

CITY OF FRESNO

# HOUSING ELEMENT ANNUAL PROGRESS REPORT 2021

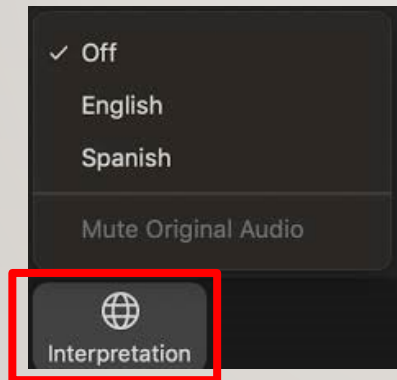


## Public Workshop Presentation

- March 15, 2022
- April 20, 2022
- April 26, 2022

# How to Participate - Translation

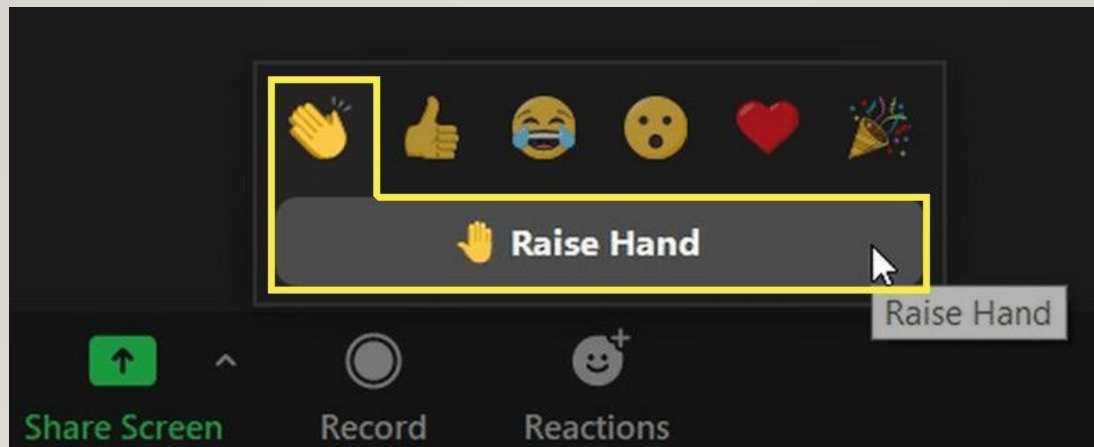
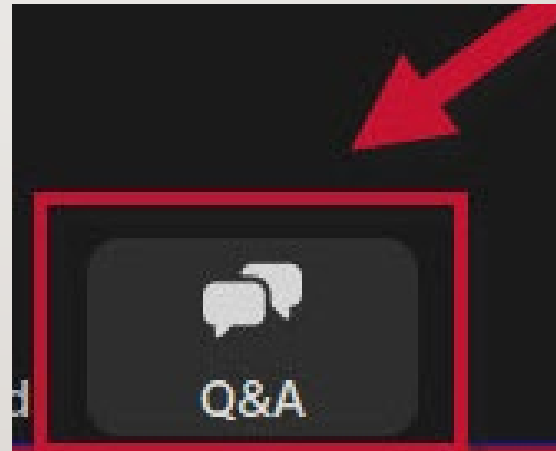
**ALL** participants should join a language channel in order to listen to and communicate with all participants



- 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



# I. Introduction



# Workshop Agenda

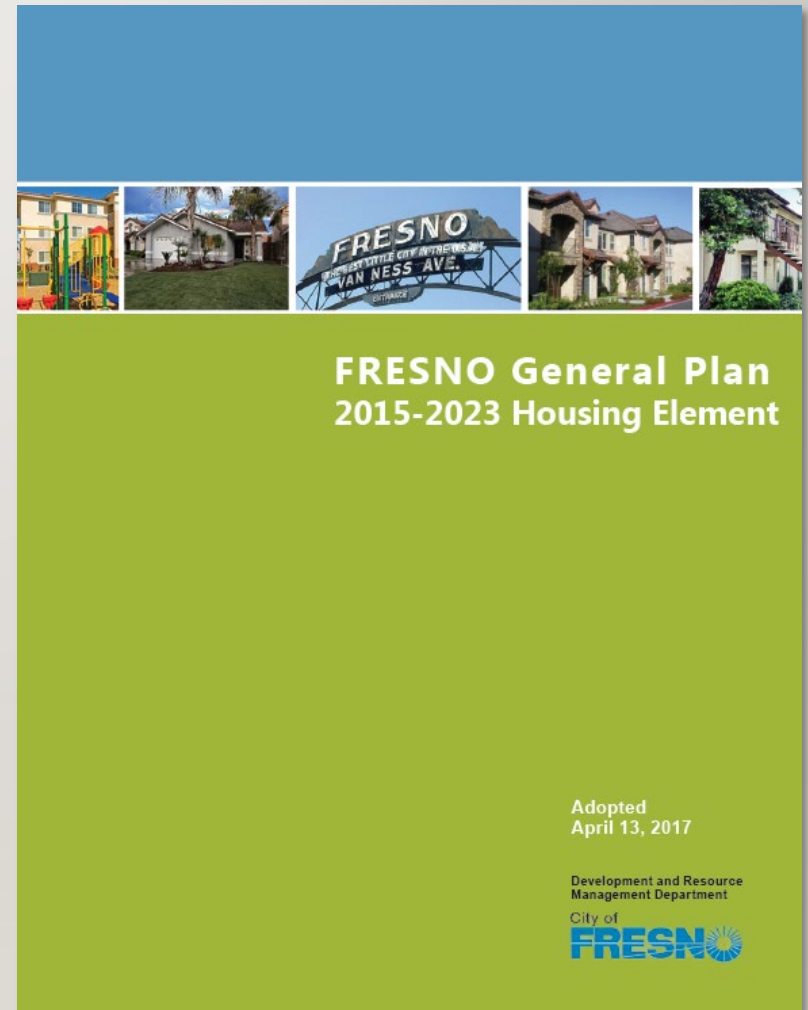
1. Introduction
2. What is a Housing Element
3. 2021 Housing Element Annual Progress Report
4. Next Steps
5. Discussion, comment

# What is a Housing Element?



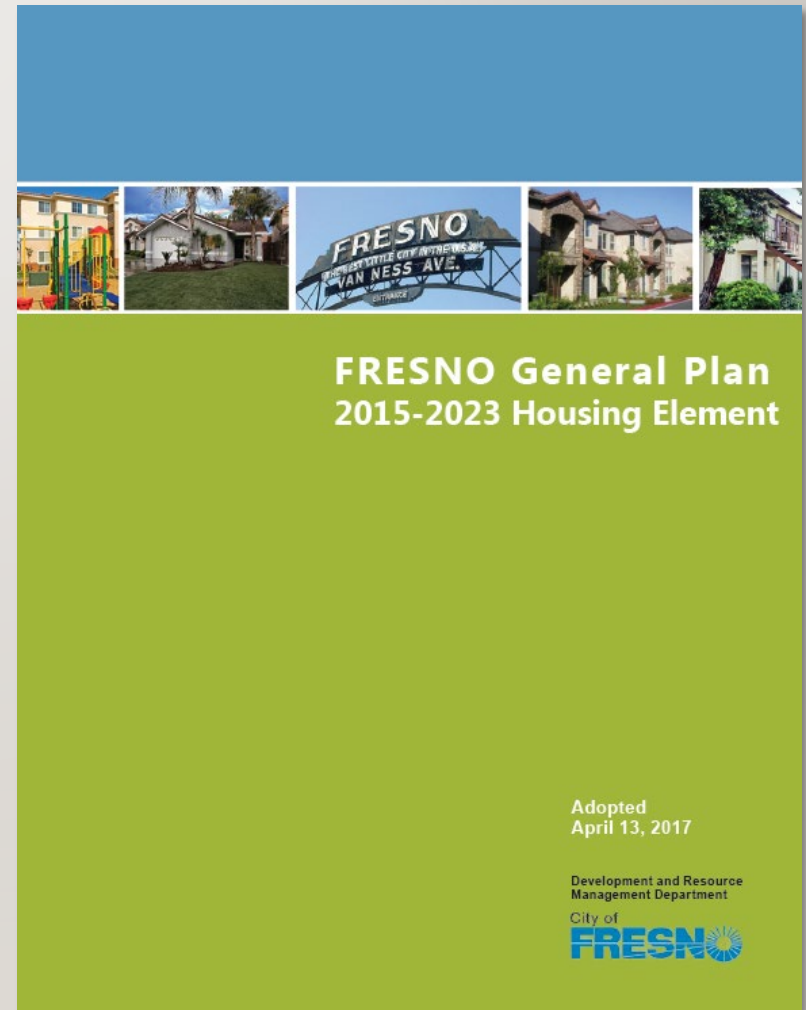
# HOUSING ELEMENT

- Citywide Housing Plan
- Requires Certification
- 8-Year Cycle
- [www.fresno.gov/housing element](http://www.fresno.gov/housing_element)



# 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.

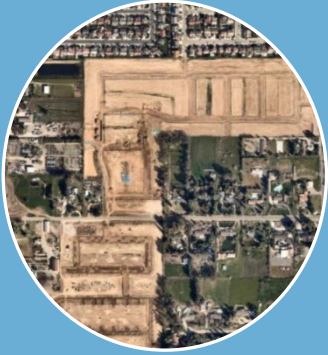
<https://tinyurl.com/HEWorkshop2>

**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 I: 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

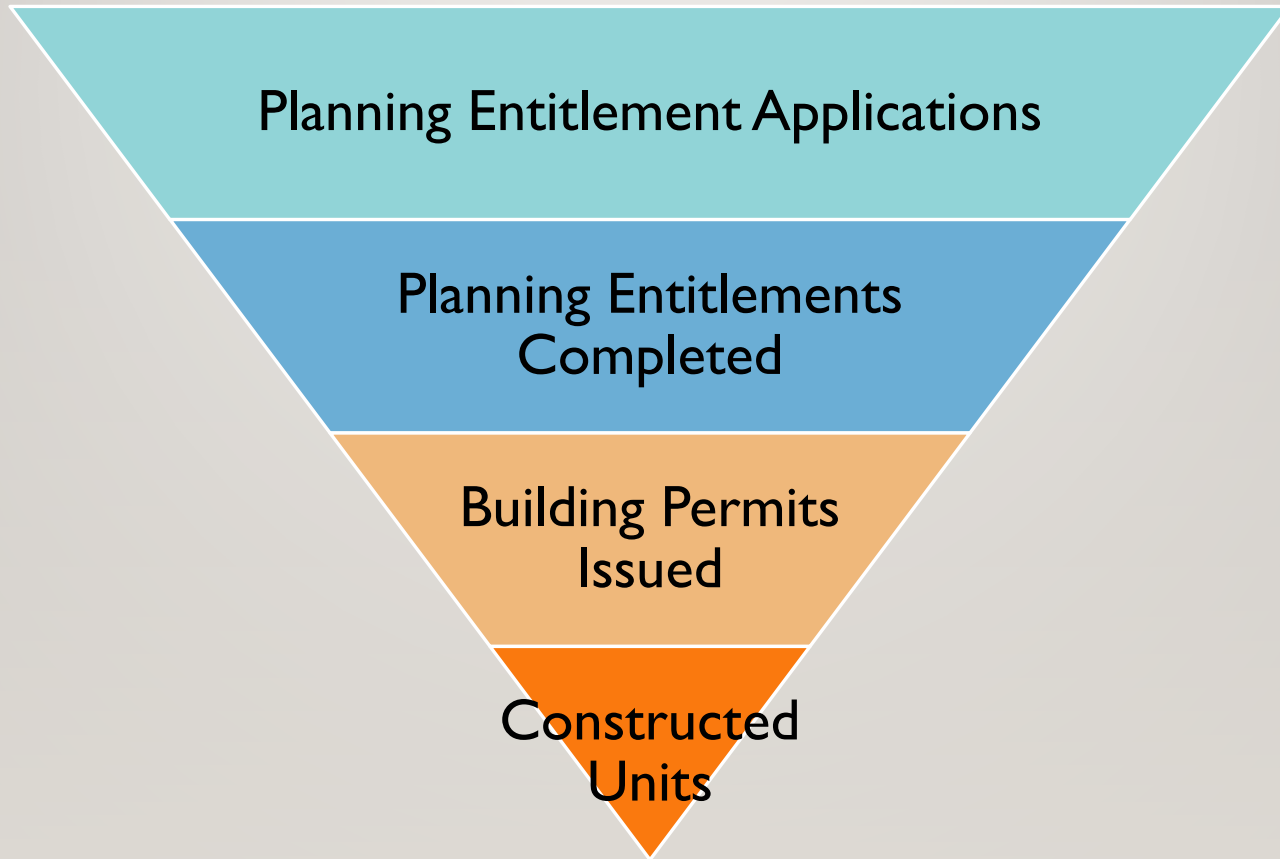


# Programs 1, 2

**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	-	1,500	1,714

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

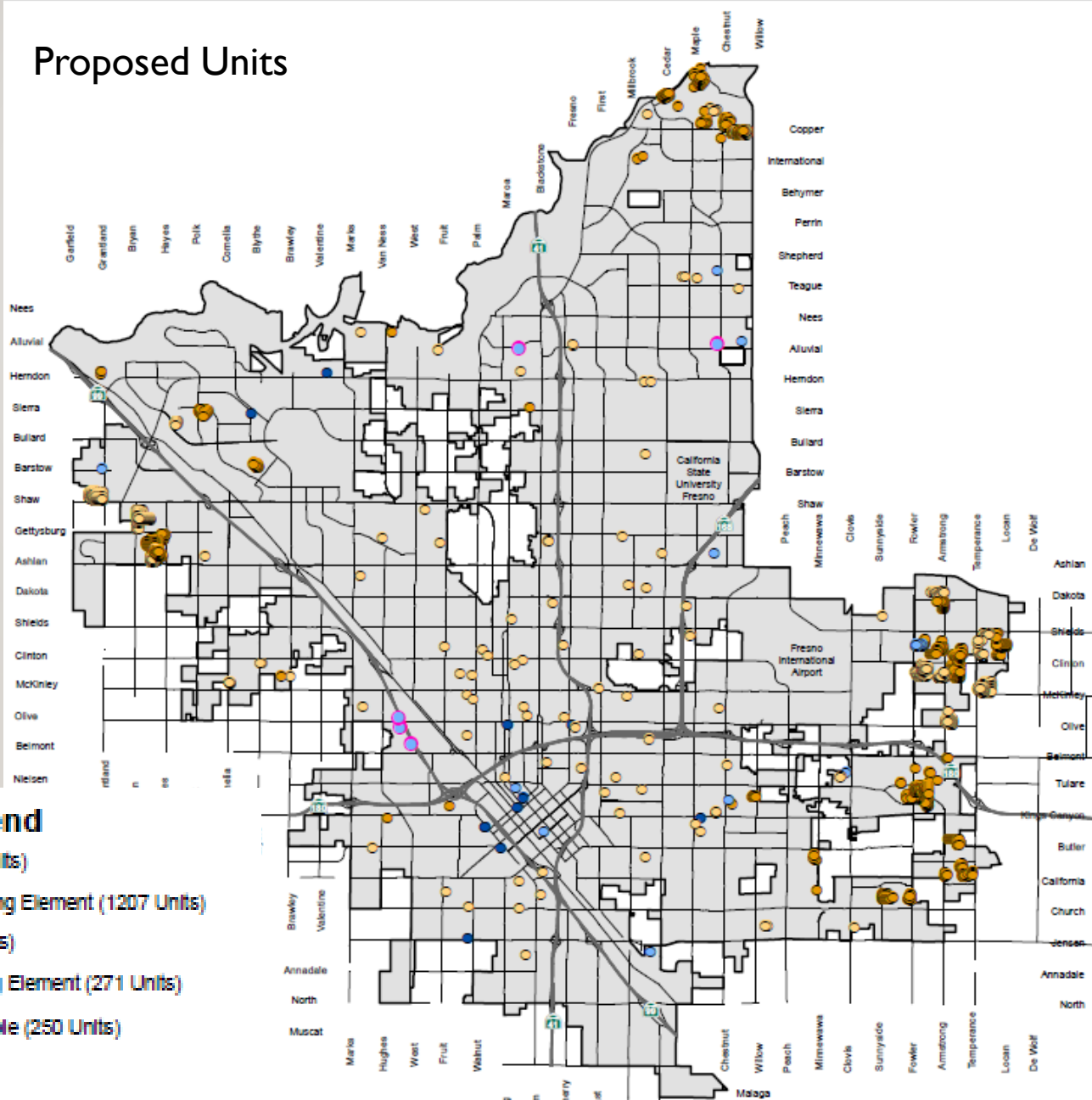
# Housing Development Applications Processed

## Housing Units by Affordability Level (2020)

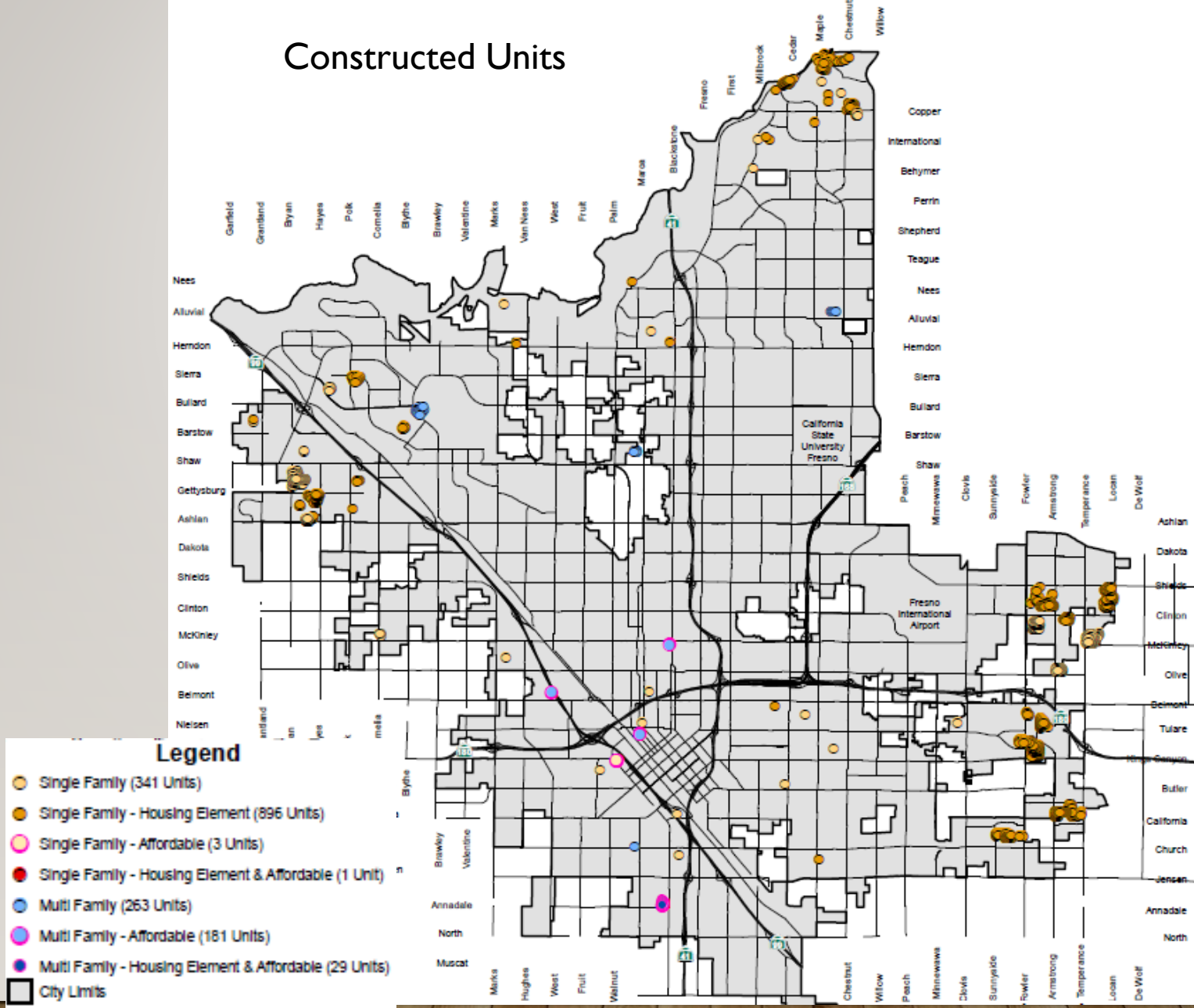
	Extremely/ Very Low*	Low*	Moderate	Above Moderate	Total
Planning Applications submitted	68	2	-	2,575	2,645
Planning Entitlements completed	-	2	11	1,528	1,531
Building Permits issued	68	-	-	2,184	2,252
Constructed Units	85	-	-	1,139	1,224

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

# Proposed Units



# Constructed Units



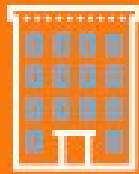
# HOUSING PRODUCTION

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

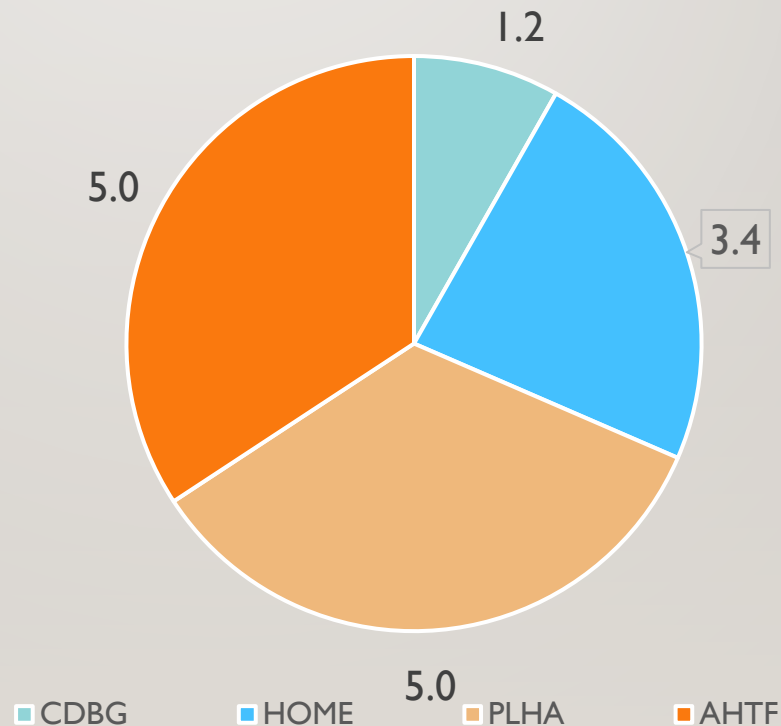
The Link at Blackstone & McKinley - 87 MF units



# Program 5: Housing Funding

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

Annual Funding (Millions)  
Total: 14.6 Million



# 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 ENGAGED  
HOUSING RESIDENTS

# Program 6: Partnerships

## Self-Help Enterprises

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



# Program 6: Partnerships

## Integrated Community Development



# Program 8: Home Buyer Assistance

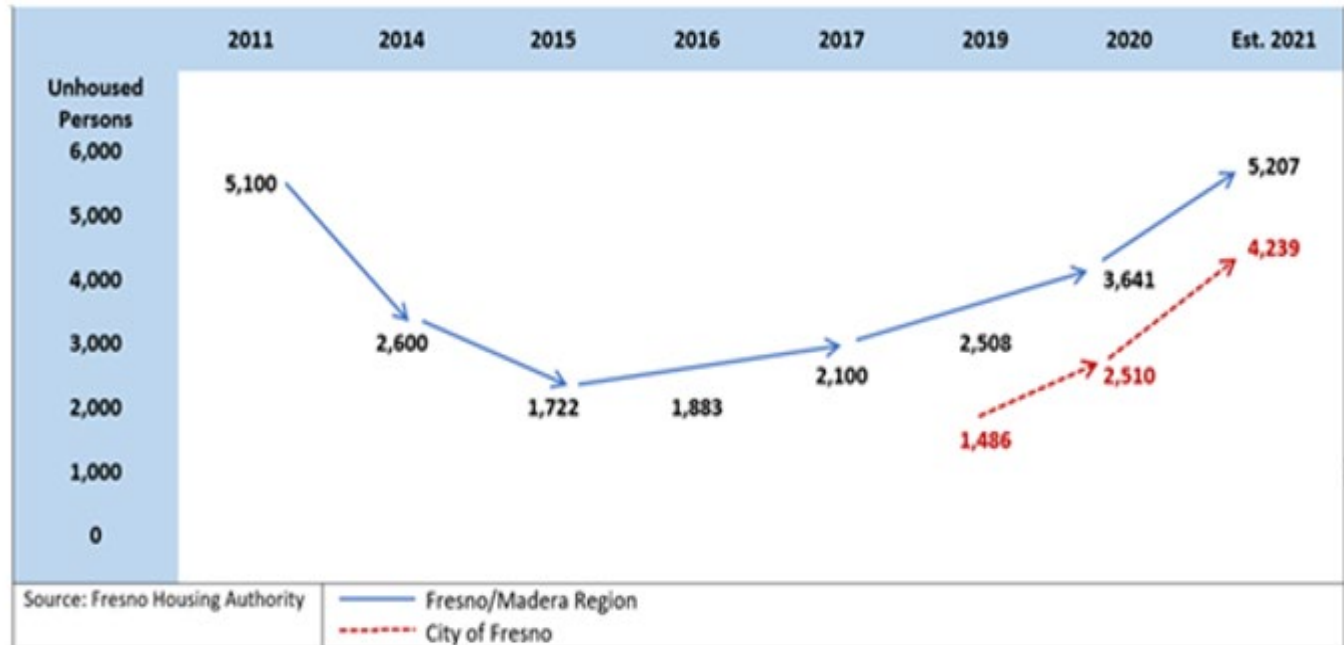
Assist in the Development of Housing to meet the needs of extremely low-, very low-, low- and moderate-income households

- 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

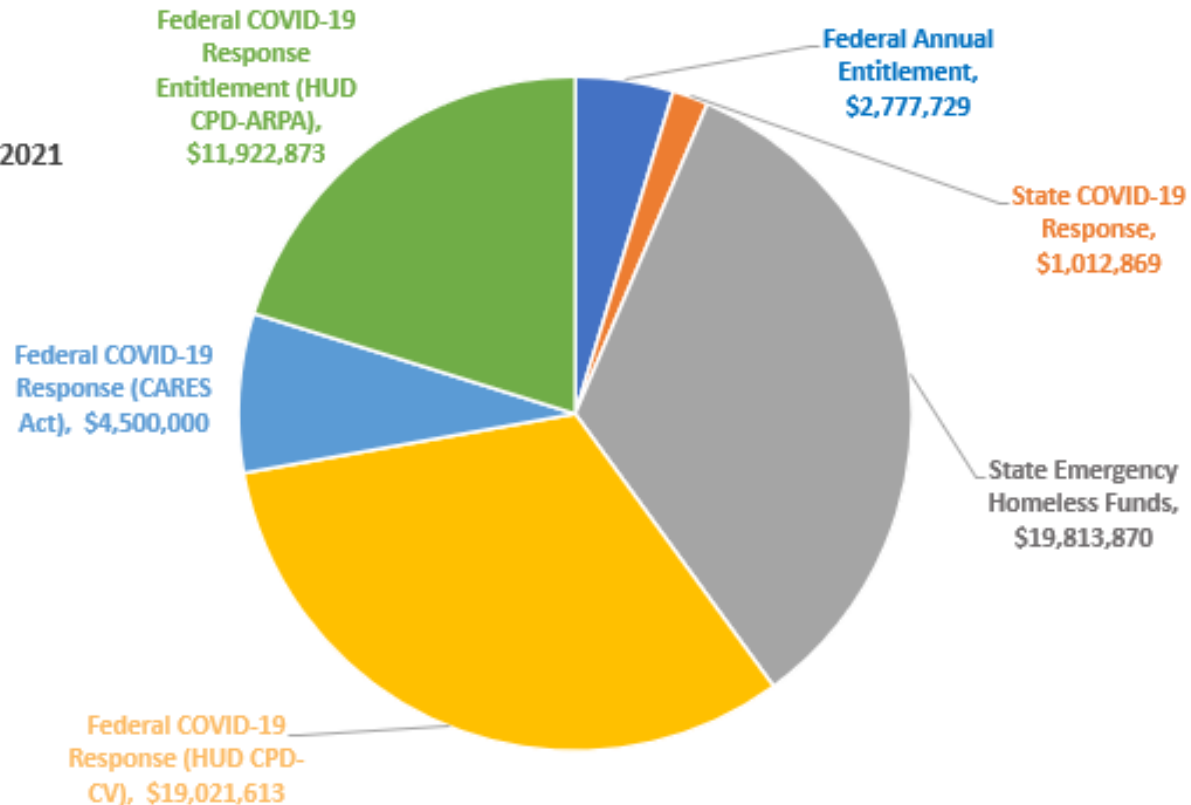




# What funding has The City of Fresno received?

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

## City of Fresno Homelessness Programs



**8,019**

Persons assisted with one or more services for unsheltered persons utilizing City of Fresno funds



**510**

Beds added to the system



**2,793**

Unduplicated persons assisted with overnight shelter, triage, or bridge housing



**4,017**

Persons have exited the system



**1,039**

Exits to permanent housing

# 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

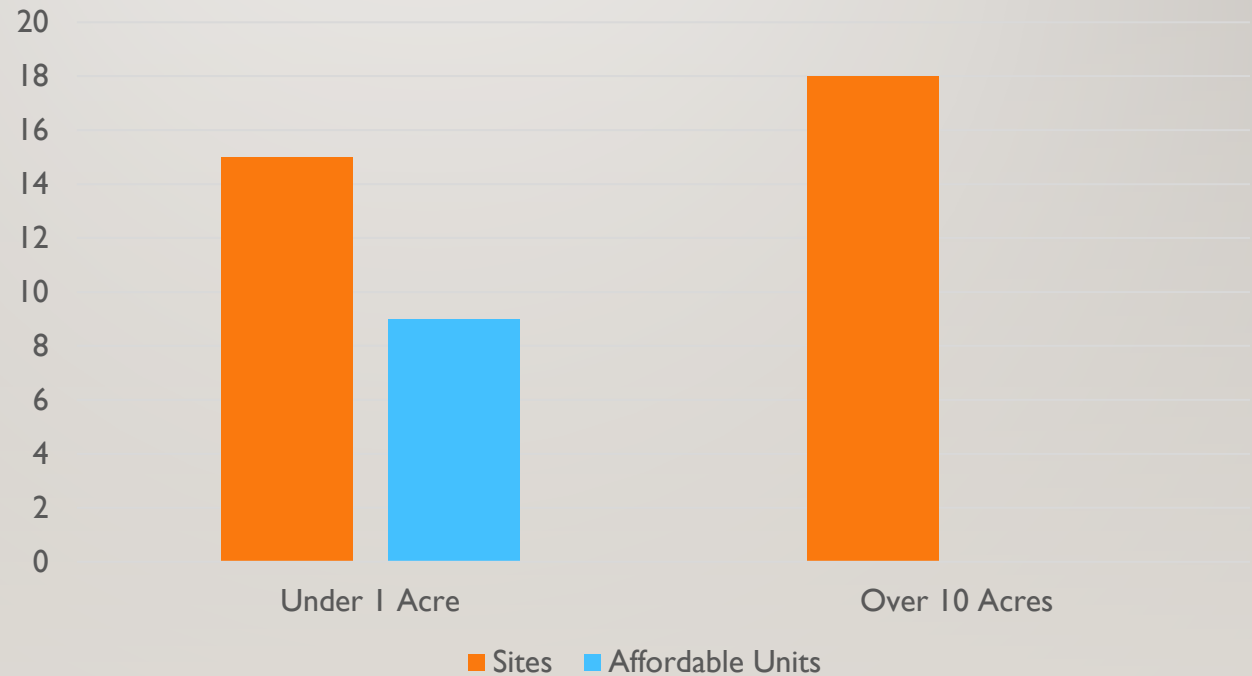
## Removal of Governmental Constraints to Housing

- 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

Development on Housing Element Sites Under 1 Acre and over 10 Acres



# 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

## INFRASTRUCTURE PROJECTS

The Public Works Department coordinates and implements neighborhood infrastructure improvements. In 2021, 52 infrastructure improvement projects were completed:

52  
TOTAL



10

PARK  
IMPROVEMENTS  
\$2.6M



12

SEWER  
\$43.2M



11

STREET  
CONSTRUCTION  
\$11.4 M



8

TRAFFIC  
SIGNALS  
\$3M



11

WATER  
& WELL  
\$23.6M

(Webster, Ivy-Annadale, Yosemite, Ericson, and Burroughs received neighborhood street improvements)

# 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](http://www.fresno.gov/epp)
  - Emergency Renters Assistance Program: [www.fresno.gov/erap](http://www.fresno.gov/erap)

# Discussion, Comment, Q & A



