

CITY OF FRESNO

HOUSING ELEMENT UPDATE 2015-2023



February 2017 Workshops

Goals for Workshop

- Provide a brief **overview** of Housing Elements
- Provide an update on Housing Element **Amendment**
- Summarize **public participation** process
- Summarize **comments, responses**, and proposed **revisions**
- Describe **Next Steps**

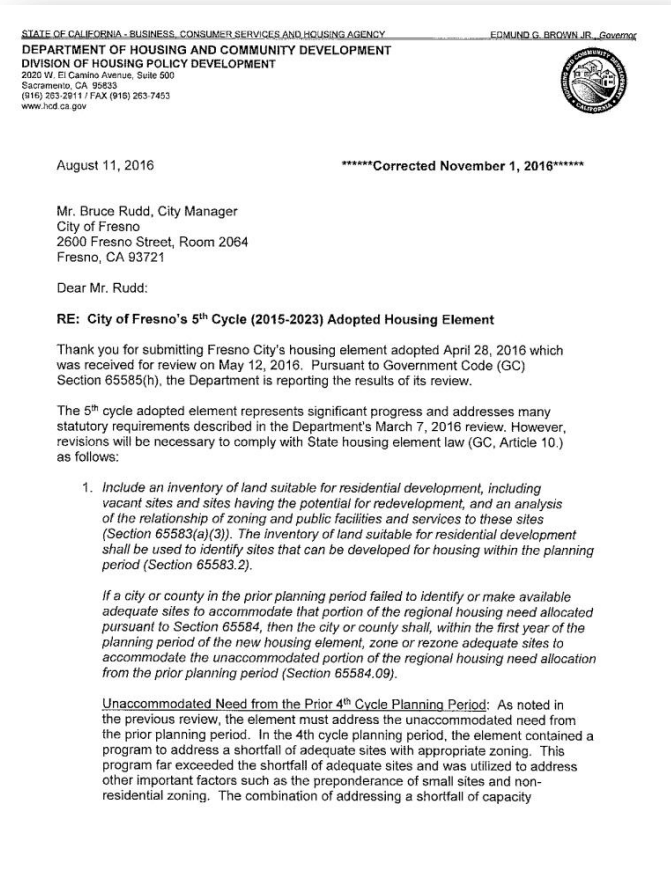


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WHAT IS A HOUSING ELEMENT?

Housing Element Facts

- State-mandated planning document for housing
 - 1 of 7 state-required elements of the Comprehensive Plan
- Only General Plan element that requires review and “certification” by a State agency - California Department of Housing & Community Development (HCD)



Housing Element Purpose

- Encourage development of a **variety** of housing opportunities
- Provide housing opportunities for persons of **lower and moderate incomes**
- Address the **quality** of existing housing
- Minimize **governmental constraints**
- Promote **equal housing opportunity** for all residents

Housing Element Content

Constraints to Housing Development

- Governmental
- Market
- Environmental

Resources and Sites Inventory

- Sites for all Income Levels
- Administrative Resources
- Financial Resources

Housing Plan 2015-2023

Needs Assessment

- Demographic Trends
- Housing Market Trends
- Special Needs Groups

Progress toward Implementing Previous Housing Element

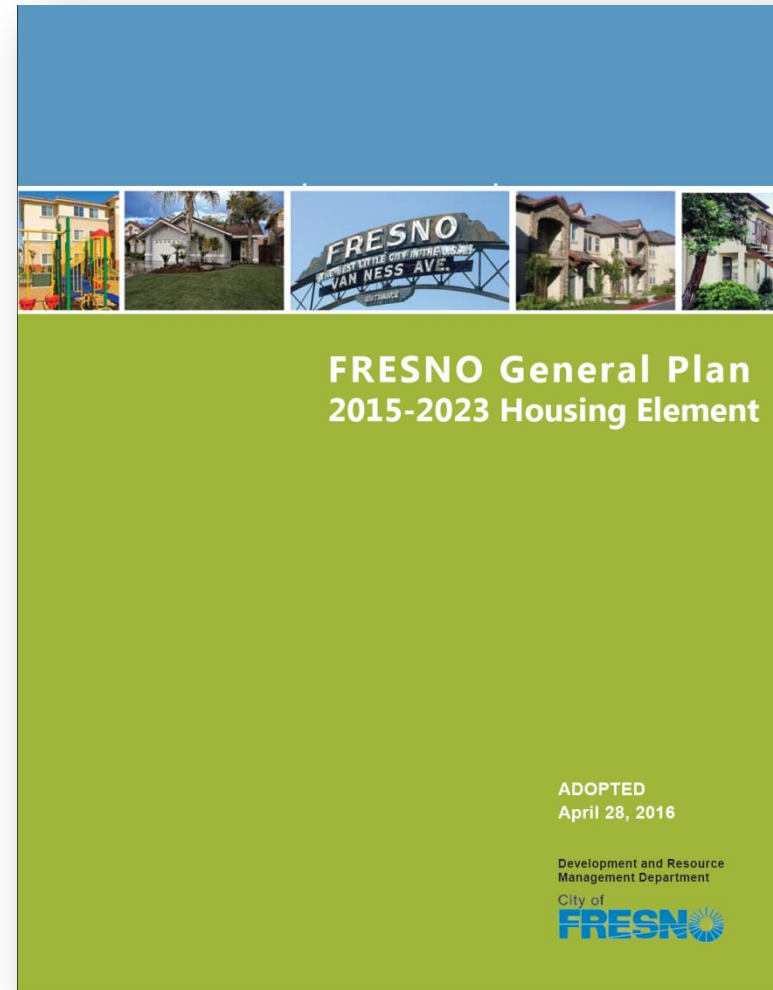
What is Affordable Housing?

- Affordable housing: housing that costs no more than 30% of the annual income of the occupants
- Cost burden: Monthly housing costs (including utilities) exceeding 30% of monthly income
- Cost burden in the City of Fresno:
 - 45% of all households
 - 37% of owner households
 - 54% of renter households



Housing Element Status

- The City of Fresno adopted its 2015-2023 Housing Element on April 28, 2016





**WHY IS THE CITY AMENDING ITS
HOUSING ELEMENT?**

Certification

- The California Department of Housing and Community Development recommended revisions to the City's adopted housing element prior to certification

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY
EDMUND G. BROWN JR., Governor
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



August 11, 2016

*****Corrected November 1, 2016*****

Mr. Bruce Rudd, City Manager
City of Fresno
2600 Fresno Street, Room 2064
Fresno, CA 93721

Dear Mr. Rudd:

RE: City of Fresno's 5th Cycle (2015-2023) Adopted Housing Element

Thank you for submitting Fresno City's housing element adopted April 28, 2016 which was received for review on May 12, 2016. Pursuant to Government Code (GC) Section 65585(h), the Department is reporting the results of its review.

The 5th cycle adopted element represents significant progress and addresses many statutory requirements described in the Department's March 7, 2016 review. However, revisions will be necessary to comply with State housing element law (GC, Article 10.) as follows:

1. *Include an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3)). The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (Section 65583.2).*

If a city or county in the prior planning period failed to identify or make available adequate sites to accommodate that portion of the regional housing need allocated pursuant to Section 65584, then the city or county shall, within the first year of the planning period of the new housing element, zone or rezone adequate sites to accommodate the unaccommodated portion of the regional housing need allocation from the prior planning period (Section 65584.09).

Unaccommodated Need from the Prior 4th Cycle Planning Period: As noted in the previous review, the element must address the unaccommodated need from the prior planning period. In the 4th cycle planning period, the element contained a program to address a shortfall of adequate sites with appropriate zoning. This program far exceeded the shortfall of adequate sites and was utilized to address other important factors such as the preponderance of small sites and non-residential zoning. The combination of addressing a shortfall of capacity

RECOMMENDATIONS FROM THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

1. Adequate Sites for Housing (Program 1)
2. Mobile Home Park Conservation (Program 10A)
3. Equitable Communities (Program 27)



PUBLIC PARTICIPATION PROCESS

Workshops

- 2 workshops and 1 stakeholder meeting in December; 2 workshops in February
- Multilingual notices published in newspapers
- Trilingual flyers to 8 schools
- Email to mailing list of 500 stakeholders
- Announced on Hmong Radio and Radio Bilingue
- Posted on city's webpage and social media page
- All documents in Libraries



CITY SEEKS INPUT ON HOUSING PLAN CHANGES

The City of Fresno is beginning the process of amending its adopted housing element to incorporate changes in 3 areas:

- Mobile Home Park Conservation Program
- Equitable Communities Program
- Housing Need from Prior Housing Element Cycle (2008-2015)

If you have ideas on these topics, you can provide input in the following ways:

- Email comments to housingelement@fresno.gov
- Send written comments to the Development and Resource Management Department, Long Range Planning Division, Fresno City Hall, Rm. 3065, 2600 Fresno Street, Fresno, CA 93721
- Attend one of the upcoming workshops:

Neighborhood Workshop: December 6, 2016, 6:30 p.m.
Cooper Academy Middle School
2277 W. Bellaire Way, Fresno, CA 93705

Stakeholder Workshop: December 14, 2016, 5:00 p.m.
Housing and Community Development Commission
Fresno City Hall
2600 Fresno Street, Room 2165, Fresno, CA 93721

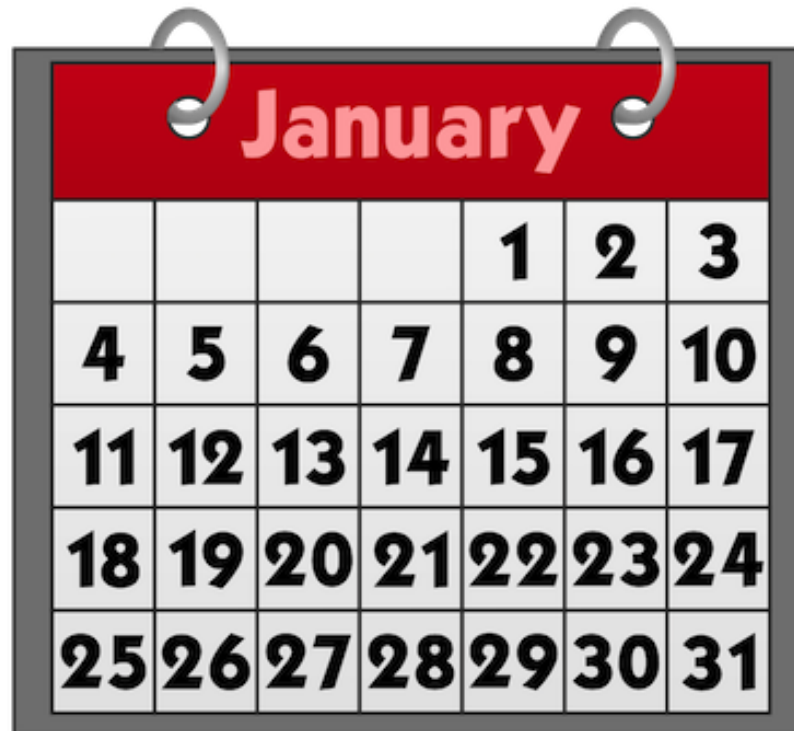
Neighborhood Workshop: December 15, 2016, 6:00 p.m.
Wesley United Methodist Church
1343 E. Barstow Ave, Room 4, Fresno, CA 93710

More information is available at www.fresno.gov/housingelement or by calling Sophia Pagoulatos at (559) 621-8062.

The City of Fresno's goal is to comply with the Americans with Disabilities Act (ADA) in all respects. The meeting room is physically accessible. If, as an attendee or participant at the meeting, you need additional accommodations such as interpreters, signers, assistive listening devices or the services of a translator, please contact the

30-day Public Review Period

December 13, 2016 – January 13,
2017





COMMENTS, RESPONSES AND PROPOSED REVISIONS

Comments

Comment Summary

Commenters

- Received 3 comment letters (one signed by 27 residents)
- 23 verbal comments from 10 residents at workshops/stakeholder meeting

Comments

- Total 68 comments received

Major Themes

- Public participation process
- Land for Housing/inventory
 - Site Size
 - Site Distribution
 - Site Capacity
 - Displacement
- Mobile Home Park Conservation
- Equitable Communities

Responses / Revisions

Response Summary

Responses

- Total 68 comments received
- 11 were beyond the scope of the Housing Element but will be forwarded to the appropriate department or agency for consideration
- The remaining 57 comments are addressed in the matrix

Revisions

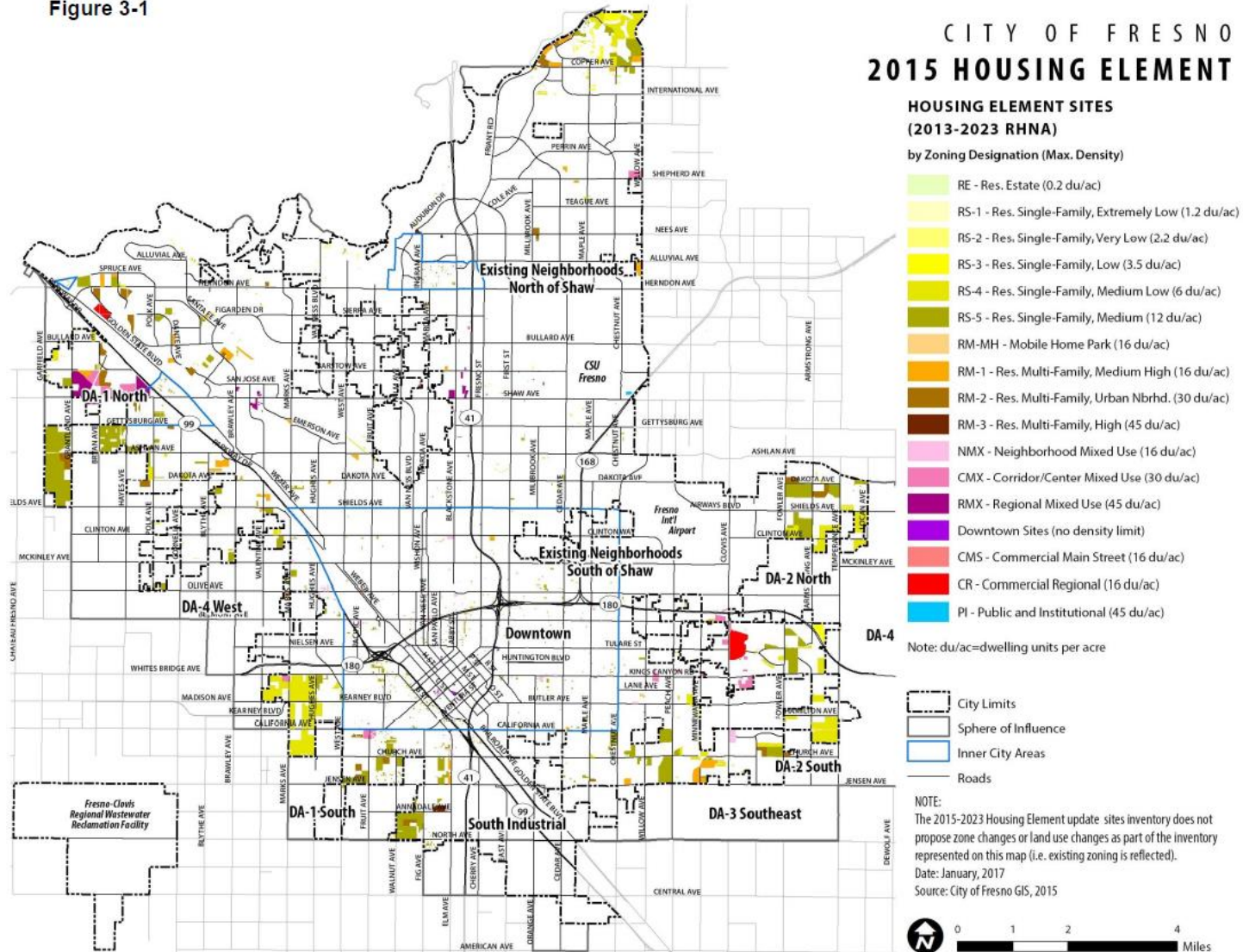
- Ch. 1: Additional outreach
- Ch 3: Land for Housing
- Ch 6: Various programs updated to reflect:
 - Added sites
 - Additional outreach
 - Mobile Home Park Conservation
 - Downtown Displacement Task Force
 - Equitable Communities objectives

Chapter 3: Land for Housing

Regional Housing Needs Allocation for Current Housing Element (2015-2023)

Sites Inventory	Low Income 30+ du/ac	Mod Income 16-30 du/ac	Above Mod < 16 du/ac	Totals
Actual unit capacity	15,648	5,716	13,619	34,983
Required RHNA	8,873	3,487	10,887	23,247
Surplus	+6,775	+2,229	+2732	11,736

Figure 3-1



Additional Housing Need from Prior Housing Element (2008-2015) “Rollover”

- Land capacity for 6,476 dwelling units that meet the following requirements:
 - 16 units per project (minimum);
 - Minimum density of 20 units per acre;
 - By-Right Approval
 - Zoned Residential or Mixed Use (meeting specified criteria)
- Credits for units already constructed: 1,816
- Remaining Rollover: 4,659

Additional Housing Need from Prior Housing Element (2008-2015) “Rollover”

Sites Inventory	Low Income 30+ du/ac	Mod Income 16-30 du/ac	Above Mod < 16 du/ac	Totals
Actual unit capacity	5,491	11	39	5,541
Required RHNA	4,659	-0-	-0-	4,659
Surplus	+832			+832

CITY OF FRESNO 2015 HOUSING ELEMENT

HOUSING ELEMENT SITES (2008-2013 RHNA)

by Zoning Designation

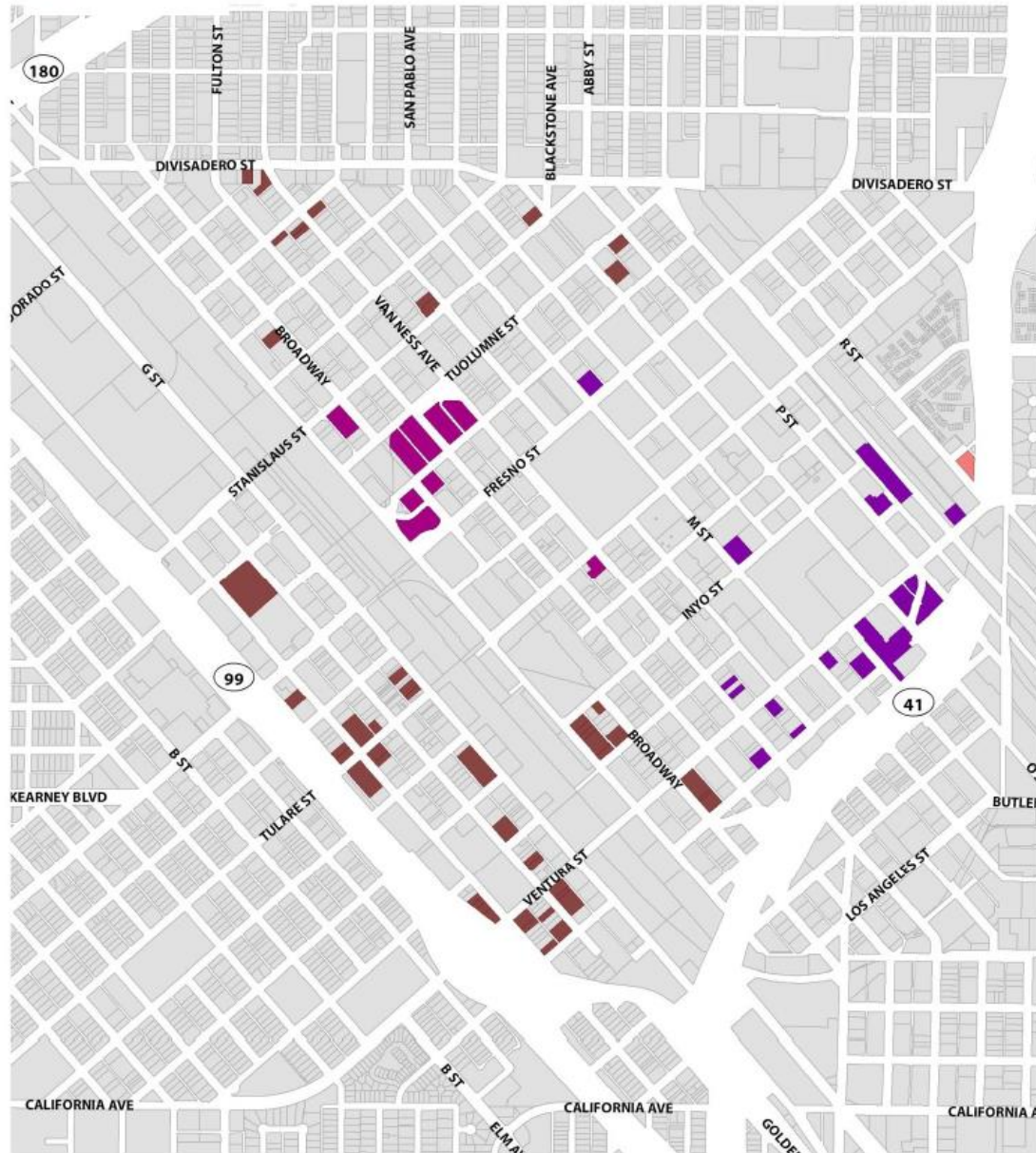
- Downtown Core (DTC)
- Downtown General (DTG)
- Downtown Neighborhood (DTN)
- DTN - Apartment House Overlay (DTN-AH)

NOTE:

The 2015-2023 Housing Element update sites inventory does not propose zone changes or land use changes as part of the inventory represented on this map (i.e. existing zoning is reflected).

Date: January, 2017

Source: City of Fresno GIS, 2015



Housing Sites Inventories



- Can condition approvals to require infrastructure
- No minimum project size
- No restrictions on mixed use
- Various densities



- No conditions allowed
- Minimum project size
- Restrictions on mixed use
- 20 units per acre min density

CITY OF FRESNO
2015 HOUSING ELEMENT



Chapter 6: Housing Plan
27 Total Programs,
10 have been revised

2. Residential Densities on Identified Sites

- Tracking of site inventories
- Maintaining capacity
- Applicant responsibility to submit plan amendment in order to maintain capacity

3. Annual Reporting

- Requires annual reporting of housing element status, program objectives
- Revisions require multilingual outreach and broader noticing

10A. Mobile Home Parks

- Annual outreach to mobile home residents
- Housing needs assessment
- Identification of local, state, federal & private resources available
- Provide mobile home park map and list of organizations that provide support/resources to mobile home parks

10B. Housing Choice Vouchers

- Provide information about housing choice vouchers to developments in high opportunity areas
- To target these areas, use criteria such as high-performing schools, income, proximity to jobs and transit

12B. Downtown Displacement Prevention

- Convene a Displacement Task Force
- Annually gather data on lease rates, vacancy rates, rent burden, rental rates and if applicable, displacement
- Identify a set of actions that give displaced persons or businesses the opportunity to remain in the downtown
- Seek funding for mixed income and affordable housing; work with owners of affordable housing to ensure long term affordability
- Create and maintain a webpage with relevant information

16. Large and Small Lot Development

- Streamlined processing of requests for lot consolidation and lot splitting.

20. Comprehensive Code Enforcement

- Includes consideration of a residential rental inspection program

27. Equitable Communities

- Track City infrastructure projects and ensure deficiencies are addressed in high need areas.
- Consider a residential rental inspection program
- Assess the interaction between transportation network and affordable housing sites to identify barriers to employment access
- Continue to actively seek resources for disadvantaged communities throughout the City
- Facilitate and streamline owner-initiated zoning and general plan land use amendments that expand affordable housing opportunities outside of low and moderate income areas



NEXT STEPS

Next Steps

- Hold workshop at the Housing & Community Development Commission
 - February 8
- Receive HCDs comments (60 days)
- Present Housing Element for Planning Commission and City Council Consideration in Spring of 2017

Webpage:

www.fresno.gov/housingelement

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