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Agenda Item: ID17-492 (5:00 P.M.)

2017 APR 10 AM 11 53

Date: 4/13/17

CITY CLERK, FRESNO

FRESNO CITY COUNCIL



Supplemental Information Packet

Agenda Related Item(s) – ID17-492 (5:00 P.M.)

Contents of Supplement: 1. Final Revisions to the Housing Element; 2. Certification Letter from HCD; and 3. Revised Council Resolution

Agenda Item Title

Hearing to consider Plan Amendment Application No. A-17-001 and related environmental findings for the Housing Element Amendment, filed by the Development and Resource Management Department Director pertaining to the following:

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available for public inspection in the City Clerk's Office, 2600 Fresno Street, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2)). In addition, Supplemental Packets are available for public review at the City Council meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available on-line on the City Clerk's website.

Americans with Disabilities Act (ADA):

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, sign language interpreters, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650. Please keep the doorways, aisles and wheelchair seating areas open and accessible. If you need assistance with seating because of a disability, please see Security.

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2017 APR 10 AM 11 53
Development and Resource Management Department

2600 Fresno Street, Third Floor
Fresno, California 93721-3604
(559) 621-8277 FAX (559) 498-1012

Jennifer K. Clark, AICP, Director
CITY CLERK, FRESNO CA

TO: FRESNO CITY COUNCIL
FROM: DANIEL ZACK, AICP, ASSISTANT DIRECTOR
RE: **ITEM #17-492: SUPPLEMENT TO STAFF REPORT**
DATE: APRIL 10, 2017

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

1. Final Revisions to the Housing Element;
2. Certification Letter from HCD
3. Revised Council Resolution

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	<p>Revise the 3rd bullet as follows:</p> <ul style="list-style-type: none"> 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. <p>Revise the Timeframe/Objective as follows:</p> <ul style="list-style-type: none"> ... 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	<p>Revise the Timeframe/Objective as follows:</p> <ul style="list-style-type: none"> ... 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	<p>Revise the 2nd bullet as follows:</p> <ul style="list-style-type: none"> 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. <p>Revise the 6th bullet as follows:</p> <ul style="list-style-type: none"> Assess the interaction between

			<p>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.</p> <p>Revise 7th bullet as follows:</p> <ul style="list-style-type: none">• 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**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



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

Ms. Jennifer K. Clark, Director

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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,



Jennifer Seeger
Assistant Deputy Director

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, TO ADOPT PLAN AMENDMENT APPLICATION NO. A-17-001, AMENDING THE TEXT OF CHAPTER 11 OF THE FRESNO GENERAL PLAN TO INCORPORATE THE HOUSING ELEMENT AMENDMENT, INCLUDING ALL TEXT, POLICIES, MAPS, TABLES, AND EXHIBITS CONTAINED IN THE FRESNO HOUSING ELEMENT AMENDMENT REVISED PUBLIC REVIEW DRAFT DOCUMENT DATED MARCH 2017.

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; and

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; and

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; and

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

WHEREAS, after a robust and diligent public engagement process, on April 28, 2016, the City Council adopted the 2015-2023 Housing Element, which included an

1 of 6

Date Adopted:

Date Approved:

Effective Date:

City Attorney Approval: jk

Resolution No. _____

amendment to Chapter 11 of the Fresno General Plan as well as related amendments to Chapters 3 and 9 of the Fresno General Plan; and

WHEREAS, the California Department of Housing and Community Development (HCD) is required to review the City's Housing Element pursuant to Government Code Section 65585 and to issue a determination as to whether or not HCD finds the Housing Element substantially complies with the requirements of the Government Code, commonly referred to as a "certification letter"; and

WHEREAS, HCD reviewed the 2015-2023 Housing Element and provided the City with comments in a letter dated August 11, 2016, and updated on November 1, 2016; and

WHEREAS, HCD recognized the 2015-2023 Housing Element addressed many of the statutory requirements of the Government Code; and

WHEREAS, HCD recommended certain revisions be made to the 2015-2023 Housing Element before issuing a certification letter; and

WHEREAS, the City carefully considered the guidance in HCD's comment letter and worked with MIG, Inc., pursuant to an existing agreement entered into on September 15, 2015, to prepare an amendment to the 2015-2023 Housing Element; and

WHEREAS, neighborhood workshops were held on December 6, and December 15, 2016, and a stakeholder workshop was held on December 14, 2016, in order to obtain public input on the draft amendment and inform the public of the work in progress; and

WHEREAS, the draft amendment, which included changes to Chapters 1, 3, and 6 of the 2015-2023 Housing Element to amend narrative, various programs, and the sites inventory, was made available for a thirty day public review period from December 13, 2016, through January 13, 2017; and

WHEREAS, over sixty comments were received on the draft amendment, which were carefully considered by the City; and

WHEREAS, following careful consideration of all public comments, the City prepared revisions to the draft amendment and presented those revisions to the public along with a detailed list of all comments and their corresponding responses at public workshops held on February 1, and February 8, 2017; and

WHEREAS, the public workshops in December and February were advertised through a multi-lingual and broad reaching campaign, which included trilingual notices in the Fresno Bee, Spanish language notices in Vida en el Valle, radio advertising on Hmong Radio, and Radio Bilingue, flyer distribution at eight public schools, posting in public libraries, direct e-mails to over 500 housing advocates and interested parties, and notices posted to the City's social media page; and

WHEREAS, the City has worked closely with HCD throughout the entire process in order to satisfy the requirements of the Government Code; and

WHEREAS, the City made final revisions to the draft amendment and submitted the March 2017 Revised Public Review Draft of the 2015-2023 Housing Element Amendment to HCD for their review on March 29, 2017; and

WHEREAS, on April 7, 2017, HCD completed its review of the draft amendment and issued a determination that it complies with the requirements of the Government Code; and

WHEREAS, on April 10, 2017, at a special meeting, the Planning Commission held a public hearing to consider Plan Amendment Application No. A-17-001, including the March 2017 Revised Public Review Draft of the 2015-2023 Housing Element Amendment, received testimony and other information, deliberated, and recommended approval of Plan Amendment Application No. A-17-001 and related environmental assessment by a X-X vote as evidenced in Planning Commission Resolution No. XXXXX; and

WHEREAS, on April 13, 2017, the City Council held a public hearing to consider Plan Amendment Application No. A-17-001, including the March 2017 Revised Public Review Draft of the 2015-2023 Housing Element Amendment, 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 City Council finds in accordance with its own independent judgment that Environmental Assessment No. A-17-001, an Addendum to Final Master Environmental Impact Report SCH No. 2012111015 (MEIR), certified by the City Council on December 18, 2014, for the Fresno General Plan and Development Code, and to Program Environmental Impact Report SCH No. 2012041009 (PEIR) certified by

the City Council on October 20, 2016, for the Downtown Neighborhoods Community Plan, the Fulton Corridor Specific Plan, and the Downtown Development Code pursuant to California Environmental Quality Act Guidelines Sections 15162 and 15164 is appropriate.

3. The City Council finds the March 2017 Revised Public Review Draft of the 2015-2023 Housing Element Amendment has been prepared in accordance with the provisions of Government Code Sections 65580 – 65589.8.

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

5. The City Council hereby adopts Plan Amendment Application No. A-17-001 including all text, policies, maps, tables, and exhibits as contained in the March 2017 Revised Public Review Draft of the 2015-2023 Housing Element Amendment (incorporated by reference).

6. The City Council hereby adopts updated findings under Government Code Section 65863(b) regarding Plan Amendment Application No. A-16-006, related to changes in density which resulted in a net reduction of units in the Lower Income category of the sites inventory by 44 units. Specifically, the City Council finds that the reductions adopted in A-16-006 are consistent with the Fresno General Plan and the 2015-2023 Housing Element, inclusive of this amendment, and that due to the excess capacity in both the sites inventory for the 2008-2013 RHNA and the sites inventory for the 2013-2023 RHNA, the remaining sites identified in the Housing Element are adequate to accommodate the City's share of the regional housing need pursuant to Government Code Section 65584.

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 _____, 2017.

AYES :
NOES :
ABSENT :
ABSTAIN :

YVONNE SPENCE, CMC
City Clerk

By: _____
Deputy

APPROVED AS TO FORM:
DOUGLAS T. SLOAN
City Attorney

By: _____
Talia Kolluri-Barbick Date
Supervising Deputy City Attorney