

CITY OF FRESNO

# HOUSING ELEMENT UPDATE 2015-2023



City Council  
Public Hearing  
April 21, 2016

# Presentation Outline

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



# Purpose of Housing Element

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



# Housing Element Facts

- State-mandated planning document for housing
  - 1 of 7 state-required elements of the Comprehensive Plan
- Only General Plan element that requires review and “certification” by a State agency - California Department of Housing & Community Development (HCD)

STATE OF CALIFORNIA - BUSINESS, TRANSPORTATION AND HOUSING AGENCY  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT  
1800 Third Street, Suite 430  
P. O. Box 952053  
Sacramento, CA 94252-2053  
(916) 322-3177  
FAX (916) 327-2643



February 27, 2009

Mr. Andrew Souza, City Manager  
City of Fresno  
2600 Fresno Street, Second Floor  
Fresno, CA 93721-3600

Dear Mr. Souza:

**RE: Review of the City of Fresno's Adopted Housing Element**

Thank you for submitting the City of Fresno's housing element adopted January 27, 2009, and received for review on February 2, 2009. The Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(h). The review has been expedited to facilitate applications for funding resources.

As you know, the Department's November 20, 2008 review found the City of Fresno's revised draft element addressed the statutory requirements of housing element law. As the adopted element is substantially the same as the revised draft, the Department is pleased to find the element in full compliance with State housing element law (Article 10.6 of the Government Code). The Department commends the City for its leadership in adopting programs to rezone sites to higher densities and encourage a variety of housing types in the City's downtown. Increasing the supply, density and variety of housing furthers the objectives of the *10X10 Blue Ribbon Affordable Housing Committee* to promote smart growth, urban reinvestment and infill development. Further, the City's housing and land-use programs will meet important economic objectives while addressing climate change, air quality and maximizing land resources to preserve agricultural and open space resources.

In addition, the City now meets specific requirements for several State funding programs designed to reward local governments for compliance with State housing element law. For example, the Infill Incentive Grant Program, authorized by Proposition 1C, Local Housing Trust Fund and the Building Equity and Growth in Neighborhoods (BEGIN) Program include housing element compliance either as a threshold competitive factor in rating and ranking applications. More specific information about these and other programs, including the Housing Related Parks Program, is available on the Department's website at [http://www.hcd.ca.gov/hpd/hrc/plan/he/loan\\_grant\\_hcompl011609.pdf](http://www.hcd.ca.gov/hpd/hrc/plan/he/loan_grant_hcompl011609.pdf).

# Housing Element Facts

## Periodic updates required by State law

- 2015-2023 update due December 31, 2015 (plus 120-day grace period)
- Deadline is April 30, 2016
- If adopted on time, Housing Element valid for eight years



# Housing Element Content

## Constraints to Housing Development

- Governmental
- Market
- Environmental

Chapter 4

## Chapter 1: Intro and Public Participation

## Resources and Sites Inventory

- Sites for all Income Levels
- Administrative Resources
- Financial Resources

Chapter 3

## Housing Plan 2015-2023

## Needs Assessment

- Demographic Trends
- Housing Market Trends
- Special Needs Groups

Chapter 2

## Chapter 6: Housing Plan

## Progress toward Implementing Previous Housing Element

Chapter 5

# Housing Element Update Process

Public Input



Phase

1

Community Meetings to Receive Input

Fall 2015



Evaluate Any New Constraints and Update Land Inventory and Resources

Fall 2015



Revise Housing Policies and Programs and Prepare Draft Housing Element

Fall/Winter 2015

Phase

2

CEQA Review

Early 2016



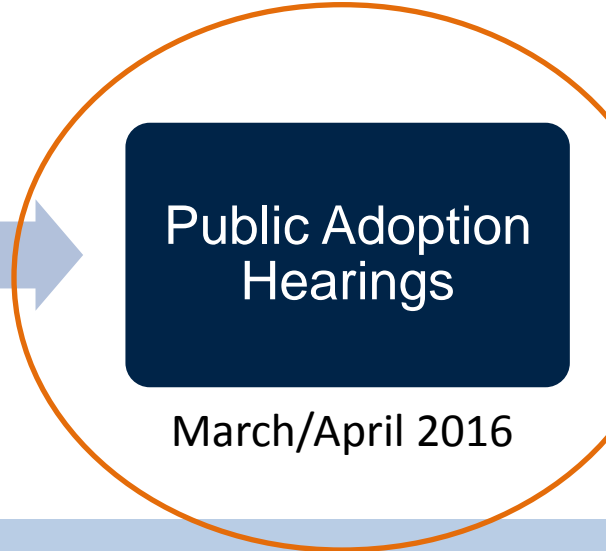
HCD Review

Early January – Early March 2016 (60 days)



Public Adoption Hearings

March/April 2016



Public Input



Public Comment Period on January Public Draft: January 7 – February 29

# Public Participation, Stage 1

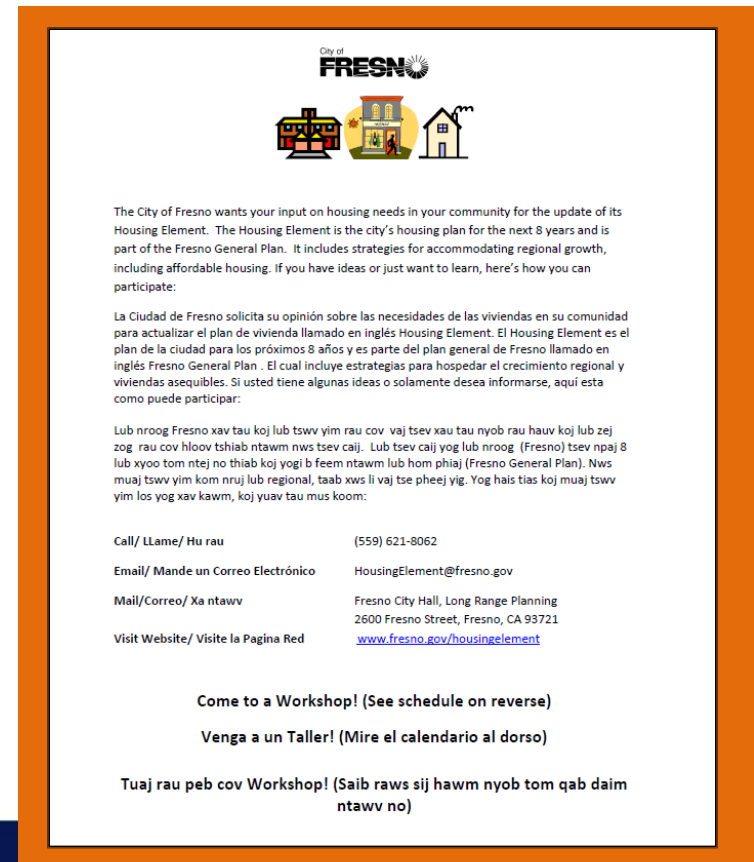
- Community Workshops
  - 8 workshops held at public schools
  - 1 at Center for New Americans





# Outreach Methods

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



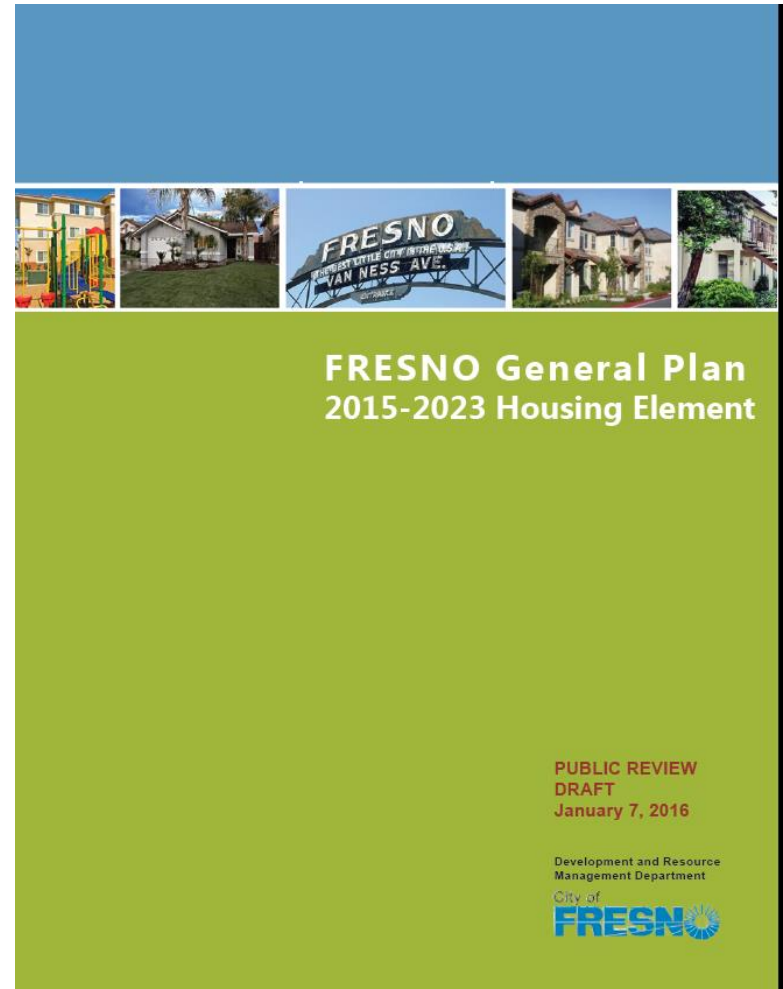
# Workshop Input

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

# Public Participation, Stage 2

## Dissemination of January 2016 Public Draft of Housing Element

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



# Public Participation, Stage 2

## Study Sessions on January 2016 Draft of Housing Element

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



# Comment Letters

- 8 comment letters received on January 2016 Public Draft
- See Exhibit C for responses
- Sites Inventory
- Code Enforcement
- Public Participation
- Special Needs Housing

City of Fresno Housing Element Comment Matrix March 16, 2016

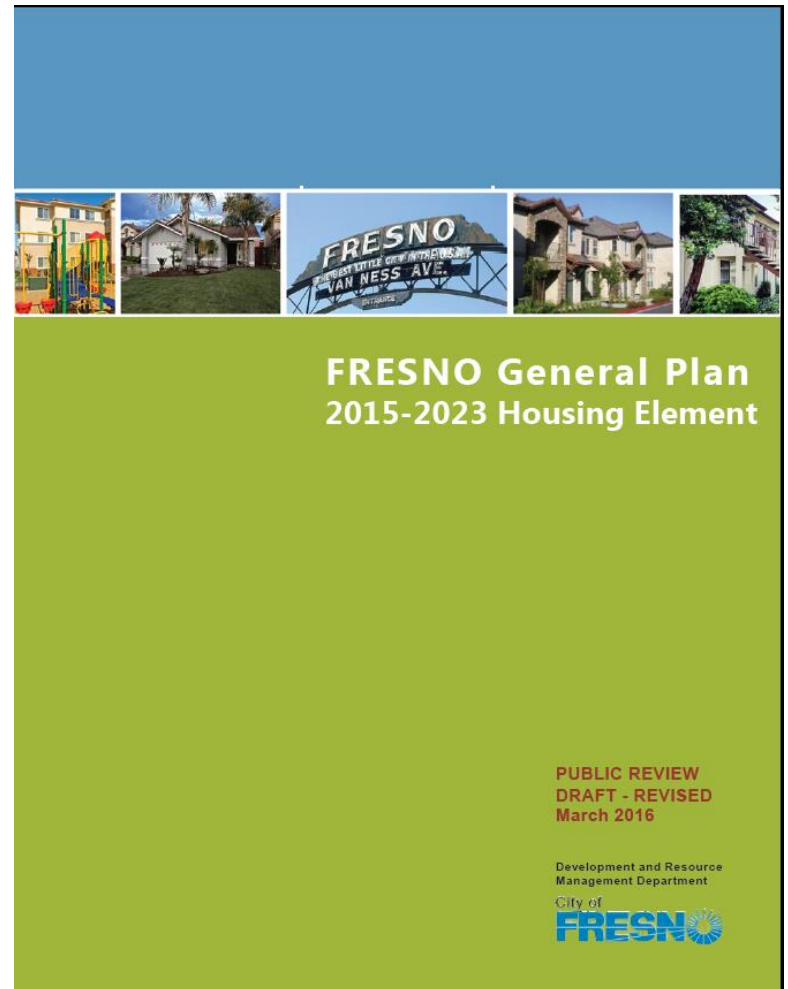
The City of Fresno has made a diligent effort to engage the public and has carefully considered each comment. The comments are not verbatim but are summarized from letters received by the commentors. The Response column directs the reader to the appropriate section in the Revised Public Draft of the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

#	Ch.	Comment	Name	Date	Response	HE Change (Y/N)
6	2	Add a bicycle parking element to your multi-family discussion so that folks have a place to park their bicycles if they live in the units or visit someone living in apartment units. Bike storage would also be appropriate. See www.apbp.org for bike rack types and placement.	J. Cinatl	1.13.16	The Housing Element does not cover site specific design standards such as bicycle parking, however the City's newly adopted Development Code requires 1 space per 15 multifamily units. The city is currently updating its Active Transportation Plan and additional bicycle parking and storage requirements may be a recommendation of that plan.	N
7	4	The text states, "There is sufficient annexed and zoned land within the City to accommodate immediate housing needs and the housing needs for this Housing Element planning period." Question: Does the City state anywhere in the document that there is no need to rezone or annex additional land or is the City proposing to restrict annexations?	J. Roberts	1.19.16	The Housing Element is required to show that the city has enough zoned land within city limits to accommodate its Regional Housing Needs Allocation for the current Housing Element cycle, which is eight years (2015-2023). This Housing Element accomplishes that goal, as described in Chapter 3, Land for Housing. The Housing Element is not proposing to restrict annexation.	N
8	4	There is a heading called "Excessive Land Value in Select Areas". The text states that this is an "unmanageable constraint" yet says that "The City is addressing excessive land value and its implications on affordability through the recent General Plan and development Code updates". From reading this text, it sounds as though the City is trying to manage the value of land. Question: Please tell me how and where ( in the text of the General Plan and Development Code ) the words exist that address excessive land value?	J. Roberts	1.19.16	This section was deleted from Chapter 4 - Constraints to Housing Production, as it was no longer relevant.	Y

# Public Participation, Stage 3

## Dissemination of March 2016 Revised Public Draft of Housing Element

- Emailed to list of 525 housing advocates and interested parties
- Posted on city's webpage
- Noticed twice in the Fresno Bee and Vida en el Valle (in Spanish)
- Placed in all Fresno libraries



# Public Participation, Stage 3

## Public Hearings on the March 2016 Draft of Housing Element

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



# Comment Letters

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





# Guidance from HCD

## Housing Needs, Resources and Constraints

### Chapter 3: - Land for Housing

- Un-accommodated Need from Prior Housing Element Period, *See pages 3-4 – 3-27*
- Small and Large Sites, *See pages 3-11, 3-12*
- Realistic Capacity on Mixed Use Sites, *See pages 3-5 – 3-11*
- Adequate sewer and water capacity, *See pages 3-29, 3-30*

# Updated Regional Housing Needs Allocation

**Table 3-4: Total RHNA Obligation**

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

# Total Updated Sites Inventory Capacity

Table 3-8: Comparison of Sites Inventory and RHNA

Unit Capacity	Income Category				Total
	Extremely/ Very Low	Low	Moderate	Above Moderate	
Vacant Residential Sites	6,003	---	4,036	13,460	23,499
Vacant Non-Residential Sites (Mixed Use or Commercial)	8,360	---	1,212	---	9,572
Underutilized Residential Sites	143	---	---	3	146
Underutilized Non-Residential Sites (Mixed Use or Commercial)	1,355	---	25	---	1,380
Cap and Trade Fund Sites	547	32	80	---	659
Potential Infill Project Sites	---	---	1,081	---	1,081
<b>Total Site Inventory Capacity</b>	<b>16,408</b>	<b>32</b>	<b>6,434</b>	<b>13,463</b>	<b>36,337</b>
Unaccommodated 2008 RHNA plus Remaining 2014 RHNA (after credits)	6,432	5,491	2,733	8,157	22,813
Redistributed Surplus/Shortfall (+/-)		+4,517	+3,701	+5,306	+13,524

# Guidance from HCD

## Chapter 4: - Constraints to Housing Production

- Downtown land use, *See pages 3-10 – 3-17, 4-19, 4-10*
- On/off-site improvement requirements, *See pages 4-14, 4-15*

# Guidance from HCD

## Chapter 6: - Housing Plan

- Programs 5,6,7 and 9 (housing assistance) – provide more definitive timing, *See pages 6-5 – 6-9*
- Program 16 – Agricultural Employee Housing- provide commitment to amend code if necessary, *See page 6-13*
- Program 23 – At-Risk Housing – add more tenant notification actions, *See pages 6-16 – 6-17*

# Guidance from HCD

## Public Participation – Chapter 1

- The city must make diligent efforts to achieve public participation:
  - Describe how comments were considered and incorporated
  - Draft available for public comment from Jan 7 – Feb 29

– *See pages 1-5 - 1-10*

# Guidance from HCD

## Other

- City encouraged to consider the San Joaquin Valley Fair Housing and Equity Assessment as part of the HE update, *See pages 3-18, 3-23, and 3-25*
- Update land use element with regard to Disadvantaged Unincorporated Communities and Safety Element with regard to flood hazard. *See staff report*

# CITY OF FRESNO 2015 HOUSING ELEMENT

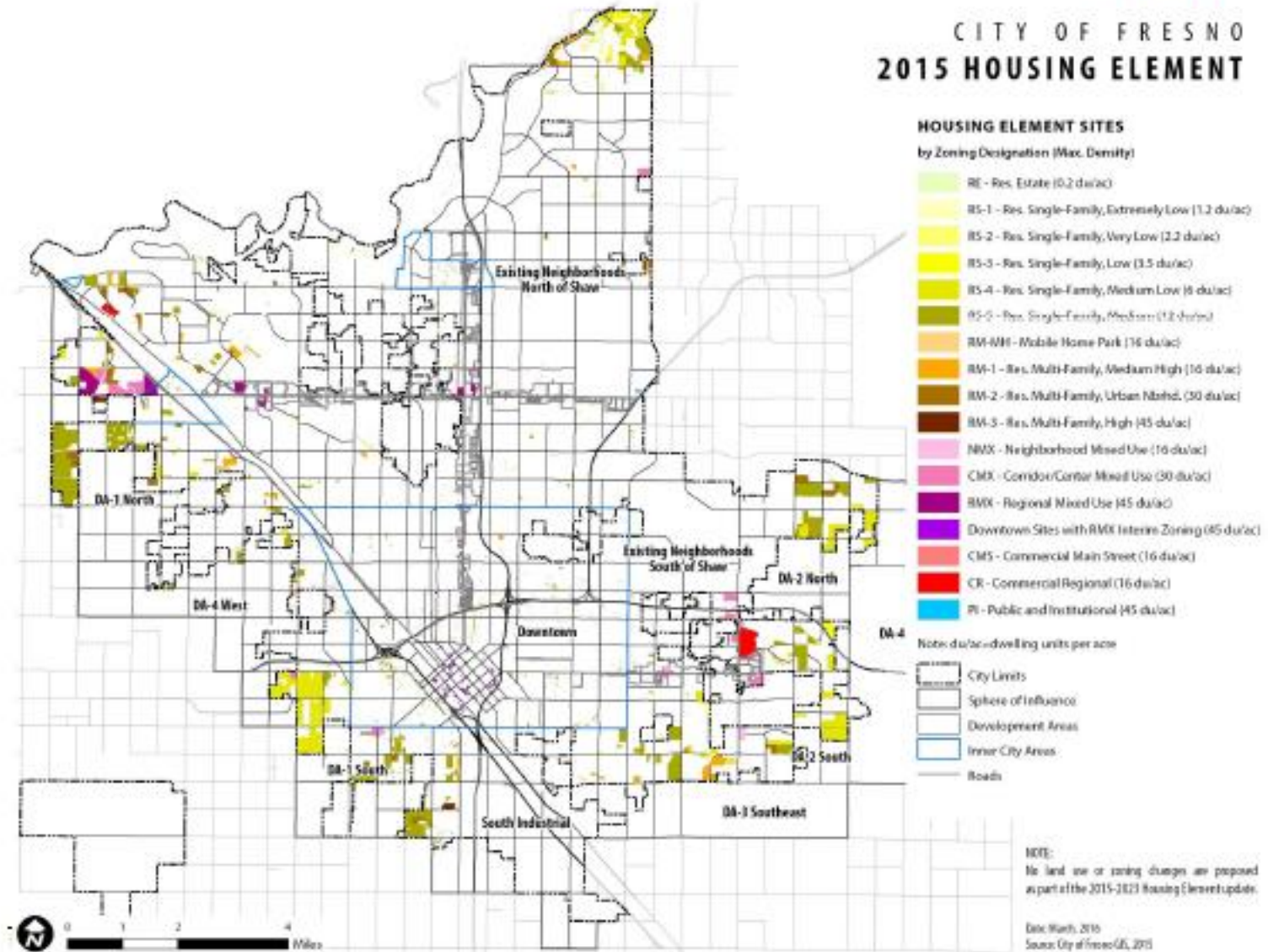
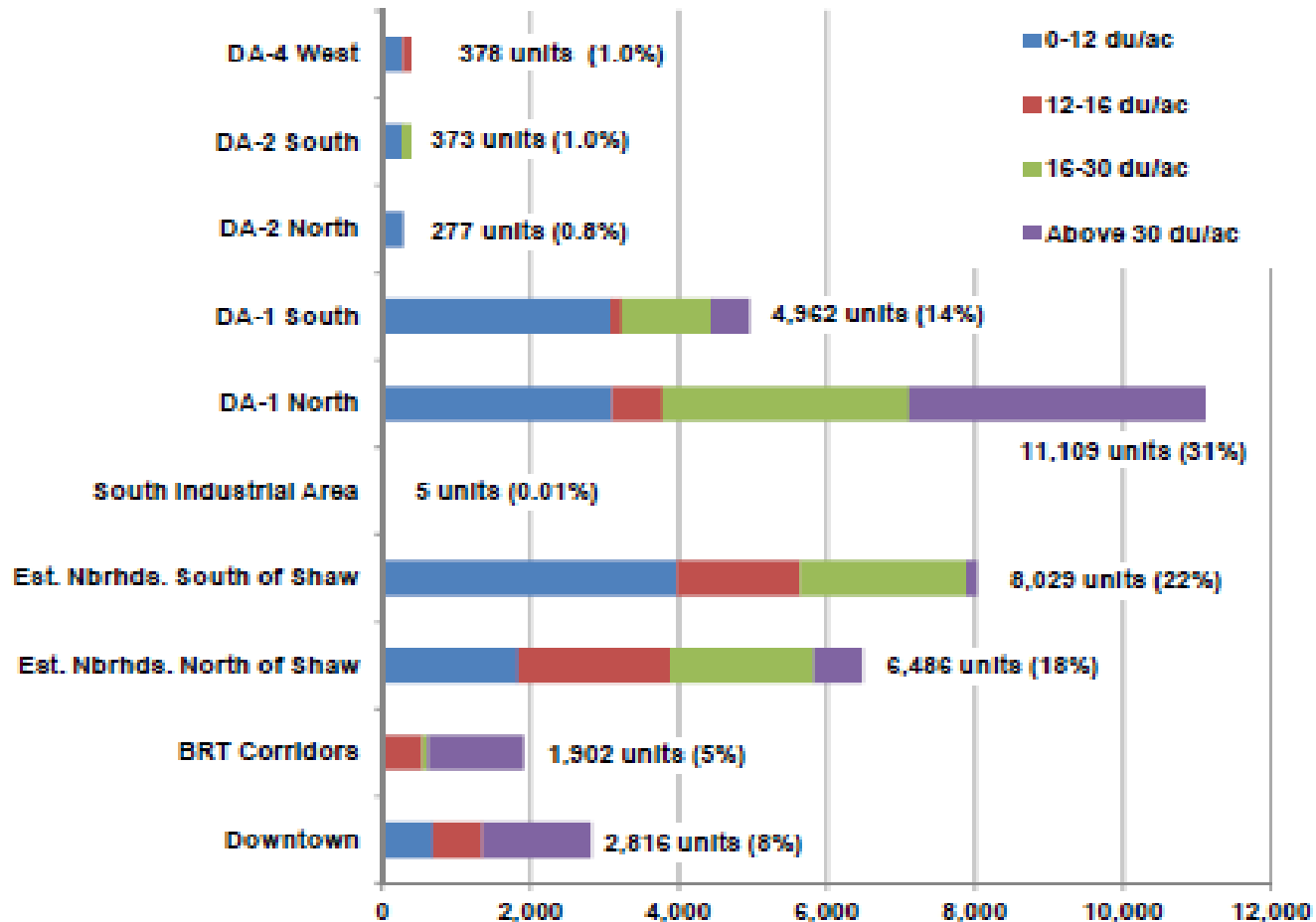
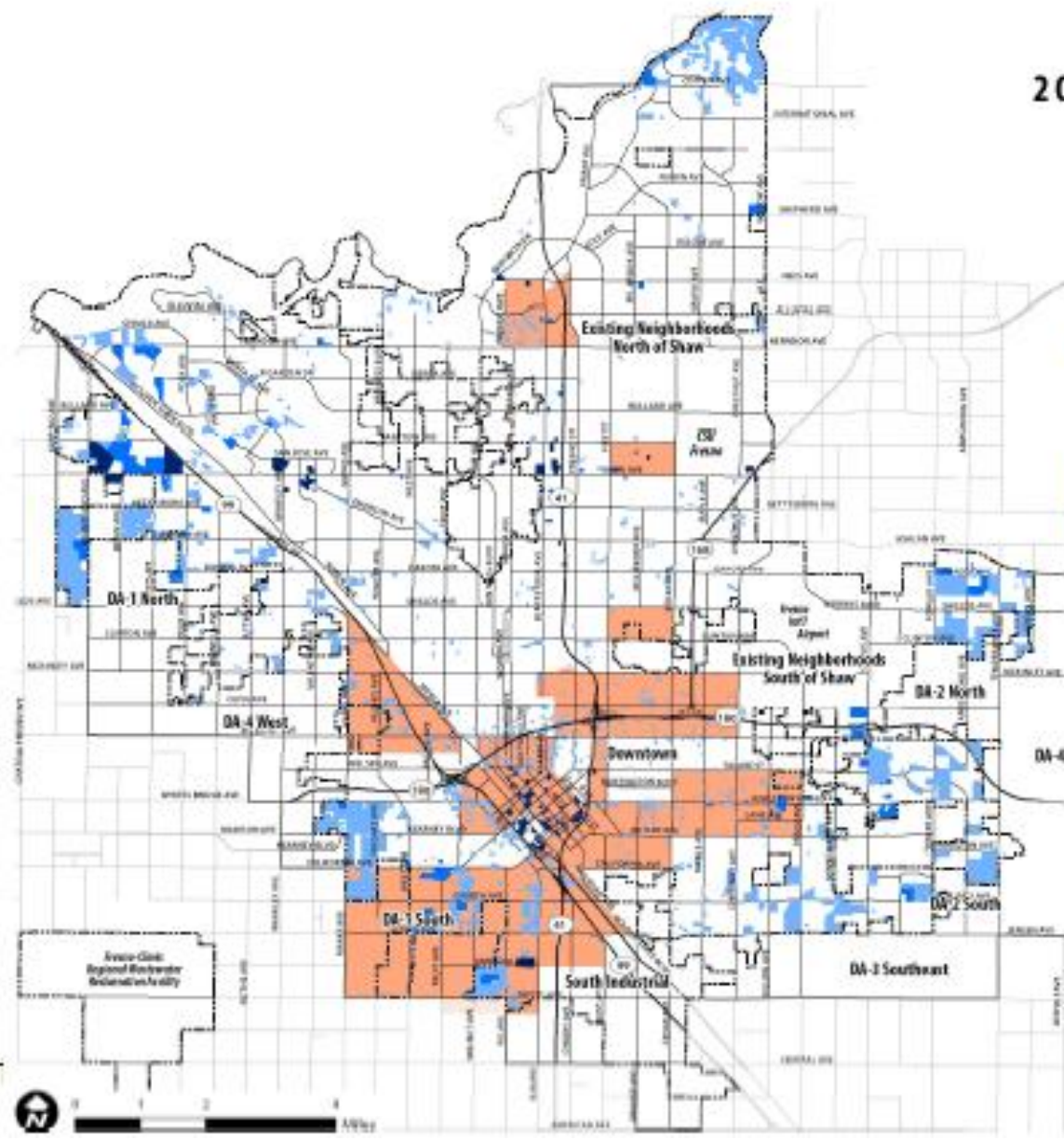




Figure 3-1: Sites Inventory Capacity by Development Area



# CITY OF FRESNO 2015 HOUSING ELEMENT



### Legend

2010 Racially/Ethnically Concentrated Areas of Poverty (RECAPs)

### HOUSING ELEMENT SITES by Zoning Density

0-16 du/ac

16-30 du/ac

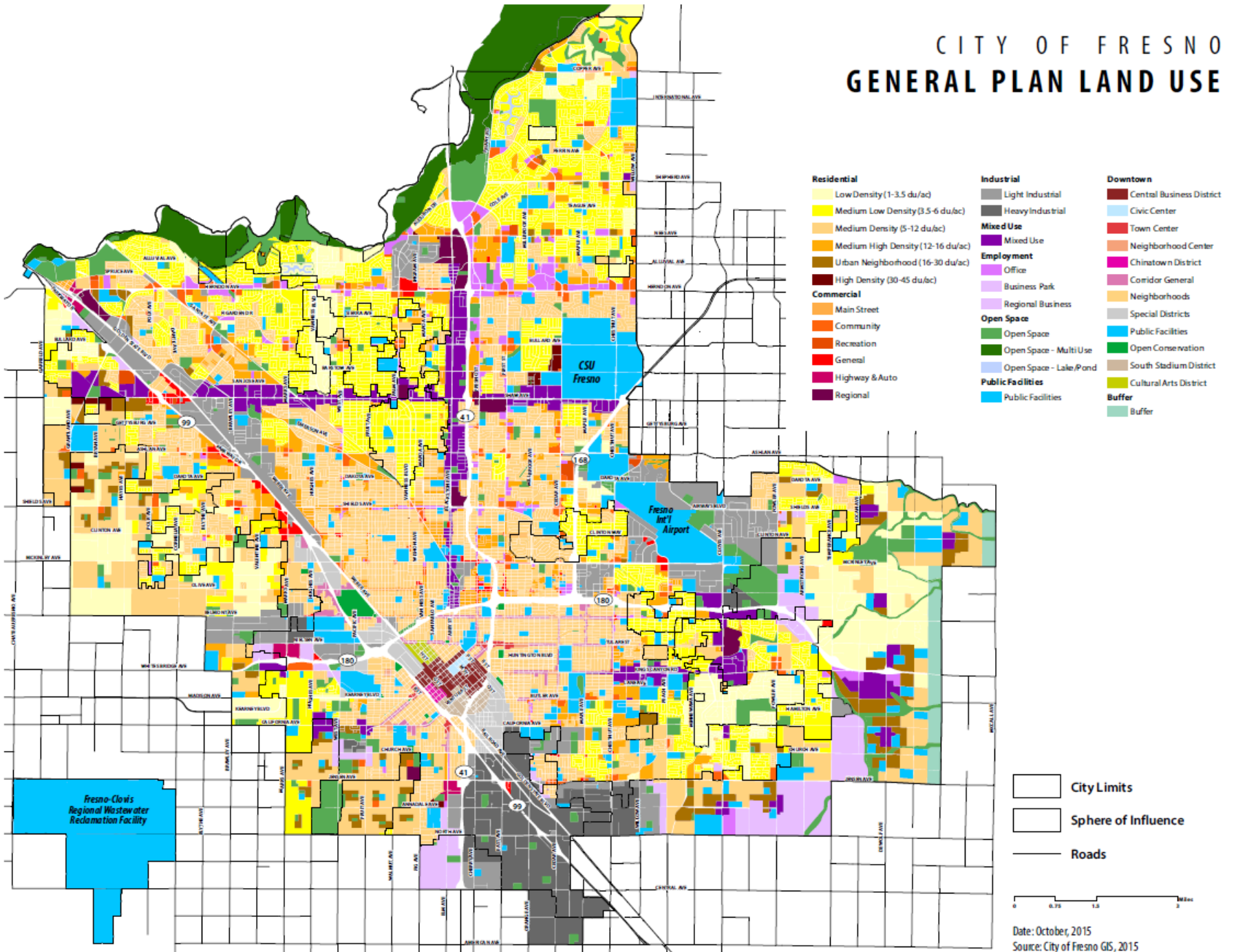
30-45 du/ac

Note: du/ac=dwelling units per acre

- City Limits
- Sphere of Influence
- Roads

Date: March, 2016  
Source: U.S. Department of Housing and Urban Development, 2011  
City of Fresno GIS, 2011

# CITY OF FRESNO GENERAL PLAN LAND USE



# Housing Programs

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

# Housing Programs

**Adequate Sites  
to  
Accommodate  
a Range of  
Housing**

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

# Housing Programs

Assist in the Development of Housing to meet the needs of extremely low-, very low-, low- and moderate-income households

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

# Housing Programs

## Removal of Governmental Constraints to Housing

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

# Housing Programs

**Conserve/  
Improve  
Fresno's  
existing  
housing stock**

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



# Housing Programs

Equal  
Housing  
Opportunity

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



# **Additional General Plan Text Amendments triggered by Housing Element Adoption**

## **Chapter 3: Urban Form, Land Use and Design**

New Section on Disadvantaged Unincorporated  
Communities

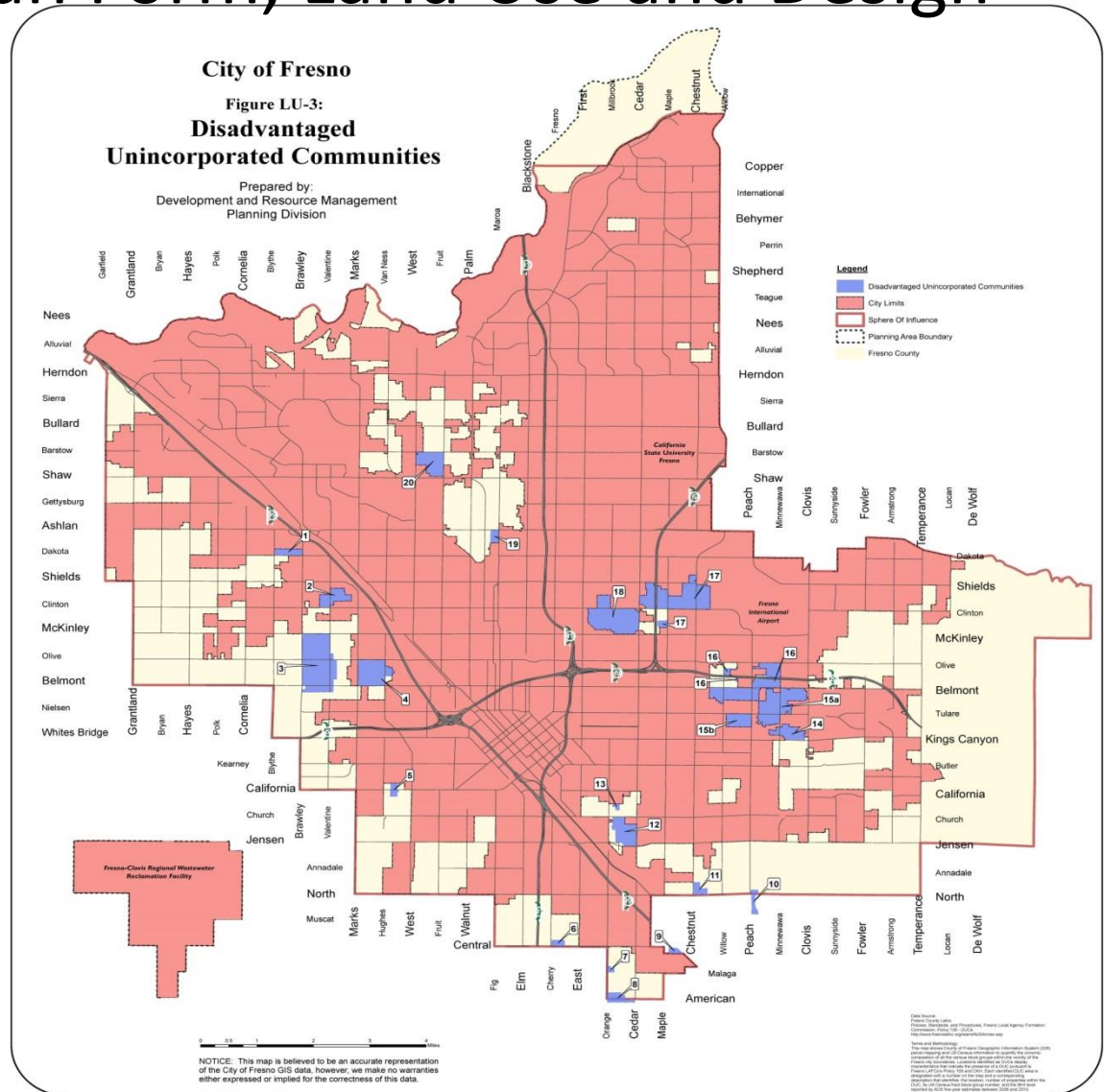
## **Chapter 9: Noise and Safety Element**

New section referencing the City's Flood Plain  
Ordinance

# Chapter 3: Urban Form, Land Use and Design

Senate Bill 244 requires local municipalities to:

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



# Chapter 9: Flood Protection

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

# Environmental Assessment

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

# Recommendation

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

CITY OF FRESNO

# HOUSING ELEMENT UPDATE 2015-2023



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