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Agenda Item: ID17-492 (5:00 P.M.)

2017 APR 11 AM 8 42

Date: 4/13/17

CITY CLERK, FRESNO, CA

FRESNO CITY COUNCIL



Supplemental Information Packet

Agenda Related Item(s) – ID17-492 (5:00 P.M.)

Contents of Supplement: PowerPoint Presentation

Agenda Item Title

Hearing to consider Plan Amendment Application No. A-17-001 and related environmental findings for the Housing Element Amendment, filed by the Development and Resource Management Department Director pertaining to the following:

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available for public inspection in the City Clerk's Office, 2600 Fresno Street, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2)). In addition, Supplemental Packets are available for public review at the City Council meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available on-line on the City Clerk's website.

Americans with Disabilities Act (ADA):

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, sign language interpreters, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650. Please keep the doorways, aisles and wheelchair seating areas open and accessible. If you need assistance with seating because of a disability, please see Security.

CITY OF FRESNO

HOUSING ELEMENT UPDATE 2015-2023



*Fresno City Council
Housing Element Amendment
Plan Amendment A-17-001
April 13, 2017*

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CITY CLERK, FRESNO CA

Overview

- Provide a brief **review** of Housing Elements and the City's Housing Element **Amendment**
- Summarize **public participation** process
- Summarize **comments, responses, and proposed revisions**
- Provide **Staff Recommendation**





HOUSING ELEMENTS

Housing Element Facts

- 1 of 7 required elements of the General Plan
- Requires certification by a State agency - California Department of Housing & Community Development (HCD)

SEAL OF CALIFORNIA, BEARING THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT DIVISION OF HOUSING POLICY DEVELOPMENT
STATE OF CALIFORNIA, DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2015-2023
2015-2023
2015-2023
2015-2023



August 11, 2016 *****Corrected November 1, 2016*****

Mr. Bruce Rudd, City Manager
City of Fresno
2600 Fresno Street, Room 2064
Fresno, CA 93721

Dear Mr. Rudd:

RE: City of Fresno's 5th Cycle (2015-2023) Adopted Housing Element

Thank you for submitting Fresno City's housing element adopted April 28, 2016 which was received for review on May 12, 2016. Pursuant to Government Code (GC) Section 55959(h), the Department is reporting the results of its review.

The 5th cycle adopted element requires significant progress and addresses many statutory requirements described in the Department's March 7, 2015 review. However, revisions will be necessary to comply with State housing element law (GC, Article 10), as follows:

1. Include an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65582(c)(3)). The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (Section 65583.2).

If a city or county in the prior planning period failed to identify or make available adequate sites to accommodate that portion of the regional housing need allocated pursuant to Section 65584, then the city or county shall, within the first year of the planning period of the next housing element, zone or revise adequate sites to accommodate the unaccommodated portion of the regional housing need allocation from the prior planning period (Section 65584.09).

Unaccommodated Need from the Prior 4th Cycle Planning Period: As noted in the previous review, the element must address the unaccommodated need from the prior planning period. In the 4th cycle planning period, the element contained a program to address a shortfall of adequate sites with appropriate zoning. This program for rezoning the shortfall of adequate sites was utilized to address the unaccommodated need from the prior planning period. The combination of addressing a shortfall of capacity

Housing Element Purpose

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

Housing Element Content

Chapter 1: Introduction

Chapter 2: Housing Needs, Population,
Household and Unit Characteristics

Chapter 3: Land for Housing

Chapter 4: Constraints to Housing Production

Chapter 5: Program Accomplishments

Chapter 6: Housing Plan

Affordable Housing

- Affordable housing: housing that costs no more than 30% of the annual income of the occupants
- Cost burden: Monthly housing costs (including utilities) exceeding 30% of monthly income
- Cost burden in the City of Fresno:
 - 45% of all households
 - 37% of owner households
 - 54% of renter households



Housing Element Status

- Housing Element adopted, April 28, 2016
- Housing Element Amendment initiated, Fall, 2016
- Housing Element certified by HCD, April 7, 2017



Guidance from HCD

- HCD recommended revisions in 3 general areas:
 - Land for Housing
 - Mobile Home Parks
 - Equitable Communities

NAME OF AGENCIES: BUSINESS, COMMUNITY DEVELOPMENT AND HOUSING AGENCY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
1600 Broadway, Suite 600
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7403
www.tod.ca.gov



August 11, 2016

*****Corrected November 1, 2016*****

Mr. Bruce Rudd, City Manager
City of Fresno
2800 Fresno Street, Room 2064
Fresno, CA 93721

Dear Mr. Rudd:

RE: City of Fresno's 5th Cycle (2015-2023) Adopted Housing Element

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The 5th cycle adopted element represents significant progress and addresses many statutory requirements depicted in the Department's March 7, 2018 review. However, revisions will be necessary to comply with State housing element law (GC, Article 10.) as follows:

1. *Include an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3)). This inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (Section 65583.2).*

If a city or county in the prior planning period failed to identify or make available adequate sites to accommodate that portion of the regional housing need allocated pursuant to Section 65584, then the city or county shall, within the first year of the planning period of the new housing element, zone or reserve adequate sites to accommodate the unaccommodated portion of the regional housing need allocation from the prior planning period (Section 65584.09).

Unaccommodated Need from the Prior 4th Cycle Planning Period: As noted in the previous review, the element must address the unaccommodated need from the prior planning period. In the 4th cycle planning period, the element contained a program to address a shortfall of adequate sites with appropriate zoning. This program exceeded the shortfall of adequate sites and was utilized to address other important factors such as the preponderance of small sites and non-residential zoning. The combination of addressing a shortfall of capacity



PUBLIC PARTICIPATION PROCESS

Workshops

- 2 workshops and 1 stakeholder meeting in December; 2 workshops in February
- Multilingual notices published in newspapers
- Trilingual flyers to 8 schools
- Email to mailing list of 500 stakeholders
- Announced on Hmong Radio and Radio Bilingue
- Posted on city's webpage and social media page
- All documents in Libraries



CITY SEEKS INPUT ON HOUSING PLAN CHANGES

The City of Fresno is beginning the process of amending its adopted housing element to incorporate changes in 3 areas:

- Mobile Home Park Conservation Program
- Equitable Communities Program
- Housing Need from Prior Housing Element Cycle (2008-2015)

If you have ideas on these topics, you can provide input in the following ways:

- Email comments to housingelement@fresno.gov
- Send written comments to the Development and Resource Management Department, Long Range Planning Division, Fresno City Hall, Rm. 3065, 2600 Fresno Street, Fresno, CA 93721
- Attend one of the upcoming workshops:

Neighborhood Workshop: December 6, 2016, 6:30 p.m.
Cooper Academy Middle School
2277 W. Bellaire Way, Fresno, CA 93705

Stakeholder Workshop: December 14, 2016, 5:00 p.m.
Housing and Community Development Commission
Fresno City Hall
2600 Fresno Street, Room 2165, Fresno, CA 93721

Neighborhood Workshop: December 15, 2016, 6:00 p.m.
Wesley United Methodist Church
1343 E. Barstow Ave, Room 4, Fresno, CA 93710

More information is available at www.fresno.gov/housingelement or by calling Sophia Pagoulatos at (559) 621-8062.

The City of Fresno's goal is to comply with the Americans with Disabilities Act (ADA) in all respects. The meeting room is physically accessible. If, as an attendee or participant at the meeting, you need additional accommodations such as interpreters, signers, assistive listening devices or the services of a translator, please contact the

30-day Public Review Period

December 13, 2016 – January 13,
2017

January						
			1	2	3	
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31



COMMENTS, RESPONSES AND PROPOSED REVISIONS

Comment Summary

Commenters

- Received 3 comment letters (one signed by 27 residents)
- 23 verbal comments from 10 residents at workshops/stakeholder meeting

Comments

- Total 68 comments received
 - Mobile Home Park Conservation
 - Equitable Communities

Major Themes

- Public participation process
- Land for Housing/inventory
 - Site Size
 - Site Distribution
 - Site Capacity
 - Displacement

Response Summary

Responses

- Total 68 comments received
- 11 were beyond the scope of the Housing Element but will be forwarded to the appropriate department or agency for consideration
- The remaining 57 comments are addressed in the matrix

Revisions

- Ch. 1: Additional outreach
- Ch 3: Land for Housing
- Ch 6: Various programs updated to reflect:
 - Added sites
 - Additional outreach
 - Mobile Home Park Conservation
 - Downtown Displacement Task Force
 - Equitable Communities objectives

Chapter 1: Introduction

Chapter 3: Land for Housing

Regional Housing Needs Allocation for Current Housing Element (2015-2023)

Sites Inventory	Low Income 30+ du/ac	Mod Income 16-30 du/ac	Above Mod < 16 du/ac	Totals
Actual unit capacity	15,648	5,716	13,619	34,983
Required RHNA	8,834	3,228	10,116	22,178
Surplus	+6,814	+2,488	+3,503	+12,805

Figure 3-1

CITY OF FRESNO 2015 HOUSING ELEMENT

HOUSING ELEMENT SITES (2013-2023 RHNA)

by Zoning Designation (Max. Density)

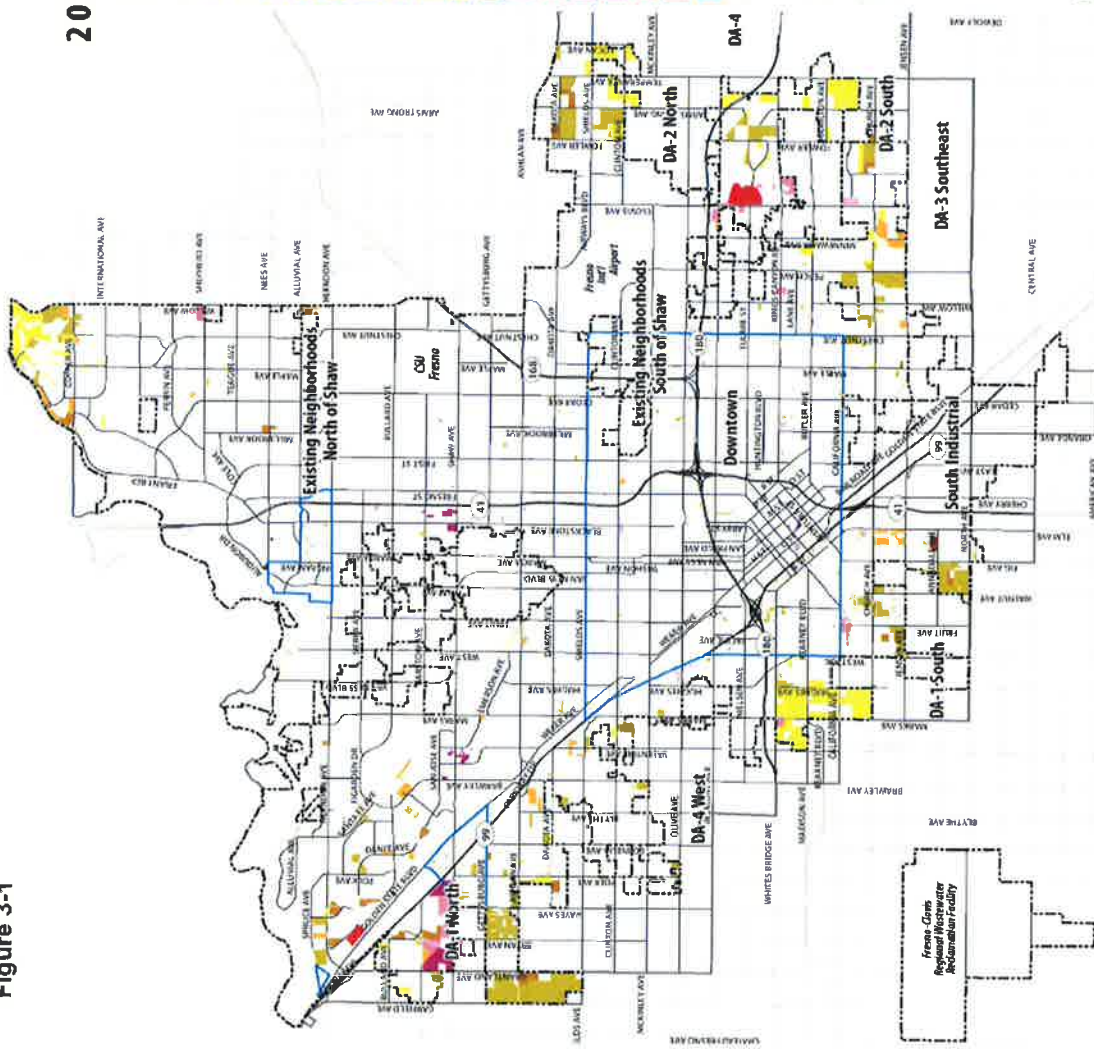
- RE - Res. Estate (0.2 du/ac)
- RS-1 - Res. Single-Family, Extremely Low (1.2 du/ac)
- RS-2 - Res. Single-Family, Very Low (2.2 du/ac)
- RS-3 - Res. Single-Family, Low (3.5 du/ac)
- RS-4 - Res. Single-Family, Medium Low (6 du/ac)
- RS-5 - Res. Single-Family, Medium (12 du/ac)
- RM-MH - Mobile Home Park (16 du/ac)
- RM-1 - Res. Multi-Family, Medium High (16 du/ac)
- RM-2 - Res. Multi-Family, Urban Nbrhd. (30 du/ac)
- RM-3 - Res. Multi-Family, High (45 du/ac)
- NMX - Neighborhood Mixed Use (16 du/ac)
- CMX - Corridor/Center Mixed Use (30 du/ac)
- RMX - Regional Mixed Use (45 du/ac)
- Downtown Sites (no density limit)
- CMS - Commercial Main Street (16 du/ac)
- CR - Commercial Regional (16 du/ac)
- PI - Public and Institutional (45 du/ac)

Note: du/ac=dwelling units per acre

- City Limits
- Sphere of Influence
- Inner City Areas
- Roads

NOTE:

The 2015-2023 Housing Element update sites inventory does not propose zone changes or land use changes as part of the inventory represented on this map (i.e. existing zoning is reflected).
Date: January, 2017
Source: City of Fresno GIS, 2015



Additional Housing Need from Prior Housing Element (2008-2015)

“Rollover”

- Land capacity for **6,476** dwelling units that meet the following requirements:
 - 16 units per project (minimum);
 - Minimum density of 20 units per acre;
 - By-Right Approval
 - Zoned Residential or Mixed Use (meeting specified criteria)
- Credits for units already constructed: **1,603**
- Remaining Rollover: **4,873**

Additional Housing Need from Prior Housing Element (2008-2015) “Rollover”

Sites Inventory	Low Income 30+ du/ac	Mod Income 16-30 du/ac	Above Mod < 16 du/ac	Totals
Actual unit capacity	5,491	11	39	5,541
Required RHNA	4,873	-0-	-0-	4,873
Surplus	+618			+618

CITY OF FRESNO 2015 HOUSING ELEMENT

HOUSING ELEMENT SITES (2008-2013 RHNA)

by Zoning Designation

- Downtown Core (DTC)
- Downtown General (DTG)
- Downtown Neighborhood (DTN)
- DTN - Apartment House Overlay (DTN-AH)

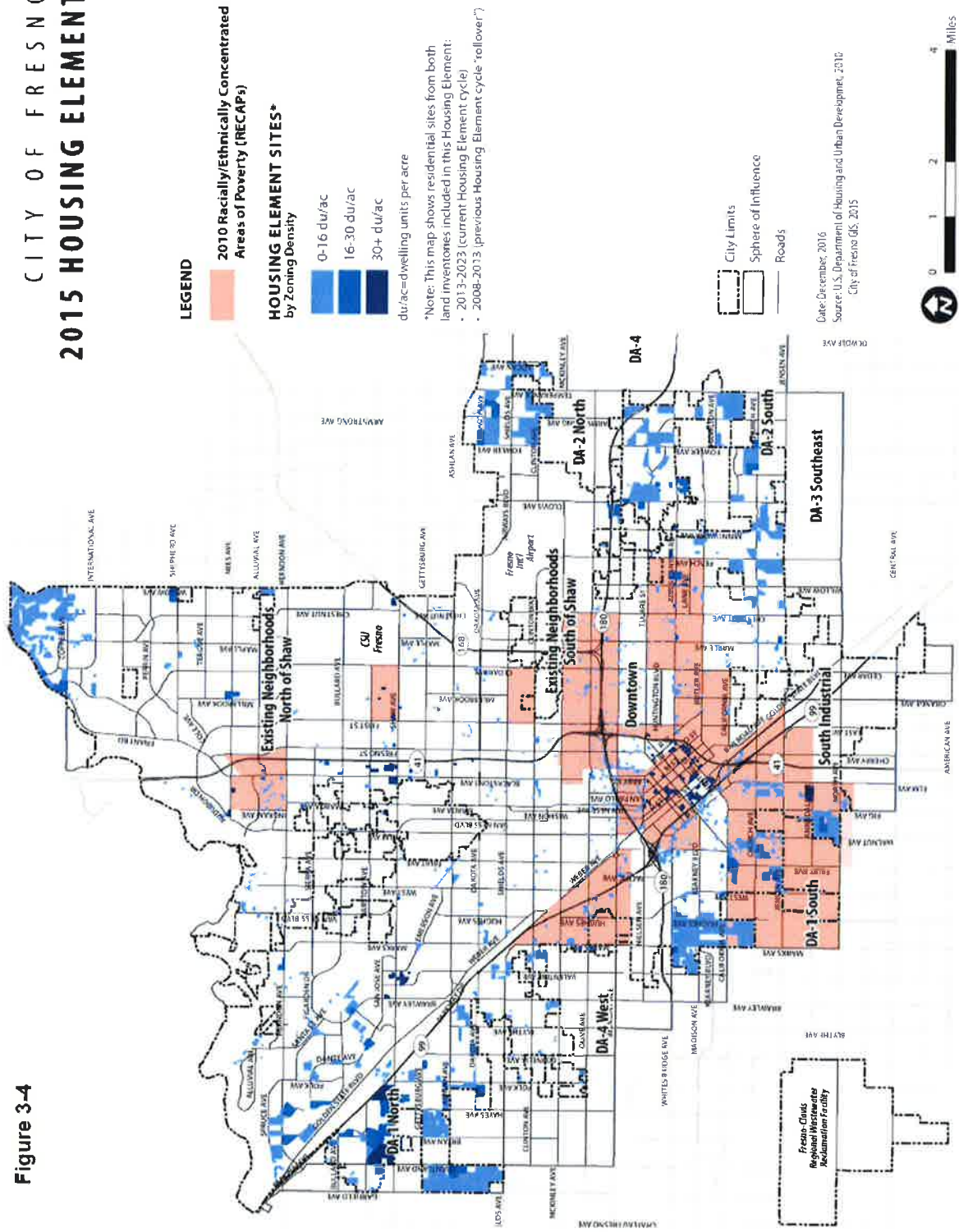


NOTE:
The 2015-2023 Housing Element update sites inventory does not propose zone changes or land use changes as part of the inventory represented on this map (i.e. existing zoning is reflected).
Date: January, 2017
Source: City of Fresno GIS, 2015



CITY OF FRESNO 2015 HOUSING ELEMENT

Figure 3-4



Chapter 6: Housing Plan

27 Total Programs,

12 have been revised

2. Residential Densities on Identified Sites

- Requires tracking of site inventories to maintain capacity
- Revisions require concurrent plan amendment in order to maintain capacity if inventory drops below RHNA



3. Annual Reporting

- Requires annual reporting of housing element status, program objectives
- Revisions require multilingual outreach and broader noticing

5. Housing Funding Sources

- Requires City to actively pursue funding for the development of mixed income neighborhoods, including:
- Expansion of affordable housing opportunities outside of the City's low- and moderate-income areas

8. Homebuyer Assistance

- City administration of homebuyer assistance programs
- Revisions add targeted marketing to real estate professionals, lenders and eligible homebuyers



10A. Mobile Home Parks

Revisions require:

- Annual outreach to mobile home residents
- Housing needs assessment
- Identification of local, state, federal & private resources available
- Provide mobile home park map and list of organizations that provide support/resources to mobile home parks

10B. Housing Choice Vouchers

- Provide information about housing choice vouchers to developments in high opportunity areas
- To target these areas, use criteria such as high-performing schools, income, proximity to jobs and transit
- Revisions require collaboration with the Fresno Housing Authority for this program

12A. Downtown Development

- This program was revised to reflect the adoption of the Downtown Plans and Code
- Zoning allows a zone clearance for all projects that comply with zoning and housing element criteria



12A. Downtown Displacement Prevention

- Convene a Displacement Task Force
- Annually gather data on lease rates, vacancy rates, rent burden, rental rates and if applicable, displacement
- Identify a set of actions that give displaced persons or businesses the opportunity to remain in the downtown
- Seek funding for mixed income and affordable housing; work with owners of affordable housing to ensure long term affordability
- Create and maintain a webpage with relevant information
- Revisions added timelines

16. Large and Small Lot Development

- Streamlined processing of requests for lot consolidation and lot splitting.
- Revisions require monitoring of housing development on large and small lots with timelines



16A. State Laws Related to Housing Development

- Program requires the Development Code to be amended as needed to maintain consistency with any new housing rules

20. Comprehensive Code Enforcement

- Revisions include consideration of a residential rental inspection program

27. Equitable Communities

This program is a broad effort that seeks to direct more investment into areas of need and create more opportunity for development of affordable housing in areas of opportunity through the following components:

- **General Plan Implementation Committee** that oversees investment in areas of need, makes an annual report publically available, and makes recommendations on public investment
- Assessment of the **interaction between transportation network and affordable housing sites** to identify barriers to affordable housing and employment access
- Continue to actively **seek resources for disadvantaged communities** throughout the City in partnership with other community organizations
- Facilitate and streamline **zoning and general plan land use amendments that expand affordable housing opportunities** outside of low and moderate income areas



STAFF RECOMMENDATION

Staff Recommendation

- **ADOPT** the environmental findings of Environmental Assessment No. A-17-001, an Addendum to Final Master Environmental Impact Report SCH No. 2012111015 (MEIR) certified by the Fresno City Council on December 18, 2014 for the Fresno General Plan and Development Code, and to Program Environmental Impact Report SCH No. 2012041009 (PEIR) certified by the City Council on October 20, 2016 for the Downtown Neighborhoods Community Plan, the Fulton Corridor Specific Plan, and the Downtown Development pursuant to California Environmental Quality Act Guidelines Sections 15162 and 15164; and
- **ADOPT RESOLUTION** – A Resolution of the Council of the City of Fresno, California, to adopt Plan Amendment Application No. A-17-001, amending the text of Chapter 11 of the Fresno General Plan to incorporate the Housing Element Amendment, including all Text, Policies, Maps, Tables, and Exhibits contained in the Fresno Housing Element Amendment Revised Public Draft document dated March 2017 **and the supplement dated April 10, 2017.**