

FRESNO HOUSING ELEMENT 2025 ANNUAL PROGRESS REPORT

PLANNING AND DEVELOPMENT
DEPARTMENT



Mobile Home Repair



The Mosaic @ The Mural District



Manzanilla Commons



Sierra Crossing

Manzanilla Commons

Sierra Crossing

About the Housing Element



8-year housing plan required by State Law



Considers housing needs of all economic segments of the community



Must show adequate land for housing, with diverse zoning



Must include goals, objectives and policies in support of safe, decent and affordable housing for all



2025 Annual Progress Report



Housing Applications Summary	
Total Housing Applications Submitted:	1,489
Number of Proposed Units in All Applications Received:	3,273
Total Housing Units Approved:	1,595
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits				
Income	Rental	Ownership	Total	
Acutely Low	0	0	0	
Extremely Low	0	0	0	
Very Low	0	0	0	
Low	0	0	0	
Moderate	0	0	0	
Above Moderate	0	0	0	
Total	0	0	0	

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	21	22
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	1469	2566
Discretionary	20	707

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	10
Number of Units in Applications Submitted Requesting a Density Bonus	263
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	42
Sites Rezoned to Accommodate the RHNA	0

Housing Element Goals



Regional Housing Needs Allocation

9,440 units

- Extremely/very low-income households

5,884 units

- Low-income households

5,638 units

- Moderate Income households

15,904 units

- Above-moderate income

36,866 units

- TOTAL Housing Sites Capacity

Housing Production

Housing Units by Affordability Levels (2025)

	Extremely/ Very Low*	Low*	Moderate	Above Moderate	Total
Planning Applications submitted	232+	64	391+	2,586+	3,273+
Planning Entitlements completed	161	102	146+	1,708	2,117
Building Permits issued	98	64+	122+	1,719+	2,003+
Constructed Units	311+	83	32+	1,632+	2,058+

*Affordability based on deed restrictions and the state density bonus program
 + Indicates that the number is higher than in 2024

Affordable Housing Projects



Clinton Apartments
78 Affordable Housing Units

Affordable Housing Projects (Cont.)



La Hacienda Mobile Estates
17 new units for veterans and 17
deed-restricted units for low-
income households



Sierra Crossing
95 affordable housing units
total; 65 for at-risk youth

Housing Element Highlights

	<p>Housing Opportunities in High Resource Areas: Housing capacity for 5,355 dwelling units created and approval process streamlined</p>
	<p>Local Housing Trust Fund: \$6.7M was invested to preserve La Hacienda Mobile Estates and construct 78 new units at Clinton Ave Apartments</p>
	<p>State and Federal Funding: \$4.9M was secured for La Hacienda Mobile Estates serving at-risk veterans; City applied for another \$25M for permanent supportive housing for veterans</p>
	<p>Home Buyer Assistance: 49 families assisted, up to \$100,000 per family</p>

Housing Element Highlights (Cont.)

	<p>Housing Rehabilitation: 56 households were provided rehabilitation resources through the CDBG Senior Exterior Repair Program</p>
	<p>Mobile Home Parks: 5 units repaired and Mobile Home Replacement Program submitted to HCD.</p>
	<p>Accessory Dwelling Units: Approved planning applications for 78 ADUs, issued 101 building permits, and completed 41 units.</p>

Community Engagement



4 Community Meetings



Social Media Posts



Flyers on FAX Buses



Website with Video



Emails

City of
FRESNO



COMMUNITY MEETINGS (REUNIONES COMMUNITARIAS)

Housing Element (Elemento de Vivienda)

2025 ANNUAL PROGRESS REPORT (INFORME ANUAL DE PROGRESO 2025)

Join us for a meeting on the Housing Element Annual Progress Report and share your thoughts. Your voice matters!
(Acompáñenos en una reunión sobre el Informe de Progreso Anual del Elemento de Vivienda y comparta sus opiniones. Su voz es importante!)

 MAR 3, 2026 @ 5:00 PM	 MAR 4, 2026 @ 12:00 PM
 Highway City Community Center 4718 N. Polk Avenue Fresno, CA 93722	 Pinedale Community Center 7170 N. San Pablo Ave. Fresno, CA 93728
 MAR 10, 2026 @ 5:00 PM	 MAR 12, 2026 @ 12:00 PM
 Ted C. Wills Community Center 770 N. San Pablo Ave. Fresno, CA 93728	 Legacy Commons 2255 S. Plumas Street Fresno, CA 93706



More Information:
(559) 621-8300

What's Next?



1. More Affordable Housing Projects Underway



2. Continued Investment In Neighborhoods



3. Expediting Affordable Housing Development Approvals



4. Ongoing Community Engagement and Input



Staff Recommendation

1. Hold a public hearing to receive public comment on the 2025 Housing Element Annual Progress Report
2. Accept the 2025 Housing Element Annual Progress Report