

2018 HOUSING ELEMENT ANNUAL PROGRESS REPORT

Final Revisions – April 1, 2019

Development and Resource Management Department

**This document is intended to be printed and
viewed on tabloid size (11 x 17 inches) paper**

Summary of Table A Housing Development Applications Submitted

Affordability by Household Incomes	Proposed Units
Very Low Income Deed Restricted	152
Very Low Income Non Deed Restricted	0
Low Income Deed Restricted	17
Low Income Non Deed Restricted	0
Moderate Income Deed Restricted	0
Moderate Income Non Deed Restricted	0 596
Above Moderate Income	1,777 1,184
Total	1,946

Summary of Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits, and Completed Units

Affordability by Household Incomes	Completed Entitlements	Building Permits	Certificates of Occupancy
Very Low Income Deed Restricted	127	89	16 39
Very Low Income Non Deed Restricted	19	0	39 0
Low Income Deed Restricted	0	0	0
Low Income Non Deed Restricted	0	0	0
Moderate Income Deed Restricted	0	0	0
Moderate Income Non Deed Restricted	0 156	0	0 153
Above Moderate Income	1,119 960	1,248 162	1,018 879
Total	1,265 1,262	1,337 1,086	1,073 1,071

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Fresno	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1 - Adequate Sites	Ongoing implementation and annual assessment of status of housing sites inventory as part of the annual reporting process.	Ongoing and Annually	The City is maintaining, on an ongoing basis, an inventory status report of all Housing Element Inventory Sites. The inventory status report is available to City staff to address current planning projects for consistency with the Housing Element compatibility . As of March 1, 2019, the City of Fresno has a surplus of capacity in all income categories for the 2013-2023 RHNA; the surplus capacity for Very Low/Low is 4,706 4,498 units, Moderate is 1,029 1515 units, and Above Moderate of 4,266 3,825 . For the 2008-2013 RHNA as of March 1, 2019, the City of Fresno has a surplus capacity of 59 units. In 2019 City staff will be proposing the addition of new sites to the 2008-2013 RHNA Housing Sites Inventory.
Program 3 - Annual Reporting Program	Partner with housing advocates and organizations to provide information to the community on housing density and affordable housing. Reach out to the community regarding these topics annually as part of a Housing Element Annual Report. Notify and invite interested community members to attend and discuss housing production progress at a public hearing. Facilitate community input on other housing and fair housing-related programs and policies as those opportunities arise.	Annually and As Opportunities Arise	On February 27, 2019, City staff met with a group of non-profit affordable housing developers from the Fresno Housing Authority, Habitat for Humanity, and Self-Help to discuss and receive feedback on the 2018 Housing Element Annual Progress Report and to understand the state of affordable housing development in Fresno, assistance the City could provide, and the impact of current and potential State laws. A public workshop and hearing on the APR was planned for On March 20, 2019 the City presented the draft 2018 Housing Element Annual Progress Report to the public and interested organizations and garnered feedback at a public hearing in a special meeting in front of the Housing and Community Development Commission (HCDC) hearing. This hearing was published as a display ad in English and Spanish in the Fresno Bee on March 8, 2019 and Vida en el Valle on March 13, 2019. A radio ad was placed with Hmong Radio. The hearing was advertised with fliers in English and Spanish which were posted on the City's social media platforms (Facebook, Twitter, and Nextdoor) on March 5, 2019 and at every Mobile Home Park in Fresno from March 11-15. Emails were sent to the 500 person Housing stakeholders list announcing the availability of the Draft APR, the public hearing and providing a summary brochure of the Annual Report Highlights in English, Spanish and Hmong. A copy of the adopted Housing Element and 2018 APR was placed in the City Clerk's office, the Code Enforcement public counter, on the City website, in all of the public libraries in the city on March 8, 2019. At the March 20th meeting the Housing and Community Development Commission was unable to achieve a quorum and the item was continued to the March 27, 2019. The March 27, 2019 meeting of the Housing and Community Development Commission was later cancelled due to lack of a quorum. A public hearing on the APR is scheduled for April 11, 2019 in front of the Fresno City Council. The hearing was noticed in the Fresno Bee on March 29, 2019 and Vida en el Valle on April 3, 2019. A radio ad was placed with Hmong Radio. The hearing was advertised with fliers in English and Spanish on the City's social media platforms on March 29, 2019. Emails were sent to the 500 person Housing stakeholders list announcing the updated public hearing on March 29, 2019.

<p>Program 5 - Housing Funding Sources</p>	<p>Annual assessment of funding opportunities and status of housing sites inventory as part of the annual reporting process; Ongoing implementation and annual reporting throughout the planning period.</p>	<p>Ongoing and Annually</p>	<p>Funding opportunities pursued, awarded, and expended available during the program year include: Low Income Housing Tax Credits (LIHTC), HOME funds, Community Development Block Grant Funds (CDBG), Emergency Solutions Grants (ESG), Housing Opportunities for Persons with AIDS/HIV (HOPWA), Affordable Housing and Sustainable Communities Program (AHSC), Multifamily Housing Program (MHP), Affordable Housing Program (AHP), Transformative Climate Communities (TCC), Bonds, and Infill Infrastructure Grant Program (IIG). The City provided technical assistance to two LIHTC projects during 2018 – Mariposa Meadows and Annadale Commons. Fancher Creek Senior Housing received a preliminary allocation contingent on the developer securing the balance of funds to complete financing. City of Fresno is currently exploring the City of Richmond's affordable housing program which uses social impact bonds and EPA Brownfield funds to rehabilitate or rebuild vacant and blighted homes. In December of 2018 City of Fresno staff members went to Richmond to meet with staff responsible for the program and learn how it could be applied in Fresno. Fresno is part of the Big City Mayors coalition and two of three coalition priorities for 2019 are restoring tax increment financing for affordable housing and supporting changes in state law to make building and planning housing easier. These priorities will likely lead to letters of support to legislative leaders for housing bills in 2019. On September 26, 2018, the Mayor convened a Banking Collaborative to promote pooling investment resources to support priority programs and projects, including affordable housing, in Fresno neighborhoods. Several City staff members attended the San Joaquin Valley Affordable Housing Summit in Stockton on October 2, 2018.</p>
<p>Program 6 - Strengthening Partnerships with Affordable Housing Developers</p>	<p>Ongoing implementation and annual reporting throughout the planning period; annual review and assessment of potential funding opportunities; convene annual meeting, starting in the Fall of 2016, with housing stakeholders to identify development barriers, funding opportunities, and opportunities for development of affordable and special needs housing; and administer Community Housing Development Organization (CHDO) funds as part of the Consolidated Plan process and annual Action Plan update.</p>	<p>Fall of 2016, Ongoing and Annually</p>	<p>The reporting and annual meetings were completed as part of the Annual Action Plan process. The Action Plan outlines the needs of the community, barriers, and housing opportunities. A public workshop was held on January 9, 18, and 24, 2018. These meetings and hearings include a variety of housing stakeholders. The accomplishments were reported in the Consolidated Annual Performance and Evaluation Report for Program Year 2017 (July 1, 2017 - June 30, 2018). At the end of the program year, the City is administering three Community Housing Development Organization (CHDO) funds: Habitat for Humanity, Community Housing Works, and Self-Help Enterprises. On February 20, 2018, the City held an annual application workshop for its federal housing programs including Community Development Block Grant (CDBG), the HOME Investment Partnership Act (HOME), the Emergency Solutions Grant (ESG) and Housing Opportunities for Persons with HIV/AIDS (HOPWA). In this workshop, staff provided assistance and guidance on how to access the funding and how the funding can be combined with other sources of funds. Also, the City held a workshop on February 20, 2018 for questions, answers, and technical assistance on the 2018-2019 Notice of Funding Availability (NOFA) and breakout sessions were conducted on home repair programs, homeless and homeless prevention programs, community and homeless facility improvement projects, and community and public service programs. The City assists developers applying for Low Income Housing Tax Credits (LIHTC) by reviewing and supporting applications, by evaluating possible leveraging with local programs, and by submitting letters of support as well as certifications of consistency with the Consolidated Plan. The City provided technical assistance to two LIHTC projects during 2018 – Mariposa Meadows and Annadale Commons. Fancher Creek Senior Housing received a preliminary allocation contingent on the developer securing the balance of funds to complete financing. To encourage the development of transit oriented development and affordable housing the City has zoned mixed use along transit corridors, and offers TOD height and density bonuses which can be combined with a density bonus for affordable housing. Several affordable housing and transit oriented development projects are in progress in Fresno, including the Cesar Chavez affordable housing and affordable senior housing project on 5070 E Kings Canyon which received building permits in 2018. Also in 2018, the California Strategic Growth Council approved \$16 million to the Blackstone and McKinley Transit Oriented Development at 1501 Blackstone Avenue.</p>

<p>Program 7 - Special Needs Housing</p>	<p>Annual implementation as part of the HUD Entitlement Grant and Continuum of Care funding process; 500 households assisted with temporary shelter during the planning period (62.5 households per year).</p>	<p>Annually</p>	<p>The City uses many different programs and funding sources to address special needs housing. Activities undertaken by the City utilizing CDBG, HOME, ESG, HOPWA, and City General Funds are all efforts to reduce poverty and improve the quality of life for residents. The City's ESG and HOPWA funds provide direct assistance to homeless individuals or those at risk of becoming homeless. The City utilizes HOPWA to provide housing location, relocation, Tenant Based Rental Assistance (TBRA) and Short-Term Rental/Mortgage and Utilities (STRMU) payments. The City works with subrecipient vendors to set aside units to provide targeted housing. In 2018, a total of 78 AIDS clients were served with Special Needs Housing Services. Under the HOPWA program 35 clients received STRMU, 43 received TBRA, and 11 clients received Supportive Services. HUD funds were used to assist a total of 810 households with temporary shelter in 2018 which includes 733 people seeking emergency shelter at the Poverello House, transitional housing for homeless people at the Turning Point, and emergency shelter for those experiencing domestic violence at the Marjoree Mason Center, as well as 77 people seeking Rapid Re-housing assistance. The City continues to work with community members and the Fresno-Madera Continuum of Care (CoC) to identify and confront systemic issues in mental health and homelessness service delivery. In the summer of 2018, Mayor Brand as a part of Big City Mayors lobbied the State for funding to address homelessness resulting in \$500 million in State assistance; of which Fresno will receive \$3,105,519 and the Fresno-Madera CoC \$9,501,363. The State required a community planning process to determine how these funds would be invested. The Mayor and Council Subcommittee have recommended specific investments that address homelessness in Fresno and support the comprehensive, community-wide approach developed with key partners including the County of Fresno, the Housing Authority, the Fresno-Madera CoC, and over 70 other groups and individuals. In 2018, the City provided technical assistance to the Fresno Housing Authority for the conversion of the Econo Inn motel into a 25 unit Single Room Occupancy (SRO) development. Also in 2018, the Cesar Chavez Foundation project at 5070 E Kings Canyon which includes affordable senior housing received building permits and Self-Help Enterprises and the City of Fresno have entered into a HOME, CHDO Program agreement for the development of 40 affordable senior housing at Annadale Commons. Any developer receiving City funds is required to comply with the Universal Housing Ordinance. Every development project that has received City funds since the Ordinance was adopted has complied with this requirement.</p>
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<p>Program 10A - Mobile Home Parks</p>	<p>Compile a list of financial resources for residents and park owners for maintenance and preservation, and outreach to stakeholders by January 2017. Compile a list of mobile home parks (not individual units), mobile home preservation experts, and non-profits by the end of 2017. Conduct annual outreach to park owners and non-profit organizations interested in preservation of mobile home units, starting January, 2018</p>	<p>January 2017</p>	<p>The Housing and Community Development Division (HCDD) held one public workshop and one public hearing for residents (including mobilehome parks residents) to voice their concerns and request needs for the neighborhoods, such as sidewalks, better lighting, better crime prevention strategies, and more neighborhood parks. The subject of the workshop and hearing was "Annual Housing and Community Development Needs Public Hearing for Development of the Fiscal Year 2018-2019 Annual Action Plan." A public workshop and hearings for 2018 were held: January 9, 18, and 24, 2018. The HCDD sent out the Annual Mobile Home Rent Review Packets to the mobilehome parks in 2018. The purpose of the Annual Mobile Home Rent Review Packets is to provide the Mobilehome Park Owners and the Mobilehome Rent Review Committees with information regarding the City's Mobilehome Park Rent Review and Stabilization Ordinance. Included in the packet are the updated Consumer Price Index and application forms to be returned to the City. The Mobilehome Park Owner is required to submit copies of the rent increase application to the Residents' Committee Chairperson and the City in accordance with Section 12-2009 of the City's Ordinance. This effort encourages the preservation of affordable housing through the preservation of mobile home parks. In 2017, City staff developed a map locating all mobilehome parks in Fresno and a spreadsheet with the address and APN of each park and the contact information for on-site managers, property managers and owners. In March 2019, City staff used this map and spreadsheet to drive to all mobilehome parks to post the City posted a State of California's Mobile Home Assistance Center flyer in English and Spanish at all mobilehome parks in Fresno in a common area, clubhouse or other publically accessible space for residents to view and utilize. The City will work with the Department of Housing and Community Development to provide outreach in calendar year 2019 to all interested mobilehome park residents to inform, answer questions, and understand the needs of the</p>
<p>Program 16 - Large and Small Lot Development</p>	<p>Implement the Voluntary Parcel Merger Program and fee reduction program by mid-2016. Establish a policy and guidelines for the requirements of a Specific Plan or phasing process for large site development by December 2017. Establish a monitoring program by June 2017 and include a biennial review process for development (or lack thereof) on large and small lots, include an annual review process for monitoring the percentage of affordable units developed on large lots, and create an incentive program for affordable units on those sites after the first year of monitoring.</p>	<p>Mid-2016, December 2017 and biennial</p>	<p>On July 1, 2016, the City adopted a reduction to the Voluntary Parcel Merger application fee from \$5,360 to \$627 which resulted in the greatest number of Voluntary Parcel Mergers since the inception of the program in 2011. That year the City approved 15 voluntary parcel mergers and this year, 2018, the City approved 21. Five of these are on Housing Element Sites (APNs 30312133, 45904303, 45904336, 41715123, 41740011, and 50902015). In 2018, 110 projects were on a total of 120 Housing Element sites that were either under 1 acre or over 10 acres. 105 projects on less than 1 acre, 5 projects on more than 10 acres and 1 project included sites that were both over 10 acres and under one acre (this project was a rezone for a General Plan cleanup). All but two of the projects that developed on sites under 1 acre developed as single family homes (one project developed 5 townhomes and one site combined with other two other parcels for a 42 unit multi-family project). Of the 5 projects that occurred on sites with greater than ten acres, none of them included affordable housing. Looking at large and small lot affordable housing development on sites not in the Housing Sites, in 2018 a Habitat for Humanity project of 3 single family homes developed on a .35 acre lot. The City encourages the development of large sites by allowance of the phasing of off-site improvements such as streets, curbs, gutters, sidewalks, street trees, and street lighting. Examples of affordable housing projects with phased off-site improvements include Park Grove Commons and Edison Plaza. Large lot development is also encouraged through the specific plan process, for example, a 115-acre site at the southwest corner of Church and Martin Luther King Jr. Avenues was identified as a key catalyst site in the Southwest Fresno Specific Plan. The site is currently in the entitlement process for a mixed-use project that includes housing, commercial uses, a park, and a community college. The City is incentivizing this development by constructing the required off-site improvements with grant funds. This would likely not have been possible if the site was not included in the Southwest Fresno Specific Plan and called out as a key catalyst site.</p>
<p>Program 21 - Neighborhood Infrastructure</p>	<p>Complete 5 infrastructure projects annually, ongoing implementation and annual reporting throughout the planning period.</p>	<p>Ongoing and Annually</p>	<p>In 2018, the City of Fresno Department of Public Works completed 39 projects at an overall cost of 19 million. The projects are as follows: 7 park projects totaling 1.8 million, 12 street construction projects totaling 8.3 million, 6 sewer projects totaling 2.2 million, 10 traffic signal projects totaling 2.8 million, 2 water related projects totaling 0.72 million, 2 well related project totaling 3.1 million, and 7 sidewalk projects totaling 1.5 million.</p>

<p>Program 22 - Housing Rehabilitation</p>	<p>Complete 10 rehabilitation grants, 10 senior paint/minor repair grants, and 3 distressed property grants annually.</p>	<p>Annually</p>	<p>The City of Fresno Housing and Community Development Division (HCDD) completed housing rehabilitation projects for low/mod income, owner occupied households in Neighborhood Revitalization Team areas and citywide. The projects were accomplished under four programs as follows: two through the Housing Rehabilitation Program, nine through the Senior Paint Program, six through the Minor Code Compliance Program, and eight through Targeted Area Distressed Program. In February 2018, HCDD entered into a subrecipient agreement with Habitat for Humanity to provide a Senior Paint Program to eligible households citywide. Habitat for Humanity completed five senior paint projects during this reporting period and plans on requesting an extension to the agreement to expend the remaining balance of funds. The rehabilitation programs experienced a shortfall due to a delay in the procurement process for a lead inspector assessor and the retirement of two key program staff. The City continues to implement an in-house rehabilitation program and has entered into subrecipient agreements with three local non-profits (Self-Help Enterprises, Habitat for Humanity, and Fresno Economic Opportunities Commission) to implement and augment rehabilitation activities.</p>
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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction	Fresno
Reporting Year	2018 (Jan. 1 - Dec. 31)

Note: + Optional field
 Cells in grey contain auto-calculation formulas

Table A Housing Development Applications Submitted																						
Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes				
1					2	3	4	5							6	7	8	9	10			
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*			
Summary Row: Start Data Entry Below								152	0	17	0	0	0	0	0	596	1777	1484	1946	1946	0	0
	42518409	1014 W RIALTO AVE	STUDIO TO ACCESSORY DWELLING UNIT	P18-02831	ADU	R	10/8/2018	0	0	0	0	0	0	0	1	1	0					
	40726024	1090 W ESCALON AVE	BACKYARD COTTAGE (ACCESSORY DWELLING UNIT)	P18-02359	ADU	R	9/7/2018	0	0	0	0	0	0	0	1	1	0					
46517402	46517402	1557 and 1561 B ST	MULTI FAMILY 3-PLEX	DV18-2375-EMFM-0-0-0	3	R	2/28/2018	0	0	0	0	0	0	0	3	3	0					
57915027S	57915027S	1759 E CLUBHOUSE DR	SFR AND ACCESSORY DWELLING UNIT (P18-01274)	P18-01273	2	R	7/6/2018	0	0	0	0	0	0	0	2	2	0					
45230604	45230604	2040 E WHITE AVE	MULTI FAMILY 4-PLEX	DV18-2165-EMFM-0-0-0	4	R	2/22/2018	0	0	0	0	0	0	0	4	4	0					
47902043	47902043	2434 S ELM AVE	APARTMENT COMPLEX IN SOUTHWEST FRESNO	P18-01463	5+	R	7/18/2018	0	0	0	0	0	0	0	141	141	0					
45208211	45208211	2631 E CLAY AVE	DUPLEX 2636 SQ FT	B18-10536	2	R	12/6/2018	0	0	0	0	0	0	0	2	2	0					
30312104	30312104	267 W SPRUCE AVE	DUPLEX TOWNHOUSES	P18-03989	2	R	12/28/2018	0	0	0	0	0	0	0	2	2	0					
30315201	30315201	293 W BEECHWOOD AVE	DUPLEX TOWNHOUSES	P18-03987	2	R	12/28/2018	0	0	0	0	0	0	0	2	2	0					
	45310411	3342 E PINE AVE	ACCESSORY DWELLING UNIT	P18-02159	ADU	R	8/27/2018	0	0	0	0	0	0	0	1	1	0					
	45421103	3938 E HARVEY AVE	ACCESSORY DWELLING UNIT 839 SQ FT	P18-02427	ADU	R	9/11/2018	0	0	0	0	0	0	0	1	1	0					
42629116	42629116	408 W ASHLAN AVE	MULTI FAMILY	AD18-00291	5+	R	10/22/2018	0	0	0	0	0	0	0	8	8	0					
	47028301	4104 E LIBERTY AVE	ACCESSORY DWELLING UNIT	P18-02417	ADU	R	9/11/2018	0	0	0	0	0	0	0	1	1	0					
	46128119	4523 E MONO ST	COTTAGE (ACCESSORY DWELLING UNIT)	P18-01364	ADU	R	7/12/2018	0	0	0	0	0	0	0	1	1	0					
	42604211	4532 N DELNO AVE	ACCESSORY DWELLING UNIT	DV18-4330-SFRA-0-0-0	ADU	R	4/11/2018	0	0	0	0	0	0	0	1	1	0					
	46007408	4584 E MADISON AVE	COTTAGE (ACCESSORY DWELLING UNIT)	P18-01155	ADU	R	6/29/2018	0	0	0	0	0	0	0	1	1	0					
	45625104	4930 E OLIVE AVE	ACCESSORY DWELLING UNIT	PZ18-100738	ADU	R	3/20/2018	0	0	0	0	0	0	0	1	1	0					
41715123	41740028	512 W SAN JOSE	(DUPLEXES) BUNGALOWS AT FIGARDEN	B18-01819	2	R	5/31/2018	0	0	0	0	0	0	0	2	2	0					
41715123	41740028	512 W SAN JOSE	(DUPLEXES) BUNGALOWS AT FIGARDEN	B18-01820	2	R	5/31/2018	0	0	0	0	0	0	0	2	2	0					
41715123	41740028	512 W SAN JOSE	(DUPLEXES) BUNGALOWS AT FIGARDEN	B18-01821	2	R	5/31/2018	0	0	0	0	0	0	0	2	2	0					
41715123	41740028	512 W SAN JOSE	(DUPLEXES) BUNGALOWS AT FIGARDEN	B18-01822	2	R	5/31/2018	0	0	0	0	0	0	0	2	2	0					
41715123	41740028	512 W SAN JOSE	(DUPLEXES) BUNGALOWS AT FIGARDEN	B18-01823	2	R	5/31/2018	0	0	0	0	0	0	0	2	2	0					
41715123	41740028	512 W SAN JOSE	(DUPLEXES) BUNGALOWS AT FIGARDEN	B18-01824	2	R	5/31/2018	0	0	0	0	0	0	0	2	2	0					
41715123	41740028	512 W SAN JOSE	(DUPLEXES) BUNGALOWS AT FIGARDEN	B18-01825	2	R	5/31/2018	0	0	0	0	0	0	0	2	2	0					
41715123	41740028	512 W SAN JOSE	(DUPLEXES) BUNGALOWS AT FIGARDEN	B18-01826	2	R	5/31/2018	0	0	0	0	0	0	0	2	2	0					
41715123	41740028	512 W SAN JOSE	(DUPLEXES) BUNGALOWS AT FIGARDEN	B18-01827	2	R	5/31/2018	0	0	0	0	0	0	0	2	2	0					
41724037	41724037	525 W SAN JOSE AVE	MULTI FAMILY (GRANVILLE)	PZ18-90000002	5+	R	1/9/2018	0	0	0	0	0	0	0	42	42	0					
50936041	51022040	5454 W FAIRMONT AVE	TRIPLEX TOWNHOUSE	P18-03992	3	R	12/28/2018	0	0	0	0	0	0	0	3	3	0					
50936041	50936042S	5555 N DANTE AVE	CODE UPDATE DANTE BLDG 1	B18-06604	5+	R	9/7/2018	0	0	0	0	0	0	0	8	8	0					
50936041	50936042S	5555 N DANTE AVE	CODE UPDATE DANTE BLDG 2	B18-06605	5+	R	9/7/2018	0	0	0	0	0	0	0	8	8	0					

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes	
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
50936041	50936042S	5555 N DANTE AVE	CODE UPDATE DANTE BLDG 3	B18-06606	5+	R	9/7/2018	0	0	0	0	0	0	0	8	8	0		
50936041	50936042S	5555 N DANTE AVE	CODE UPDATED DANTE BLDG 4	B18-06607	5+	R	9/7/2018	0	0	0	0	0	0	0	8	8	0		
50936041	50936042S	5555 N DANTE AVE	CODE UPDATE DANTE BLDG 5	B18-06608	5+	R	9/7/2018	0	0	0	0	0	0	0	8	8	0		
50936041	50936042S	5555 N DANTE AVE	CODE UPDATE DANTE BLDG 6	B18-06609	5+	R	9/7/2018	0	0	0	0	0	0	0	8	8	0		
50936041	50936042S	5555 N DANTE AVE	CODE UPDATE DANTE BLDG 7	B18-06610	5+	R	9/7/2018	0	0	0	0	0	0	0	8	8	0		
50936041	50936042S	5555 N DANTE AVE	CODE UPDATE DANTE BLDG 8	B18-06611	5+	R	9/7/2018	0	0	0	0	0	0	0	8	8	0		
50936041	50936042S	5555 N DANTE AVE	CODE UPDATE DANTE BLDG 9	B18-06612	5+	R	9/7/2018	0	0	0	0	0	0	0	8	8	0		
50936041	50936042S	5555 N DANTE AVE	CODE UPDATE DANTE BLDG 10	B18-06613	5+	R	9/7/2018	0	0	0	0	0	0	0	8	8	0		
	51004014	5860 W SANTA ANA	MFR SITE 2-PLEX (BUILDING 4 / TYPE 2)	B18-01273	2	R	5/18/2018	0	0	0	0	0	0	0	2	2	0		
	51004014	5860 W SANTA ANA	MFR SITE 4-PLEX (BUILDING 5 / TYPE 4)	B18-01274	4	R	5/18/2018	0	0	0	0	0	0	0	4	4	0		
	51004014	5860 W SANTA ANA	MFR SITE 4-PLEX (BUILDING 6 / TYPE 4)	B18-01275	4	R	5/18/2018	0	0	0	0	0	0	0	4	4	0		
	51004014	5860 W SANTA ANA	MFR SITE 4-PLEX (BUILDING 7 / TYPE 4)	B18-01276	4	R	5/18/2018	0	0	0	0	0	0	0	4	4	0		
	51004014	5870 W SANTA ANA	MFR SITE 2-PLEX (BUILDING 1 / TYPE 7)	B18-01277	2	R	5/18/2018	0	0	0	0	0	0	0	2	2	0		
	51004014	5870 W SANTA ANA	MFR SITE 2-PLEX (BUILDING 2 / TYPE 7)	B18-01278	2	R	5/18/2018	0	0	0	0	0	0	0	2	2	0		
	51004014	5870 W SANTA ANA	MFR SITE 2-PLEX (BUILDING 3 / TYPE 7)	B18-01279	2	R	5/18/2018	0	0	0	0	0	0	0	2	2	0		
	40718306	6179 N PALM AVE	SHAMLIAN SECOND RESIDENCE (ACCESSORY DWELLING UNIT)	B18-05930	ADU	R	8/22/2018	0	0	0	0	0	0	0	1	1	0		
46828607	46828607	702 H ST	RESIDENTIAL/ENTERTAINMENT/RESTAURANT/SHIPPING	P18-03874	5+	R	12/19/2018	0	0	0	0	0	0	0	48	48	0		
	50410107	7035 W ELGIN AVE	SINGH DUPLEX 3	B18-08218	2	R	10/11/2018	0	0	0	0	0	0	0	2	2	0		
	32816117	753 E HARDY AVE	GARAGE TO ACCESSORY DWELLING UNIT	P18-01700	ADU	R	7/30/2018	0	0	0	0	0	0	0	1	1	0		
	40222066	810 E NEES AVE	GATED 164 UNIT LUXURY APARTMENT COMPLEX	P18-02232	5+	R	8/30/2018	0	0	0	0	0	0	0	164	164	0		
40303007	40303007	8980 N CHANCE AVE	44 UNIT LUXURY GATED APARTMENT COMPLEX	P18-02592	5+	R	9/21/2018	0	0	0	0	0	0	0	44	44	0		

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction	Fresno	
Reporting Year	2018	(Jan. 1 - Dec. 31)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs. Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	5666	290		0	89	0	0	0	0	0	379	5287
	Non-Deed Restricted		0	0	0	0	0	0	0	0			
Low	Deed Restricted	3289	268		4	0	0	0	0	0	0	272	3017
	Non-Deed Restricted		0	0	0	0	0	0	0	0			
Moderate	Deed Restricted	3571	0	0	0	0	0	0	0	0	0	1505	1667
	Non-Deed Restricted		384	334	787	0	0	0	0	0			
Above Moderate		11039	2328	923	676	1248	0	0	0	0	0	5175	5013
Total RHNA		23565											
Total Units			3270	1257	1467	1337	0	0	0	0	0	7331	16234

Note: units serving extremely low-income households are included in the very low-income permitted units totals
 Cells in grey contain auto-calculation formulas

Jurisdiction	Fresno	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Entitled Units Summary		
Income Level		Current Year
Very Low	Deed Restricted	127
	Non-Deed Restricted	19
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0 456
Above Moderate		1119 960
Total Units		1265 1262

very low-income permitted units totals

Submitted Application Summary	
Total Housing Applications Submitted:	1,239
Number of Proposed Units in All Applications Received:	1,946
Total Housing Units Approved:	1,946
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas