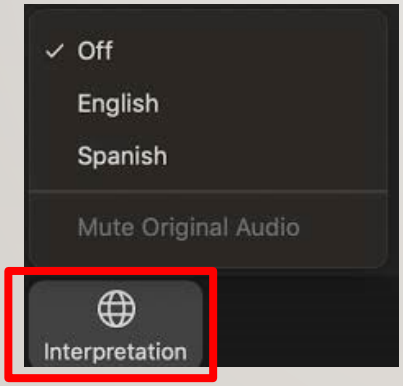
CITY OF FRESNO

HOUSING ELEMENT ANNUAL PROGRESS REPORT 2021

Planning Commission Workshop
April 20, 2022

How to Participate -Translation

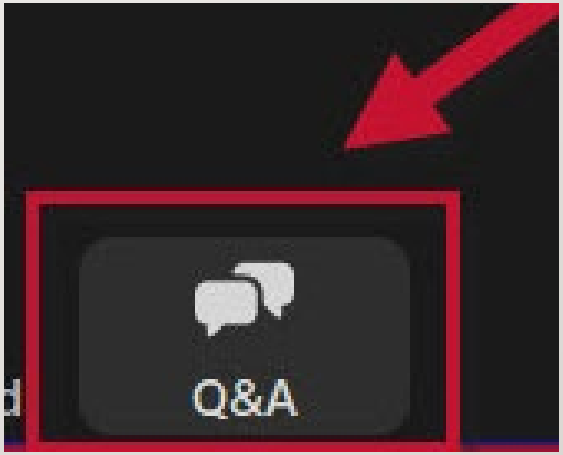
ALL participants should join a language channel in order to listen to and communicate with all participants

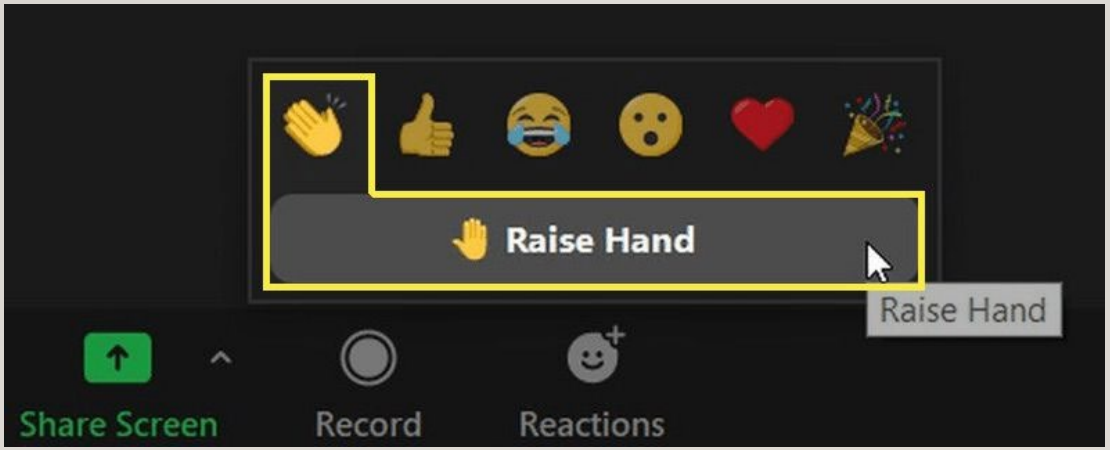


1) Select the Interpretation Globe at the bottom of your screen,
2) Choose your preferred language.

This meeting is being recorded and publically broadcasted.
Participating in today's meeting will be considered consent to be recorded

How to Participate





1. Introduction

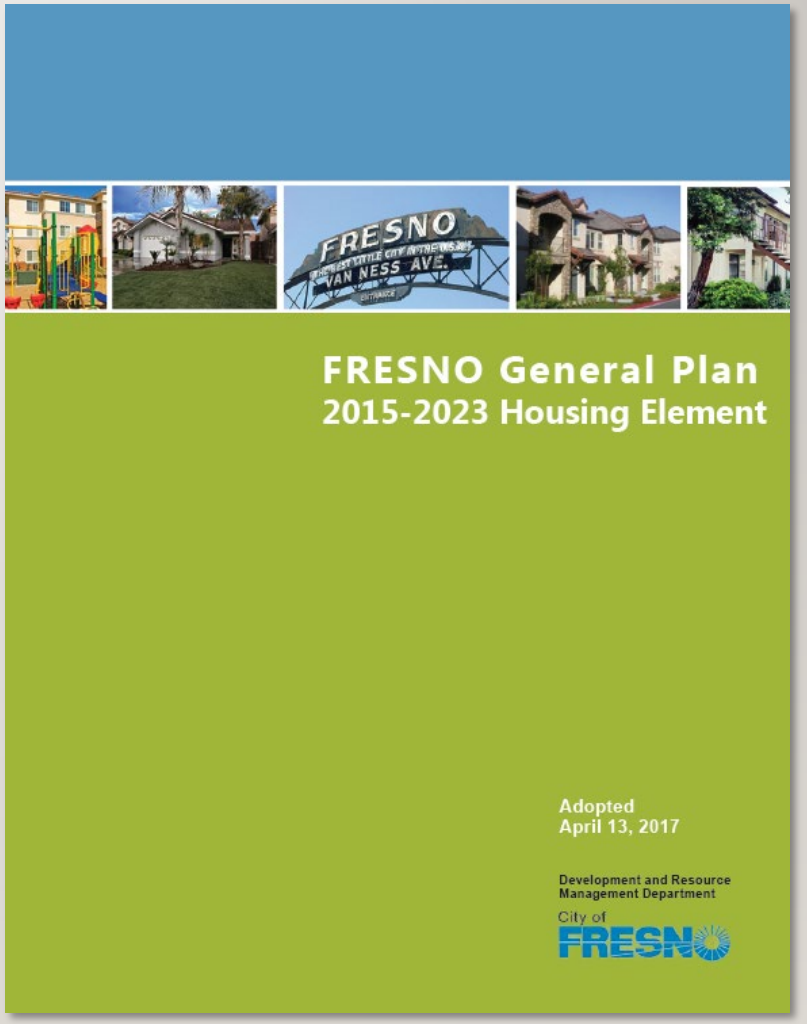
Workshop Agenda

1. Introduction
2. What is a Housing Element
3. 2021 Housing Element Annual Progress Report
4. Next Steps
5. Discussion, comment

What is a Housing Element?

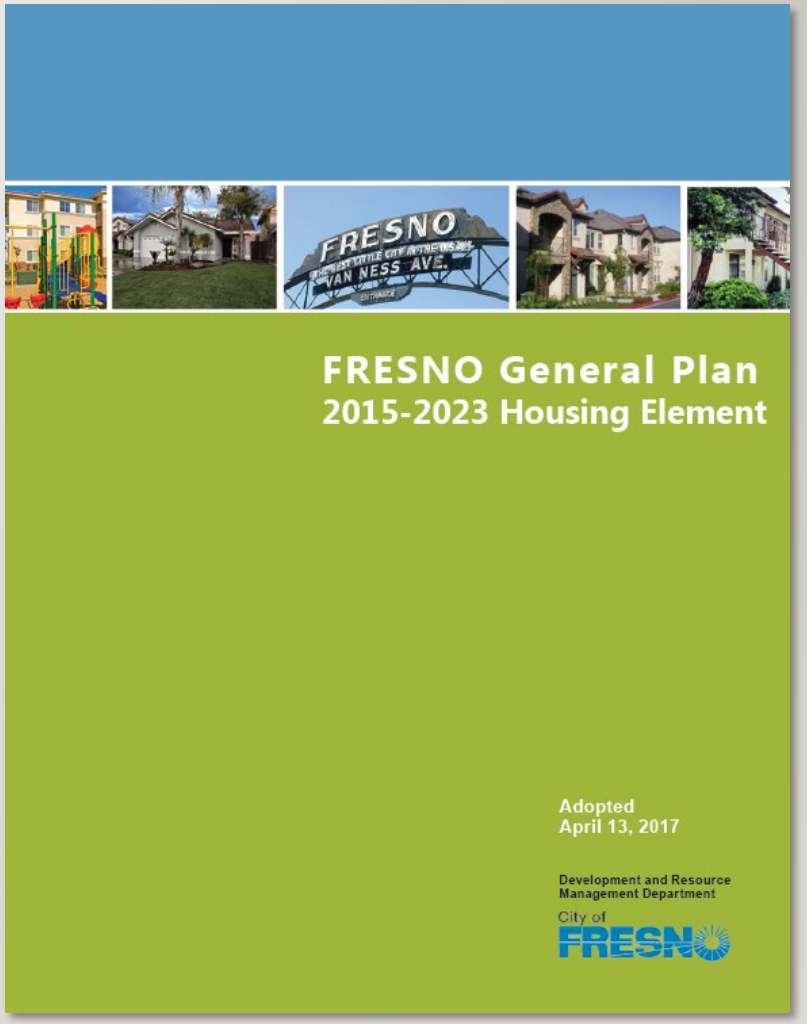
HOUSING ELEMENT

- Citywide Housing Plan
- Requires Certification
- 8-Year Cycle
- www.fresno.gov/housingelement



PURPOSE:

To provide the City of Fresno with a coordinated and comprehensive strategy for promoting the production of safe, decent and affordable housing for all community residents.



2021 Annual Progress Report

Housing Element Annual Progress Report

CITY OF FRESNO

HOUSING ELEMENT ANNUAL PROGRESS REPORT
2021

Bashian Custom Accessory Dwelling Unit

Gary McDonald Homes Standard Accessory Dwelling Unit

Planning and Development Department
April 1, 2022

CITY OF FRESNO

2021 HOUSING ELEMENT ANNUAL PROGRESS REPORT HIGHLIGHTS

Bashian Custom Accessory Dwelling Unit

PUBLIC WORKSHOPS AND HEARING

Workshop 1: **Fresno Planning Commission**
Wednesday, April 20, 2022, 6:00 p.m.
https://fresno.legistar.com/Calendar.aspx to locate the agenda

Workshop 2: **On-Line Workshop**
Tuesday, April 26, 2022, 6:00 p.m.
https://tinyurl.com/HEWorkshop2

Hearing: **Fresno City Council**
Thursday, April 28, 2022, 10:00 a.m.
https://fresno.legistar.com/Calendar.aspx to locate the agenda

Housing Element Objectives

Objective 1
Land for Housing
Programs 1-3

Objective 2
Affordable Housing
Programs 4-11

Objective 3
Remove Government Constraints
Programs 12-19

Objective 4
Conserve Existing Housing
Programs 20-25

Objective 5
Equal Housing Opportunity
Programs 26-28

Objective 1

Adequate Sites to Accommodate a Range of Housing Types & Affordability Levels

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

Program 1: Land for Housing

Objective 1: Adequate Sites to Accommodate a Range of Housing Types & Affordability Levels

- Regional Housing Needs Allocation (RHNA)
  - Planning goal to meet housing demand
  - Divided up by affordability levels

Housing Sites Inventory

5,666 units	Extremely/very low-income households
3,289 units	Low-income households
3,571 units	Moderate Income households
11,039 units	Above-moderate income households
23,565	TOTAL Housing Sites Capacity

Housing Sites Inventory Status

RHNA vs. Building Permits Issued						
	Total RHNA	2015-2019	2020	2021	Total	Remaining RHNA
Extremely/ Very Low	5,666	489*	68	92	649*	5,017
Low	3,289	285*	-	25	310*	2,979
Moderate	3,571	1,505	-	11	1,516	2,055
Above Moderate	11,039	7,099	2,184	2,134	11,417	-
Total	23,565	9,378	2,252	2,262	13,892	10,051

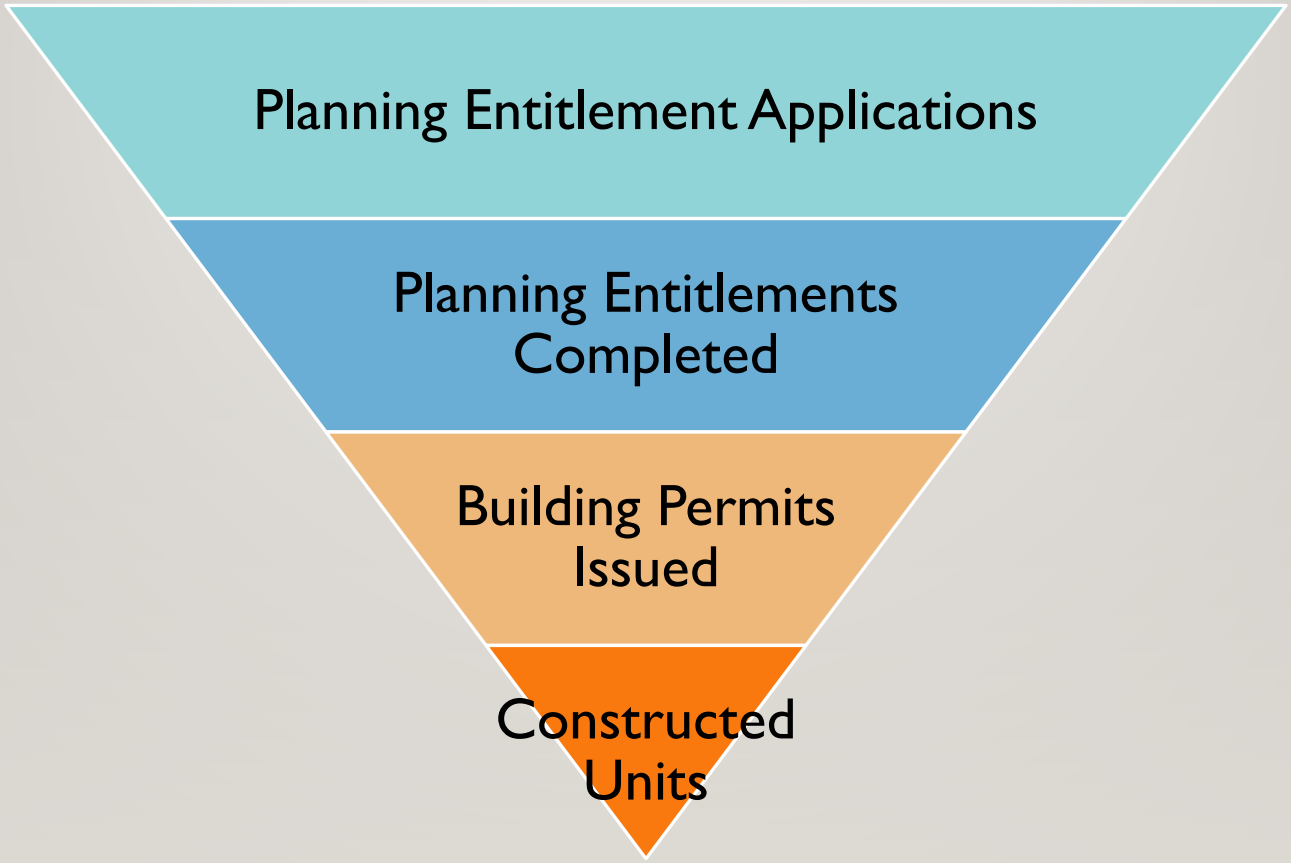
* Includes deed-restricted affordable units

Programs 1, 2

Objective 1: Adequate Sites to Accommodate a Range of Housing Types & Affordability Levels

Adequate sites maintained. The City continues to have surplus capacity across all income categories.

Housing Production



Housing Development Applications Processed

Housing Units by Affordability Level (2021)					
	Extremely/ Very Low*	Low*	Moderate	Above Moderate	Total
Planning Applications submitted	195	55	-	2,859	3,109
Planning Entitlements completed	95	30	-	2,241	2,366
Building Permits issued	92	25	11	2,134	2,252
Constructed Units	115	99	-	1500	1,714

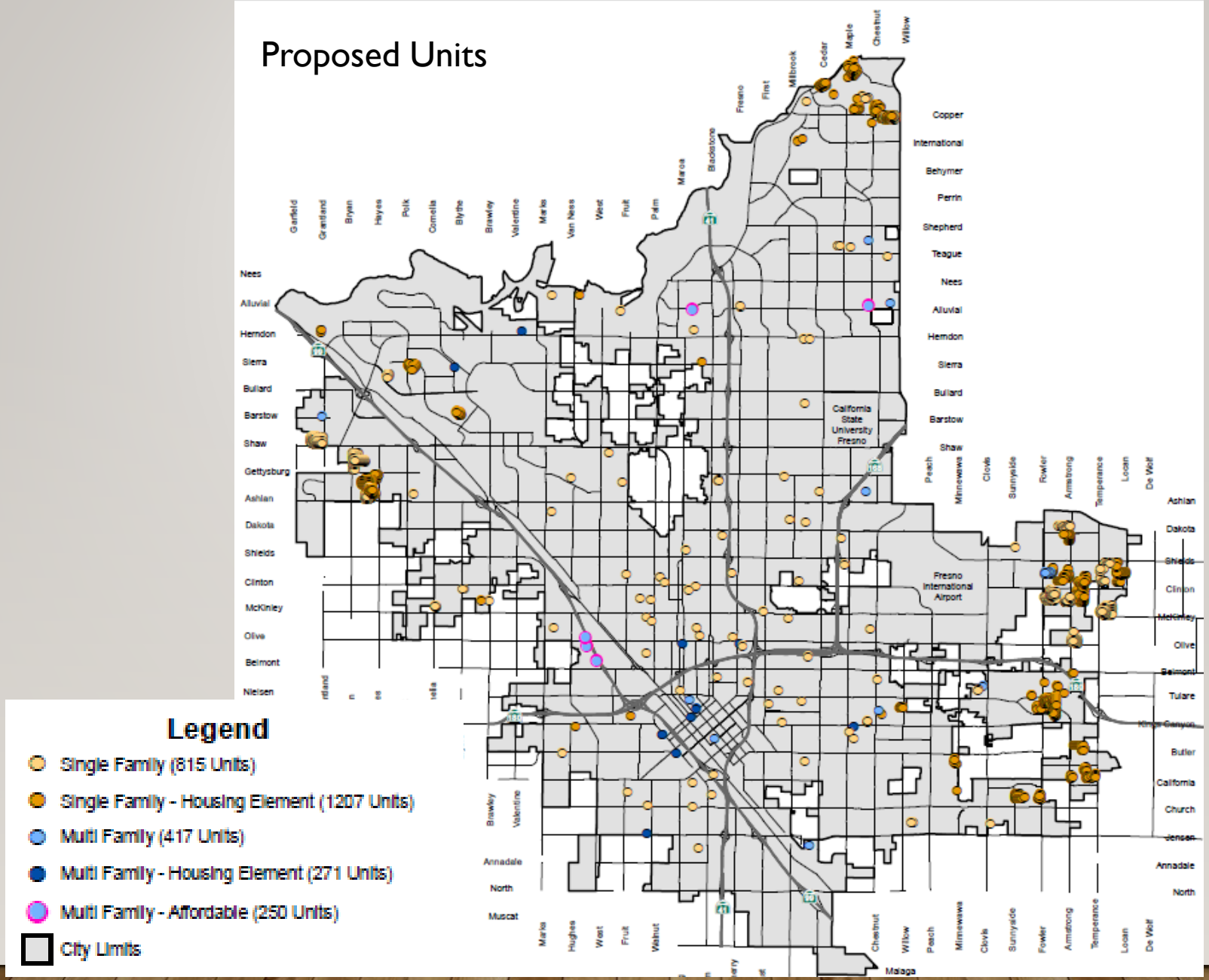
*Affordability based on deed restrictions and the state density bonus program

Housing Development Applications Processed

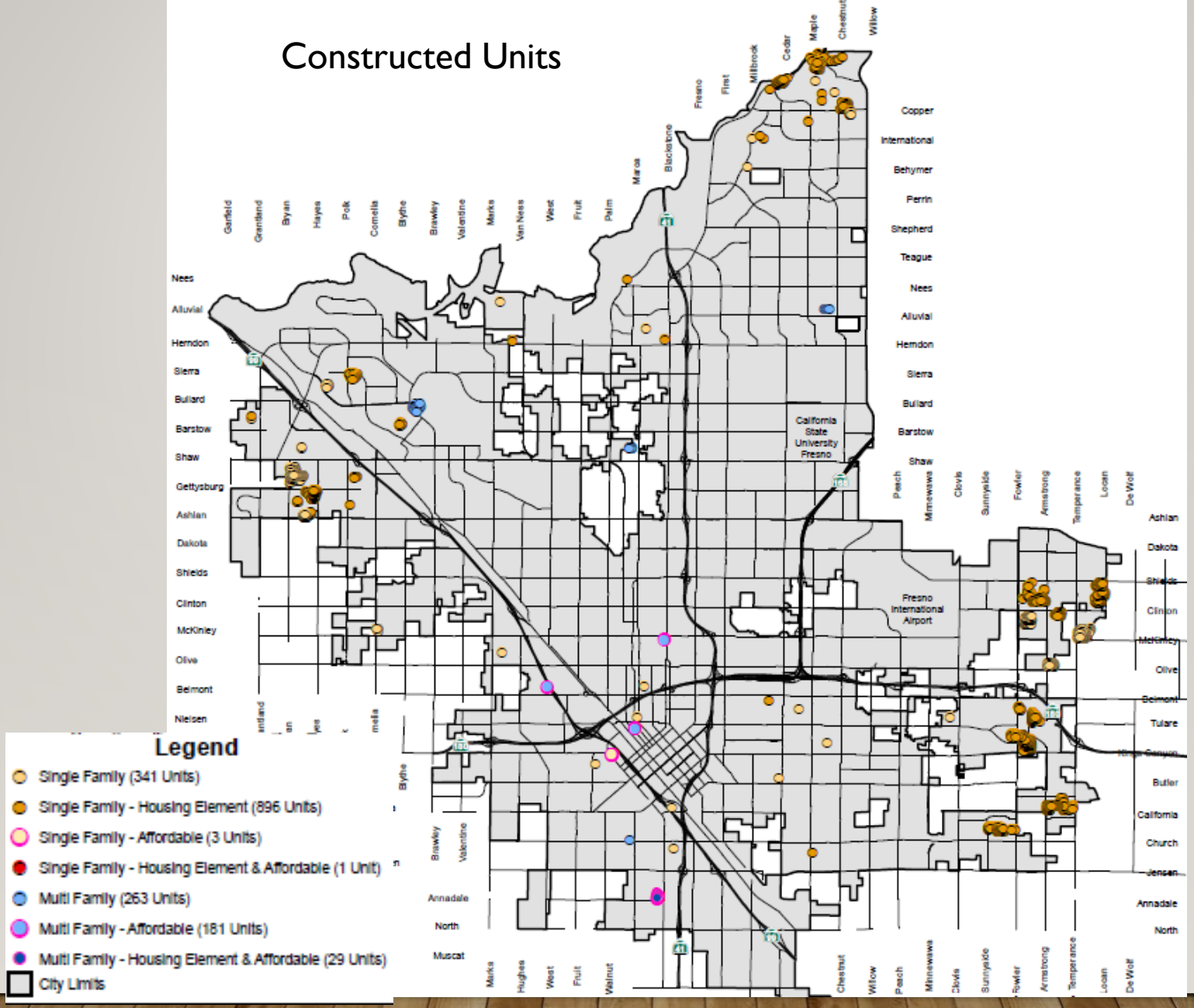
Housing Units by Affordability Level (2020)					
	Extremely/ Very Low*	Low*	Moderate	Above Moderate	Total
Planning Applications submitted	68	2	-	2,575	2,645
Planning Entitlements completed	-	2	11	1,528	1,531
Building Permits issued	68	-	-	2,184	2,252
Constructed Units	85	-	-	1139	1,224

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

Proposed Units



Constructed Units

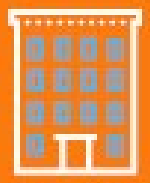


HOUSING PRODUCTION

Housing units built

1,241

SINGLE FAMILY



473

APARTMENTS

1,714

TOTAL UNITS

Housing units with permits issued and ready to build

2,262

TOTAL UNITS

(214 Affordable, 7 Accessory Dwelling Units, and 2 Mobile Homes)

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

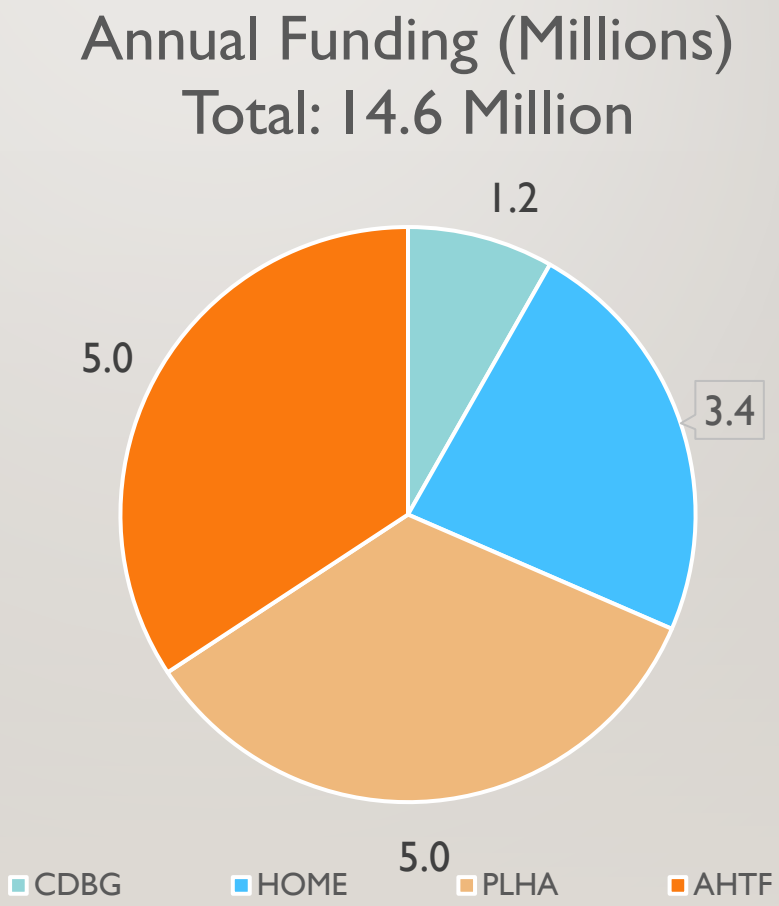
Program 4: Density Bonus

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

The Link at Blackstone & McKinley - 87 MF units

Program 5: Housing Funding

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



Program 5: Housing Funding

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

One-Time:

- Local Early Action Planning Grant: $750,000
- American Rescue Plan - $21 M

Program 6: Partnerships

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

Habitat for Humanity® Greater Fresno Area
working in Fresno and Madera counties

Self-Help Enterprises

UPHOLDINGS

Integrated Community Development

FRESNO VIBRANT COMMUNITIES QUALITY HOUSING HOUSING ENGAGED RESIDENTS

Program 6: Partnerships

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

Self-Help Enterprises

Program 6: Partnerships

Integrated Community Development

Program 8: Home Buyer Assistance

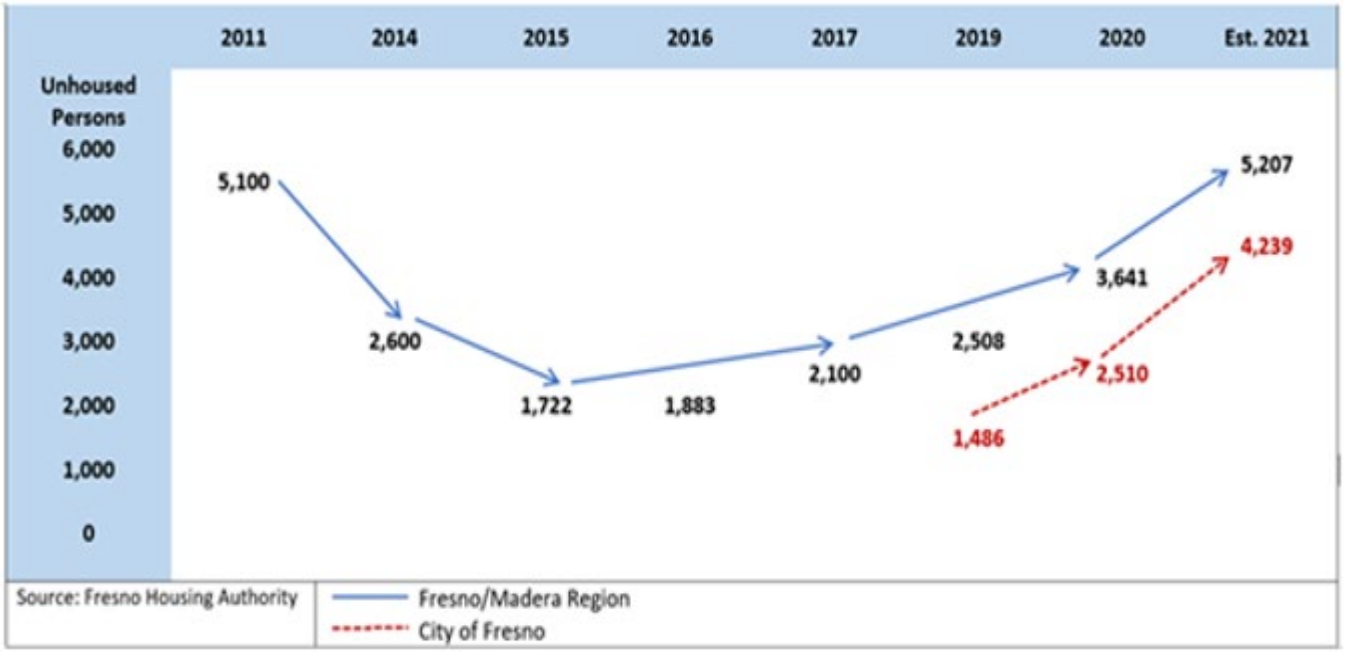
Assist in the Development of Housing to meet the needs of extremely low-, very low-, low- and moderate-income households

- Downpayment Assistance Program
- $2.4 M
- Permanent Local Housing Allocation Program (PHLA)
- Awaiting approval from the State

Program 7/8: Special Needs and Homeless Assistance

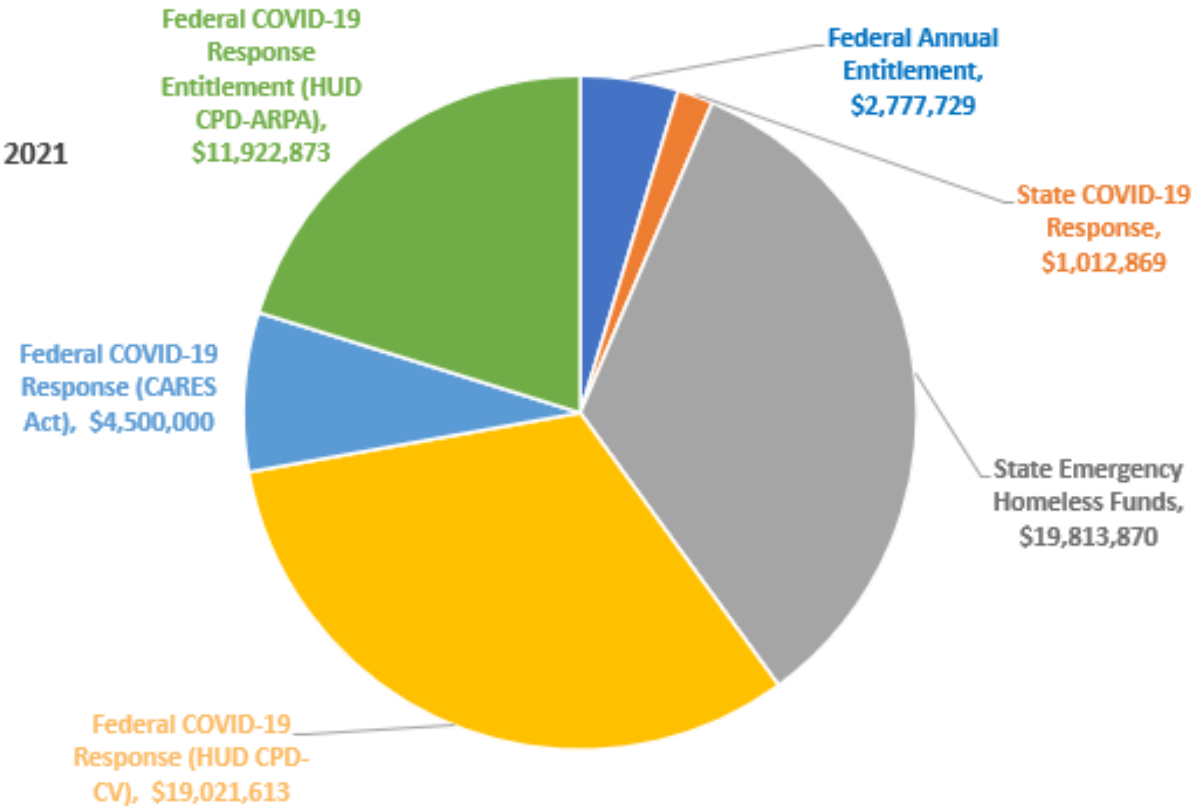
Assist in the Development of Housing to meet the need of extremely low-, very low low- and moderate-income households

Recent History of Homeless Population in the Fresno/Madera Community



What funding has
The City of Fresno received?

Funding Announced:
July 2019 – December 2021
(30 months)



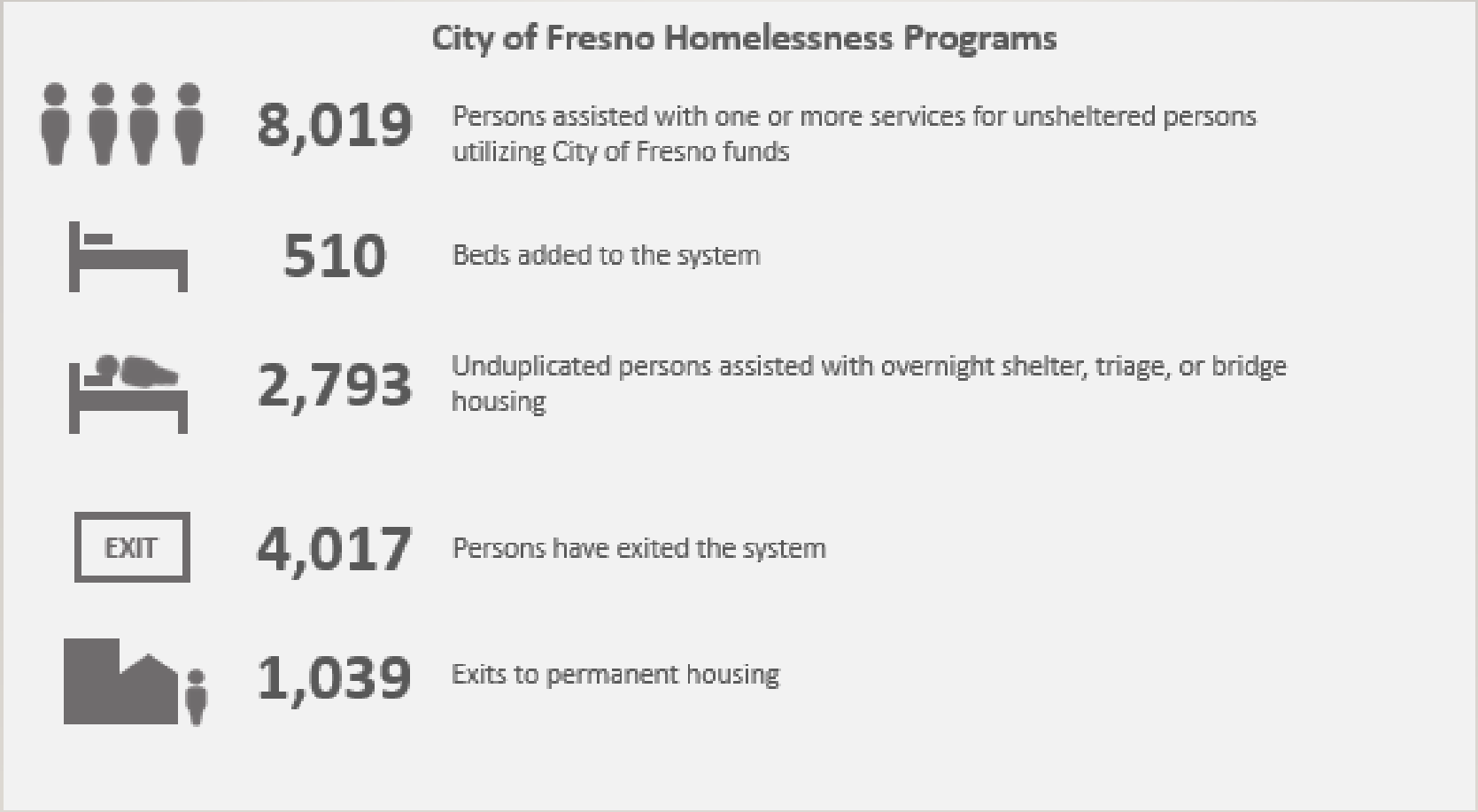
Total:
$59,048,954

Outcomes Achieved-Milestones

There are four milestones that characterize our last two years of progress:

- Triage Centers
- COVID Response
- Motel Conversion
- Project OffRamp

Outcomes Achieved-Statistics



Program 10A: Mobile Home Parks

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

- $800K available for rehabilitation
- Mobile Home Park Act
- Mobile Home Park Assessment

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Program 10B: Housing Choice Vouchers

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

- Landlord outreach workshops held in December, 2021
- Reached 45 landlords
- 120 Housing Choice Vouchers in High Opportunity Areas (1.15%)

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

Program 12: Downtown Development

Removal of Governmental Constraints to Housing

- 13 single-family homes in planning process,
  9 built;
- 11 accessory dwelling units in planning process; 2 built
- 206 apartment units in planning process; 2 built;
- 4 hotel conversions into living units with 127 units in planning process; 84 built.
- 1 mobile home built

Program 12A: Downtown Displacement

Removal of Governmental Constraints to Housing

- Anti-Displacement Task Force held 4 meetings to continue guiding the City's anti-displacement efforts
- 2 workshops and 4 Community Study Sessions were held to consider the Here to Stay Report and companion Public Comment Report authored by the Thrivance Group
- In December, 2021, the Anti-Displacement Task Force identified top policy priorities for consideration by Planning Commission and City Council

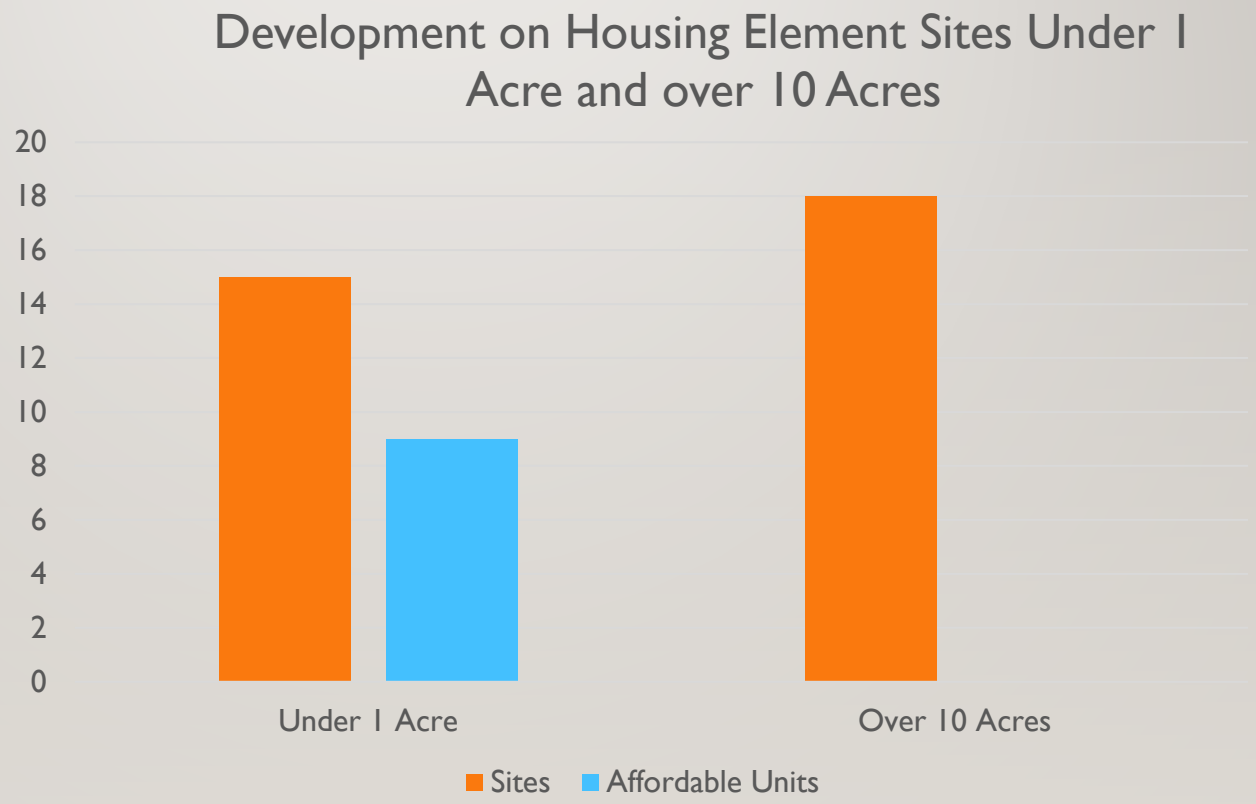
Program 14: Expedited Processing

Removal of Governmental Constraints to Housing

- Preapplication assistance provided to 79 housing projects
- 97 projects received fee reductions
- 6 projects received fee waivers
- 12 of 25 downtown projects streamlined
- 11 new staff hired in planning department to streamline reviews
- Developing standard plans for ADUs

Program 16: Small/Large Lots

Removal of Governmental Constraints to Housing



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

Program 20: Code Enforcement

Conserve/ Improve Fresno's existing housing stock

- 11, 225 cases addressed
- 17,904 waste tires collected
- 335 vacant building/waste weed abatements and alley clean-ups completed
- 525 vacant lots brought into compliance
- 113 illegal dumping citations issued
- The School Area Team reached 20 school areas and received an Innovative Program of the Year Award from the California Association of Code Enforcement Officers.
- 86,350 rental units registered with the Proactive Rental Housing Improvement Program

Program 21: Neighborhood Infrastructure

Conserve/ Improve Fresno's existing housing stock

Program 22: Housing Rehabilitation

Conserve/ Improve Fresno's existing housing stock

- 30 home rehabilitations for low/moderate-income homeowners completed in 2020 and 2021. Supported by:
  - $1.4M in CDBG funds
  - $800,000 in Permanent Local Housing Allocation funds

Objective 5

Equal Housing Opportunity

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

Program 26: Fair Housing Services

Equal Housing Opportunity

- The City allocated $85,000 in funding to the organizations below to conduct fair housing activities:
  - Fresno Interdenominational Refugee Ministries (FIRM)
  - Resources for Independence Central Valley (RICV)
- Eviction Protection Program

Program 27: Equitable Communities

Equal Housing Opportunity

Capital improvement investments continue in CDBG-eligible neighborhoods

- Yosemite Middle School
- Burroughs Elementary
- Ericson Elementary
- Ivy-Annadale
- Webster Elementary

Program 27: Equitable Communities

Equal Housing Opportunity

- 28.5% of PLHA funding focused on affordable rental housing and single family housing in High Opportunity Areas
- Development of human capital/job training opportunities through various community organizations
- Transform Fresno-$66M investment in 20+ projects in Southwest Fresno, Chinatown and Downtown

Next Steps

Next Steps

- Public Workshop: April 26, 2022, 6:00 p.m. (zoom)
- City Council Public Hearing: April 28, 2022 10:00 am
- Forward all public comment to the California Department of Housing and Development
- For more information:
  - City of Fresno housing programs, 621-8300
  - Eviction Protection Program, 621-8400 www.fresno.gov/epp
  - Emergency Renters Assistance Program: www.fresno.gov/erap

Discussion, Comment, Q & A