

CITY OF FRESNO

HOUSING ELEMENT ANNUAL PROGRESS REPORT 2018



Housing & Community Development Commission (HCDC)
Public Meeting
March 20, 2019

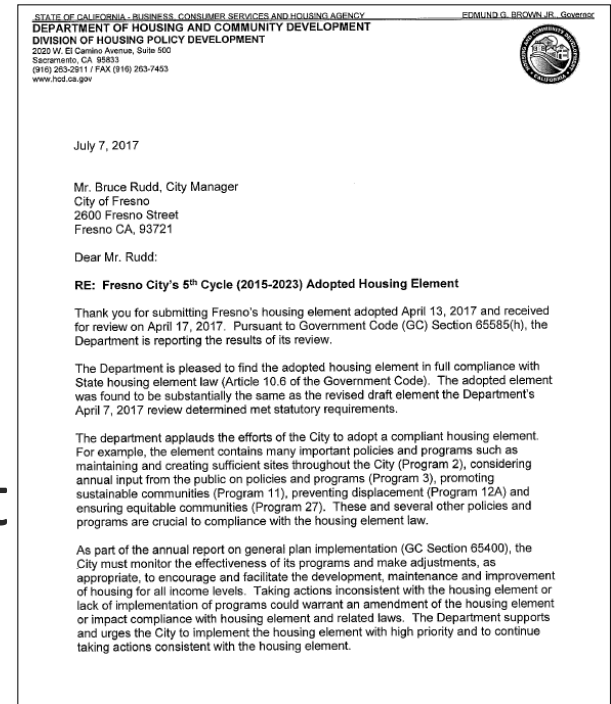
Presentation Outline

- Purpose of the Housing Element and Housing Element Annual Report
- Housing Element Implementation Progress
 - Housing Production
 - Housing Sites Inventory
 - Programs
- Next Steps



Housing Element

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

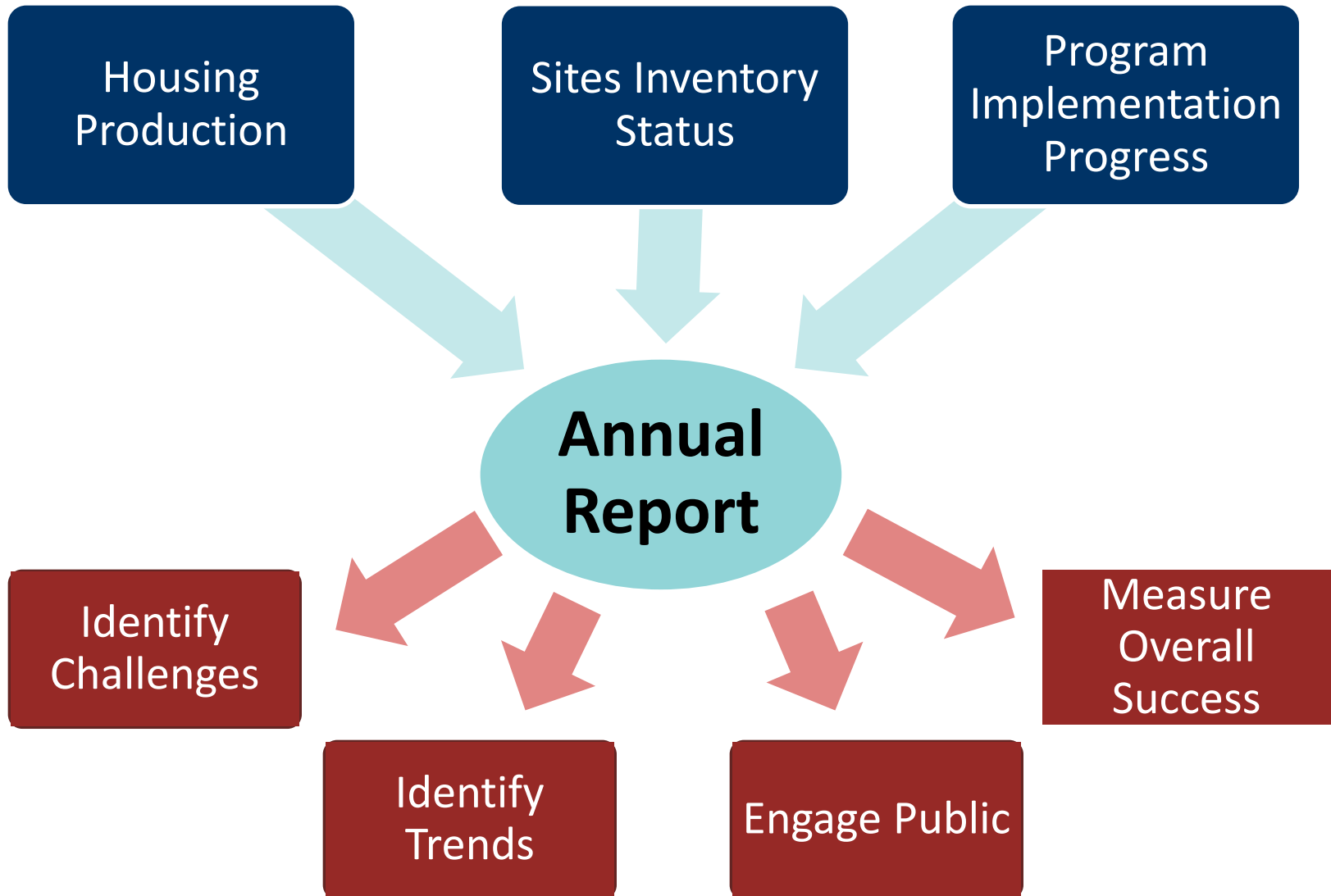


Housing Element Annual Report

- Required by law (Government Code Section 65400)
- Documents the City's progress in implementing its Housing Element
- Uses the new forms and tables set up by the State (HCD)
- Must be submitted to HCD and the Governor's Office of Planning and Research on/before April 1



Housing Element Annual Report



Housing Development Applications Processed

Housing Units by Affordability Level (2018)

| | Extremely/ Very Low* | Low* | Moderate | Above Moderate | Total |
|---------------------------------|-------------------------|------|----------|-------------------|-------|
| Planning Applications submitted | 152 | 17 | 596 | 1,181 | 1,946 |
| Planning Entitlements completed | 146 | - | 156 | 960 | 1,262 |
| Building Permits issued | 89 | - | - | 162 | 1,086 |
| Constructed Units | 39 | - | 153 | 879 | 1,071 |

*Affordability based on deed restrictions and the state density bonus program

Housing Sites Inventory Status

- RHNA: Regional Housing Needs Assessment
 - Planning goal to accommodate estimated housing demand (2013-2023)
 - Divided up by affordability levels
- Fresno also has to accommodate part of the RHNA from 2008

Housing Sites Inventory Status

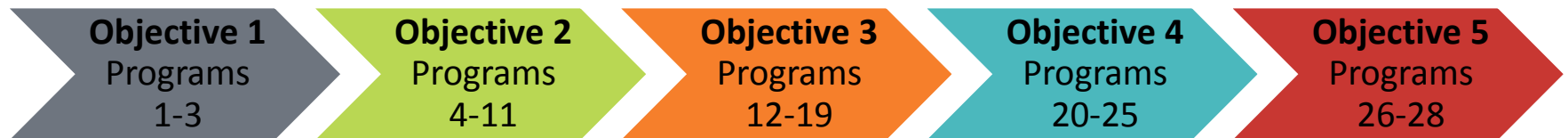
RHNA vs. Building Permits Issued

| | Total RHNA | 2015- 2017 | 2018 | 2019- 2023 | Total | Remaining RHNA |
|------------------------|---------------|---------------|-------|---------------|-------|-------------------|
| Extremely/ Very Low | 5,666 | 290* | 89* | TBD | 379* | 5,287 |
| Low | 3,289 | 272* | - | TBD | 272* | 3,017 |
| Moderate | 3,571 | 1,505 | 162 | TBD | 1,667 | 1,904 |
| Above Moderate | 11,039 | 3,927 | 1,086 | TBD | 5,013 | 6,026 |
| Total | 23,565 | 5,994 | 1,337 | TBD | 7,331 | 16,234 |

* Includes deed-restricted affordable units

Housing Element Program Status

- Annual Report includes information on the status of housing element program implementation



Housing Programs

Objective 1: 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

Adequate Sites to Accommodate a Range of Housing

- **Status:**
 - Adequate sites maintained. Surplus capacity has decreased however the City continues to have surplus capacity across all income categories.
 - In 2019 staff will be recommending the addition of sites to the 2008-2013 RHNA Housing Sites Inventory.

Housing Programs

Objective 2:
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 10A:** Mobile Home Parks
- **Program 10B:** Housing Choice Vouchers
- **Program 11:** Fresno Green

Housing Programs

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

- **Status:**
 - 1 density bonus for a 27 unit mixed-use project at Van Ness and Home Avenues



Site of Van Ness and Home Avenue Project, looking east from Home Avenue, Google Street View, May 2017

Housing Programs

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

- **Status:**
 - 977 clients served through rental assistance, short term mortgage/utility payments, or emergency shelter care
 - \$3,105,519 in state funds has been awarded to Fresno to help address homelessness

Housing Programs

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

- **Status:**



Left: Site Plan for Self Help Enterprise's Annadale Commons, on Annadale and Elm (CHDO funded)

Right: Groundbreaking for Habitat for Humanity project on N. Barcus (HOME funded)

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

- [illegible]

2018 Housing Element Annual Report

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

- [illegible]

Housing Programs

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

- **Status:**
 - Identified apartments in high opportunity areas
 - For use by Housing Authority to help expand participation in the Housing Choice Voucher program

Housing Programs

Objective 3: Removal of Governmental Constraints to Housing

- **Program 12:** Downtown Development
- **Program 12A:** Downtown Displacement
- **Program 13:** Home Energy Tune-Up
- **Program 14:** Expedited Processing/ Business Friendly
- **Program 15:** Development Incentives
- **Program 16:** Large/Small Lot Development
- **Program 16A:** Housing State Laws
- **Program 17:** Agricultural Employee Housing
- **Program 18:** Infrastructure Priority
- **Program 19:** Water/Sewer Service Providers

Housing Programs

Removal of Governmental Constraints to Housing

- **Status:**
 - Downtown Displacement Program:
 - The Anti-Displacement Task Force was established by City Council in November of 2018, and appointees approved January in 2019. First meeting is Spring 2019
 - Downtown Displacement report is complete and will be presented at first meeting of the Task Force

Housing Programs

Removal of Governmental Constraints to Housing

- **Status:**
 - 56 housing-related projects received special assistance by Development Review Committee
 - 865 Zone Clearances on Housing Element Sites

Housing Programs

Removal of Governmental Constraints to Housing

- **Status:**
 - The Moneyback Guarantee Streamlining Act was approved by City Council in 2019 for a six month trial period.

Housing Programs

Objective 4: Conserve/ Improve Fresno's existing housing stock

- **Program 20:** Code Enforcement
- **Program 21:** Neighborhood Infrastructure
- **Program 22:** Housing Rehabilitation
- **Program 23:** Franchise Tax Board Building Code Program
- **Program 24:** At-Risk Housing
- **Program 25:** Police Services

Housing Programs

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

- **Status**
 - 1,278 housing code cases were closed in 2018.
 - Rental Housing Division Anti Slumlord Enforcement Team (ASET) pursued compliance of 5,041 violations in over 524 rental units

Housing Programs

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

- **Status**
 - Rental Housing Registry has registered over 80,000 rental units.



Housing Programs

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

- **Status**
 - 39 infrastructure improvement projects were completed
 - 30 grants were awarded for programs that provide paint and minor repair to seniors, distressed property grant, and home rehabilitation funds for lower-income households

Housing Programs

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

- **Status**
 - Fresno Police Department implemented the Community Oriented Policing Services Grant and reported crime down by 11% from 2017
 - Continued implementation of programs related to community policing, school safety, and gang enforcement

Housing Programs

Objective 5: Equal Housing Opportunity

- **Program 26:** Fair Housing Services
- **Program 27:** Equitable Communities
- **Program 28:** Relocation Services



Housing Programs

Equal Housing Opportunity

- **Status:**
 - In FY2018 and FY2019, the City allocated \$40,000 to the Fair Housing Council of Central California (FHCCC) to provide services to 2,500+ persons



Housing Programs

Equal Housing Opportunity

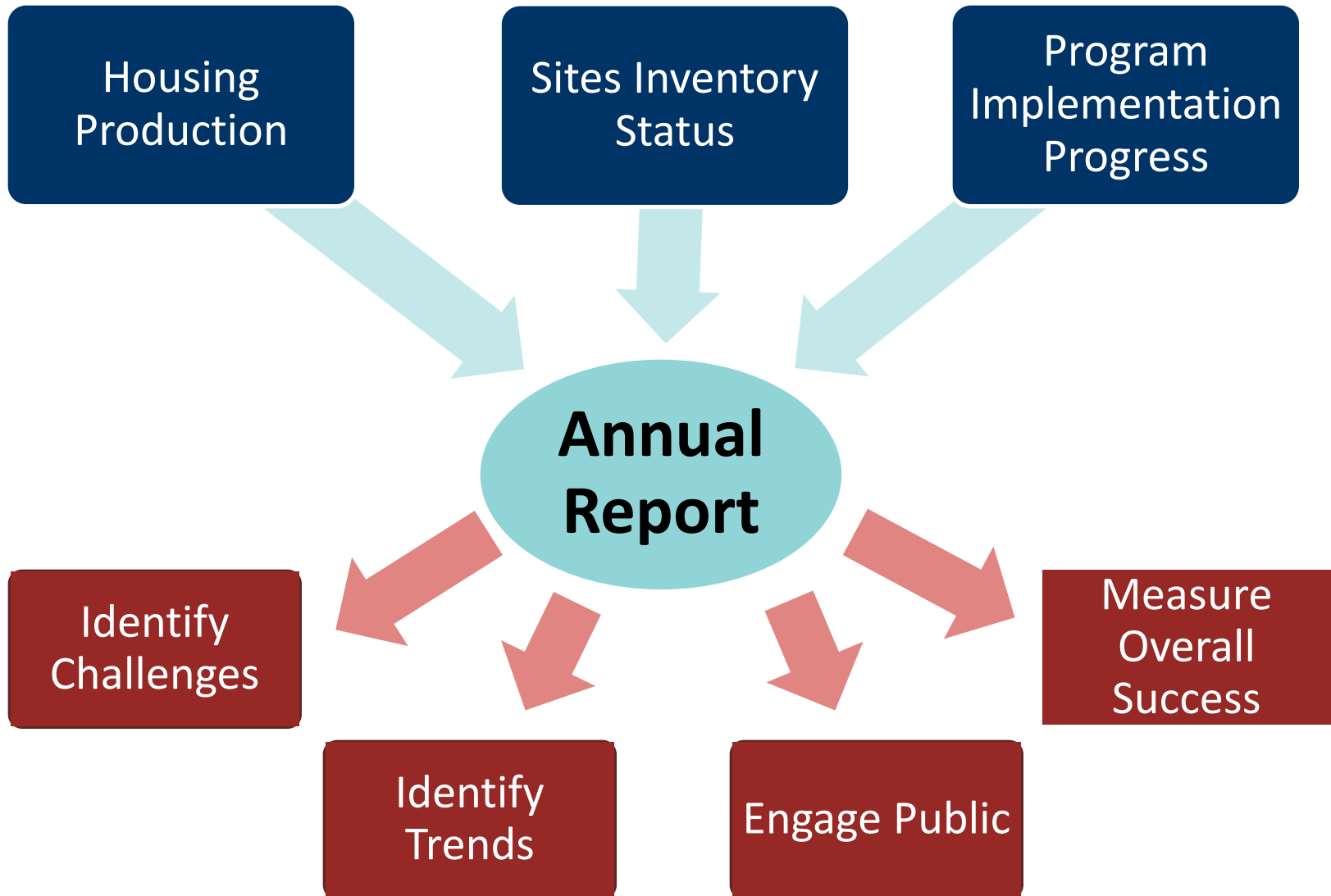
- **Status:**
 - City is seeking \$600,000 in EPA Brownfields Grand Funds to fund Phase I/II Eas and market/planning studies for catalyst sites and conduct a citywide inventory of Brownfield sites
 - An analysis of transit access to affordable housing was completed in June of 2018

Housing Programs

Equal Housing Opportunity

- **Status:**
 - CDBG infrastructure funding in low/moderate income areas:
 - \$2,350,000 for neighborhood street improvements
 - \$1,345,900 for park improvement
 - \$163,000 for public facilities
 - \$525,000 for non-profit facility improvements

Housing Element Annual Report



Next Steps

- 2018 Housing Element Annual Progress Report is available online www.fresno.gov/HousingElement
- Submit comments on the draft Annual Progress Report by March 25, 2019 by

Email: housingelement@fresno.gov

Mail: DARM
Long Range Planning
Fresno City Hall, Rm 3065
2600 Fresno St.
Fresno, CA 93721

- The APR will be submitted to HCD by April 1, 2019

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