

CITY OF FRESNO

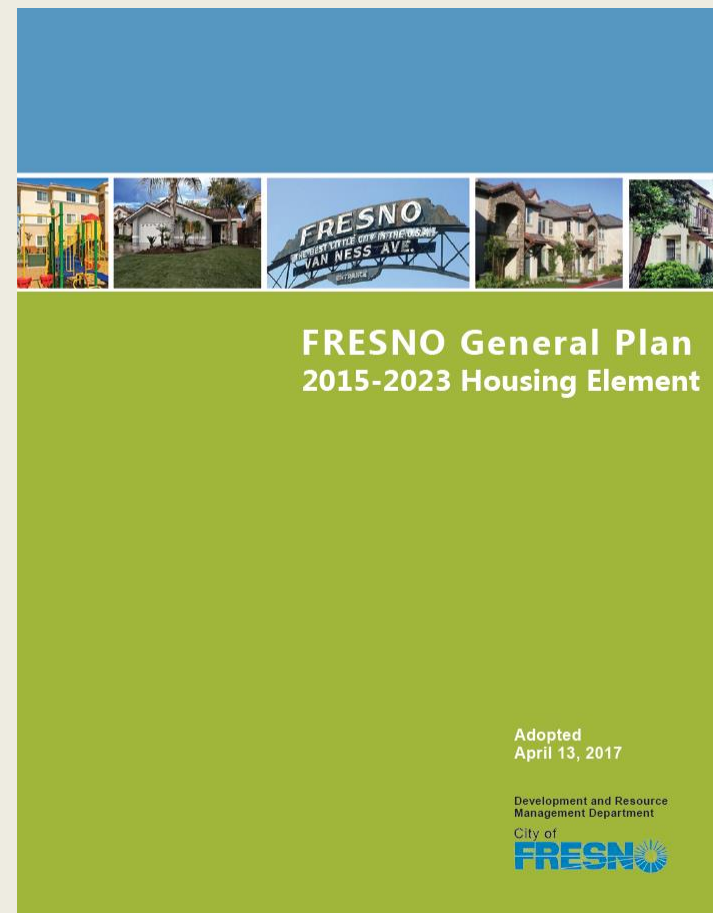
HOUSING ELEMENT ANNUAL PROGRESS REPORT 2018



Fresno City Council
Public Hearing
April 11, 2019

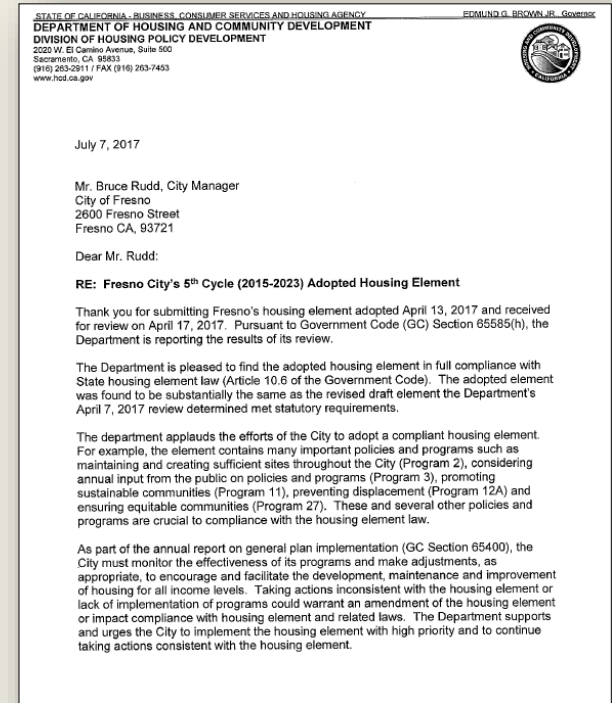
Presentation Outline

- **Purpose** of the Housing Element and Housing Element Annual Report
- **Progress** of Implementation
 - Housing Production
 - Housing Sites Inventory
 - Housing Programs
- **Outreach**
- **Public Comment**



Housing Element

- State-mandated planning document for housing
- Only element requiring review and “certification” by a State agency - California Department of Housing & Community Development (HCD)
- 8-year cycle

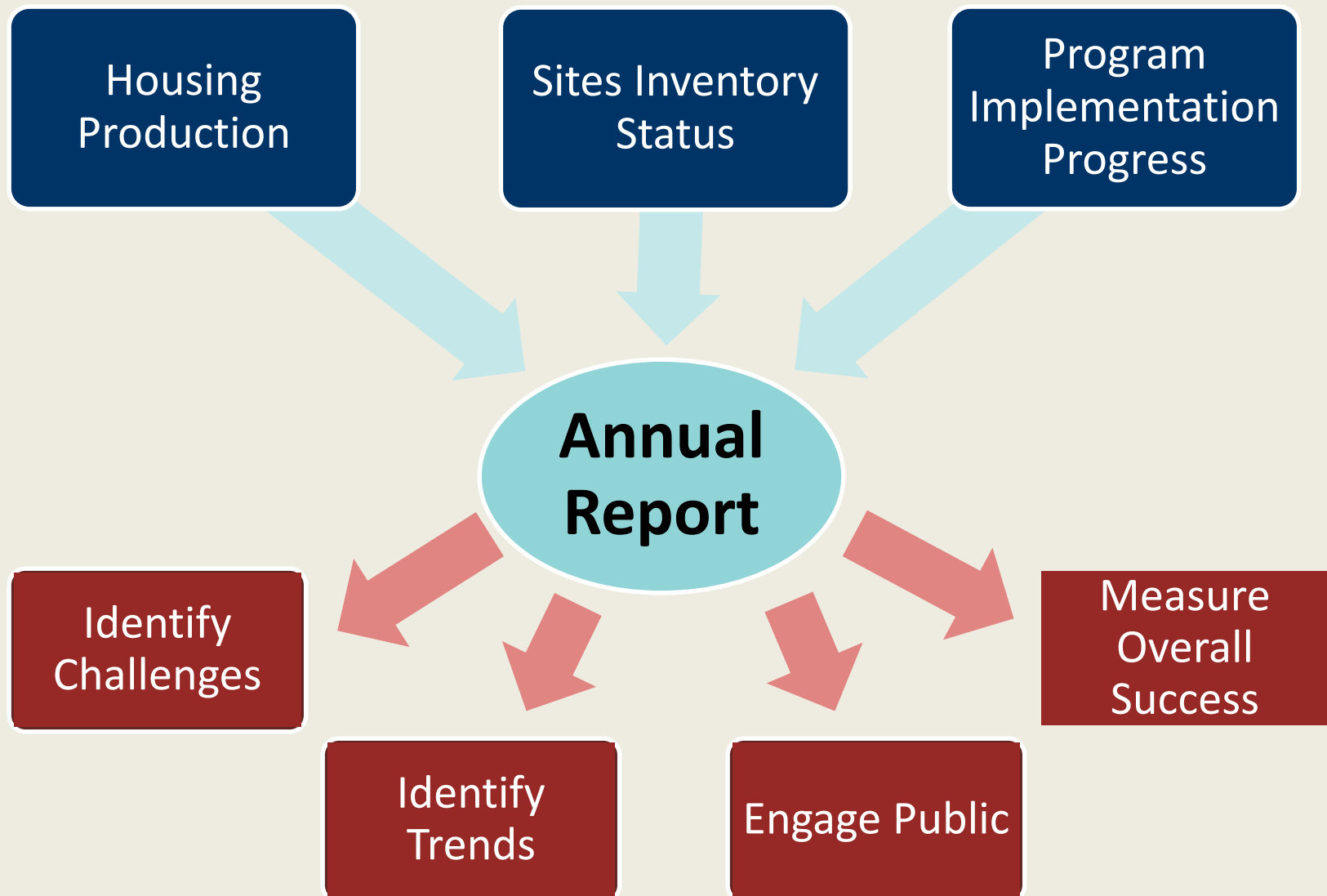


Housing Element Annual Report

- 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 Production

*Proposed, Entitled, Permitted and Constructed
Housing Units*

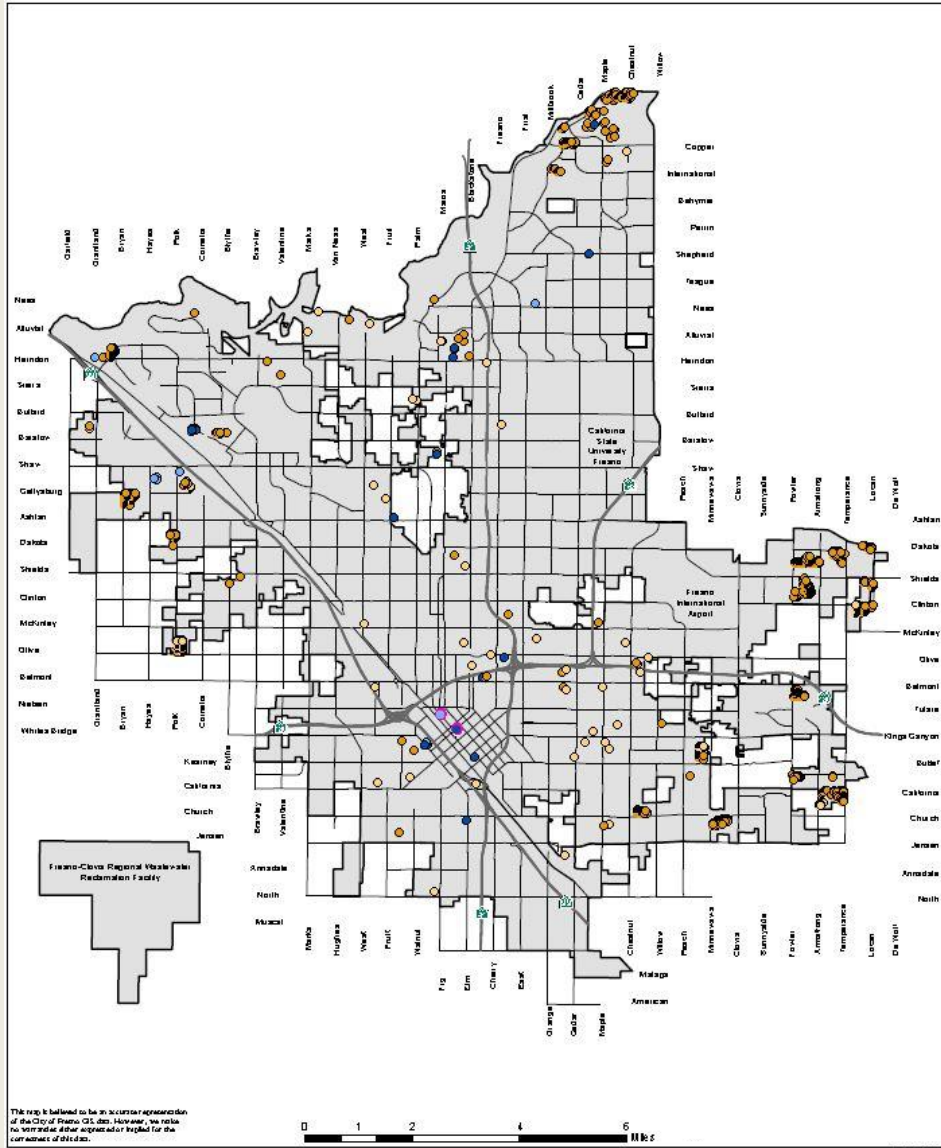
Housing Development Applications Processed (Tables A and A-2 in APR)

Housing Units by Affordability Level (2018)

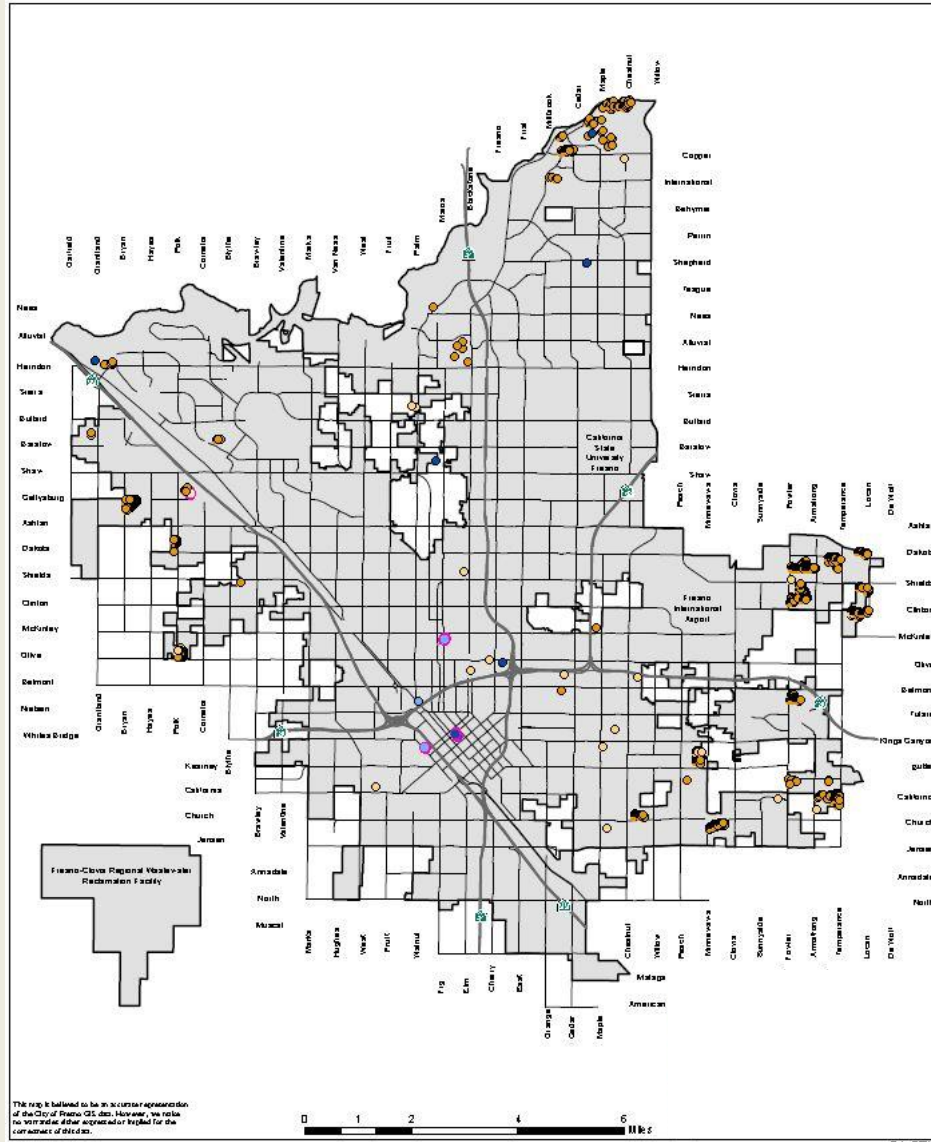
	Extremely/ Very Low*	Low*	Moderate	Above Moderate	Total
Planning Applications submitted	152	17	-	1,777	1,946
Planning Entitlements completed	146	-	-	1,119	1,265
Building Permits issued	89	-	-	1,248	1,337
Constructed Units	55	-	-	1,018	1,073

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

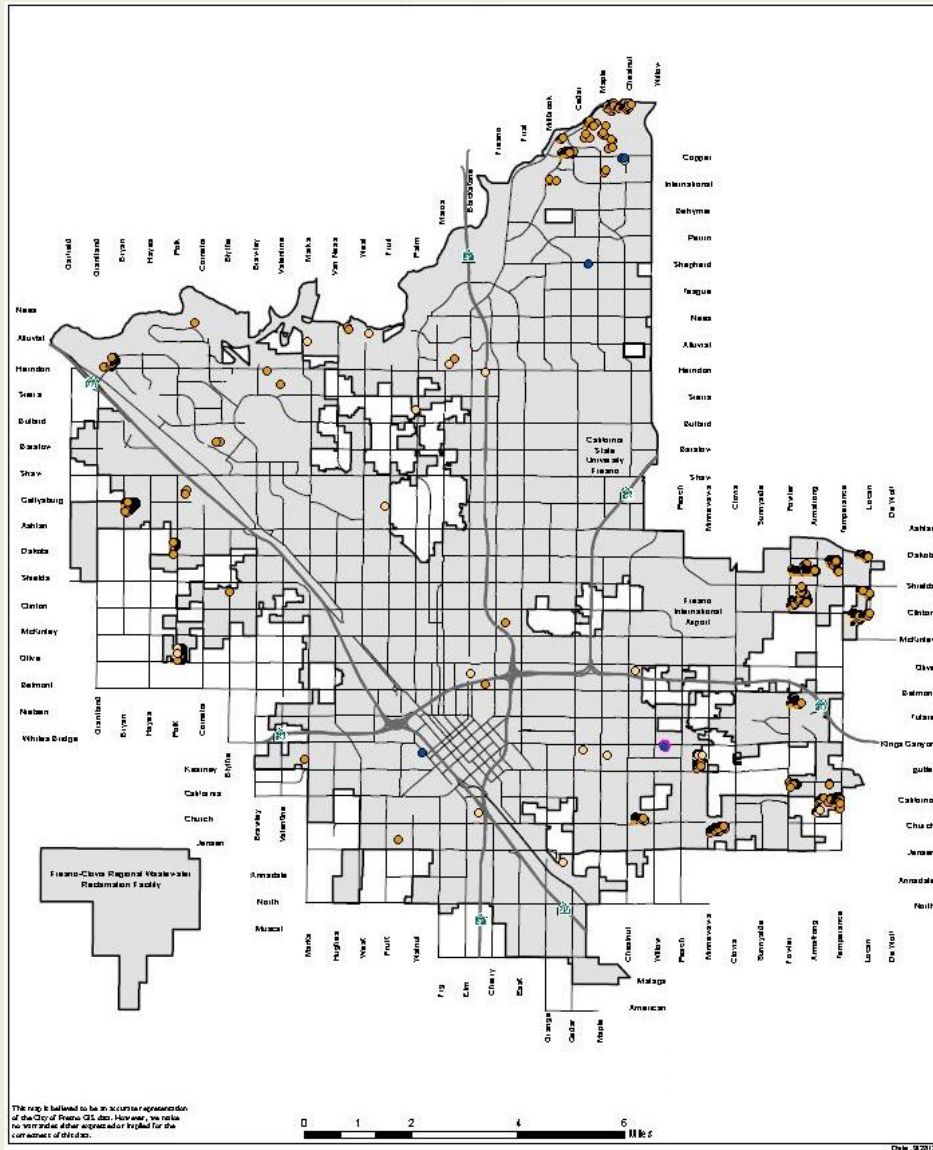
Housing Applications Submitted



Housing Entitled



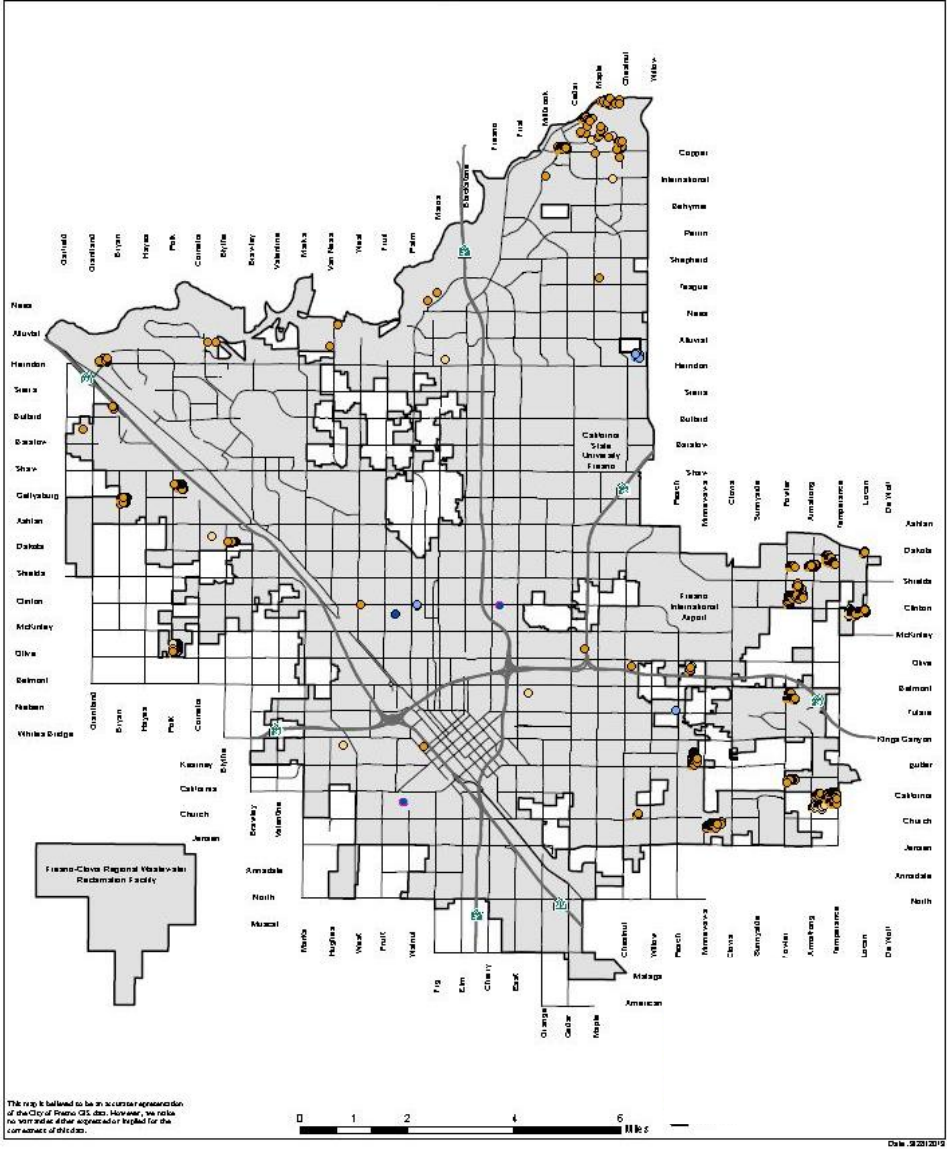
Housing Permitted



Legend

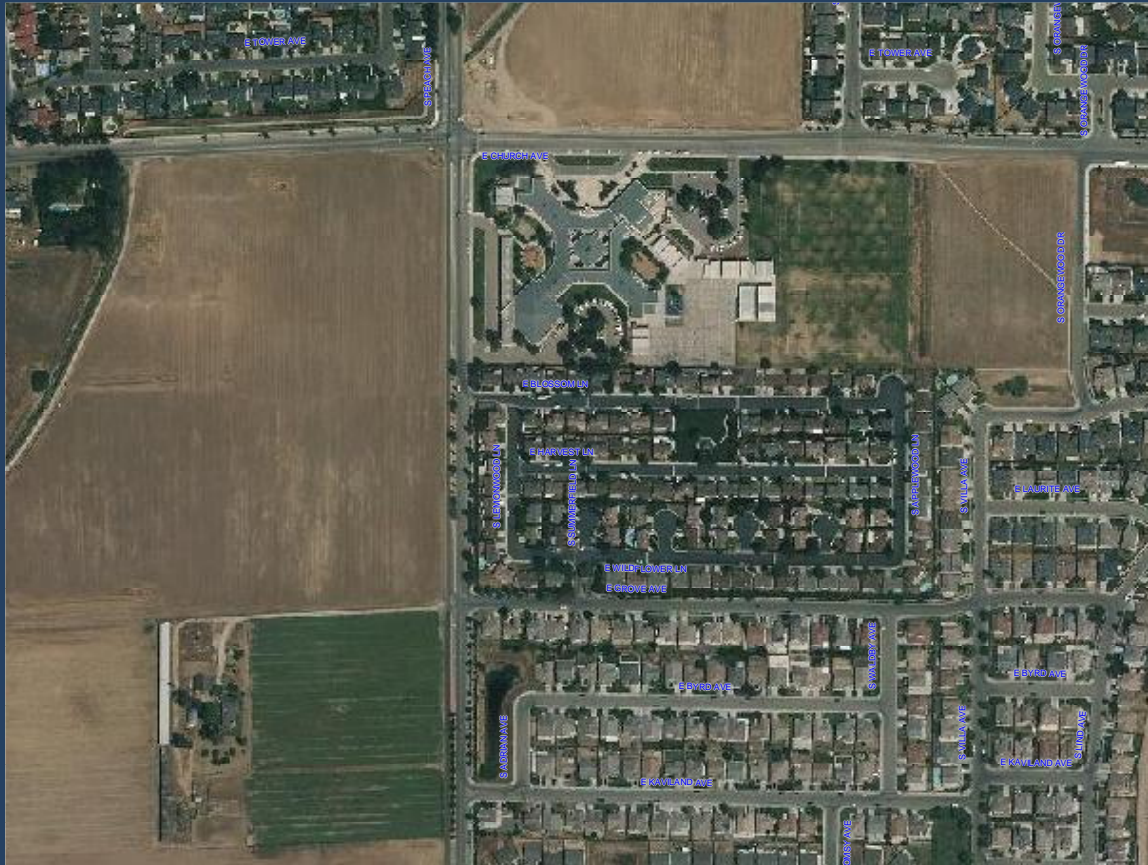
- Single Family (171 Units)
- Single Family - Housing Element (917 Units)
- Multi-Family - Housing Element (160 Units)
- Multi-Family - Housing Element & Affordable (89 Units)
- City Limits

Housing Constructed



Legend

- Single Family (162 Units)
- Single Family - Housing Element (720 Units)
- Multi-Family (133 Units)
- Multi-Family - Housing Element (2 Units)
- Multi-Family - Affordable (8 Units)
- Multi-Family - Housing Element & Affordable (48 Units)
- City Limits



Housing Sites Inventory

Land for Housing

Housing Sites Inventory Status

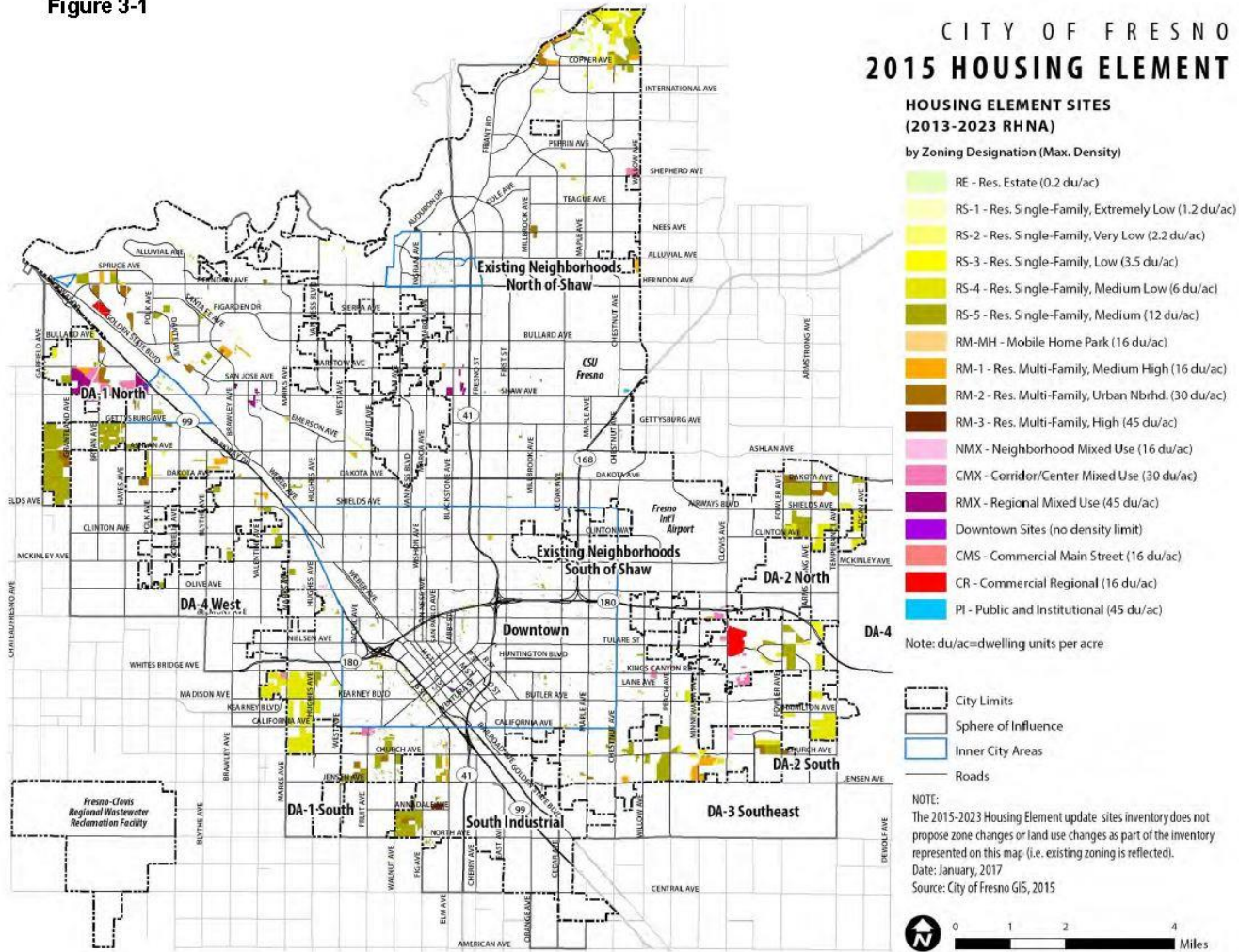
- RHNA: Regional Housing Needs Assessment
 - Planning goal to accommodate estimated housing demand (2013-2023)
 - Divided up by affordability levels
- Fresno also has to accommodate part of the RHNA from 2008

RHNA: Density = Affordability

- Very Low/Low Income = 30+ units/acre
- Moderate Income = 16-30 units/acre
- Above-Moderate Income = < 16 units/acre

Sites Inventory Map

Figure 3-1



Housing Sites Inventory Status

RHNA minus 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	-	TBD	1,505	2,066
Above Moderate	11,039	3,927	1,248	TBD	5,175	5,864
Total	23,565	5,994	1,337	TBD	7,331	16,234

* Includes deed-restricted affordable units



Housing Programs

*The Housing Element contains **28 Programs** aimed at encouraging a diverse housing stock and complete neighborhoods to accommodate all income levels*

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

**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:**



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)

Renaissance at Parc Grove

40 apartments for homeless and disabled veterans



Legacy Commons

Phase 1: 64 mixed income apartments



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
 - **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**
 - 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

Objective 5: Equal Housing Opportunity

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

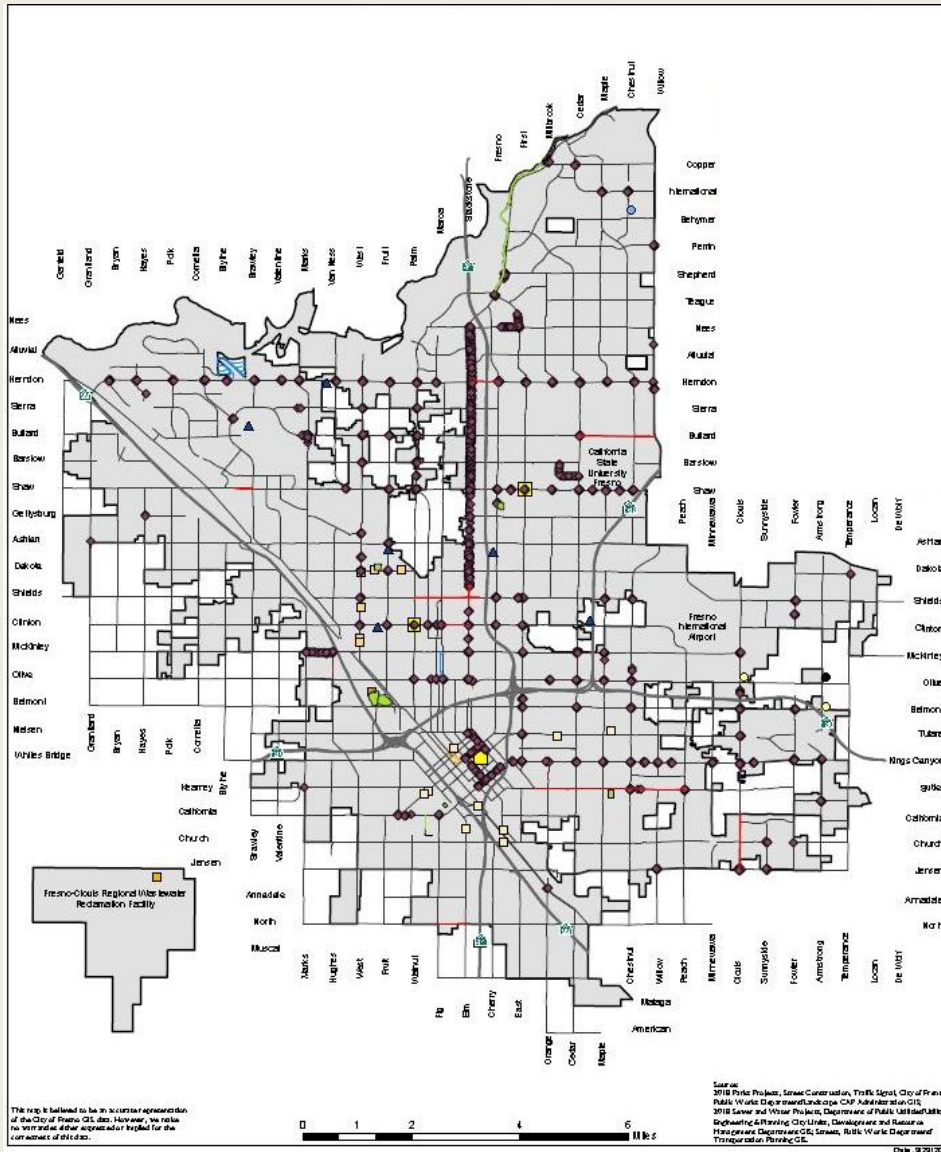


Housing Programs

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

Infrastructure Improvements



Legend

Parks Projects

- Trail Improvement
- Park Improvement

Street Projects

- Street Improvement

Traffic Projects

- Streetlight
- Traffic Signal
- Intelligent Traffic Signal
- Facility Improvement

Sewer Projects

- Sewer Structure Rehabilitation
- Sewer Manhole Rehabilitation
- Well Construction
- Pump Station Construction
- Sewer Main Rehabilitation

Water Projects

- Facility Improvement
- Water Main Construction

Well Projects

- Well Construction or Improvement

Outreach

- Fresno Bee Notices: March 8, 29th
- Vida en El Valle Notices: March 13, April 3
- Bilingual Flyers:
 - emailed to 500+ list of stakeholders 3/8 and 3/29
 - Posted on City's social media platforms
- Hmong Radio
- Hard copies in all Fresno Libraries: March 8

Public Comment

- Comment period: March 8 – March 25; extended to April 5
- Comments received to date:
 - Leadership Counsel For Justice & Accountability
 - California Apartment Association

Staff Recommendation

- Hold public hearing
- Accept 2018 Annual Progress Report



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