

Exhibit J  
City Council Resolutions

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, TO ADOPT PLAN AMENDMENT APPLICATION NO. A-16-001, AMENDING THE TEXT OF CHAPTER 11 OF THE FRESNO GENERAL PLAN TO INCORPORATE THE HOUSING ELEMENT, INCLUDING ALL TEXT, POLICIES, MAPS, TABLES, AND EXHIBITS CONTAINED IN THE FRESNO HOUSING ELEMENT REVISED PUBLIC DRAFT DOCUMENT DATED MARCH 2016, AND INCLUDING REVISIONS RECOMMENDED BY STAFF AND PROPOSED AMENDMENTS TO CHAPTERS 3 AND 9 OF THE GENERAL PLAN AS SET FORTH IN THE EXHIBITS HEREIN

WHEREAS, California Planning and Zoning Law (California Government Code Section 65000, et seq.), requires the City of Fresno ("City") to adopt a comprehensive, long term general plan for the City's physical development and for any land outside City boundaries which bear relation to the City's planning;

WHEREAS, on December 18, 2014, by Resolution No. 2014-226, the City Council adopted the Fresno General Plan, and by Resolution No. 2014-225 certified Master Environmental Impact Report SCH No. 2012111015 (MEIR) which evaluated the potentially significant adverse environmental impacts of urban development within the City's designated urban boundary line and sphere of influence;

WHEREAS, California Government Code Sections 65580 – 65589.8 require adoption of a Housing Element as one of the seven required elements of the General Plan;

WHEREAS, the City adopted or amended previous Housing Elements in 1971, 1972, 1975, 1992, 2002, 2008 and 2009;

Date Adopted:

Date Approved:

Effective Date:

City Attorney Approval: 

Resolution No.

WHEREAS, the City of Fresno Development and Resource Management Director has filed Plan Amendment Application No. A-16-001 to amend the text of Chapter 11 of the Fresno General Plan, the Housing Element Consistency Chapter, with an updated Housing Element that would be valid until 2023;

WHEREAS, Plan Amendment Application No. A-16-001 also includes an amendment to the text of Fresno General Plan Chapter 3, Urban Form, Land Use, and Design, to incorporate an analysis of Disadvantaged Unincorporated Communities within or adjacent to the Sphere of Influence and minor amendments to Chapter 9, the Noise and Safety Element, to comply with Government Code requirements related to floodplain management;

WHEREAS, the City entered into a consultant services agreement with MIG, Inc., on September 15, 2015, to assist in the preparation of the Housing Element;

WHEREAS, nine community workshops were held in all of the City Council Districts during October and November of 2015 to gather input on the housing needs of residents;

WHEREAS, on January 7, 2016, the first Public Draft of the Housing Element was provided to the State Department of Housing and Community Development (“HCD”) for review and comment;

WHEREAS, study sessions were held before the Disability Advisory Commission, the Housing and Community Development Commission, the Planning Commission, and City Council to obtain feedback on the first public draft (January 2016) of the Housing Element;

WHEREAS, all of the Council District Plan Implementation Committees, the Tower District Design Review Committee, and the Fulton-Lowell Design Review Committee reviewed the Housing Element, and all recommended approval except the Council District 1 Committee, which expressed concerns, and the Council District 3 Committee, which requested more information;

WHEREAS, eight written letters were received on the Housing Element Public Draft (January 2016) and four written letters were received on the Housing Element Revised Public Draft (March 2016);

WHEREAS, on March 7, 2016, the City received HCD's comments, carefully considered each comment along with all public comment received, and issued a Revised Public Draft of the Housing Element (March 2016);

WHEREAS, the City's diligent effort at public participation was also accomplished through the distribution of over 8,000 flyers to publicize the community workshops, the publication of two trilingual display ads in the Fresno Bee in October 2015, the publication of three bilingual display ads in the Fresno Bee and Vida en el Valle in March and April of 2016 for the public hearings held by the Housing and Community Development Commission, Planning Commission, and City Council, the posting of the Housing Element drafts on the City's website, the distribution of email updates to over 500 housing advocates and interested parties, and the distribution of hard copies of the Housing Element drafts to all Fresno County libraries located in the City;

WHEREAS, on March 23, 2016, the Housing and Community Development Commission held a public hearing to consider Plan Amendment Application No. A-16-001, including the March 2016 Revised Public Draft of the Housing Element, and

received public testimony, deliberated, and recommended denial by a 5-0 vote with the stated purpose of providing more time for public comment on the draft;

WHEREAS, on March 30, 2016, the Planning Commission held a public hearing to consider Plan Amendment Application No. A-16-001, including the March 2016 Revised Public Draft of the Housing Element, received testimony and other information, deliberated, and recommended approval of Plan Amendment Application No. A-16-001 and related environmental assessment by a 4-1-2 vote as evidenced in Planning Commission Resolution No. 13370;

WHEREAS, on April 4, 2016, the Airport Land Use Commission ("ALUC") considered Plan Amendment Application No. A-16-001, including the March 2016 Revised Public Draft of the Housing Element, at its regularly scheduled meeting and unanimously found the revised draft consistent with the ALUC's Sierra Sky Park Land Use Policy Plan, ALUC's Fresno-Chandler Downtown Airport Land Use Compatibility Plan, and ALUC's Fresno Yosemite International Land Use Compatibility Plan; and

WHEREAS, on April 21, 2016, the City Council held a public hearing to consider Plan Amendment Application No. A-16-001, including the March 2016 Revised Public Draft of the Housing Element, received testimony and other information, and deliberated on the matter.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno as follows:

1. All staff reports and analysis submitted in connection with this matter are hereby incorporated by this reference.

2. The Council finds in accordance with its own independent judgment that Environmental Assessment No. A-16-001 is appropriate, a Finding of Conformity to the Fresno General Plan Final Master Environmental Impact Report SCH No. 2012111015 (MEIR) certified by the Fresno City Council on December 18, 2014 pursuant to Section 21157.1 of the California Public Resource Code (California Environmental Quality Act) and an Addendum to the Finding of Conformity pursuant to CEQA Guidelines Sections 15162 and 15164.

3. The Council finds that the March 2016 Revised Public Draft of the Housing Element has been prepared in accordance with the provisions of Government Code Sections 65580 – 65589.8.

4. The Council finds the adoption of the proposed Plan Amendment is in the best interest of the City.

5. The Council hereby adopts Plan Amendment Application No. A-16-001 including all text, policies, maps, tables, and exhibits as contained in the March 2016 Revised Public Draft of the Housing Element (incorporated by reference) with the incorporation of the revisions recommended by Staff as described in Exhibit A, and the proposed text amendments to Chapters 3 and 9 of the General Plan as described in Exhibit B.

6. The Council hereby reserves the right to adopt an amendment to the Housing Element to implement any further changes recommended by HCD and finds that such changes, if adopted, will be considered timely within the meaning of Government Code section 65588(e)(4)(A).

7. This Resolution shall become effective upon its adoption.

\* \* \* \* \*

STATE OF CALIFORNIA )  
COUNTY OF FRESNO ) ss.  
CITY OF FRESNO )

I, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

AYES :  
NOES :  
ABSENT :  
ABSTAIN :

Mayor Approval: \_\_\_\_\_, 2016  
Mayor Approval/No Return: \_\_\_\_\_, 2016  
Mayor Veto: \_\_\_\_\_, 2016  
Council Override Vote: \_\_\_\_\_, 2016

YVONNE SPENCE, CMC  
City Clerk

By: \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:  
DOUGLAS T. SLOAN  
City Attorney

By: \_\_\_\_\_  
Talía Kolluri-Barbick Date  
Senior Deputy City Attorney

Attachments:  
Exhibit A - Revisions Recommended by Staff  
Exhibit B - Proposed Text Amendments to Chapters 3 and 9 of the General Plan

TKB:jd [71148jd/tkb] 04-14-16

Exhibit A  
Revisions Recommended by Staff



## Exhibit A:

### Revisions Recommended by Staff

#### Chapter 2: Housing Needs

Pg. 2-18, Par 1:

One important housing resource for female-headed households is the Housing Choice Voucher Program. The Housing Authority of the City and County of Fresno is extremely oversubscribed for the Voucher Program ~~and currently is not accepting new applicants. The Program is opened for applicants typically once a year and closes within 1-2 days with an overwhelming amount of callers requesting assistance.~~ but is accepting new applicants and has moved to a lottery system to try and accommodate the large number of applicants.

Pg. 2-22, Par 2:

The State Housing and Community Development administers more than 20 programs that award loans and grants to local public agencies, private non-profit and for-profit housing developers, and service providers every year. This money supports the construction, acquisition, rehabilitation and preservation of affordable rental and ownership housing, childcare facilities, homeless shelters and transitional housing, public facilities and infrastructure, and the development of jobs for low-income workers. Many of these programs and funding sources can be utilized to provide housing for farmworkers. ~~Although there are affordable housing programs available, the funding continues to decrease annually.~~

Page 2-30, Par 2:

~~As a result of the survey and R~~recognizing the need for housing rehabilitation, the City began operating a Rehabilitation Program to assist owner-occupants with their housing rehabilitation needs. Funding for the program is provided by the HOME Investment Partnerships (HOME) Program and Community Development Block Grant (CDBG) Program and varies annually.

#### Chapter 3: Land for Housing

**Table 3-2: Credit Towards the RHNA**

Development Approved/Permits Issued	Extremely and Very Low-Income (0- 50% AMI)	Low-Income (51-80% AMI)	Moderate- Income (81- 120% AMI)	Above Moderate- Income (121%+ AMI)	Total
<b>2013</b>					
Fulton West/Cedar Heights*	<del>34</del>	<del>1310</del>	<del>191</del>	---	<del>3244</del>
Sierra Gateway II*	33	34	---	---	67
Parc Grove NW*	121	26	---	---	147
CityView*	3	41	---	---	44
Laval/Belgravia Street*	---	9	---	---	9
415 Calaveras*	---	1	---	---	1

Various Single Family	---	---	---	1,159	<b>1,159</b>
Various Multi Family**	---	---	111	---	<b>111</b>
<b>2014</b>					
<del>Cedar Heights*</del>	<del>31</del>	<del>---</del>	<del>---</del>	<del>---</del>	<del>31</del>
Various Single Family	---	---	---	566	<b>566</b>
Various Multi Family**	---	---	390	---	<b>390</b>
<b>2015</b>					
Fresno Edison Apts. I*	8043	2610	2	20	<b>12855</b>
Fresno Edison Apt. II	43	20			<b>63</b>
Plaza Mendoza*	13	117	2	---	<b>132</b>
Various Single Family	---	---	---	833	<b>833</b>
Various Multi Family**	---	---	34	---	<b>34</b>
Various Projects (Approved)**	---	---	280	304	<b>584</b>
<b>Total Credits</b>	<b>281,290</b>	<b>267,268</b>	<b>838,820</b>	<b>2,882,862</b>	<b>4,268,424</b>
2013-2023 RHNA	5,666	3,289	3,571	11,039	<b>23,565</b>
<b>Remaining RHNA</b>	<b>5,385,376</b>	<b>3,022,021</b>	<b>2,733,275</b>	<b>8,157,817</b>	<b>19,297,193</b>

Notes:

\*Affordability for federally-funded projects is based on a declaration of restrictions recorded on the property.

\*\*Affordability for multi-family development that do not have affordability restrictions in place is based on market rents and home sales prices in Fresno that are within the affordability range of both low- and moderate income households.

Source: City of Fresno, 2015

Note: The very minor changes made on this table affect other tables and text in the housing element. The DARM Director is authorized to make any further changes to tables and text in the final Housing Element to ensure numerical consistency with this table.

Page 3-16, Par. 5:

The 1743 and 1752 L Street potential infill project is estimated to provide ~~10-20~~ multifamily units on 0.34 acres at a density of ~~29-58~~ units per acre. The site allows densities of 30 to 45 units per acre and is vacant. The minimum capacity for the site based on minimum allowed density is 10 units.

## Chapter 4: Constraints to Housing Production

Page 4-17, Par. 1:

The City of Fresno has replaced former planning and development "red tape" with an easy to follow, customer-focused approval process, known as Business-Friendly Fresno. The new straightforward approach identifies projects based on their complexity. The City of Fresno has developed Business Friendly Fresno to establish accountability and clear protocols and authority for decision-making that align with the General Plan, ~~and~~ the Development Code ~~and pre-zoning~~.

Page 4-34: Par 1

~~Neighborhood Opportunities for Affordable Housing (NOAH). This nonprofit corporation was established for the purpose of constructing new residential affordable owner-occupied housing units for lower income households within the community. NOAH constructs new homes and provides housing rehabilitation to income-eligible residents.~~

Page 4-34, Par. 6:

Of these agencies, the Housing Authority, CURE, SHE and BOB are regularly involved in the construction, management and oversight of multi- and single-family housing developments and could manage “at-risk” units in order to preserve the units if the need existed. Other agencies that are involved in acquisition and management include the Fresno County Economic Opportunities Commission, ~~West Fresno Coalition for Economic Development~~, One by One Leadership, EAH, Inc., and the Be Group.

Page 4-36, Par 5:

~~Proposition 1C (Prop 1C) — State of California Prop 1C extended the nation’s largest state-funded affordable housing assistance effort. The State’s voters approved the measure by a substantial margin, authorizing \$2.85 billion in State General Obligations bonds to continue several housing assistance programs, and to begin new programs to improve infrastructure to support housing. There may be limited funding balance; however, the City continues to respond to all applicable notices of funding availability.~~

~~Affordable Housing and Sustainable Communities (AHSC) Program. The Budget Act of 2014 appropriated \$130 million from the Greenhouse Gas Reduction Fund (GGRF) to develop and implement the Affordable Housing and Sustainable Communities (AHSC) Program. Accompanying legislation (SB 862) apportions 20 percent of GGRF annual proceeds to the AHSC beginning in FY 2015-16. The GGRF is sometimes referred to as the “Cap and Trade Fund.” The AHSC funds land-use, housing, transportation, and land preservation projects to support infill and compact development that reduces greenhouse gas (“GHG”) emissions. These projects facilitate the reduction of the emissions of GHGs by improving mobility options and increasing infill development, which decrease vehicle miles traveled and associated greenhouse gas and other emissions, and by reducing land conversion, which would result in emissions of greenhouse gases. The programs awards are determined with a points formula and 0.25 points are awarded to projects that directly implement a policy in a long range planning document (General Plan/Specific Plan, etc), including new development on sites contained within the housing element’s sites inventory~~

## **Chapter 6: Housing Plan**

Page 6-4, Program 3: Annual Reporting Program

Objectives: Partner with housing advocates, ~~and organizations,~~ and developers to provide annual 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 on annual progress. Notify and invite interested community members to attend and discuss housing production progress at a public hearing.

Page 6-11, Program 13: Expedited Processing/Business Friendly Fresno

The City's Business Friendly Fresno program presents prospective developers with an easy to follow and customer-focused approval process. The program has established accountability and clear protocols and authority for decision-making that align with the General Plan and, the Development Code, ~~and pre-zoning~~. The City will continue to implement the Business Friendly Fresno program as it applies to residential development projects and also continue to provide fast track or one-stop permit processing for housing developments affordable to lower-income households or other priority housing needs (i.e., extremely low-income, large families, persons with disabilities, farmworkers). As needed, the City will assess the incentives needed to facilitate the development of affordable housing.

Page 6-12, Program 14: Development Incentives

The City will continue to provide priority processing for the construction of new housing in the Downtown Planning Area by processing completed plans, consistent rezoning, and Development Permit review and Conditional Use Permit applications for permitting within an average of 75 working days. The City will continue to provide reduced application fees and priority processing for single- and multi-family projects within the Inner City Fee Program area, as referenced in the Municipal Code, to create housing units. In addition, impact fee waivers are available for qualifying infill projects in priority areas of the City pursuant to Ordinances 2013-21 (The Build Act), and Fresno Municipal Code Article 4.14 2015-44 (Fee Waivers for ~~Mixed Use~~Certain Projects in Economically Disadvantaged Areas). As funding is available, the city will reduce, or subsidize development and impact fees for affordable housing.

Exhibit B  
Proposed Text Amendments to Chapters 3 and 9 of the  
General Plan



### 3.7 DISADVANTAGED UNINCORPORATED COMMUNITIES

California Senate Bill 244 (Wolk, 2011; SB 244) requires local municipalities to identify Disadvantaged Unincorporated Communities (DUCs) within or adjacent to their Sphere of Influence (SOI), analyze the infrastructure needs of the DUCs (including water, wastewater, stormwater drainage, and structural fire protection), and evaluate potential funding mechanisms to make service extension feasible.

Disadvantaged Unincorporated Communities are defined as settled places not within city limits where the median household income is 80 percent or less than the statewide median household income.<sup>1, 2</sup> Under the policy set forth by the Fresno Local Agency Formation Commission (LAFCO), a DUC must also have at least 15 residences with a density of one unit per acre or greater.<sup>3</sup>

In 2015, Fresno LAFCO identified a total of 20 DUCs that are located within or adjacent to the City of Fresno SOI and which meet the full definition of a DUC (See Figure LU-3).

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<sup>1</sup> State of California Office of Planning and Research. Technical Advisory to SB 244.

<sup>2</sup> Flegal, C., Rice, S., Mann, J., & Tran, J. California Unincorporated: Mapping Disadvantaged Communities. PolicyLink, 2013

<sup>3</sup> Fresno Local Agency Formation Commission. City of Fresno Municipal Service Review Public Review Draft, prepared by Policy Consulting Associates, LLC. October 20, 2015.

## Infrastructure Conditions Summary of Fresno Area DUCs

### Water

Water access for DUCs is served through either the City of Fresno Public Utilities Department or through private wells. Adequate water infrastructure is defined as having existing infrastructure connecting a parcel that contains one or more residences to the City's water system. The analysis does not include parcels that do not contain residences (i.e. vacant land or businesses) nor does it consider whether or not a residence has active service.

### Wastewater

Similar to water, wastewater service is provided either through the City of Fresno Public Utilities Department or through private septic tanks. Adequate wastewater infrastructure is likewise defined as having existing infrastructure connecting a parcel that contains one or more residences to the City's system. The analysis does not include parcels that do not contain residences nor does it make a distinction of active versus inactive service.

### Stormwater Drainage

The stormwater drainage analysis includes review of the existing curb and gutter facilities in the DUC areas. Adequate stormwater drainage is defined as having curb and gutter located between a parcel containing one or more residences and the adjacent street(s) throughout the entire DUC area. FEMA Flood Zones are also given to indicate the likelihood that an area would face a significant flood threat.\*

- Zone X: Areas determined to be outside the 0.2% annual chance floodplain.
- Zone XS: Zone X (shaded). Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- Zone A: No Base Flood Elevations determined.
- Zone AE: Floodway Areas. The floodway is the channel of a stream [or canal] plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

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\*Flood Insurance Rate Map for Fresno County. Federal Emergency Management Agency, 2009.

### Structural Fire Protection

Fire protection service is provided through the City of Fresno Fire Department and through response agreements with the City of Clovis Fire Department and the Fresno County Fire Protection District. Adequate structural fire protection is defined as having all parcels located within a four minute-response area. Only two DUC areas are not completely within this area.

Accessibility to fire hydrants is also important to the structural fire protection of DUCs, yet it was not possible to give an accurate analysis for fire hydrant coverage due to the constraints in mapping the (conservative) 500 foot range of coverage from a hydrant to a parcel via travel path. However, maps showing the 500 foot circular radius around fire hydrants is given in Appendix A to denote a general awareness of where fire hydrant coverage is sparse and where it is abundant. It should be noted that in areas without fire hydrant protection, the fire department will deploy a water tender and draft from seasonal irrigation canals as available to supplement the 500-700 gallons of fire suppression water carried on each apparatus. However, this alternate means of fire suppression results in significant delays or inability to mount an interior fire attack in a house, which affects rescue of the inhabitants and the deployment of adequate hose streams to protect adjacent structures.



In the following table, information is given for each DUC that exhibits the extent to which adequate infrastructure (as defined for each category) exists in those areas.

TABLE 3-4: DUC INFRASTRUCTURE CONDITIONS SUMMARY					
#	Water <sup>1</sup>	Wastewater <sup>1</sup>	Stormwater Drainage		Structural Fire Protection
	Connected Line	Connected Line	Curb & Gutter	FEMA Flood Zone	Within 4 Minute Zone
1	4 of 18   22%	7 of 18   39%	No	Zone X	100%
2	8 of 39   21%	1 of 39   3%	No	Zone X	100%
3	0 of 249   0%	0 of 249   0%	No	Zone X & Zone XS	100%
4	131 of 221   59%	53 of 221   24%	No	Zone X & Zone XS	100%
5	0 of 14   0%	0 of 14   0%	No	Zone X & Zone XS	3.6%
6	0 of 39   0%	0 of 39   0%	No	Zone X & Zone A	100%
7	0 of 12   0%	0 of 12   0%	No	Zone X	100%
8	0 of 25   0%	0 of 25   0%	No	Zone X	100%
9	1 N/A <sup>2</sup>	1 N/A <sup>2</sup>	N/A	Zone X	60%
10	0 of 4   0%   12 N/A <sup>2</sup>	0 of 4   0%   12 N/A <sup>2</sup>	No	Zone X	100%
11	0 of 15   0%	0 of 15   0%	No	Zone X	100%
12	327 of 330   99%	324 of 330   98%	Yes	Zone X & Zone XS	100%
13	13 of 14   93%	0 of 14   0%	No	Zone XS	100%
14	104 N/A <sup>3</sup>	83 of 104   80%	No	Zone X, Zone XS, & Zone AE	100%
15a	462 N/A <sup>3</sup>	416 of 462   90%	No	Zone X & Zone XS	100%
15b	122 of 131   93%   5 N/A <sup>3</sup>	125 of 136   92%	No	Zone X & Zone XS	100%
16	159 of 159   100%   441 N/A <sup>3</sup>	587 of 600   98%	No	Zone XS	100%
17	976 of 976   100%	976 of 976   100%	No	Zone X & Zone XS	100%
18	1195 of 1195   100%	1195 of 1195   100%	Yes	Zone X, Zone XS, & Zone AE	100%
19	56 of 60   93%	60 of 60   100%	No	Zone XS	100%
20	272 of 272   100%	264 of 272   97%	No (missing 3 parcels)	Zone X	100%

<sup>1</sup> Counts of parcels with one or more residences are considered as a close approximation.  
<sup>2</sup> These parcels are located within the boundaries of the Malaga Water District.  
<sup>3</sup> These parcels are located within the boundaries of the Bakman Water District.

The number of parcels with residences within each DUC was determined through visual interpretation of aerial maps and Google Maps Street View. Maps and additional data are included in Chapter 3, Appendix A.

### Water Districts

As noted in Table 3-4, some DUCs or portions of DUCs are served by the Malaga and Bakman Water Districts. While the active service in these areas may be more limited than the actual district boundaries, they are nevertheless excluded from the analysis because an activation or system upgrade in these areas would be managed by the respective water district, not the City.

### Potential Funding Mechanisms to Address Deficiencies

SB 244 does not require cities to provide infrastructure directly to DUC areas, however, it does require cities to evaluate potential funding mechanisms that would make such service extensions feasible. The following alternatives are provided as potential funding mechanisms that could be utilized by entities within the governmental, private, and non-profit realms.

### New Development

One way to address existing deficiencies is through new private development where the installation, upgrade, or expansion of infrastructure would be required to serve the new development. This type of development typically occurs on a limited, site-specific basis and is thus unlikely to address area-wide infrastructure needs within large areas that are nonadjacent to the city limits. However, for small areas like DUC Area 1 or in areas like DUC Area 15b, where infrastructure is missing from only a small number of parcels, private development could be effective in completing the community's total infrastructure needs.

### Service Districts

Another mechanism to provide infrastructure is to establish an assessment district to bond for infrastructure construction and pay for it over time. A district would fund the cost of the infrastructure within a designated area through the fairly proportioned financial contributions of each benefiting landowner. To form a district, property owners vote to affirm the establishment of the district and assessment through a special election. This method would be most effective in areas that are missing significant portions of infrastructure such as water and sewer mains along major corridors.

### Grants and Loans

There are numerous state, federal, and regional grants and loans that can provide funding for infrastructure projects within DUCs. Some examples include:

#### State Water Resources Control Board Drinking Water State Revolving Fund<sup>5</sup>

The DWRSF is a State-managed fund that can supply low-interest to no-interest loans to provide drinking water infrastructure to disadvantaged communities. Eligible applicants include cities, counties, districts, for-profit and non-profit community water systems, public school districts and other non-community water systems, and systems that are created by the project. The repayment terms are 20 years or longer and the principal balance may be forgiven for publicly owned water systems or non-profit mutual water companies that serve disadvantaged communities.

#### State Water Resources Control Board Clean Water State Revolving Fund<sup>5</sup>

The CWSRF provides low interest financing agreements (dependent on General Obligation Bond Rate) for wastewater and stormwater treatment projects. Eligible applicants include cities, counties, districts, state agencies, tribal governments/organizations, agencies approved under Section 208 of the Clean Water Act, 501(c)(3)s, and National Estuary Programs. The repayment terms are up to 30 years or the useful life of the project. A percentage of the total project cost up to the full amount may be waived for projects benefiting DACs.<sup>6</sup>

#### State Water Resources Control Board Division of Financial Assistance

The Division of Financial Assistance is in charge of implementing the State Water Resources Control Board's financial assistance programs and contains a link to current funding sources on its website at [www.waterboards.ca.gov/water\\_issues/programs/grants\\_loans](http://www.waterboards.ca.gov/water_issues/programs/grants_loans)

#### Groundwater Quality Funding Assistance<sup>7</sup>

The Groundwater Grant Program holds approximately \$744 million dollars for the prevention and cleanup of contamination of groundwater-sourced drinking water. Up to \$160 million has been specifically set aside for project serving disadvantaged communities (DACs) and economically distressed areas (EDAs). Eligible applicants include public agencies, non-profits, tribal organizations, public utilities, and mutual water companies. Grants range from \$100,000 - \$1 million for planning and \$500,000 - unrestricted for implementation. Funds are available from 2018 to 2021. Minimum local matching is 50%, however this may be reduced or waived for projects that benefit a DAC or EDA.

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<sup>5</sup> "Below-Market Financing for Wastewater & Water Quality." State of California Clean Water State Revolving Fund.

<sup>6</sup> "Proposition 1 - Small Community Wastewater." State Water Resources Control Board, 15 Sept. 2015.

<sup>7</sup> "Water Board Groundwater Funding Programs." California Water Boards.

**Integrated Regional Water Management (IRWM) Grant Program<sup>8</sup>**

The IRWM Grant is administered by the Department of Water Resources and contains approximately \$474.3 million in funding to be applied to projects that will adapt water systems to climate change, improve collaboration in regional water management, and increase regional water self-reliance (reducing reliance on the Sacramento-San Joaquin Delta). Of this \$102 million is set aside for assistance to disadvantaged communities (DACs). Eligible applicants include public agencies, non-profits, tribal organizations, public utilities, and mutual water companies. Minimum local matching is 50%, however this may be reduced or waived for projects that benefit a DAC or EDA.

**Infrastructure State Revolving Fund (ISRF) Loan Program<sup>9</sup>**

The California Infrastructure and Economic Development Bank manages the ISRF program to provide low-cost financing for infrastructure projects in amounts ranging from \$50,000 to \$25 million with terms of up to 30 years. Municipal agencies and non-profit entities with municipal sponsors are eligible for funding.

**USDA Rural Development Water & Waste Disposal Loan & Grant Program<sup>10</sup>**

The United States Department of Agriculture manages a Water & Waste Disposal Loan & Grant Program that offers long-term (up to 40 years), low-interest loans (sometimes combined with grants) for the construction or improvement of drinking water, sewer, solid waste, and storm water facilities in rural communities. The program may be pursued by state and local government entities, non-profits, and federally recognized tribes.

**Community Development Block Grant Fund<sup>11</sup>**

Administered by the United States Department of Housing and Urban Development, CDBG Funds are used to benefit low- and moderate-income communities, blighted communities, and communities that face issues of health and welfare. The fund may be used by the state and by cities and counties and can be applied toward infrastructure improvements.<sup>12</sup>

<sup>8</sup> "Proposition 1 IRWM Grant Program." California Department of Water Resources. 22 Feb. 2016.

<sup>9</sup> California Infrastructure and Economic Development Bank. Criteria, Priorities and Guidelines for the Selection of Projects for Financing Under the Infrastructure State Revolving Fund (ISRF) Program. Adopted August 25, 2015.

<sup>10</sup> "Water & Waste Disposal Loan & Grants Program." United States Department of Agriculture, Rural Development.

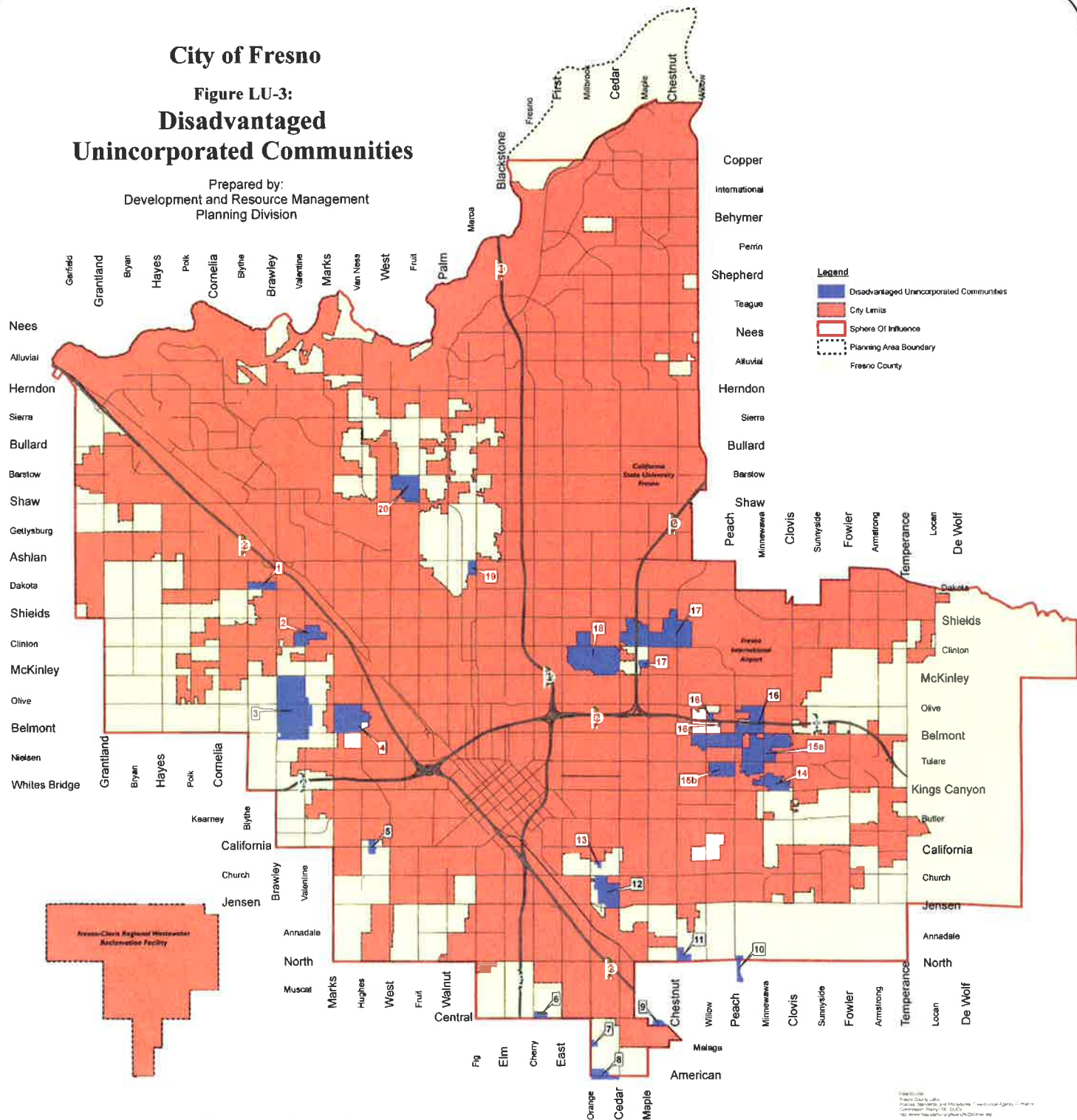
<sup>11</sup> "CDBG Entitlement Program Eligibility Requirements." US Department of Housing & Urban Development, 2014.

<sup>12</sup> "Expenditure Report: Use of CDBG Funds by Fresno County, CA." US Department of Housing & Urban Development, Office of Community Planning and Development. 12 Jan. 2015

# City of Fresno

## Figure LU-3: Disadvantaged Unincorporated Communities

Prepared by:  
Development and Resource Management  
Planning Division



NOTICE: This map is believed to be an accurate representation of the City of Fresno GIS data, however, we make no warranties either expressed or implied for the correctness of this data.

Maple and Chestnut  
Fresno City Limits  
Disadvantaged Unincorporated Communities  
Sphere of Influence  
Planning Area Boundary  
Fresno County

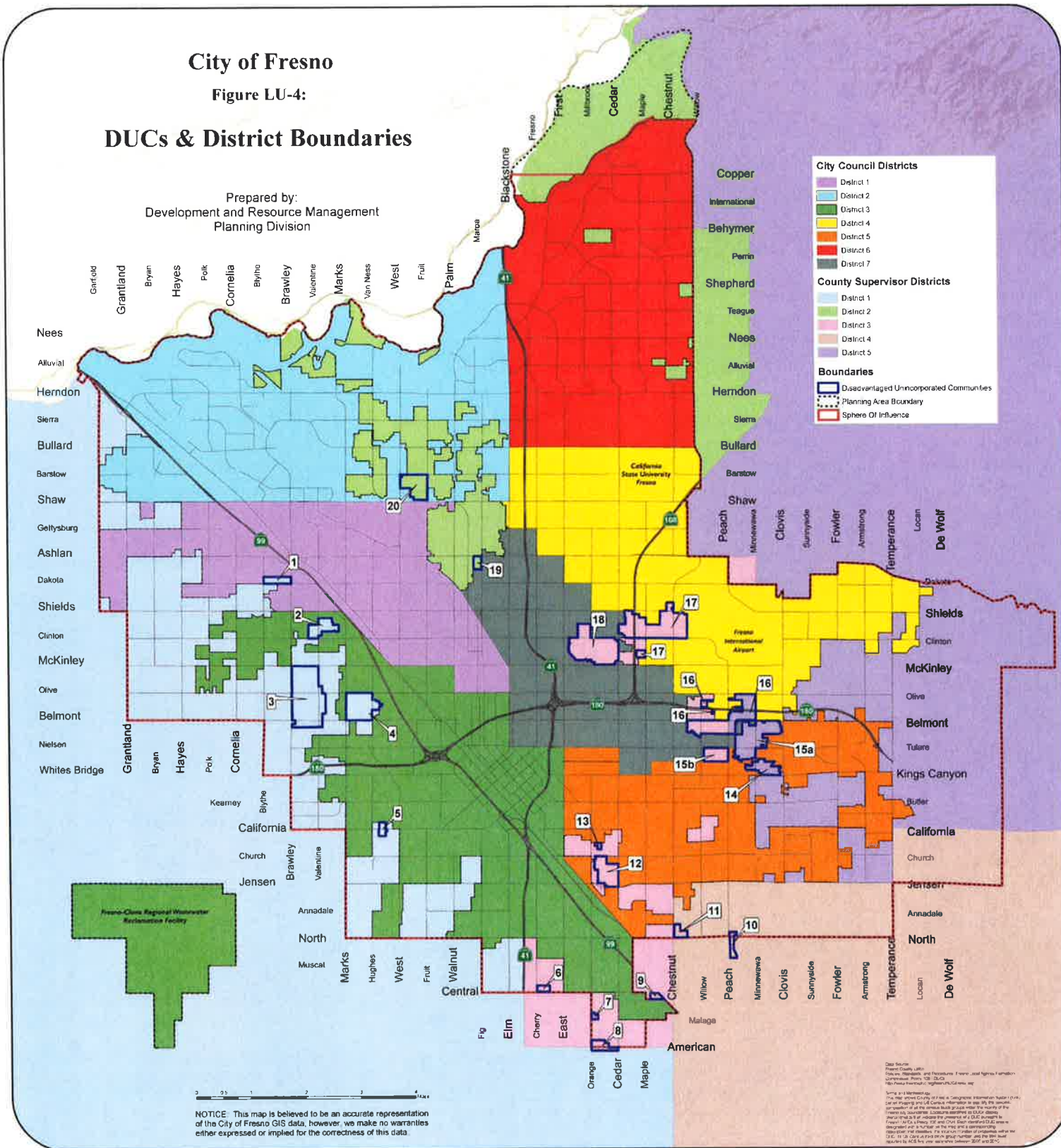


# City of Fresno

Figure LU-4:

## DUCs & District Boundaries

Prepared by:  
Development and Resource Management  
Planning Division



0 0.5 1 2 3 4 Miles

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Map Scale:  
Project County: 1:60,000  
City: Districts and Planning Area: 1:10,000  
County Supervisor Districts: 1:10,000  
City Council Districts: 1:10,000  
City of Fresno GIS Data, 2010  
City of Fresno Planning Division, 2010

**Proposed General Plan Text Amendment to Chapter 9, the Noise and Safety  
Element:**

*The following text is proposed to be added to Section 9.4:*

To address the risks of damaging floods, the City of Fresno adopted and recently updated a Flood Plain Ordinance that meets the standards imposed by California Government Code Section 65302(g)(2). The Government Code specifies that cities should include either directly, or through adoption by reference to a flood plain ordinance (65302(g)(6)), flood hazards zones and maps on flooding in the area (65302(g)(2)(A)), goals to protect new development against flooding (65302(g)(2)(B)), and implementation measures to achieve the stated goals (65302(g)(2)(C)).

The City of Fresno Flood Plain Ordinance incorporates by reference flood hazard zones established by the Federal Emergency Management Agency (FEMA), Federal Insurance Rate Maps completed for Fresno County, and other maps as are needed to review flood risk (FMC 11-607). The Flood Plain Ordinance protects against risk to new and existing development by requiring any building proposed within a special flood hazard area to obtain a building permit and provide information specifically related to flood risk (11-613). The permit is reviewed by the Building Official, whom has been designated as the Flood Plain Administrator, to ensure that the project will be reasonably safe from flooding and will not adversely increase flood risk elsewhere. (11-614, 11-616). The Ordinance also includes specific development and construction standards to minimize flood risk (11-623 to 11-636). This permit review process and the applicable standards help to implement the goals found within the Flood Plain Ordinance Statement of Purpose (11-603) and also serve to both implement and complement the Goals, Objectives, and Implementing Policies found within this General Plan.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, TO AUTHORIZE THE DIRECTOR OF THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT TO UPDATE THE TEXT, TABLES, AND EXHIBITS CONTAINED IN THE 2015-2023 HOUSING ELEMENT TO REFLECT THE FINAL ACTION TAKEN BY COUNCIL TO THE EXTENT SUCH UPDATES ARE NECESSARY TO MAINTAIN CONSISTENCY AND TO CORRECT TYPOGRAPHICAL ERRORS

WHEREAS, the City of Fresno ("City") has prepared a comprehensive update to Chapter 11 of the Fresno General Plan which resulted in the preparation of the 2015-2023 Housing Element, and which was brought forward as Plan Amendment Application A-16-001; and

WHEREAS, on March 30, 2016, the Planning Commission of the City of Fresno considered Plan Amendment Application A-16-001 and the related environmental assessment and recommended approval of the same to the Council of the City of Fresno; and

WHEREAS, on April 21, 2016, the Council of the City of Fresno heard staff presentations and public comment regarding the 2015-2023 Housing Element and the related environmental assessment; and

WHEREAS, on April 21, 2016, the Council of the City of Fresno approved Plan Amendment Application A-16-001; and

WHEREAS, changes to the text of the 2015-2023 Housing Element as a result of Council action must be included in the text of the 2015-2023 Housing Element in order to ensure clarity.

1 of 3

Date Adopted:

Date Approved:

Effective Date:

City Attorney Approval: tlc

Resolution No.



NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno as follows:

1. The Director of the Development and Resource Management Department (“Director”), or designee, is hereby authorized to update the text, tables, and exhibits contained in the 2015-2023 Housing Element in order to reflect Council action.

2. The Director is further authorized to update the text, tables, and exhibits contained in the 2015-2023 Housing Element in order to correct typographical or clerical errors that are identified after adoption.

\* \* \* \* \*

STATE OF CALIFORNIA )  
COUNTY OF FRESNO ) ss.  
CITY OF FRESNO )

I, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

AYES :  
NOES :  
ABSENT :  
ABSTAIN :

Mayor Approval: \_\_\_\_\_, 2016  
Mayor Approval/No Return: \_\_\_\_\_, 2016  
Mayor Veto: \_\_\_\_\_, 2016  
Council Override Vote: \_\_\_\_\_, 2016

YVONNE SPENCE, CMC  
City Clerk

By: \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:  
DOUGLAS T. SLOAN  
City Attorney

By: \_\_\_\_\_  
Talia Kolluri-Barbick [Date]  
Senior Deputy City Attorney

TKB:jd [71140jd/tkb] 04-13-16