFFICE

State of California
Financial Information System for California (FI\$Cal)
GOVERNMENT AGENCY TAXPAYER ID FORM

2000 Evergreen Street, Suite 215
Sacramento, CA 95815
www.fiscal.ca.gov
1-855-347-2250



The principal purpose of the information provided is to establish the unique identification of the government entity.

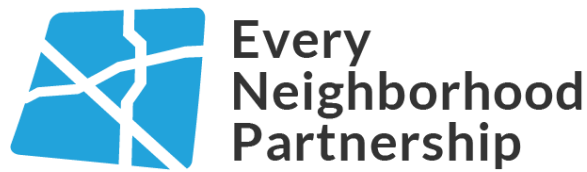
Instructions: You may submit one form for the principal government agency and all subsidiaries sharing the same TIN. Subsidiaries with a different TIN must submit a separate form. Fields bordered in red are required. Hover over fields to view help information. Please print the form to sign prior to submittal. You may email the form to: vendors@fiscal.ca.gov, or fax it to (916) 576-5200, or mail it to the address above.

Principal Government Agency Name	<input type="text"/>		
Remit-To Address (Street or PO Box)	<input type="text"/>		
City	<input type="text"/>	State	<input type="text"/>
		Zip Code+4	<input type="text"/>
Government Type:	<input type="checkbox"/> City	<input type="checkbox"/> County	Federal Employer Identification Number (FEIN) <input type="text"/>
	<input type="checkbox"/> Special District	<input type="checkbox"/> Federal	
	<input type="checkbox"/> Other (Specify)	<input type="text"/>	

List other subsidiary Departments, Divisions or Units under your principal agency's jurisdiction who share the same FEIN and receives payment from the State of California.

Dept/Division/Unit Name	<input type="text"/>	Complete Address	<input type="text"/>
Dept/Division/Unit Name	<input type="text"/>	Complete Address	<input type="text"/>
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Dept/Division/Unit Name	<input type="text"/>	Complete Address	<input type="text"/>

Contact Person	<input type="text"/>	Title	<input type="text"/>
Phone number	<input type="text"/>	E-mail address	<input type="text"/>
Signature	<input type="text"/>	Date	<input type="text"/>



Jennifer Clark
Director, Planning & Development
City of Fresno
2600 Fresno Street, Room 3065
Fresno, CA 93721

06/30/2020

Dear Director Clark:

I write on behalf of Every Neighborhood Partnership in support of the City of Fresno Planning & Development Department's proposal to the State of California Department of Housing and Community Development to fund the Building a Foundation: Housing Acceleration Project (the Project) through the Local Early Action Planning (LEAP) Grant Program.

The Project's collection of five programs will together accelerate housing development in key areas throughout the city, including on transit-supported corridors and hard-to-develop sites. It will increase financial feasibility of selected developments by supporting pre-development work alongside a community engagement process and will also lay the foundation for increased housing production in the long-term by updating the City's Housing Element and through preparing for the establishment of a Housing Trust Fund.

The goal of accelerating housing development, resulting in more housing options for Fresnoans, is especially meaningful to our organization whose mission is to see more equitable housing and development that includes community members in the planning process. In particular, there is a strong interest to see the housing elements updated along with an establishment of a housing trust fund. All pre-development that supports catalyst sites in transit-served and hard-to-develop areas complements our organization's efforts to connect multigenerational families with affordable and appropriate housing in key geographic areas that provide accessible options for residents to travel in safer and healthier environments.

We strongly support this grant application and the focus on accelerating housing and providing mechanisms to enable housing production over the long-term. In the event this proposal is funded, we look forward to staying engaged and supporting the voice of our community through the implementation of each program within the Building a Foundation Project.

Sincerely,
Artie Padilia
Executive Director
Every Neighborhood Partnership

A handwritten signature in black ink, appearing to be "AP" or similar initials, located at the bottom left of the page.

1331 Fulton Street
Fresno, California 93721

(559) 443-8400
TTY (800) 735-2929

www.fresnohousing.org

June 30, 2020

Jennifer Clark
City of Fresno
2600 Fresno Street, Room 3065
Fresno, California 93721

RE: Support for LEAP Grant: Building a Foundation Program

Director Clark,

The purpose of this letter is to provide support on behalf of the Fresno Housing Authority (Fresno Housing) for the City of Fresno's Planning and Development Department's (City of Fresno) proposal to the State of California Department of Housing and Community Development to fund the Building a Foundation: Housing Acceleration Project (the Project) through the Local Early Action Planning Grant Program.

Fresno Housing works to create vibrant communities, build quality-affordable housing and empower nearly 50,000 residents throughout the county of Fresno. As an affordable housing developer since 2010, Fresno Housing has created over 2,100 quality housing units that are energy efficient, and include community engagement space or other amenities contributing to a vibrant community.

The City of Fresno's goal to accelerate housing development through the Project is ambitious and necessary, and will ultimately result in more housing options for low-income families in Fresno. As you know, the affordable housing shortage in Fresno and throughout the state has caused a severe rent burden for low-income families. The City of Fresno's goal is especially meaningful to Fresno Housing and our collaboration with Fresno's *Developing the Region's Inclusive and Vibrant Economy (DRIVE) Initiative*. Fresno Housing and the permanent affordable housing component of the DRIVE Initiative is innovating to help low-income families overcome barriers to equitable, affordable housing and reduce rent burden by creating generational change for historically underserved families in the place that matters most to them.

This collaboration aligns with, and is supported by the planning best practices included in the Project, specifically surrounding high opportunity areas, investment in infill areas

supported by a local Housing Trust Fund, and accessory dwelling units (ADU) as they relate to wealth creation and additional housing unit opportunities.

The Project complements Fresno Housing's mission to develop well-designed quality housing that supports families, strengthens neighborhoods and builds vibrant communities. The Project also lays the foundation for increased housing production in the long-term by updating the City of Fresno's Housing Element. Fresno Housing looks forward to continued collaboration with the City of Fresno on the Project and several other planning processes such as the Regional Housing Needs Assessment and Housing Element updates, with the goal of facilitating more development opportunities for affordable housing options in our community.

Again, Fresno Housing is submitting this support letter for the City of Fresno's grant application to the State of California Department of Housing and Community Development to fund the Building a Foundation: Housing Acceleration Project through the Local Early Action Planning Grant Program. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Preston Prince', with a stylized flourish at the end.

Preston Prince

Chief Executive Officer



4270 N. BLACKSTONE AVE, SUITE 212, FRESNO, CA 93726 PH. 559.485.1416 FAX 559.485.9109
INFO@FRESNOMETMIN.ORG WWW.FRESNOMETMIN.ORG

Jennifer Clark
Director, Planning & Development
City of Fresno
2600 Fresno Street, Room 3065
Fresno, CA 93721

06/30/2020

Dear Director Clark:

I write on behalf of Fresno Metro Ministry in support of the City of Fresno Planning & Development Department's proposal to the State of California Department of Housing and Community Development to fund the Building a Foundation: Housing Acceleration Project (the Project) through the Local Early Action Planning (LEAP) Grant Program.

The Project's collection of five programs will together accelerate housing development in key areas throughout the city, including on transit-supported corridors and hard-to-develop sites. It will increase financial feasibility of selected developments by supporting pre-development work alongside a community engagement process and will also lay the foundation for increased housing production in the long-term by updating the City's Housing Element and through preparing for the establishment of a Housing Trust Fund.

The goal of accelerating housing development, resulting in more housing options for Fresnoans, is especially meaningful to our organization, which has been working diligently the past 5 years to encourage Equitable TOD that includes affordable housing in mixed-use zoned areas along the Blackstone BRT corridor as part of our Better Blackstone Initiative work. We are also now working closely and making plans and commitments with partner St. Rest Baptist Church and EDC to do similar work to help implement the Elm Avenue Revitalization Plan in Southwest Fresno. Fresno Metro Ministry's mission/vision is: Learning, Connecting and Engaging to Achieve Health People and Healthy Places in Fresno. We are doing this by connecting community economic and affordable housing development to encouragement of multi-modal streetscape and transportation systems that can support equity, inclusion and access for disadvantaged communities.

We strongly support this grant application and the focus on accelerating housing and providing mechanisms to enable housing production over the long-term. In the event this proposal is funded, we look forward to staying engaged and supporting the voice of the residents and businesses in Central and Southwest Fresno communities through the implementation of each program within the Building a Foundation Project.

Sincerely,

KR Bergthold

Keith Bergthold, Executive Director



June 30, 2020

Jennifer Clark
Director, Planning & Development
City of Fresno
2600 Fresno Street, Room 3065
Fresno, CA 93721

Dear Director Clark,

I write on behalf of Habitat for Humanity Greater Fresno Area in support of the City of Fresno Planning & Development Department's proposal to the State of California Department of Housing and Community Development to fund the Building a Foundation: Housing Acceleration Project (the Project) through the Local Early Action Planning (LEAP) Grant Program.

The Project's collection of five programs will together accelerate housing development in key areas throughout the city, including on transit-supported corridors and hard-to-develop sites. It will increase financial feasibility of selected developments by supporting pre-development work alongside a community engagement process and will also lay the foundation for increased housing production in the long-term by updating the City's Housing Element and through preparing for the establishment of a Housing Trust Fund.

The goal of accelerating housing development, resulting in more housing options for Fresnoans, is especially meaningful to our organization, whose mission is to put "God's love into action by bringing people together to build homes communities and hope."

In particular, the pre-development support for Catalyst Sites in transit-served and hard-to-develop areas and the creation of the Infill Overlay District for transit corridors would complement our organization's current efforts to invest in the development of affordable infill ownership housing near transit; while simultaneously reducing greenhouse gases. Habitat is currently working with the City of Fresno to develop a 10.4 acre subdivision that will meet the precise intent of this funding in Southeast Fresno.

To date, and for nearly 35 years, Habitat Greater Fresno Area has partnered with the City of Fresno to help homeowners build, strength, stability and self-reliance through affordable shelter. This relationship with the City has been key to our yielding meaningful outcomes. Together, we have exclusively served those who are between 30 to 80 percent of the area median income. Our efforts have been instrumental in improving living conditions for over 1,000 local residents including but not limited to:

- Creating positive academic outcomes for children in low income households
- Curving negative health outcomes by helping residents secure safe and decent shelter
- Increasing the local tax base through home ownership
- Supporting the creation of generational wealth; and ultimately
- Helping residents realize the American dream, and thereby reaching true economic prosperity

There is yet much work still be done. As such, we strongly support this grant application and the focus on accelerating housing and providing mechanisms to enable housing production over the long-term. In the event this proposal is funded, we look forward to staying engaged and supporting the voice of our community through the implementation of each program within the Building a Foundation Project. Thank you in advance for your consideration.

Building Together,

A handwritten signature in blue ink, appearing to read "Matthew Grundy".

Matthew Grundy | CEO
Habitat for Humanity Greater Fresno Area

4991 E. McKinley Suite 123,
Fresno CA 93727

P: 559.237.4102

F: 559.456.9192

www.habitatfresno.org

HFHGFA Board of Directors

Glenda Hill, Chair

Rene Moncada

Robin Stith

Tom Flanigan

Dave Marler

Jacob Dixon

Breck Conner

Lisa Casarez

Dave Marler

Steve Jones

CEO

Matthew Grundy

General Counsel

Robert Abrams

RESOLUTION NO. 2017-100 ECONOMIC EXPANSION ACT



RESOLUTION NO. 2017-100

A RESOLUTION OF THE COUNCIL OF THE CITY OF
FRESNO, CALIFORNIA, AMENDING THE "ECONOMIC
EXPANSION ACT"

WHEREAS, the Economic Expansion Act was authored by then-City Councilmember Lee Brand, and approved on a 6-1 vote in 2016; and

WHEREAS, the Act was enacted to improve the City's ability to grow existing businesses and expand the City's tax base by providing measurable incentives; and

WHEREAS, the City now desires to amend the Act to incentivize new residential development in the Infill Opportunity Zones as defined in the Fresno General Plan, which will contribute to the economic goals of the Act; and

WHEREAS, the City desires to expand the area in which mixed-use projects may qualify for project revenue sharing incentives, which contributes to economic goals of the Act; and

WHEREAS, the Act as amended will provide a mechanism for developers to apply to pay a reduced water capacity fee when building new residential developments in Infill Opportunity Zones, and to apply for reimbursement for offsite improvements on qualified mixed-use projects south of Herndon along the Blackstone corridor; and

WHEREAS, incentivizing development in the Infill Opportunity Zones is in the public interest and furthers the goals set forth by the Fresno General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno as follows:

SECTION 1. The Council hereby adopts the attached Exhibit "A" Amended Economic Expansion Act as a formal Council policy.



SECTION 2. This resolution shall become effective upon the effective date of the Water Capacity Fees.

* * * * *

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the 6th day of April, 2017.

AYES : Baines, Bredefeld, Caprioglio, Chavez, Soria, Olivier
NOES : None
ABSENT : Brandau
ABSTAIN : None

Mayor Approval:	<u>April 10th</u>	2017
Mayor Approval/No Return:	<u>N/A</u>	2017
Mayor Veto:	<u>N/A</u>	2017
Council Override Vote:	<u>N/A</u>	2017

YVONNE SPENCE, CMC
City Clerk

BY: *Yvonne Spence*
Deputy

APPROVED AS TO FORM:
DOUGLAS T. SLOAN
City Attorney

BY: *Amanda Freeman* 04/18/17
Amanda Freeman Date
Deputy City Attorney

Attachment – Exhibit "A"



EXHIBIT "A"

CITY OF FRESNO

ECONOMIC EXPANSION ACT



**March 16, 2016
as amended March 23, 2017**

The following policies are enacted to improve the City's ability to attract new business, grow existing businesses and expand our tax base with carefully crafted, measurable incentives and initiatives.



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PREFACE

The overarching goals of this Act are to facilitate citywide economic expansion, restore core City services and create community wide wealth through lower unemployment and higher wages improving the quality of life for all of our citizens. The three goals are interrelated and can only progress sequentially. We need to achieve region wide economic expansion where unemployment drops to and remains at statewide averages under 10% for a sustained period of time. This will have a transformative affect citywide and will dramatically escalate the City's tax base. A substantially higher tax base will provide necessary funding for City core services including public safety, public works and parks. The quality of life for all of our citizens will benefit from having adequate public safety, sound infrastructure, well-maintained neighborhoods, and parks. Substantive improvements in quality of life in our City will make our City more viable for business attraction, expansion and startups, which will further the cycle of reinvestment back into our community.

We must offer more than economic incentives to achieve full economic expansion for our City. Quality of life issues are essential for economic recovery. New businesses want a City that offers amenities that will attract quality employees including a successful school system, parks and trails, adequate public safety, entertainment and sports venues and educational opportunities, including a strong local university. A vibrant downtown will attract young people and foster support of a "tech hub". Our challenge is not only to attract young people, but also to retain our best and brightest that leave our City.

Performance based incentive policies are presented to stimulate investment in industrial areas, revitalization areas and broad based citywide economic expansion and minimize financial risk to the City. Offering financial incentives with no accountability or objective measure of success will not make substantive improvements. We need to insure that incentives invested by the City produce jobs and economic expansion in a consistent and measurable manner.

This Act provides a road map for the practical and effective use of City resources to support job creation, economic expansion and citywide revitalization.

Lee Brand, Fresno City Councilmember District 6



ARTICLE I DEFINITIONS

Angel Investor

An Angel is usually an affluent businessperson who provides capital for a business startup in exchange for convertible debt or ownership equity. Some investors form networks to share research and pool their investment capital.

Better Business Act

The City adopted the Better Business Act in 2009. This Act provides due diligence policies to be invoked whenever a for profit or not for profit organization requests financial assistance from the City exceeding \$1,000,000.

Business License Fees

Business license fees apply to all businesses located within the City limits. They are assessed based on the quarterly sales revenues of the business.

Career Technical Education

Career Technical Education is a term applied to schools, institutions, and educational programs that specialize in skilled trades, applies sciences, modern technologies, and career preparation.

City

"City" means the City of Fresno, a municipal corporation.

General Fund

Revenues of the City that are not otherwise restricted as to their use, including monies from local property and sales tax, and other revenue sources. The General Fund pays for City services such as police; fire; public works; elected offices; City Manager; City Clerk; City Attorney; parks and recreation, and community services.

Joint Powers Agreement

Joint Powers Agreement is a contract between a city, county, and a special district in which the city or county agree to perform services, cooperate with, or lend its powers to, the special district. They are permitted to under Section 6502 of the State of California Government Code.

Impact Fees

Fees adopted by the City requiring new developments to pay its proportional share of costs associated with providing necessary public infrastructure.

Infrastructure

Infrastructure includes facilities that support the daily life and growth of the City, such as roads, water and sewer lines, public buildings, parks and airport facilities.

**Mitigation Fee Act**

The Mitigation Fee Act, better known as AB 1600 in California Government Code permits local agencies to establish and collect fees as a condition of approval for a development project for the purpose of defraying the cost of public facilities.

Mixed Use Development

Mixed Use Development includes a residential component and a commercial or retail component in the same project area.

New Job

A full-time job (35 hours per week or more) is created in the City that adds to the City's total job base and involves a new employee working on-site at a company's facility that is located in the City.

Offsite Improvements

Offsite improvements include access roads, sidewalks and curbs, sewers and water lines, and utility lines

Primary Industries

Primary industries are defined as those that export products and services outside the local economy and, as a result, have the highest job multiplier effect and best economic impact on the City.

Property Tax

A general ad valorem tax levied on both real and personal property according to the property's assessed valuation and the tax rate. The City's share of property tax revenues is approximately 21% of the total for properties located within City limits and approximately 14% for all other properties located outside of the City limits and inside the City's sphere of influence as defined in the 2035 General Plan.

Proposer

A Proposer is also referred to as "Developer." A Proposer applying for an economic incentive offered in this Act from the City for the purposes of this policy shall be a (1) wholly private sector, for profit, entity, a (2) wholly private sector, not for profit, entity, a (3) combination of (1 and (2) or (4) a quasi-governmental not for profit entity. The entity can take the form of a sole proprietor, a general partnership, a limited partnership, a limited liability company or a corporation, or a combination thereof.

Recapture Provision

A recapture provision in a contractual/development agreement that can result in a company (Proposer) being required financially to repay any incentives it benefited from for which it did not meet certain performance thresholds, such as job targets, capital investment levels or project timelines.

Room Occupancy Tax (TOT)



The City Transient Occupancy Tax or TOT was originally developed to finance the City's Convention Center complex that was built about 50 years ago. Subsequently, the City Council redirected the TOT taxes to supplement General Fund purposes. The City currently charges a 12% TOT for City hotels and motels.

Sales Tax

The current sales tax rate for the City is 8.225%. The City's share of sales tax revenues is approximately 8.0% of the total (e.g. the City would collect \$8.00 for every \$100 of sales tax collected).

Secondary Industries

Secondary industries are defined as "people serving" industries (e.g. residential development, retail, etc.) that generate a level of economic activity, but do not drive improvements in unemployment or income rates in the local economy.

Tax Exempt Bonds

When bonds are issued through public entities the securities are tax-exempt. This means the investors who purchase the bonds do not pay federal taxes.

Venture Capital Funds

Venture Capital is financial capital provided to early-stage, high potential, growth startup companies. The venture capital fund earns money by owning equity in the companies in which it invests.

ARTICLE II PURPOSE OF ACT

The purpose of this Act is to develop measurable economic development and revitalization incentive policies that support the creation of permanent full-time jobs; attract investment in distressed neighborhoods and infill areas; support new and expanding small businesses; and ultimately result in full economic expansion citywide.

Objectives of Act:

1. To lower the City's unemployment rate for a sustained period of time by supporting job creation;
2. To increase citywide property values and attract investment in industrial, infill and revitalization areas of the City that might not otherwise take place; and
3. To build a strong economic base of the City capable of supporting current and elevated levels of City services including public safety, public works, parks and other core services.



Accomplishing the above stated objectives will substantively improve the City's economic health, enhance the delivery of core services and improve the quality of life for our residents.

ARTICLE III ACCOUNTABILITY AND COMPLIANCE WITH BETTER BUSINESS ACT

There must be accountability for any economic incentives offered by the City. Under this policy the City economic incentives are tied to Proposer performance standards or thresholds such as project type and location, job targets, production targets and/or project timelines that will be clearly specified in an incentive agreement between the City and the Proposer. The City Attorney's office and the City Controller will monitor all economic incentives offered to Proposers that are based upon future promises.

This Act is focused on developing specific economic incentives through abatement of development impact fees (Article V, Item 1), reimbursement of offsite improvements from project generated revenue (Article V, Section 2), and through participation in revenue sharing to incentivize private capital investment (See Article V, Item 3), with an overall purpose of expanding the City's economic base.

Projects that are eligible for abatement of development impact fees and/or reimbursements for offsite improvements and are limited to one or both of those forms of incentives are not subject to the Better Business Act since those agreements pose no financial risk to the City. However, any proposed project in which the City agrees to share \$1 million or more project generated revenue to incentivize private capital investment (beyond waiving impact fees and/or reimbursing for offsite improvements) is subject to the due diligence provisions of the Better Business Act, including subsequent amendments.

ARTICLE IV PRIORITIZING ECONOMIC INCENTIVES

The application of economic incentives pursuant to the provisions of this Act will be consistent with the goals of the City's 2035 General Plan and sound economic principles. The Economic Expansion Act provides direct incentives to projects that generate the highest job multiplier effect and support investment in revitalization areas within the City.

Consistent with the economic development goals of the 2036 General Plan, the Economic Expansion Act recognizes that the local economy is comprised of 'primary' and 'secondary' business types.

Primary industry types are businesses that export products or services outside of the local economy and have the highest economic impact on the City. The Economic Development Action Plan of the California Partnership for the San Joaquin Valley



identifies the following targets for economic development efforts, as they are highly concentrated in the region: 1) agribusiness, including food processing, agricultural technology; 2) manufacturing; 3) supply chain management and logistics; 4) e-commerce and warehouse distribution; 5) health and medical care; and 6) renewable energy. The incentives provided in the Economic Expansion Act have been developed to support growth and expansion of these and similar primary industries in our City.

Secondary industry types are 'people serving' businesses (e.g. retail and residential development) that generate a lower level of economic activity and do not have the same level of job multiplier effect as businesses from primary industries. However, the 2035 General Plan prioritizes real estate investments in older, distressed neighborhoods. The Economic Expansion Act provides tools to incentivize investment in revitalization areas within the City.

The City Manager shall evaluate each proposal and determine the industry type with recommendations to the Council.

ARTICLE V CITY ECONOMIC DEVELOPMENT AND REVITALIZATION INCENTIVES

The City wishes to provide three levels of direct local economic development and revitalization incentives ranging in value, benefit, and risk to the City in addition to other indirect incentives. The application and due diligence process for each level of incentive is commensurate with the potential benefit and risk to the City.

1. **Reduction and Abatement of Development Impact Fees.** Reducing or abating impact fees for certain eligible projects are the first and lowest value/lowest risks economic development incentive offered by the City.

Impact fees are adopted by the City to cover the cost of public infrastructure that is proportional to the impact of the new development. The City recognizes that some industrial, commercial and retail development projects (depending on their type and location) have little to no impact on public infrastructure and/or provide benefits to the City that offset the impact to public infrastructure. As a result, the City is updating its Impact Fee program to provide a new structure that takes into account the lower infrastructure costs associated with development in existing parts of the City.

The City has enacted legislation to allow the reduction and abatement of development impact fees for certain project types through the iDIFER Act, Commercial BUILD Act, and the Economically Disadvantaged Neighborhoods Act.



A. Projects Eligible for Reduction and Abatement of Development Impact Fees. Through the current legislation, the City can reduce or abate impact fees for projects meeting the following criteria:

- **Industrial projects**, which:
 - Support, leverage, or create expansion opportunities for Fresno's existing industrial base;
 - Are owner-occupied or have a long-term lease;
 - Create jobs that are a good match for the four-county commute shed;
 - Are located in an area where infrastructure already exists;
 - Are properly zoned industrial land; and
 - Result in an increased assessed valuation.
- **Commercial buildings on vacant and underutilized lots** that replace or reconstruct a building that was destroyed or demolished within established neighborhoods, which:
 - Are of similar character and use as the previous structure;
 - Do not significantly expand or intensify the use on the property;
 - Are located in an area where infrastructure already exists; and
 - Are substantially similar in size to the building being replaced or reconstructed.
- **Specific Types of Development in Economically Disadvantaged Neighborhoods**, which:
 - Include grocery stores that meet certain criteria, professional and medical offices, banks and credit unions, or mixed use developments; and
 - Are located in a CDBG targeted area; a census tract with 40% or more households at low or moderate income levels; within a one-half mile of the Blackstone Bus Rapid Transit (BRT corridor) south of Shaw Avenue; are located in one of 18 former redevelopment areas.

B. Additional Project Type for Economically Disadvantaged Neighborhoods Act. Recognizing the need to attract newly built and newly renovated hotels in disadvantaged neighborhoods, the Economically Disadvantaged Neighborhoods Act will be amended to include newly built and newly renovated hotels that meet the location criteria specified in the Act and have a four-star rating or are of comparable quality. Relevant provisions of the Fresno Municipal Code are being amended concurrently and consistently with this Act (See Bill B-9, Ordinance 16-___). In addition, the project shall be determined by the City Manager to be of a type and quality of hotel establishment that adds value to the surrounding property owners and



neighborhoods, including a thorough operation and management plan and a reputable operator with a proven track record.

- C. Additional Project Type for Office, Retail Tenants and Residential Uses Locating in Downtown.** Large office, retail and residential developers in the downtown area may be eligible for impact fee reductions as determined by a thorough review and evaluation of the developer's operational plans, pro-forma statements and any Development Agreement, if applicable. To be eligible for full abatement of impact fees, a project must include a minimum of ten residential units or 10,000 square feet of commercial development. Developments below that threshold will receive 50% abatement of development impact fees. For an office and retail projects, the net value of impact fee reductions must be passed on directly to the prospective tenant to cover tenant improvement costs above the allowance set forth by the developer/owner.
- D. Additional Project Type for Professional Office Locating Citywide.** Large office projects, of sufficient scope and specific purpose, shall be eligible for impact fee reductions. These businesses must generate a minimum of 250 net new full time jobs and produce net new taxes for the City. Acceptable businesses shall include but not be limited to call centers, company headquarters, software companies, health care entities and similar business types. The iDifer Act will be amended to accept professional offices that are properly zoned to accept professional offices and meet the 250 minimum job creation requirements. Relevant provisions of the iDifer Act are being amended concurrently and consistently with this Act (See Resolution 2016-41). If the business is leasing space from a developer of a newly constructed building the net value of impact fees reduction must be passed on directly to the prospective tenant to cover tenant improvement costs above the allowance set forth by the developer/owner. The City Manager shall review and approve these types of projects pursuant to the iDifer Act.
- E. Application Process for Reduction and Abatement of Development Impact Fees.** IDIFER, Commercial BUILD, and the Economically Disadvantaged Neighborhoods Act outline the specific application process. In each case, City staff work with the proposer to complete an application, which is routed to the City Manager for approval.
- F. Reporting Requirements.** IDIFER, Commercial BUILD, and the Economically Disadvantaged Neighborhoods Act outline the specific reporting requirements. In each case, the City Manager is required to bring an annual report to the City Council for review as a part of the annual report required by the Mitigation Fee Act.



G. Additional Project Type for New Residential Developments located in Infill Opportunity Zones. Recognizing the benefits of newly built residential developments in Infill Opportunity Zones, such developments may pay a fifty percent reduction in water capacity fees so long as the following criteria are satisfied:

- a. The development project is located entirely within an Infill Opportunity Zone, as established by the Fresno General Plan;
- b. The development project is either newly constructed residential development or newly renovated residential development; and
- c. Necessary water transmission infrastructure is already in place.

Applications for the fee reduction shall be submitted to the City Manager, at or before the time of building permit approval. Applications for fee reduction shall not be submitted until after approval of all discretionary planning entitlements, except that applications for fee reductions can be submitted concurrently with applications for design review.

The City Manager shall approve the application upon a determination the Applicant meets the criteria set forth above. Any decision of the City Manager under this Article may be appealed de novo to the City Council by the aggrieved person (appellant), by filing a written request with the City Clerk stating the grounds for appeal and signed by appellant, within fifteen (15) days of the date of service of the decision of the City Manager. After public hearing, the Council shall have the authority to confirm, modify, or overrule the decision of the City Manager and the decision of Council shall be final. For purposes of this article, service of the decision shall be the date said decision, if written, is mailed to the appellant. If no appeal is timely taken to the Council, the decision of the City Manager shall become final.

2. Reimbursement for Offsite Improvements From Project Generated Revenue. Utilizing new revenue directly generated by the proposed project to reimburse the developer for offsite improvements triggered by the project is the second level of economic development incentive offered by the City. This incentive can offer a higher value of incentive for the proposer while still offering a low degree of risk to the City, as the proposer would pay for the improvements at the time of development and be reimbursed by the City as local revenues are generated from the project. Examples of revenues generated directly by a project include property tax, sales tax, business license fees, and room occupancy taxes.

A. Projects Eligible for Revenue Sharing for Offsite Improvements.

- **Industrial projects**, which:
 - Support, leverage, or create expansion opportunities for Fresno's existing industrial base;
 - Are owner-occupied or have a long-term lease;



- Retain or Create at least 100 new full time jobs that are a good match for the four-county commute shed;
- Are located in an area where infrastructure already exists;
- Are properly zoned industrial land; and
- Result in an increased assessed valuation.
- **Mixed Use projects, which:**
 - Are located within one-half mile of the Blackstone Bus Rapid Transit corridor south of Herndon Avenue and within one-half mile of the Ventura-Kings Canyon Bus Rapid Transit corridor;
 - Are zoned Mixed Use;
 - Include residential uses; and
 - Are consistent with the City's Development Code requirements for Mixed Use zone districts.
- **Mixed Use, Residential and Commercial projects, which:**
 - Are located within the Fulton Corridor Specific Plan boundaries;
 - Are properly zoned; and
 - Are consistent with the City's Development Code requirements for applicable projects.

B. Application Process for Revenue Sharing for Offsite Improvements Reimbursement – The application process for securing reimbursements for offsite improvement shall follow the guidelines of the application process for abatement or reduction of development impact fees and shall require a majority vote of the Council to determine eligibility for reimbursement of offsite improvement costs. In addition to the information required by the iDifer Act, Commercial Build Act and the Economically Disadvantaged Neighborhoods Act, the City Manager shall provide the Council a schedule of the projected local tax dollars generated by the project, the total estimated value of offsite improvements, and an estimate of the length of time needed to reimburse the Proposer for the required off site improvements.

C. Reporting Requirements. The City Controller shall provide an annual report to the Council during the month of December updating the status of each development project that is participating in the Offsite Improvements Reimbursement incentive from the City. The report shall include the following:

- 1) A detailed accounting of the value of all financial incentives provided during the calendar year for offsite improvements reimbursement;
- 2) The number of new jobs created or jobs preserved from the projects participating in the Offsite Improvements Reimbursement Incentive; and



- 3) A direct comparison of the offsite improvements completed by the Proposer and the total capital costs of the project expended by the Proposer.

3. "Project Revenue" Sharing to Incentivize Capital Investment. Utilizing new revenue directly generated by the project to incentive private, capital investment is the third level of economic development incentives offered by the City. This type of incentive agreement is reserved for unusually large and publicly beneficial projects. As a result, more thorough analysis and due diligence is required as detailed below. The shared revenue will be reimbursed to the Proposer after the City receives it.

A. Projects Eligible for Revenue Sharing to Incentivize Capital Investment.

- **Industrial projects:**

The City shall offer revenue sharing subsidies to offset capital investment costs for qualified industrial projects. In order to be considered for revenue sharing incentives a project must generate at least 500 new jobs. Where legally permissible, City may require 50% of the new jobs to be offered to local residents. The duration and amount of the subsidy will vary depending upon the following criteria:

- 1) The overall size and scope of the proposal and it's projected economic impact on the City;
- 2) The overall cost to the City for economic incentives offered;
- 3) A cost-benefit analysis weighing the overall incentive costs with the projected economic benefits to the City;
- 4) The aggregate level of initial investment by the proposer in land acquisition and real property improvements including infrastructure, facilities, fixtures, and equipment;
- 5) The application of performance based incentives that are tied to specific performance criteria such as job creation and net increases in City revenues creating a situation where there is little or no risk to the City; and
- 6) The overall financial condition of the City General Fund.

Eligible revenue sharing subsidies include property and sales taxes (subject to applicable laws), hotel room taxes (TOT), business license taxes and any other local revenue stream generated directly by the project.



- **Large Scale Mixed Use Projects** – A large scale mixed use development in the Fulton Corridor Specific Plan area may qualify for revenue sharing subsidies from the city if it is determined to have a catalytic impact on downtown. The City Manager shall review and evaluate large scale mixed-use developments that are of sufficient size such that they will have a catalytic impact on downtown revitalization. The general requirements for consideration of revenue sharing are: 1) approximately 500 residential units and/or 2) approximately 500,000 net leasable office/retail space. The master planned project must also generate at least 100 full time jobs upon completion. Where legally permissible, City may require 50% of the new jobs to be offered to local residents. The City Manager shall have the discretion to be flexible in the strict numerical unit numbers or commercial square footage numbers if it can be determined that the proposed project has a catalytic impact on downtown revitalization.

B. Application Process - Any net City subsidy in excess of \$1,000,000 shall follow the due diligence guidelines of the Better Business Act as discussed in Article III. The City Manager shall review and evaluate all net subsidies less than \$1,000,000 and include them in a report to the Council. A majority vote of the Council is required for approval.

C. Reporting Requirements: The City Controller shall provide an annual report to the Council during the month of December updating the status of each development project that is participating in the Revenue Sharing incentive from the City. The report shall include the following:

- 1) A detailed accounting of the value of all financial incentives provided during the calendar year by project;
- 2) The number of new jobs created or jobs preserved from the projects participating in the Revenue Sharing incentives; and
- 3) A direct comparison of the value of the Revenue Sharing compared to the Proposers total capital costs of the project.

4. **Other Indirect Financial Incentives.** The City shall offer other direct and indirect financial incentives to qualified proposers as determined by a review and evaluation by the City Manager and approved by the Council.

Below is a list of other direct and indirect financial incentives:

1. Low Interest Rate Bond Financing:

The City may assist by writing a letter of support to help a successful Proposer in finding low interest rate bond financing through available resources including but



not limited to Industrial Development Bonds, Infrastructure Assessment District Bonds, and Mello Roos Bonds,

2. Tax Credits:

The City may assist by writing a letter of support for a project, a successful Proposer in applying for tax credits, including but not limited to New Market Tax Credits, Historical Tax Credits, California Competes Tax Credits, and Statewide Communities Infrastructure Program.

3. Recycled Water Rebate/Rate Reduction:

Where economically feasible and legally permissible, the City shall have the authorization to offer recycled water from City owned facilities to approved projects. The price reduction may be up to 100% of the City Master Fee Schedule rates for a period between 1 year and 10 years.

4. PG&E Enhanced Economic Development Rate:

Qualified businesses either expanding existing operations or locating in Fresno or Fresno County can receive electrical rates of up to 30% reduction for up to 5 years.

ARTICLE VI DATABASE INVENTORY OF INDUSTRIAL LAND

Policy Resolution: The City shall maintain a database inventory of vacant industrial zoned land within the City limits and its sphere. City staff shall work directly with the private sector real estate brokerage firm selected pursuant to the Asset Management Act adopted in 2014 by the Council in selling surplus properties with a priority being placed on industrial properties.

The private sector asset management firm shall assist the City in working with private investors in trying to assemble contiguous land parcels sufficient in size to meet the land size, infrastructure, transportation access and other requirements of the prospective industrial users.

ARTICLE VII LOCAL VENTURE CAPITAL FUND

Some states including Georgia, New Mexico and Pennsylvania utilize Venture Capital Funds for the purpose of funding new start up businesses to add jobs. Venture Capital is financial capital provided to early-stage, high potential, growth startup companies. The venture capital fund earns money by owning equity in the companies it invests in. Most venture capital firms focus on high tech businesses.



An essential component of attracting venture capital investors is the establishment of our City as a hub for high tech. Startup activity in the U.S. is concentrated in cities that have creative class appeal and amenities such as a revitalized urban core and walkable neighborhoods, to attract young entrepreneurs. The growing activity in our downtown and formation of tech companies like Bit Wise could be the start of making for entrepreneurial tech activity. The Silicon Valley/San Francisco urban area alone accounted for approximately \$11 billion in venture capital dollars.

Local sources for venture capital funds include San Joaquin Capital, the Central Valley Fund, the Central Valley Venture Forum (through the Lyles Center for Innovation and Entrepreneurship), the CSUF Foundation and The Central Valley Angel Group. The Central Valley Fund serves Central California providing private capital for small and medium sized established businesses to finance stage growth and expansion with a target investment of \$2 to \$10 million.

Local investors formed the San Joaquin Fund and the Central Valley Angel Fund. San Joaquin Capital is a newly formed fund focused on series 'A' rounds for high growth technology startups up to \$5 million. This Angel Fund group will focus on \$1 million plus investment opportunities. Both groups are welcome additions to assist local startup businesses.

Policy Resolution: The City shall take the lead in assembling a stakeholder network including the City, the Central Valley Fund, the San Joaquin Fund, the Central Valley Angel Group Fund, the Lyles Center for Innovation and Entrepreneurship, the Central Valley Business Incubator (CVBI), the Water, Energy & Technologies (WET), the CSUF Foundation, local area business leaders, and the Greater Fresno Chamber of Commerce to explore forming a local Venture Capital Group focused on Fresno regional based entrepreneurs for new technologies.

This Venture Capital Group would bring all of the stakeholders together and help connect qualified local entrepreneurs, venture capital investors, and investment bankers.

ARTICLE VIII FOCUS ON SMALL BUSINESS

The Small Business Administration (SBA) defines small business as an enterprise having fewer than 500 employees. According to U.S. Census data in 2011 99.7% of businesses in the U.S. have fewer than 500 employees. Small businesses employ over half of the private sector workforce and have generated over 65% of net new jobs in the U.S. since 1995.



According to the US Census Bureau data in 2010, 88% of the businesses in the United States and California have five or fewer employees, employ more than 31 million people, generate \$2.4 trillion in revenues and account for 17% of the national GNP. There are 4 million micro-businesses in California.

Business Retention and Expansion

Only 2% of new jobs come from relocations within the United States. The remainder comes from expansion of existing businesses or the creation of new companies. Accordingly, City resources and economic development efforts should focus on new small business startups and encouraging and assisting existing business to expand their operations.

Many economists believe start-ups are the most reliable job creators. Studies have shown that new firms are responsible for nearly all of the nation's net new job growth. The National Bureau of Economic Research that there is no systematic relationship between the size of a firm and job growth. In fact, the number of stock IPO's over \$50 million has dramatically dropped since the 1990's.

Cities and states can spend substantial amounts of money and resources chasing down the "big fish" prospective employer in a very competitive market. There is often a gross disparity between the actual new jobs created and tax base benefits for the city or state compared to the economic development incentives expended to attract the big fish.

The City needs to be the catalyst to promote small business and chart a clear course to access capital to help cash flow to start a new business or expand an existing business. The Fresno Food Expo is an excellent example of promoting and growing local small businesses in our City.

Policy Resolution: The City shall re-evaluate the Local Small Business Ordinance to strengthen it and provide more resources to implement policies encouraging and supporting small business in the City.

Later this year, an expansive and detailed Local Small Business Ordinance will be introduced to fully implement the goals outlined in this Act.

ARTICLE IX PREPARING OUR WORKFORCE

There are two primary components to creating sustainable economic expansion in our community. The specific policies contained in this Act are designed to elevate the demand side of the economy through carefully crafted economic incentives. The other primary and necessary component is to the raise the supply side by having a trained and capable work force in our community to fill in the newly created jobs. Because of



past decades of poverty and under performance in our school system we have a substantial portion of our population lacking in education and requisite job skills.

There some promising programs currently underway in our community addressing the issue of poverty and focused on bringing families out of poverty through education and job training. The Fresno Bridge Academy has demonstrated a high degree of success by moving families out of poverty with over 80% of the people enrolled in the program.

Policy Resolution: The City shall actively work with community stakeholders and support the Fresno Bridge Academy and similar programs in the community to keep the focus on reducing poverty in our community. A corollary to preparing our workforce is the development of a comprehensive career technical education program in our community. See Article X below.

ARTICLE X CAREER TECHNICAL EDUCATION (CTE)

Fresno must do more to offer career technical education (CTE) and career paths for its students.

Our local schools districts should partner with the State Center Community College District, Fresno State University, Workforce Investment Board, trade unions, other private and nonprofit organizations, Fresno County and the City of Fresno to assess our job needs and job training requirements, and integrate these job training programs into the private market. Career technical training also includes hands-on-training and internships to better prepare students for their chosen field. The City of Fresno has a full array of non-college technical job opportunities for potential future employees. They include auto and bus mechanics, drivers, computer techs, construction trades and related jobs. The City should develop a formal on-the-job internship program for these types of jobs and work closely with local schools for internship placements.

For many years, there has been serious discussion of the need to offer vocational training for high school students to prepare them for jobs in the building industry, manufacturing, medical and other industry clusters

One of the essential elements to economic expansion is to have a trained work force sufficient to provide the labor necessary for both expansion of existing businesses and new businesses locating in our City. This can best be accomplished through using industry clusters to connect the major stakeholders (employers, education and students). The initial plan should be to support the Advanced Manufacturing Cluster as a model to advance local job creation.

Policy Resolution: The City shall explore and evaluate its support and commitment of resources to partner with the State Center Community College District, Fresno Unified



School District, Central Unified School District, and Clovis Unified School District to assist in developing a vocational school.

ARTICLE XI TRANSPARENCY

Consistent with applicable law, all documents related to the application for economic incentives pursuant to this Act shall be available to the public on the City's website. Written reports shall also be available to the public in the City Clerk's office.

ARTICLE XII ONE-YEAR REVIEW

The provisions of this Act shall be reviewed at a regularly scheduled Council meeting approximately one year from the passage of this Act to evaluate its effectiveness and to make necessary amendments to implement the goals of the Act.

ARTICLE XIII EFFECTIVE DATE

This resolution shall take effect XXXXXXXX.



April 7, 2017

RECEIVED

Council Adoption: 4/6/17
Mayor Approval:
Mayor Veto:
Override Request:

TO: MAYOR LEE BRAND
FROM: *Yvonne Spence*
YVONNE SPENCE, CMC
City Clerk

2017 APR 10 PM 3 03
CITY CLERK, FRESNO CA

SUBJECT: TRANSMITTAL OF COUNCIL ACTION FOR APPROVAL OR VETO

At the Council meeting of 4/6/17, Council adopted the attached Resolution No. 2017-100, entitled, **A resolution of the Council of the City of Fresno, California, amending the "Economic Expansion Act"**, 11:00 A.M. #3 Scheduled Matter, ID#17-459, by the following vote:

Ayes : Caprioglio, Chavez, Baines III, Bredefeld, Olivier and Soria
Noes: None
Absent: Brandau
Recused: None

Please indicate either your formal approval or veto by completing the following sections and executing and dating your action. Please file the completed memo with the Clerk's office on or before April 17, 2017. In computing the ten day period required by Charter, the first day has been excluded and the tenth day has been included unless the 10th day is a Saturday, Sunday, or holiday, in which case it has also been excluded. Failure to file this memo with the Clerk's office within the required time limit shall constitute approval of the ordinance, resolution or action, and it shall take effect without the Mayor's signed approval.

Thank you.

APPROVED/NO RETURN: _____

VETOED for the following reasons: (Written objections are required by Charter; attach additional sheets if necessary.)

Lee Brand

Lee Brand, Mayor

Date: *4-10-17*

COUNCIL OVERRIDE ACTION:

Date: _____

Ayes :
Noes :
Absent :
Abstain :

COMM-03

IMPACT FEE WAIVERS



Legislation Details (With Text)

File #: ID 22-51 **Version:** 1 **Name:**
Type: Action Item **Status:** Agenda Ready
File created: 12/20/2021 **In control:** City Council
On agenda: 1/13/2022 **Final action:**
Title: Annual Review and Acceptance of the FY 2021 Summary of Impact Fee Waivers.
Sponsors: Public Works Department
Indexes:
Code sections:
Attachments: 1. 21-942 Summary of Approved Impact Fee Waivers, 2. 21-942 Summary of Public Infrastructure Funds Received FY21.xlsx

Date	Ver.	Action By	Action	Result
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REPORT TO THE CITY COUNCIL

FROM: SCOTT L. MOZIER, P.E., Director
Public Works Department

BY: ANDREW J. BENELLI, P.E., City Engineer/Assistant Director
Public Works Department, Traffic Operations & Planning Division

SUBJECT

Annual Review and Acceptance of the FY 2021 Summary of Impact Fee Waivers.

RECOMMENDATIONS

Staff recommends that the City Council review and accept the FY2021 Summary of Impact Fee Waivers.

EXECUTIVE SUMMARY

The Economically Disadvantaged Neighborhoods Incentive Program requires an annual report to City Council that lists all the Development Impact fee waivers processed in the last fiscal year. The attached files provide a listing of the FY2021 fee waivers that were approved for each participating development project and include a breakdown for each impact fee program. The attached files also list the public infrastructure funds that the City has received to offset the revenue loss of waived or reduced development impact fees.

BACKGROUND

The City charges development impact fees to new development for various types of public

infrastructure, consistent with Section 66000 et seq. of the California Government Code, generally known as the Mitigation Fee Act or AB1600. Fees collected by the City include Regional Street Impact Fees, New Growth Area Street Impact Fees, Traffic Signal Mitigation Impact Fees, Citywide Fire Facilities Impact Fees, Citywide Police Facilities Impact Fees, Citywide Park Facilities Impact Fees, Quimby Parkland Dedication Fees, Water Capacity Fees and Wastewater Capacity Fees.

Each development fee was established in accordance with an adopted nexus study. The law requires that impact fees bear a reasonable relationship to the impact of the proposed development. Developers can be charged no more than their “fair share” under AB1600. Therefore, any waived or reduced fees are tracked against public infrastructure funds which may help offset the lost impact fee revenue. The Council has adopted the following impact fee waiver or reduction programs:

- iDIFER - Provides fee reductions for industrial and commercial developments that provide job creation or significantly increase property tax base.
- BUILD Act - Provides fee reductions for construction of new homes that replace existing homes that are being demolished or have been destroyed by fire.
- Commercial BUILD Act - Provides fee reductions for commercial or industrial developments that replace existing buildings being demolished or have been destroyed by fire.
- Economically Disadvantaged Neighborhoods - Provides fee reductions for certain categories of projects in economically disadvantaged neighborhoods.
- Economic Expansion Act - Provides fee reductions and other incentives for projects that generate substantial taxes or provide employment.
- Businesses Impacted by High-Speed Rail Condemnation - Allows landowners to relocate without paying fees when property is condemned for High-Speed Rail.
- Ventura / Kings Canyon Corridor Job Creation Act - Provides fee reductions for new development on the Ventura / Kings Canyon Corridor.
- Infill Incentive Program for Certain Residential Infill Projects - Provides fee reductions for multi-family projects that are under five acres and surrounded by existing development.

The full listing of waivers by incentive program, entitlement number, applicant and development location/address is attached to the staff report.

The Fire Impact Fee was increased in May 2019 when the Fire Department determined that they could no longer provide adequate response times in the area west of State Route 99 due to new homes and multi-family projects being constructed. The new fees were adopted with a Health and Safety Finding. Due to that “Finding” all new projects must pay the current fee, even if the project was initially approved before the increase. The Health and Safety finding also prohibits waiving the Fire Impact Fee. However, three of the Waiver Programs have exceptions that allow the Fire Fee to be paid from other sources. The two “Build Act” waiver programs assume that the impact of the

previous building on the property was mitigated, for the existing house or building that is being (or was) demolished. Residential projects pay per unit, so the size of the home or apartment does not alter the amount of the fee that is due. Commercial and industrial projects have Fire fees that are adjusted to match the size of the building. If the building is larger than the structure that was demolished, the developer is required to pay the Fire fee for the increase, but they receive credit for the Fire fee on the demolished building. The Infill Incentive Program also allows developers to avoid paying fire Impact fees. A General Fund transfer is provided to the Fire Department to backfill the waiver.

Total waivers from 2014 through today are summarized below, broken down by incentive program and by fee program:

- Commercial BUILD / Economically Disadvantaged Neighborhoods - \$1,406,784.08
- iDIFER - \$4,058,018.19
- Residential BUILD - \$473,741.99
- Infill Incentive Program for Certain Residential Infill Projects - \$254,562.55

Fees waived and the total amounts are listed below:

- Citywide Fire Facilities - \$543,562.16
- Citywide Police Facilities - \$1,522,575.10
- Citywide Park Facilities - \$744,389.00
- Citywide Regional Streets - \$913,029.52
- New Growth Area Major Streets - \$910,997.96
- Traffic Signal Mitigation Impact Fee - \$1,303,990.52

The grand total of fees waived from the 2014 inception to today is \$5,938,544.26. Grants and other public infrastructure funds received by the City during this time period, which may help offset fee waivers, are listed below by fee program:

- Fire and Police - \$0
- Parks - \$10,491,902
- Regional Streets - \$12,713,582
- New Growth Streets - \$2,344,900
- Traffic Signals - \$1,655,235

The grand total of public infrastructure funding received which may help offset fee waivers is \$27,205,619.

ENVIRONMENTAL FINDINGS

The annual fee waiver summary is not a project under the California Environmental Quality Act and does not require an environmental finding.

LOCAL PREFERENCE

Local preference does not apply as this item is only for acceptance of the annual update.

FISCAL IMPACT

There is no fiscal impact of implementing the staff recommendation of receiving the report.

Attachments:

Summary of Approved Impact Fee Waivers

Summary of Public Infrastructure Funds Received

SUCCESSOR AGENCY TO RDA OF FRESNO
OVERVIEW OF AFFORDABLE HOUSING DEVELOPMENT
2012-2022

City of Fresno Fee Waiver Programs
Approved Commercial BUILD Act, Disadvantaged Neighborhoods, Economic Expansion Applications

SUMMARY OF APPROVED IMPACT FEE WAIVERS FY21

Infill Incentive Program Fee Waiver Application Tracking															
	Fee Waiver Program	Planning Entitlement App. Number	Applicant	APN #	Address	Living Units	CMO Approval Date		Citywide Fire Facilites Impact Fee	Citywide Park Facility Impact Fee	Citywide Police Facilites Impact Fee	Citywide Regional Street Charge	New Growth Major Street Charge	Citywide Traffic Signal Mitigation Impact Fee	Total Infill Incentive Fee Waiver
1	Infill Incentive	P19-04853	Reza Assemi - Mural Dist. Lofts	466-132-10, 11	1740 Van Ness	28	9/24/21		\$40,012.00	\$85,036.00	\$13,048.00	\$6,711.01	n/a	\$9,800.00	
2	Infill Incentive	P19-05790	Granville-Assemi	452-041-05	971 E. Alhambra Ave, 1107 N. Van Ness Ave	18	-		\$26,730.00	\$56,826.00	\$8,712.00	\$1,135.54	n/a	\$6,552.00	
3	Infill Incentive														
															\$254,562.55

Commercial BUILD Economic Disadvantaged Fee Waiver Application Tracking															
	Fee Waiver Program	Planning Entitlement App. Number	Applicant	APN #	Address	Building Area (sq. ft.)	CMO Approval Date		Citywide Fire Facilites Impact Fee	Citywide Park Facility Impact Fee	Citywide Police Facilites Impact Fee	Citywide Regional Street Charge	New Growth Major Street Charge	Citywide Traffic Signal Mitigation Impact Fee	Total Commercial BUILD Economic Dis. Fee Waiver
1	Disadvantaged Neighborhoods	C-14-096	Vallarta Supermarkets	442-101-05, 06, 09, 23	1951 W. Clinton Ave.	45,000	3/2/16		\$10,620.00	-	\$29,925.00	\$66,656.52	n/a	\$216,799.12	
2	Economic Expansion Act	S-15-108	Granville Homes	466-132-18	1743 L Street	Resi	6/22/16		\$7,024.00	\$44,224.00	\$8,128.00	No Charge Due	n/a	\$4,911.52	
3	Economic Expansion Act	S-15-109	Granville Homes	466-103-33	1752 L Street	Resi	6/22/16		\$1,756.00	\$11,056.00	\$2,032.00	No Charge Due	n/a	\$1,227.88	
4	Replacement/ Reconstruction	S-15-124	Family Dollar	461-272-09T, 10T, 11T, 16T, 17T	4007 E. Ventura St.	8,330	8/19/16		\$1,965.88	-	\$5,539.45	\$15,476.22	n/a	\$13,664.80	
5	Economic Expansion / Disavantaged Neighborhoods Act	C-17-044	Annadale Commons (Housing Successor, Self-Help Ent.)	479-270-05T, 06T, 15T, 16T, 24T	1515 E. Annadale Ave. 101+	Resi	6/8/17		\$23,520.00	\$118,360.00	\$18,160.00	\$68,418.00	n/a	\$13,640.00	
6	Disadvantaged Neighborhoods	C-17-035	Highway City Community Dev.	510-030-23	4718 N. Polk Ave.	5,560	6/29/18		\$845.12	-	\$1,651.32	\$8,302.53	\$22,855.12	\$9,375.56	
7	Disadvantaged Neighborhoods / Ventura/Kings Canyon Pilot Program	P18-02234	GLMV Architecture / Taco Bell	461-727-18	4071 E. Ventura St.	2,400	4/24/19		n/a	-	\$1,538.40	\$3,046.12	n/a	\$30,520.80	
8	Replacement/ Reconstruction	P18-03670	BC Holdings / Starbucks	444-092-16, 17	2321 N. Blackstone Ave	6,400	6/19/19		\$1,740.80	-	\$4,102.40	\$8,030.68	n/a	\$8,916.00	
9	Disadvantaged Neighborhoods	P18-03211	RL Davidson, Inc. / Courtyard by Marriott	468-212-20T	808 M Street	156,703	7/30/19		n/a	-	\$103,110.57	\$10,517.62	n/a	\$102,242.00	
10	Disadvantaged Neighborhoods	P19-01042	Blackstone and McKinley TOD (Lingo)	451-064-16	1507 N. Blackstone Ave	-	Approved by Andrew Benelli, 4/14/2020		n/a	\$267,256.00	\$45,943.00	\$46,040.65	n/a	\$47,645.00	
															\$1,406,784.08

iDIFER Fee Waiver Application Tracking															
	Fee Waiver Program	Planning Entitlement App. Number	Applicant	APN #	Address	Building Area (sq. ft.)	CMO Approval Date		Citywide Fire Facilites Impact Fee	Citywide Park Facilites Impact Fee	Citywide Police Facilites Impact Fee	Citywide Regional Street Charge	New Growth Major Street Charge	Citywide Traffic Signal Mitigation Impact Fee	Total iDIFER Fee Waiver Application Tracking
1	iDIFER	S-14-041	Freeway II LP	328-200-76	2722 E. Jensen Ave.	15,300	7/8/14		\$3,745.35	n/a	\$10,536.92	\$3,641.25	n/a	\$4,476.40	

City of Fresno Fee Waiver Programs
Approved Commercial BUILD Act, Disadvantaged Neighborhoods, Economic Expansion Applications

2	iDIFER	S-14-017	Pana-Pacific Corporation	313-270-95S	838 N. Laverne Ave.	150,000	7/11/14	\$22,500.00	n/a	\$63,300.00	\$32,914.62	<i>PM 2004-36</i>	\$49,287.52
3	iDIFER		Whipple Industries	433-070-20	3292 N. Weber Ave.	20,000	9/9/14	\$2,717.70	n/a	\$7,645.80	\$3,633.00	n/a	\$3,298.40
4	iDIFER	S-13-047	McCall Pacific LLC	458-020-70	175 N. Hughes Ave.	58,287	10/9/14	\$8,129.85	n/a	\$22,871.98	\$7,904.03	n/a	\$10,036.56
5	iDIFER	S-14-035	Valley Iron, Inc.	329-090-01	3166 S. Cherry Ave.	60,000	10/13/14	\$8,910.00	n/a	\$25,066.80	\$8,662.52	\$19,564.82	\$11,968.48
6	iDIFER	C-14-084	West Air Gases and Equipment	328-200-59S	2929 E. Dorothy Ave.	17,500	12/1/14	\$5,177.37	n/a	\$14,588.77	\$5,768.07	n/a	\$4,005.20
7	iDIFER	S-15-013	Cummins Pacific LLC	328-300-03	2761 S. Cherry Ave.	22,400	2/2/15	\$3,360.00	n/a	\$9,452.80	\$3,266.71	n/a	\$7,350.72
8	iDIFER	S-13-050, S-15-004	Producers Dairy Foods, Inc.	459-023-18, 50, 51, 60	250 E. Belmont Ave.	20,138	3/30/15	\$3,459.99	n/a	\$9,749.57	\$3,057.17	n/a	\$2,874.32
9	iDIFER	S-15-083	JD Food/Certified Meat Products	487-042-13S	4671 E. Edgar Ave.	65,000	8/18/15	\$9,750.00	n/a	\$27,430.00	\$9,477.93	n/a	\$4,617.76
10	iDIFER	S-14-062	Irritec USA, Inc.	453-160-02	1420 N. Irritec Way	4,700	9/29/15	\$705.00	n/a	\$1,983.40	\$979.82	n/a	\$1,460.72
12	iDIFER	S-15-093	Trail Gear Inc.	455-205-12	5372 E. Pine Ave.	23,800	4/16/16	\$3,570.00	n/a	\$10,043.60	\$4,203.38	n/a	\$4,005.20
13	iDIFER	S-15-098	Central Valley Trailer Repair	328-032-48	2974 S. East Ave.	56,810	5/16/16	\$8,521.50	n/a	\$23,973.82	\$8,284.93	n/a	\$18,659.52
14	iDIFER	D-16-091	Scelzi Enterprises	328-290-04	2210 E. Annadale Ave.	86,950	5/16/16	\$13,042.50	n/a	\$36,692.90	\$12,450.90	n/a	\$28,554.72
15	iDIFER	D-16-120	Tent City Canvas House	496-152-01	5714 E. Shields Ave.	10,000	5/16/16	\$1,500.00	n/a	\$4,220.00	\$2,084.98	n/a	\$1,696.32
16	iDIFER	D-16-011	Lyons Magnus, Inc.	471-175-23	3158 E. Hamilton Ave.	73,927	5/27/16	\$11,089.05	n/a	\$31,197.19	\$15,414.09	n/a	\$18,471.04
17	iDIFER	S-14-035	Valley Iron, Inc.	329-090-01	3114 S. Cherry Ave.	12,000	6/17/16	\$1,800.00	n/a	\$5,064.00	\$1,749.99	<i>Do Not Waive</i>	\$2,026.16
18	iDIFER	D-16-140	Modern Custom Fabrication, Inc.	481-140-19, 316-090-34	4922 E. Jensen Ave.	100,000	1/2/17	\$15,000.00	n/a	\$42,200.00	<i>Do Not Waive</i>	<i>Do Not Waive</i>	\$32,842.64
19	iDIFER	D-17-021	Ardent General/SJV Empire Glass	310-740-13	2960 N. Burl Ave.	8,024	2/1/17	<i>Do Not Waive</i>	n/a	\$5,335.96	\$12,798.72	<i>Do Not Waive</i>	<i>Do Not Waive</i>
20	iDIFER	D-17-016	Valley Wide Beverage	329-130-01	3525 S. East Ave.	226,976	3/13/17	\$34,046.40	n/a	\$95,783.87	\$50,820.00	\$114,780.00	\$16,067.92
21	iDIFER	D-16-150	ProLogis Industiral (Ultia)	329-130-02, 11	850 E. Central Ave.	670,680	3/13/17	\$101,943.36	n/a	\$199,191.96	\$74,740.14	\$210,279.72	\$119,381.04
22	iDIFER	S-15-122	North Pointe BP, LP	330-021-51S	3220 S. Northpoint Dr.	121,770	3/13/17	\$18,265.50	n/a	\$51,386.94	\$14,039.53	\$24,499.22	\$20,450.08
23	iDIFER	D-16-145	Golden State FC, LLC (Amazon)	330-021-08, 23S	3575 S. Orange Ave.	855,000	3/17/17	\$129,960.00	n/a	\$253,935.00	\$179,545.86	\$505,148.28	\$297,540.00
24	iDIFER	D-17-167	TMR Executive Interiors	458-270-01	1287 W. Nielsen Ave.	30,972	12/16/17	\$3,179.08	n/a	\$6,211.76	\$4,867.20	\$13,870.80	\$3,722.87
25	iDIFER	D-17-130	Keiser Corporation	479-132-27	2470 S. Cherry Ave.	26,031	7/19/18	\$3,956.71	n/a	\$7,731.21	\$6,043.44	n/a	\$9,058.79
26	iDIFER	P18-03184	Univesal Coatings	493-062-14S, 15S, 18S, 19S	5152 E. Dakota Ave.	14,677	9/4/18	\$0.00	n/a	\$4,476.49	\$3,502.80	n/a	\$5,254.37
27	iDIFER	P18-02747	Speed Engineering & Performance Corp.	493-020-41S	3843 N. Blattella Ln.	23,425	9/21/18	\$0.00	n/a	\$7,145.24	\$5,129.10	n/a	\$8,386.87
28	iDIFER	P18-03894	Independent Electrical Supply	313-890-18S, 23S, 24S	698 N. Laverne Ave.	52,000	3/5/19	\$0.00	n/a	\$15,860.00	\$16,304.70	n/a	\$9,516.00
29	iDIFER	P19-00539	Excelsior Metals Inc.	493-061-01, 02, 03, 04, 09, 10, 11, 12, 13	No address currently assigned	159,600	3/28/19	\$0.00	n/a	\$48,678.00	\$58,380.00	n/a	\$57,136.80
30	iDIFER	P19-01285	BVI Construction Inc.	493-062-02, 03, 37	5045 E. Dakota Ave.	10,500	5/1/19	\$0.00	n/a	\$3,202.50	\$4,378.50	n/a	\$3,759.00
31	iDIFER	P19-01212	Valley Pacific Builders Inc.	493-062-21S	5115 E. Dakota Ave.	11,000	5/16/19	\$0.00	n/a	\$3,355.00	\$5,212.50	n/a	\$3,938.00
32	iDIFER	P19-00762	Valley Power Systems	328-300-21	2761 S. Cherry Ave.	19,680	6/17/19	\$0.00	n/a	\$8,304.96	\$8,080.38	n/a	\$6,848.64
33	iDIFER	P18-02747	Speed Engineering & Performance Corp.	493-020-40S	3855 N. Blattella Ln.	21,503	6/17/19	\$0.00	n/a	\$6,558.42	\$5,671.20	n/a	\$7,698.07
34	iDIFER	P19-05401	D.V. Kap Home	493-063-07S	5045 E. Dakota Ave.	74,776	12/12/19	\$0.00	n/a	\$23,412.40	\$29,496.09	n/a	\$27,451.60
35	iDIFER	P20-01995	Keller Supply Company	493-063-38S	5027 E. Dakota Ave.	25,000	2/11/20	\$0.00	n/a	\$7,825.00	\$6,121.83	n/a	\$9,175.00
36	iDIFER	P21-03615	G4 Enterprises Ltd.	330-021-82S	3611 S. Northpointe Dr.	469,596	4/20/21	\$0.00	n/a	\$152,618.70	\$73,243.30	\$0.00	\$0.00
37	iDIFER	P21-01396	Costless Plumbing	310-132-16	1143 N. Cypress Ave	15,520	4/22/21	\$0.00	n/a	\$5,044.00	\$4,672.50	n/a	\$5,913.12

\$4,058,018.19

Residential B.U.I.L.D. Fee Waiver Application Tracking

YEAR	APP. NUMBER	APP. TYPE	Applicant/Owner	APN	STREET NO.	DATE	Citywide Fire Facilites Impact Fee	Citywide Park Facility Impact Fee	Citywide Police Facilites Impact Fee	Citywide Regional Street Charge	New Growth Major Street Charge	Traffic Signal Mitigation Impact Fee	Total Residential B.U.I.L.D. Act
13	7645	NSFR	Jebian Construction Inc.	328-173-15	2977 S. Clara Avenue	8/8/13	\$539.00	\$3,398.00	\$624.00	n/a	n/a	\$450.94	
13	10270	NMF4	FMS Asset Management Inc.	303-112-35	483 W. Locust Avenue +	10/23/13	\$439.00	\$2,764.00	\$508.00	n/a	n/a	\$306.97	
13	10271	NMF4	FMS Asset Management Inc.	303-112-34	487 W. Locust Avenue +	10/23/13	\$1,756.00	\$11,056.00	\$2,032.00	n/a	n/a	\$1,227.88	
13	11186	NSFR	Tachi Construction	461-303-18	541 S. Recreation Avenue	11/18/13	\$539.00	\$3,398.00	\$624.00	n/a	n/a	\$450.94	
13	12354	NSFR	New Century Builders Inc.	435-224-26	307 E. Fountain Way	12/19/13	\$539.00	\$3,398.00	\$624.00	n/a	n/a	\$450.94	
14	3975	NSFR	Juan Bravo	312-180-25S	2055 N. Cecelia Avenue	5/8/14	\$539.00	\$3,398.00	\$624.00	n/a	n/a	\$450.94	

City of Fresno Fee Waiver Programs
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14	6096	NSFR	Juan Bravo	303-034-25	370 W. Minarets Avenue	6/30/14	\$539.00	\$3,398.00	\$624.00	n/a	n/a	\$450.94
14	9487	NSFR	Bricker Construction Inc.	303-074-50	384 W. Spruce Avenue	10/1/14	\$539.00	\$3,398.00	\$624.00	n/a	n/a	\$450.94
14	9645	NSFR	Central Valley Infill Development/ Vincent Palacios	444-121-18	2114 N. Fruit Avenue	10/2/14	\$539.00	\$3,398.00	\$624.00	n/a	n/a	\$450.94
15	1444	NSFR	Humberto Contreras	430-190-32	4716 E. Holland Avenue	2/13/15	\$539.00	\$3,398.00	\$624.00	n/a	n/a	\$450.94
15	1582	NSFR	Integrity Building	303-093-15	51 W. Minarets Avenue	2/18/15	\$539.00	\$3,398.00	\$624.00	n/a	n/a	\$450.94
15	4296	NSFR	Gleneagles Homes	451-131-08	1437 N. San Pablo Avenue	4/23/15	\$539.00	\$3,398.00	\$624.00	n/a	n/a	\$450.94
15	5081	NSFR	Michael Duane Kludjian	436-282-22S	2741 E. Dakota Avenue	5/12/15	\$539.00	\$3,398.00	\$624.00	n/a	n/a	\$450.94
15	11930	NSFR	Habitat for Humanity Fresno	479-174-13	2541 S. Lotus Avenue	10/9/15	\$539.00	\$3,398.00	\$624.00	n/a	n/a	\$450.94
15	11931	NSFR	Habitat for Humanity Fresno	459-162-08	325 N. Effie Street	10/9/15	\$539.00	\$3,398.00	\$624.00	n/a	n/a	\$450.94
15	14628	NMF4	Brown Construction Inc.	459-322-17	146 N. Glenn Avenue 101+	12/10/15	\$1,317.00	\$8,292.00	\$1,524.00	n/a	n/a	\$920.91
16	191	NSFR	Fresno Management Co./ DBA Western Homes	445-263-27	2125 E. Clinton Avenue	1/8/16	\$539.00	\$3,398.00	\$624.00	n/a	n/a	\$450.94
16	668	NSFR	Ray Abundo	451-064-15	1502 N. Calaveras Street	1/22/16	\$539.00	\$3,398.00	\$624.00	n/a	n/a	\$450.94
16	1814	NSFR	Daniel Sotelo	426-041-02	733 W. Gettysburg Avenue	2/19/16	\$539.00	\$3,398.00	\$624.00	n/a	n/a	\$450.94
16	3987	NSFR	Cen Cal Builders	467-183-11	1136 Mayor Avenue	4/12/16	\$539.00	\$3,398.00	\$624.00	n/a	n/a	\$450.94
16	4853	NSFR	Giuliano DiCicco	415-685-26	5656 N. Brawley Avenue	4/29/16	\$539.00	\$3,398.00	\$624.00	n/a	n/a	\$450.94
16	4932	NSFR	Carlos Horta	460-141-14	4335 E. Washington Avenue	5/3/16	\$539.00	\$3,398.00	\$624.00	n/a	n/a	\$450.94
16	5857	NMF3	Assemi Corporation	459-303-10	119 N. Van Ness Avenue 101+	5/24/16	\$439.00	\$2,764.00	\$508.00	n/a	n/a	\$306.97
16	6081	NSFR	Jebian Construction Inc.	478-083-40	1931 E. Lorena Avenue	5/27/16	\$539.00	\$3,398.00	\$624.00	n/a	n/a	\$450.94
16	6085	NSFR	Jebian Construction Inc.	478-153-01	2201 S. Rose Avenue	5/27/16	\$539.00	\$3,398.00	\$624.00	n/a	n/a	\$450.94
16	6463	NSFR	Luis Abel Cruz	460-142-17	4445 E. Washington Avenue	6/6/16	\$539.00	\$3,398.00	\$624.00	n/a	n/a	\$450.94
16	6508	NSFR	Central Valley Infill Development	435-242-09	1045 E. Cortland Avenue	6/7/16	\$539.00	\$3,398.00	\$624.00	n/a	n/a	\$450.94
16	7203	NSFR	CSJ Construction-Development	451-223-08	2210 E. Lamona Avenue	6/22/16	\$539.00	\$3,398.00	\$624.00	n/a	n/a	\$450.94
16	9377	NSFR	Greg Scott	464-040-66	839 S. Crystal Avenue	8/8/16	\$539.00	\$3,398.00	\$624.00	n/a	n/a	\$450.94
16	10804	NMF2	McClure Plaster & Paint Inc.	504-101-08	7019 W Elgin Avenue 101+	9/8/16	\$439.00	\$2,764.00	\$508.00	n/a	n/a	\$306.97
16	11709	NMF2	McClure Plaster & Paint Inc.	504-101-07	7035 W. Elgin Avenue	9/27/16	\$439.00	\$2,764.00	\$508.00	n/a	n/a	\$306.97
16	14752	NSFR	Gleneagles Homes	444-124-25	2050 N. Adoline Avenue	12/6/16	\$539.00	\$3,398.00	\$624.00	n/a	n/a	\$450.94
16	14821	NSFR	Craig A. Millison Inc.	465-171-05	1529 C Street	12/7/16	\$539.00	\$3,398.00	\$624.00	n/a	n/a	\$450.94
16	15272	NSFR	Sean K. Day	459-282-04	3030 E. McKenzie Avenue	12/15/16	\$539.00	\$3,398.00	\$624.00	n/a	n/a	\$450.94
17	3665	NSFR	5 Star A/C & Construction	453-224-07	1341 N. Barton Avenue	3/31/17	\$758.00	\$3,816.00	\$586.00	n/a	n/a	\$475.00
17	4521	NSFR	Michael Duane Kludjian	460-103-16	3303 E. Washington Avenue	4/21/17	\$758.00	\$3,816.00	\$586.00	n/a	n/a	\$475.00
17	5173	NSFR	G B Walters Construction Inc.	444-031-33	1221 W. Clinton Avenue	5/4/17	\$758.00	\$3,816.00	\$586.00	n/a	n/a	\$475.00
17	5503	NSFR	Juan Bravo	303-144-19	331 W. Beechwood Avenue	5/10/17	\$758.00	\$3,816.00	\$586.00	n/a	n/a	\$475.00
17	9067	NSFR	Art Lancaster	312-535-09	2653 N. Blythe Avenue	7/14/17	\$758.00	\$3,816.00	\$586.00	n/a	n/a	\$475.00
17	14651	NSFR	Bill & Toni Woody	303-212-29	7236 N. First Street	10/30/17	\$758.00	\$3,816.00	\$586.00	n/a	n/a	\$475.00
18	1281	NSFR	GMC Development Inc.	456-231-24	981 N. Garden Avenue	2/1/18	\$758.00	\$3,816.00	\$586.00	n/a	n/a	\$475.00
18	1282	NSFR	GMC Development Inc.	456-231-23	4842 E. Tyler Avenue	2/1/18	\$758.00	\$3,816.00	\$586.00	n/a	n/a	\$475.00
18	4335	NSFR	RGWR Properties LLC	453-312-18	2225 E. White Avenue	4/11/18	\$758.00	\$3,816.00	\$586.00	n/a	n/a	\$475.00
B18	00209	NEW SFR	Ly Nguyen	470-163-13	1040 S Backer Avenue	4/26/18	\$758.00	\$3,816.00	\$586.00	n/a	n/a	\$475.00
B18	00380	NEW SFR	Star Housing Project Inc.	303-121-33	264 W. Locust Avenue	4/30/18	\$758.00	\$3,816.00	\$586.00	n/a	n/a	\$475.00
B18	02464	NEW SFR	Le Mai Trinh	452-141-10	1725 E. Lewis Avenue	6/14/18	\$758.00	\$3,816.00	\$586.00	n/a	n/a	\$475.00
B18	03333	CUSTOM SFR	G B Walters Construction Inc.	408-022-20	188 E. Warner Avenue	7/3/18	\$779.00	\$3,923.00	\$602.00	n/a	n/a	\$488.00
B18	03372	CUSTOM SFR	Antolin Garza	487-122-10	4017 E. Vine Avenue	7/5/18	\$779.00	\$3,923.00	\$602.00	n/a	n/a	\$488.00
B18	06276	CUSTOM SFR	Star Housing Project Inc.	303-091-37	159 W. Minarets Avenue	8/29/18	\$779.00	\$3,923.00	\$602.00	n/a	n/a	\$488.00
B18	07161	CUSTOM SFR	S & R Construction	500-370-11S	7689 N. Briarwood Avenue	9/19/18	\$779.00	\$3,923.00	\$602.00	n/a	n/a	\$488.00
B18	10536	NEW DUPLEX	Keyvan Abedi & Barad Mehri	452-082-11	2631 E. Clay Avenue	12/6/18	\$588.00	\$2,959.00	\$454.00	n/a	n/a	\$341.00
B19	01407	CUSTOM SFR	DELFINO REYES	461-114-28	328 S. Maple Avenue	2/18/19	\$779.00	\$3,923.00	\$602.00	n/a	n/a	\$488.00
B18	10482	CUSTOM SFR	ROBIN GOLVBECK	465-216-04	236 E. Stanislaus Street	6/28/19	\$779.00	\$3,923.00	\$602.00	n/a	n/a	\$488.00
B18	09632	CUSTOM SFR	CARLOS ORTIZ, YESENIA TAPIA	460-053-01	3904 E. Madison Avenue	7/8/19	\$800.00	\$4,027.00	\$618.00	n/a	n/a	\$501.00
B18	10419	CUSTOM SFR	FRED AVILA	470-073-10T	844 S. Chance Avenue	8/15/19	\$800.00	\$4,027.00	\$618.00	n/a	n/a	\$501.00
B19	06014	SFR	Robin E Goldbeck	465-161-12	1738 B Street	8/22/19	\$1,893.00	\$4,027.00	\$618.00	n/a	n/a	\$501.00
B19	06021	SFR	Robin E Goldbeck	465-161-13	1744 B Street	8/22/19	\$1,893.00	\$4,027.00	\$618.00	n/a	n/a	\$501.00
B18	10228	CUSTOM SFR	GEDEVAS SOLUTIONS INC	461-123-05	436 S. Whitney Avenue	11/5/19	\$1,893.00	\$4,027.00	\$618.00	n/a	n/a	\$501.00
B19	01772	CUSTOM SFR	JOSIE MIRAMONTES	303-161-55	72 W. Beechwood Avenue	11/12/19	\$1,893.00	\$4,027.00	\$618.00	n/a	n/a	\$501.00
B19	05370	CUSTOM SFR	Carlos Solis	458-220-30	237 W. El Dorado Street	11/22/19	\$1,893.00	\$4,027.00	\$618.00	n/a	n/a	\$501.00
B19	01090	CUSTOM SFR	Steve Kalpakoff	467-274-03	1237 Irwin Avenue	11/26/19	\$1,893.00	\$4,027.00	\$618.00	n/a	n/a	\$501.00
B19	05870	CUSTOM SFR	Mike de Alba	303-074-12	7227 N. College Avenue	12/9/19	\$1,893.00	\$4,027.00	\$618.00	n/a	n/a	\$501.00

City of Fresno Fee Waiver Programs
Approved Commercial BUILD Act, Disadvantaged Neighborhoods, Economic Expansion Applications

B18	06332	CUSTOM SFR	Manuel Mendoza	303-071-08	453 W. Minarets Avenue	12/12/19	\$1,893.00	\$4,027.00	\$618.00	n/a	n/a	\$501.00
B19	06028	SFR	Robin E Goldbeck	465-161-16	1752 B Street	12/19/19	\$1,893.00	\$4,027.00	\$618.00	n/a	n/a	\$501.00
B19	06031	SFR	Robin E Goldbeck	465-161-15	1762 B Street	12/19/19	\$1,893.00	\$4,027.00	\$618.00	n/a	n/a	\$501.00
B18	05815	CUSTOM SFR	Vincent Palacios	454-204-09	3870 E. Thomas Avenue	12/31/19	\$1,893.00	\$4,027.00	\$618.00	n/a	n/a	\$501.00
B19	05242	SFR	POTLUCK INVESTMENTS LLC	329-162-06	317 W. Almy Avenue	3/4/20	\$1,893.00	\$4,027.00	\$618.00	n/a	n/a	\$501.00
B19	06992	SFR	POTLUCK INVESTMENTS LLC	443-104-02	1512 E. Simpson Avenue	3/4/20	\$1,893.00	\$4,027.00	\$618.00	n/a	n/a	\$501.00
B19	06974	SFR	Jimmie Jackson	467-136-01	261 E Street	5/15/20	\$1,893.00	\$4,027.00	\$618.00	n/a	n/a	\$501.00
B19	11508	SFR	Alasali M. Abdulhakim	460-153-20	4509 E. McKenzie Avenue	6/8/20	\$1,893.00	\$4,027.00	\$618.00	n/a	n/a	\$501.00
B19	16297	SFR	Edward Fanucchi	460-227-98	4473 E. Bend Avenue	6/15/20	\$1,893.00	\$4,027.00	\$618.00	n/a	n/a	\$501.00
B19	05588	SFR	Abismael Rodriguez	479-093-22	2446 S. Lotus Avenue	6/22/20	\$1,893.00	\$4,027.00	\$618.00	n/a	n/a	\$501.00
B19	14568	SFR	SELF-HELP ENTERPRISES	459-141-09	329 N College Avenue	6/26/20	\$1,893.00	\$4,027.00	\$618.00	n/a	n/a	\$501.00
B19	09009	SFR	Castillo Noe Medina	458-142-30	318 N. Durant Way	8/5/20	\$1,968.00	\$4,186.00	\$642.00	n/a	n/a	\$521.00
B19	07925	CUSTOM SFR	Carlos Bertao	424-391-01	4462 N. Hughes Avenue	12/16/20	\$1,968.00	\$4,186.00	\$642.00	n/a	n/a	\$521.00
B20	03645	CUSTOM SFR	Karen A Doane	452-274-02	635 N. Fulton Sreet	1/15/21	\$1,968.00	\$4,186.00	\$642.00	n/a	n/a	\$521.00
B19	02346	CUSTOM SFR	Momentum Housing Inc.	303-042-59	228 W. Minarets Avenue	3/12/21	\$1,968.00	\$4,186.00	\$642.00	n/a	n/a	\$521.00
B19	15248	CUSTOM SFR	Rogelio & Delia Rosas	456-221-12	4845 E. Turner Avenue	4/2/21	\$1,968.00	\$4,186.00	\$642.00	n/a	n/a	\$521.00
B20	14977	CUSTOM SFR	Marisol Sanchez	479-192-08	416 E. Garrett Avenue	6/8/21	\$1,968.00	\$4,186.00	\$642.00	n/a	n/a	\$521.00

\$473,741.99

Citywide Fire Facilites Impact Fee	Citywide Park Facility Impact Fee	Citywide Police Facilites Impact Fee	Citywide Regional Street Charge	New Growth Major Street Charge	Citywide Traffic Signal Mitigation Impact Fee
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Total Infill Incentive Fee Waiver Application
Total Commercial BUILD/Disadvantaged Fee Waiver Application
Total IDEFER Fee Waiver Application
Total Residential B.U.I.L.D. Act. Application

\$66,742.00	\$141,862.00	\$21,760.00	\$7,846.55	\$0.00	\$16,352.00
\$47,471.80	\$440,896.00	\$220,130.14	\$226,488.34	\$22,855.12	\$448,942.68
\$414,329.36	n/a	\$1,252,074.96	\$686,541.18	\$888,142.84	\$816,929.85
\$81,761.00	\$303,493.00	\$50,370.00	n/a	n/a	\$38,117.99

Total of all Fee Waiver Programs by Fee \$543,562.16 \$744,389.00 \$1,522,575.10 \$913,029.52 \$910,997.96 \$1,303,990.52

Grand Total of all Waived Fees \$5,938,544.26

**Overview - Affordable Housing Development
HSA 2012-2022**

Affordable Housing Development Expenditures by Income Target Requirements					
Enforceable Obligations - Housing Asset Transfer	Extremely Low (30% or less of AMI)	Very Low (60% or less of AMI)	Lower (80% or less of AMI)	Moderate (120% or less of AMI)	Total
Hotel Fresno	\$456,962	\$505,063	\$913,924	-	\$1,900,000
Fulton West	-	\$870,000	-	-	\$870,000
L Street	-	-	-	\$1,440,000	\$1,440,000
1612 Fulton	-	-	-	\$1,900,000	\$1,900,000
1608 Broadway	-	-	-	\$1,600,000	\$1,600,000
1636-1660 Broadway	-	-	-	\$1,880,000	\$1,880,000
Fulton/Calaveras	-	-	-	\$3,500,000	\$3,500,000
Edison Plaza	-	-	\$5,665,000	-	\$5,665,000
sub-total	\$456,962	\$1,375,063	\$6,578,924	\$10,320,000	\$18,755,000
Program Income Funds	30%	60%	80%	120%	Total
Annadale - Senior Housing	\$984,615	\$2,215,385	-	-	\$3,200,000
Annadale - Single Family	-	\$90,000	\$210,000	-	\$300,000
Blackstone/McKinley	\$2,200,000	-	-	-	\$2,200,000
329 N College	-	-	\$61,000	-	\$61,000
473 N Glenn	\$25,000	-	-	-	\$25,000
South Stadium	-	\$659,298	-	-	\$659,298
Walnut & Florence	-	\$360,000	\$320,000	-	\$680,000
1740 Van Ness	-	-	\$482,553	-	\$482,553
sub-total	\$3,209,615	\$3,324,683	\$1,073,553	\$0	\$7,607,851
	42.2%	43.7%	14.1%	0.0%	100.0%
TOTAL	\$3,666,577	\$4,699,746	\$7,652,477	\$10,320,000	\$26,362,851

Affordable Housing Units by Income Level							
	30%	60%	80%	120%	Total Affordable Units	MR	Total Units (including Market Rate)
Hotel Fresno	19	21	38	-	78	1	79
Fulton West	-	30	-	-	30	15	45
L Street	-	-	-	9	9	19	28
1612 Fulton	-	-	-	12	12	18	30
1608 Broadway	-	-	-	19	19	-	19
1636-1660 Broadway	-	-	-	12	12	15	27
Fulton/Calaveras	-	-	-	21	21	41	62
Edison Plaza	-	-	118	-	118	-	118
Annadale - Senior Housing	12	27	-	-	39	-	39
Annadale - Single Family	-	6	14	-	20	-	20
Blackstone/McKinley	18	69	-	-	87	1	88
329 N College	-	-	1	-	1	-	1
473 N Glenn	1	-	-	-	1	-	1
South Stadium	-	10	-	-	10	41	51
Walnut & Florence	-	9	8	-	17	-	17
1740 Van Ness	-	-	6	-	6	22	28
TOTAL	50	172	185	73	480	173	653

Affordable Housing Development - Average HSA Contribution per Unit*					
	30%	60%	80%	120%	
Hotel Fresno	\$24,051	\$24,051	\$24,051	-	
Fulton West	-	\$29,000	-	-	
L Street	-	-	-	\$160,000	
1612 Fulton	-	-	-	\$158,333	
1608 Broadway	-	-	-	\$84,211	
1636-1660 Broadway	-	-	-	\$156,667	
Fulton/Calaveras	-	-	-	\$166,667	
Edison Plaza	-	-	\$48,008	-	
Annadale - Senior Housing	\$82,051	\$82,051	-	-	
Annadale - Single Family	-	\$15,000	\$15,000	-	
Blackstone/McKinley	\$122,222	\$0	-	-	
329 N College	-	-	\$61,000	-	
473 N Glenn	\$25,000	-	-	-	
South Stadium	-	\$65,930	-	-	
Walnut & Florence	-	\$40,000	\$40,000	-	
1740 Van Ness	-	-	\$80,426	-	

*other funding sources not included