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Development and Resource Management Department

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Jennifer K. Clark, AICP, Director

TO: FRESNO HOUSING AND COMMUNITY DEVELOPMENT COMMISSION

FROM: DANIEL ZACK, AICP, ASSISTANT DIRECTOR

RE: **ITEM F-1- #17-541: SUPPLEMENT TO STAFF REPORT**

DATE: APRIL 10, 2017

The purpose of this memo is to transmit the following (attached):

1. Final Revisions to the Housing Element;
2. Certification Letter from HCD

FINAL REVISIONS TO THE HOUSING ELEMENT

Text additions highlighted in **red**; deletions highlighted in **red strikeout**

Chapter	Page	Program	
3	3-6	NA	Table 3-4: Add asterisks (*) to first two columns of table (“Extremely and Very Low-Income” and “Low-Income”) to clarify that all dwelling units in these columns are deed restricted to ensure affordability
6	6-17	12-A: Downtown Displacement Prevention	Revise the 3rd bullet as follows: - Identifying a set of actions that give displaced persons or businesses the opportunity to remain in the area if they wish to do so within 6 months of the Task Force finding that direct displacement is occurring, which will be carried out within one year of identifying the actions. Revise the Timeframe/Objective as follows: ...Convene Task Force within 3 months of release of first annual report on displacement in 2018. If direct displacement is observed, within 6 months identify a set of actions that give displaced persons or businesses the opportunity to remain in the area if desired.
6	6-12	16: Large and Small Lot Development	Revise the Timeframe/Objective as follows: ...Establish a monitoring program by June, 2017 and include a biennial review process for development (or lack thereof) on large and small lots...
6	6-29	27: Equitable Communities	Revise the 2nd bullet as follows: - Establish a General Plan Implementation Committee with cross-sector involvement from the private sector...This committee will convene in early 2017 and have opportunities to provide annual recommendations to the City on prioritization of future investments. Revise the 6th bullet as follows: - Assess the interaction between transportation network pathways and

			affordable housing sites to identify any barriers to affordable housing and employment access by July 2018. Any action plan with specific timelines to address identified barriers will be developed within one year of completing the assessment. Revise 7th bullet as follows: • Continue to actively seek resources for disadvantaged communities throughout the City...Beginning in 2019 and every two years thereafter, the City will present rezoning options for vacant land in high opportunity areas for Council consideration in order to provide opportunities for higher density development in all areas of the city. Rezoning option presentations should shall include at least five sites, between one and ten acres in size. The City will identify and pursue opportunities to promote the development of affordable and mixed-income housing on rezoned sites through outreach to affordable housing developers and supporting the attainment of financing, such as CDBG, HOME Funds, tax credits, and state AHSC funds.
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**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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April 7, 2017

Ms. Jennifer K. Clark, Director
Development and Resource Management Department
City of Fresno
2600 Fresno St, Room 3065
Fresno, CA 93721

Dear Ms. Clark:

RE: Review of Fresno's 5th Cycle (2015-2023) Revised Draft Housing Element

Thank you for submitting the City of Fresno's revised draft housing element update. The revised element was received for review on February 6, 2017, along with revisions received on March 29 and April 7, 2017. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. The Department considered comments from Leadership Council of Justice and Accountability and Public Interest Law Project pursuant to GC Section 65585(c).

The revised draft element meets the statutory requirements described in the Department's November 1, 2016. The revised housing element will comply with State housing element law (GC, Article 10.6) when adopted and submitted to the Department in accordance with GC Section 65585(g).

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. As noted in prior reviews, throughout the housing element process and implementation, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available as well as consideration and incorporation of comments where appropriate.

Please note, on January 6, 2016, HCD released a Notice of Funding Availability (NOFA) for the Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP). This program replaces the former Mobilehome Park Resident Ownership Program (MPROP) and allows expanded uses of funds. The purposes of this new program are to loan funds to facilitate converting mobilehome park ownership to park residents or a qualified nonprofit corporation, and assist with repairs or accessibility upgrades meeting specified criteria. This program supports housing element goals such as encouraging a variety of housing

types, preserving affordable housing, and assisting mobilehome owners, particularly those with lower-incomes. Further information is available on the Department's website at: <http://www.hcd.ca.gov/financial-assistance/mobilehome-park-rehabilitation-resident-ownership-program/index.html> .

The Department appreciates the hard work and dedication Ms. Sophia Pagoulatos and Ms. Talia Kolluri provided in preparation of the housing element and looks forward to receiving Fresno City's adopted housing element. If you have any questions or need technical assistance, please contact Tom Brinkhuis, of our staff, at (916) 263-6651.

Sincerely,

A handwritten signature in blue ink, appearing to read "J Seeger", with a large, stylized loop at the beginning and a long horizontal stroke extending to the right.

Jennifer Seeger
Assistant Deputy Director