

Exhibit J
Presentation



City of Fresno Housing Element Update

City Council

December 12, 2024



F R E S N O C O U N C I L O F G O V E R N M E N T S

Agenda



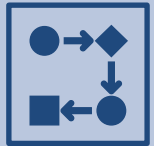
Housing Element Overview



Sites Inventory



Action Plan



HCD Submittal and Revisions Process



Next Steps and Staff Recommendation

Housing Element Overview



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 meaningful actions to support safe, decent, and affordable housing for all



Must be certified by the State for compliance with state law

Housing Element Contents and Organization

Regional Housing Element

- Introduction
- Public Outreach & Engagement
- Housing Needs Assessment
- Regional Assessment of Fair Housing
- Opportunities for Residential Development
- Housing Constraints
- Goals & Policies

Local Appendix: 1E

- 1E-0: Summary of Needs and Conditions
- 1E-1: Action Plan
- 1E-2: Sites Inventory
- 1E-3: Local Assessment of Fair Housing
- 1E-4: Constraints
- 1E-5: Review of Past Accomplishments
- 1E-6: Public Outreach & Engagement
- 1E-7: Detailed Sites Inventory Tables

Community Engagement

- **2** Regional Focus Groups (October/November 2022)
- **10** Stakeholder Consultations (Summer/Fall 2022)
- **21** Community and Stakeholder Workshops (August 2022-August 2023)
 - Approx. **420 participants**
- **4** Climate Adaptation/ Environmental Justice Workshops (April-June 2024)
- **3** Discussions with Affordable Housing Partners (October 2024)



Sites Inventory



How is the RHNA Determined

State Role

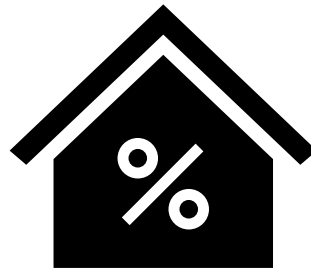
The State projects future housing needs at various income levels and allocates units to COGs Statewide



Regional Role

The COG develops a methodology to evaluate factors for distribution of units to each jurisdiction; methodology approved by HCD

FCOG RHNA = 58,298 units



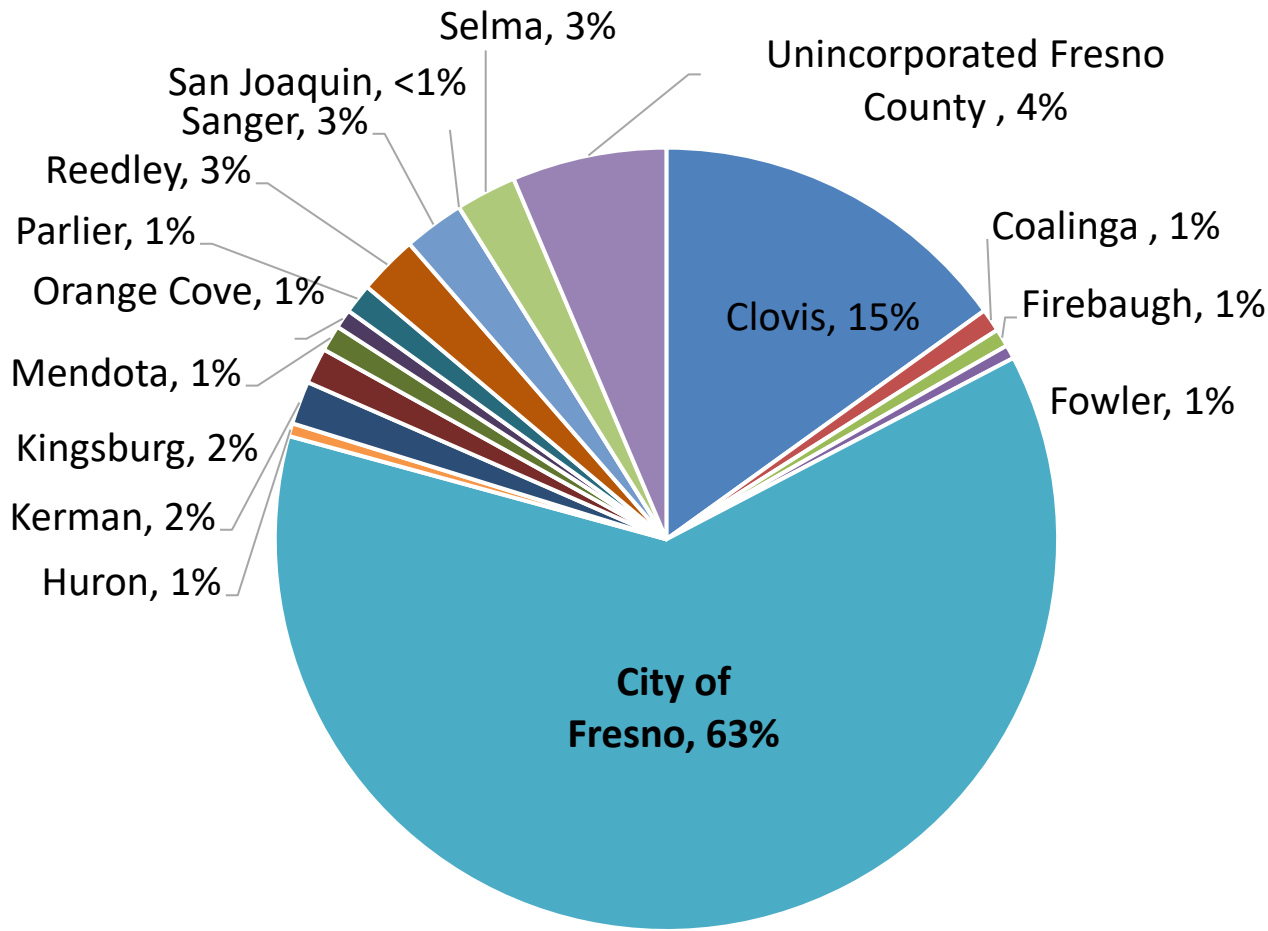
Local Role

Cities and counties are allocated units. They must then find ways to accommodate – enough land at appropriate densities

**City of Fresno
RHNA = 36,866 units**



Fresno COG RHNA



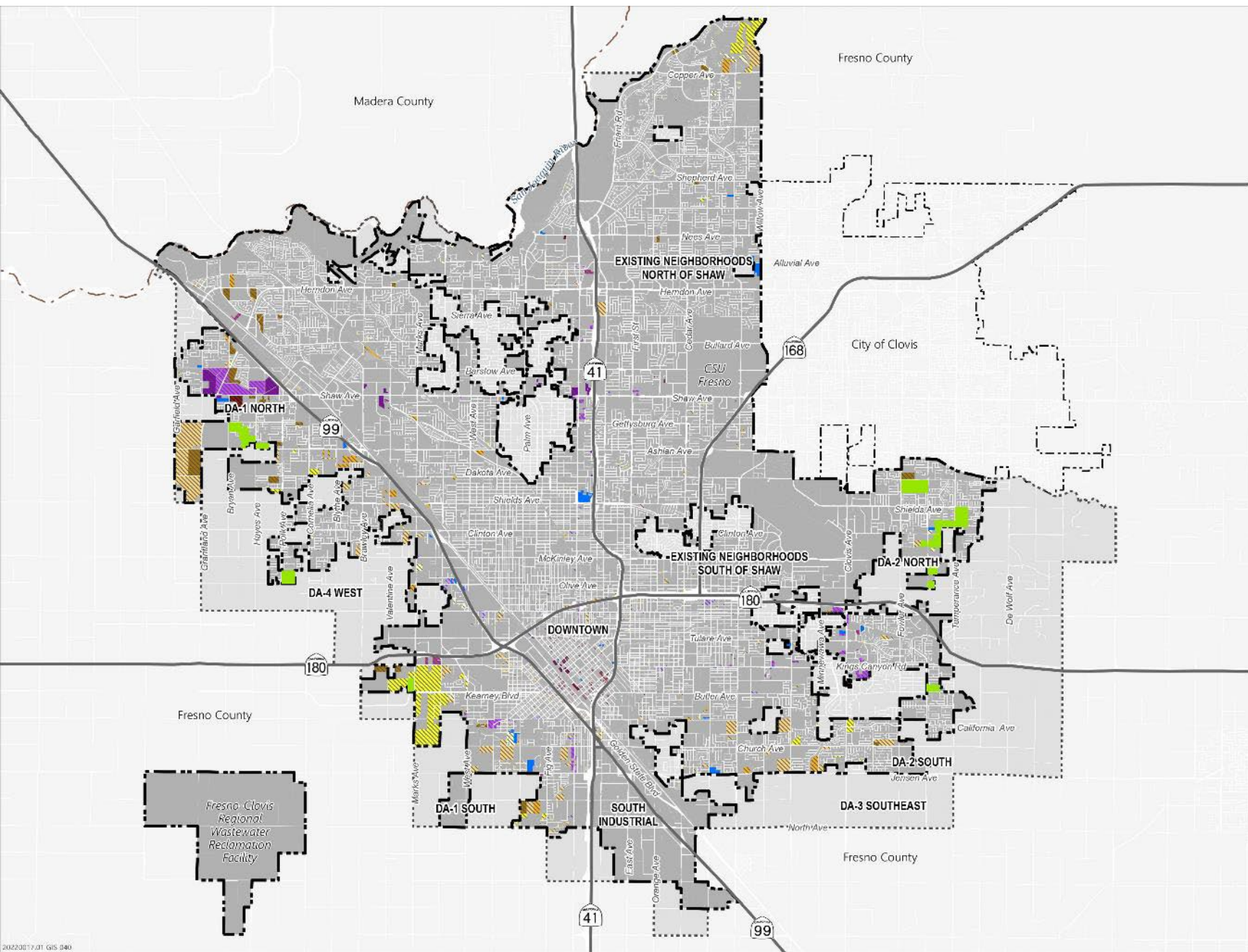
Jurisdiction	RHNA Allocation	RHNA Allocation Percentage
Clovis	8,977	15%
Coalinga	566	1%
Firebaugh	443	1%
Fowler	339	1%
City of Fresno	36,866	63%
Huron	319	1%
Kerman	1,063	2%
Kingsburg	882	2%
Mendota	642	1%
Orange Cove	469	1%
Parlier	733	1%
Reedley	1,463	3%
Sanger	1,494	3%
San Joaquin	200	<1%
Selma	1,492	3%
Unincorporated Fresno County	2,350	4%

Fresno RHNA by Income Level

Income Level	Income Range*	2023-2031 RHNA (housing units)	Percent of Total
Very Low Income (<50% of AMI)	≤\$38,950	9,440	26%
Low Income (51-80% of AMI)	\$38,951- \$62,300	5,884	16%
Moderate Income (81-120% of AMI)	\$62,301 - \$80,300	5,638	15%
Above Moderate Income (>120% of AMI)	>\$80,300	15,904	43%
TOTAL		36,866	100%

*Fresno County Area Median Income (AMI) = \$80,300**

**Based on 2022 HCD Income Limits for a four-person household in Fresno County*



- City Limits
- Sphere of Influence
- Vacant and Underutilized Sites**
- Vacant Land with Final Subdivision Maps Under Construction
- Planned or Approved Projects
- ▨ Non-Vacant Sites

Sites by Zoning District and Affordability

Lower-Income Sites

- DTC - Downtown Core
- DTG - Downtown General
- DTN - Downtown Neighborhood
- ▨ DTN-AH - Downtown Neighborhood Apartment House Overlay
- RM-2 - Residential Multi-Family, Urban Neighborhood
- RM-3 - Residential Multi-Family, High Density
- NMX - Neighborhood Mixed Use
- CMX - Corridor/Center Mixed Use
- RMX - Regional Mixed Use
- CMS - Commercial Main Street
- CR - Commercial Regional
- O - Office

Moderate-Income Sites

- RM-MH - Mobile Home Park
- RM-1 - Residential Multi-Family, Medium High Density

Above Moderate-Income Sites

- RE - Residential Estate
- RS-1 - Residential Single-Family, Extremely Low Density
- RS-2 - Residential Single-Family, Very Low Density
- RS-3 - Residential Single-Family, Low Density
- RS-4 - Residential Single-Family, Medium Low Density
- RS-5 - Residential Single-Family, Medium Density



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RHNA Summary by Income Level

	Very Low- Income	Low- Income	Moderate Income	Above- Moderate	Total Capacity
2023-2031 RHNA	9,440	5,884	5,638	15,904	36,866
Planned or Approved Projects	292 ¹	317	1,041	1,107	2,787
Vacant Land with Final Subdivision Maps	0	0	0	967	967
Vacant Sites		11,111	3,096	8,025	22,232
Underutilized Sites		7,035	2,488	8,127	17,650
Accessory Dwelling Units		28	38	28	94
Total Capacity		18,783	6,664	18,254	43,700
<i>Surplus</i>		<i>3,459</i>	<i>1,026</i>	<i>2,350</i>	<i>6,834</i>

¹ Includes extremely low- and very low-income units.

Action Plan



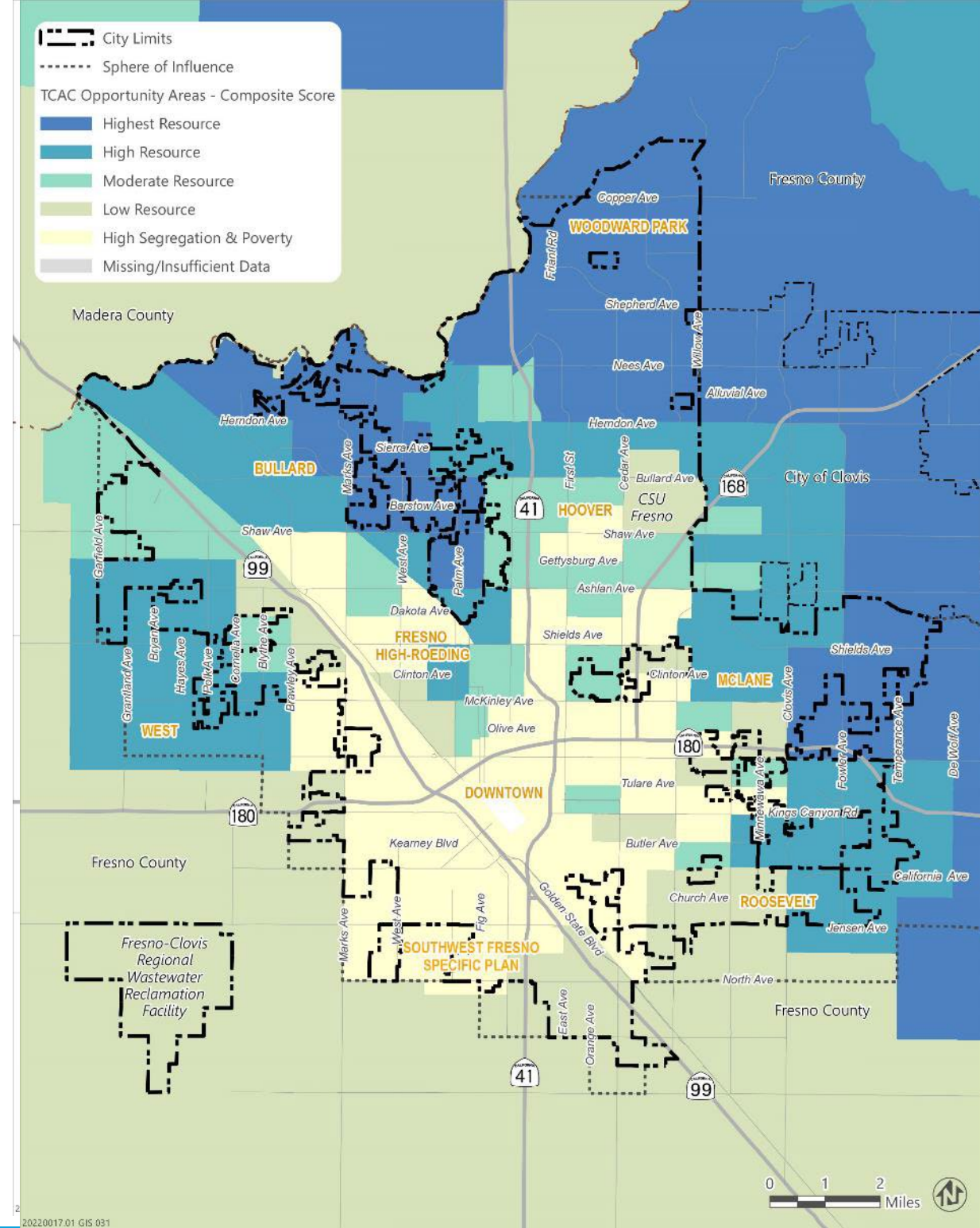
2023-2031 Housing Element Goals



AFFH Themes of the Action Plan

AB 686 mandates the City to affirmatively further fair housing (AFFH)

- Increasing opportunities for variety of housing types in high resource areas
 - Rezone land for multifamily
 - Geographic targeting of financial resources for affordable housing
- Place based revitalization in low resource areas and concentrated areas of poverty
 - Direct capital improvements and grant funding to improve quality of life (e.g., parks, community centers, pedestrian infrastructure)



Goal 1- New Housing Development

Program 1 – Maintain Adequate Sites

Program 2 – Variety of Housing Opportunities in High Resource Areas

Program 3 – Encourage and Facilitate Accessory Dwelling Units and Small Homes

Program 4 – Streamline Development Review Process

Program 5 – Large and Small Lot Development

Program 6 – Objective Design Standards

Program 7 – Adaptive Reuse

Program 8 – List of Local Labor Unions and Apprenticeship Programs

Program 9 – Use of Sites in Previous Housing Elements

Program 10 – Annual Reporting Program

Goal 2 – Affordable Housing

Program 11 – Incentives for Housing Development

Program 12 – Local Housing Trust Fund

Program 13 – Pursue State and Federal Funding Sources for Housing Development

Program 14 – Partnerships with Affordable Housing Developers

Program 15 – Land Bank

Program 16 – Community Land Trust

Program 17 – Surplus Public Lands

Program 18 – Mixed Income Neighborhood Trust (MINT)

Program 19 – Home Buyer Assistance

Program 20 – Housing Choice Voucher Incentive Program

Program 21 – Advocate for Repeal of Article 34

Goal 3 – Housing and Neighborhood Conservation

Program 22 - Housing Rehabilitation

Program 23 - Comprehensive Code Enforcement

Goal 4 – Special Needs Housing

Program 24 – Special Needs Housing

Program 25 - Development Code Amendments for Compliance with State Law and to Reduce Barriers to Housing Development

Goal 5 – Fair and Equal Housing Opportunities

Program 26 – Fair Housing Services

Program 27 – Environmental Justice

Program 28 – Equitable Community Investments

Program 29 – Equitable Engagement

Program 30 – Workforce Development

Goal 6 – Energy Conservation and Sustainable Development

Program 31 – Reduce or Waive Fees for Vehicle Miles Traveled (VMT)

Goal 7– Prevent Displacement and Homelessness

Program 32 – Opportunity to Purchase Act

Program 33 – Mobile Home Parks

Program 34 – Eviction Protection Program

Program 35 – Replacement Units

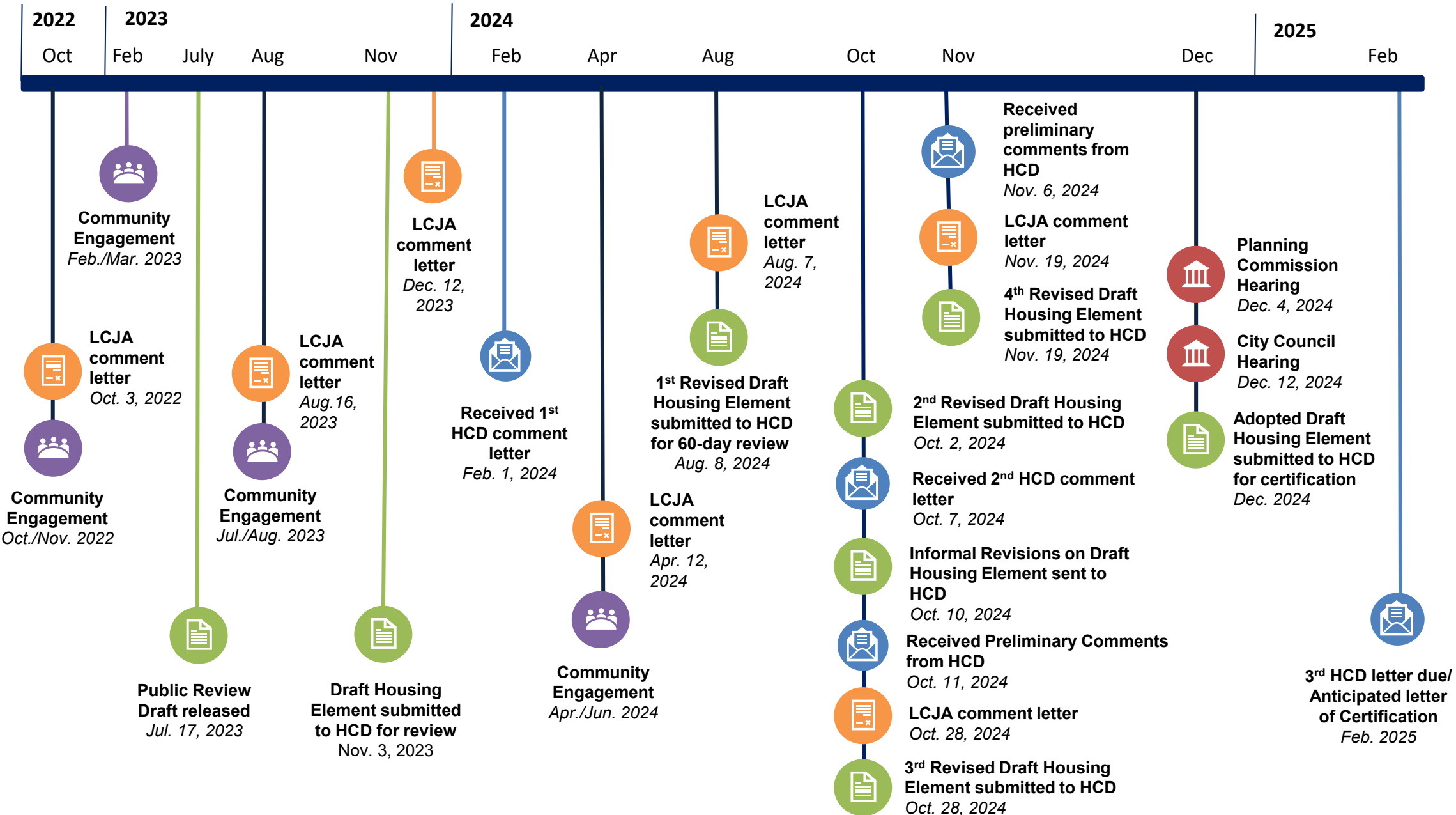
Program 36 – Homeless Assistance

Program 37 – At-Risk Housing

HCD Submittal & Revisions Process

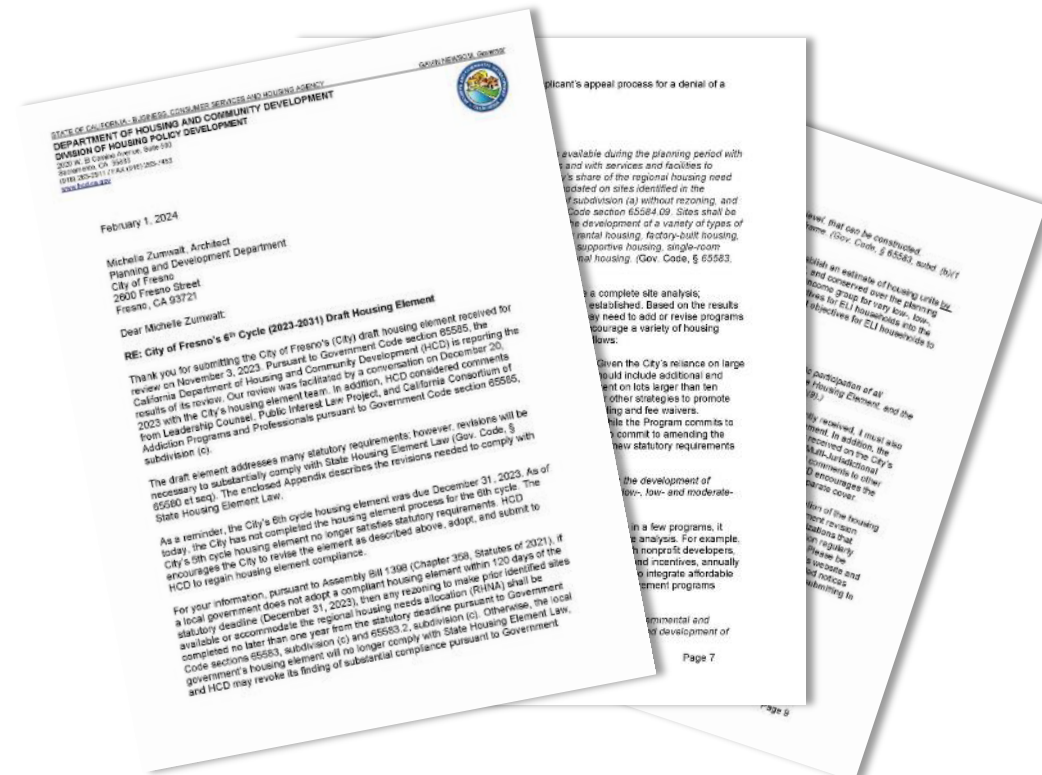


Public Review Draft, HCD Submittal, & Revisions Process



Summary of HCD Comments

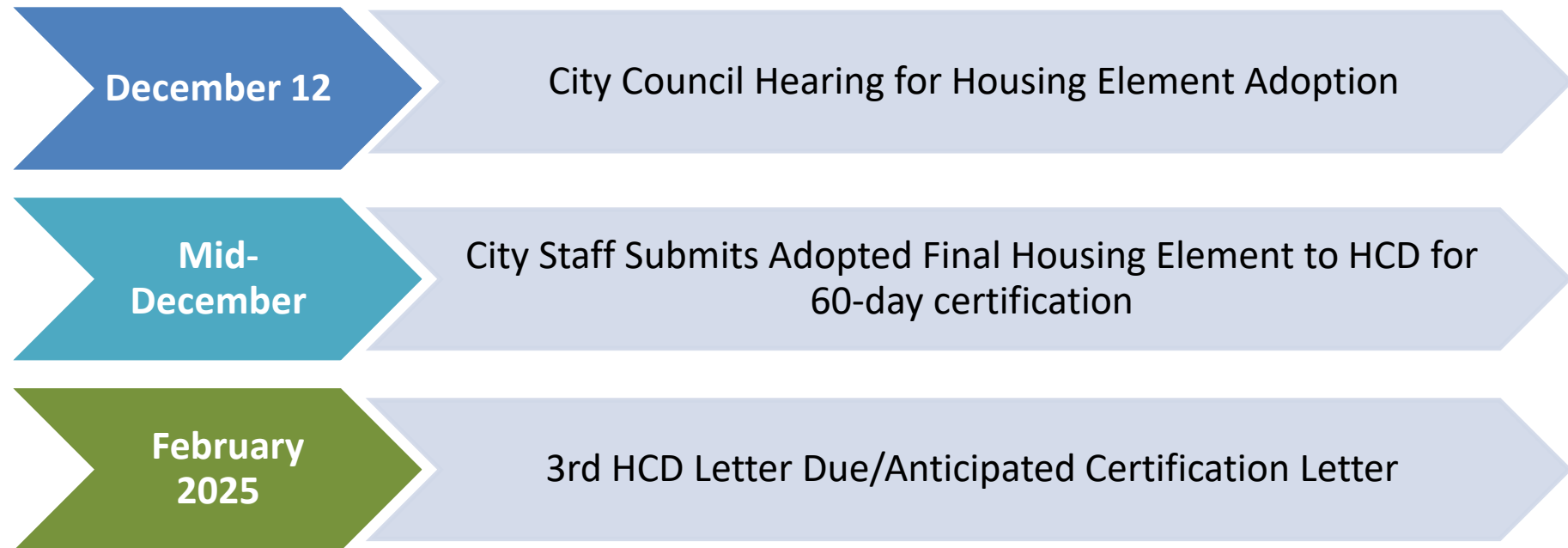
- **Public Comments:** Summarize how public comments were addressed.
- **Fair Housing:** Expand fair housing analysis related to concentrated areas of poverty and concentrated areas of affluence.
- **Sites Inventory:**
 - Provide more justification for nonvacant sites, realistic density assumptions, and assumptions for large sites (>10 acres).
 - Add details on barriers to development and phasing for publicly owned sites and pipeline projects.
- **Action Plan:** Make implementation actions specific and measurable. Add geographic targeting.



Next Steps and Staff Recommendation



What's Next?



Recommendation

Staff recommends that the City Council:

- Find that adoption of the Housing Element is exempt from CEQA,
- Approve a general plan amendment for the adoption of the Housing Element, and
- Authorize Staff to submit the Housing Element to the California Department of Housing and Community Development (HCD) for certification.

Resources

» **Multijurisdictional Housing Element webpage:**

- www.fresnomjhe.com

» **City of Fresno Housing Element webpage:**

- www.fresno.gov/housingelement

» **State of California Housing and Community Development webpage:**

- <https://www.hcd.ca.gov/planning-and-community-development/housing-elements>

» **City of Fresno Staff Contacts:**

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Thank you

