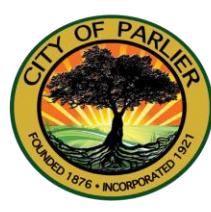




# City of Fresno Housing Element Update

July 20, 2023



F R E S N O C O U N C I L O F G O V E R N M E N T S

# Agenda



Housing Element Overview



Housing Element Outreach



Meeting the RHNA



Assessment of Fair Housing



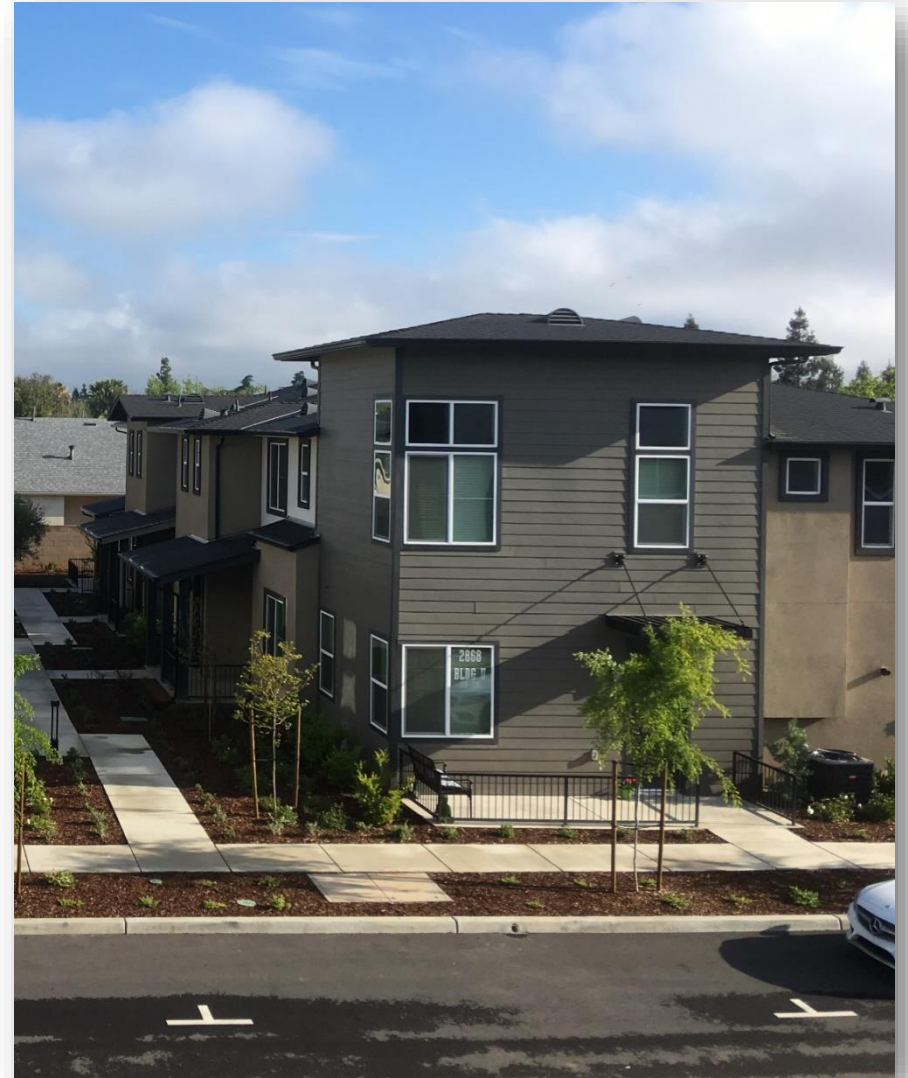
Housing Element Programs



Schedule and Next Steps

# Purpose

- » To provide an overview of the Draft Housing Element and receive input prior to submittal to the State Department of Housing and Community Development (HCD).



# Housing Element Overview



# About the Housing Element



8-year housing plan required by State Law



Considers housing needs of all economic segments of the community



Must show adequate land for housing, with diverse zoning



Must include goals, objectives, and meaningful actions to support safe, decent, and affordable housing for all



Must be certified by the State for compliance with state law

# Housing Element Contents and Organization

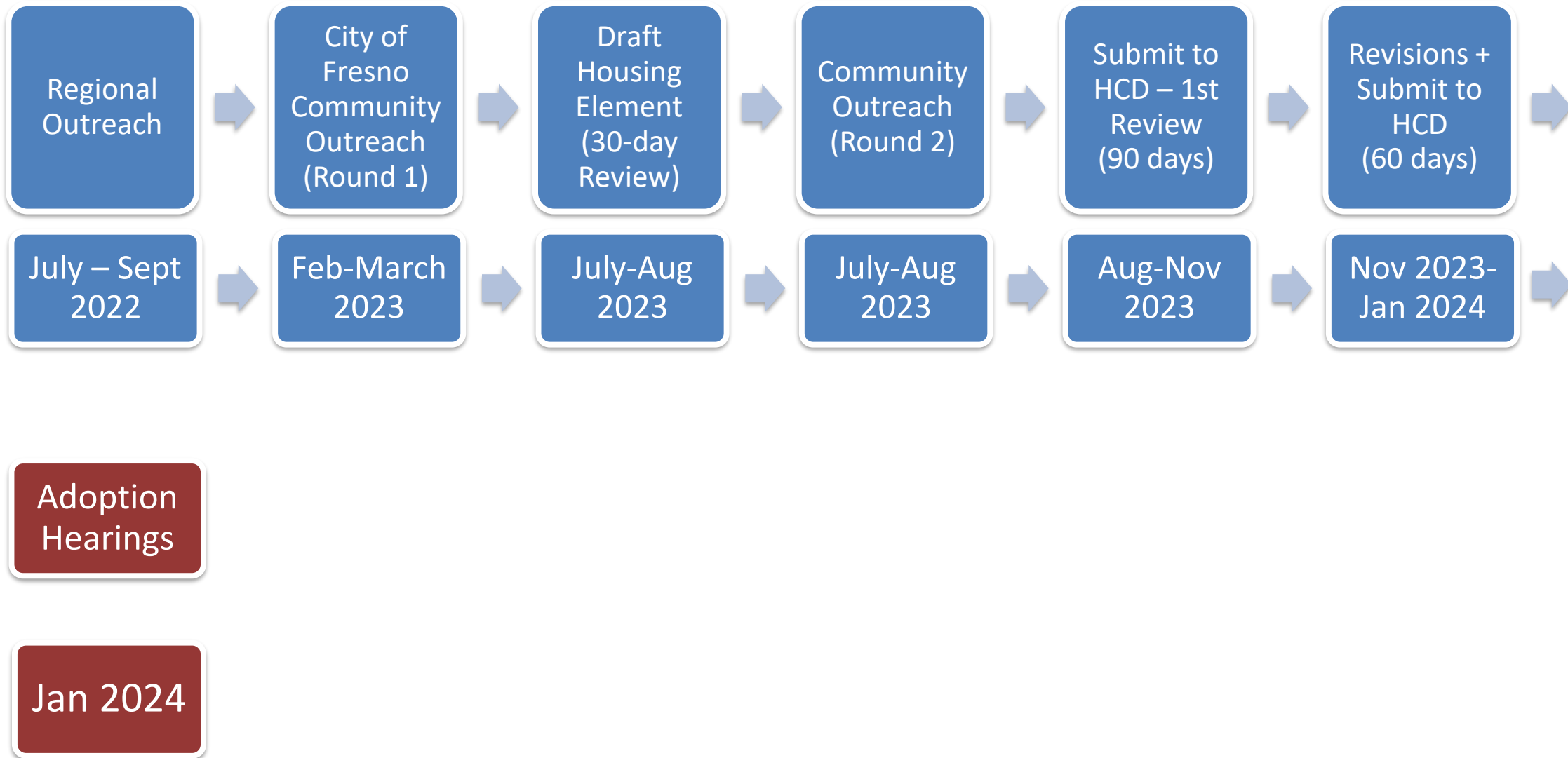
## Regional Housing Element

- Introduction
- Public Outreach & Engagement
- Housing Needs Assessment
- Regional Assessment of Fair Housing
- Opportunities for Residential Development
- Housing Constraints
- Goals & Policies

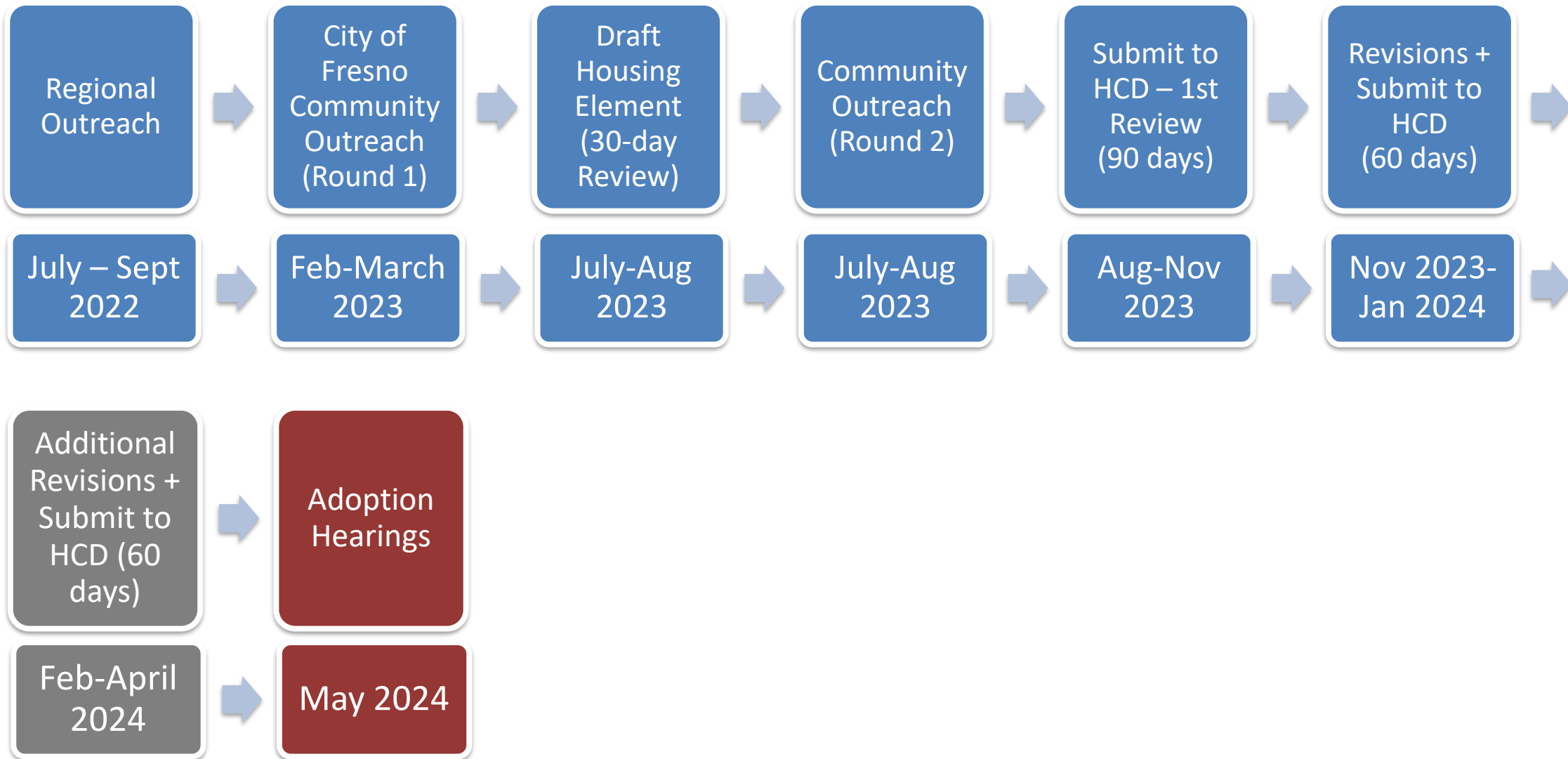
## Local Appendix: 1E

- 1E-0: Summary of Needs and Conditions
- 1E-1: Action Plan
- 1E-2: Sites Inventory
- 1E-3: Local Assessment of Fair Housing
- 1E-4: Constraints
- 1E-5: Review of Past Accomplishments
- 1E-6: Public Outreach & Engagement
- 1E-7: Detailed Sites Inventory Tables

# Project Schedule



# Project Schedule (Alternative)





# Previous Community Engagement

- 15 Community and Stakeholder Workshops
- 10 Stakeholder Consultations
- 2 Regional Focus Groups
- More than 250 participants

» Next Workshop is July 20<sup>th</sup>

## HOUSING ELEMENT UPDATE

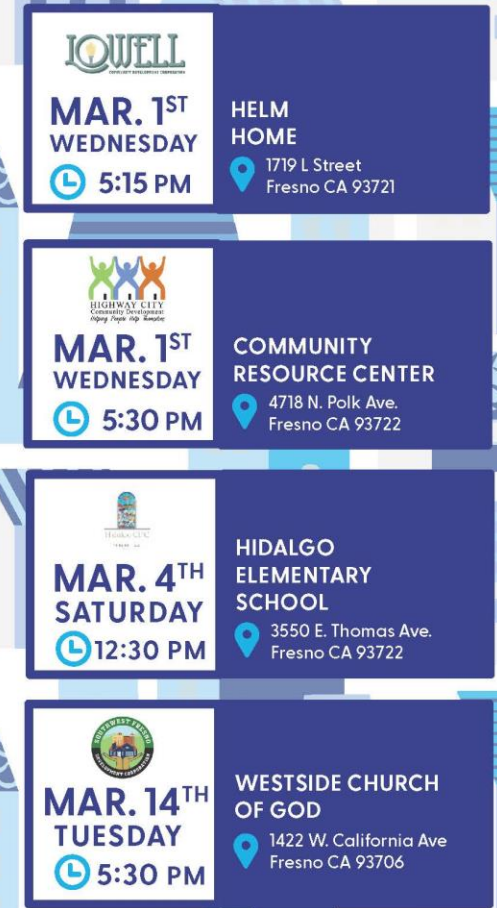
# COMMUNITY WORKSHOPS





The City of Fresno is updating its 8-year housing plan, and we need your input! Please join us at a community workshop to learn about the Housing Element and how you can contribute.

*Food will be provided*

More information about this housing element update can be found here: [www.fresnomjhe.com](http://www.fresnomjhe.com) Fresno's Housing Element update is part of a larger effort lead by the Fresno Council of Governments to update housing elements throughout Fresno County.

Thank you to our community partners who are hosting these workshops:



 <b>MAR. 1<sup>ST</sup></b> WEDNESDAY 🕒 5:15 PM	<b>HELM HOME</b> 📍 1719 L Street Fresno CA 93721
 <b>MAR. 1<sup>ST</sup></b> WEDNESDAY 🕒 5:30 PM	<b>COMMUNITY RESOURCE CENTER</b> 📍 4718 N. Polk Ave. Fresno CA 93722
 <b>MAR. 4<sup>TH</sup></b> SATURDAY 🕒 12:30 PM	<b>HIDALGO ELEMENTARY SCHOOL</b> 📍 3550 E. Thomas Ave. Fresno CA 93722
 <b>MAR. 14<sup>TH</sup></b> TUESDAY 🕒 5:30 PM	<b>WESTSIDE CHURCH OF GOD</b> 📍 1422 W. California Ave Fresno CA 93706

# Upcoming Community Engagement



**Westside Church of God**  
1424 W. California Ave.  
**5:30-7:30p**



**Teague Community Resource Center**  
4718 N. Polk Ave  
**5:30-7:30p**



**El Dorado Park – Paul Caprioglio Community Center**  
5191 N Sixth St.  
**2:00-4:00p**



**Nelson Elementary**  
1336 W. Spruce Ave.  
**5:00-7:00p**



**Hidalgo Neighborhood Resource Room**  
646 N. Bond St.  
**4:30-7:00p**



**Ted C. Willis Community Center**  
770 N. San Pablo Ave.  
**4:30-6:30p**

# Meeting the Regional Housing Needs Allocation (RHNA)



# How is the RHNA Determined

## State Role

The State projects future housing needs at various income levels and allocates units to COGs Statewide



## Regional Role

The COG develops a methodology to evaluate factors for distribution of units to each jurisdiction; methodology approved by HCD

**FCOG RHNA = 58,298 units**



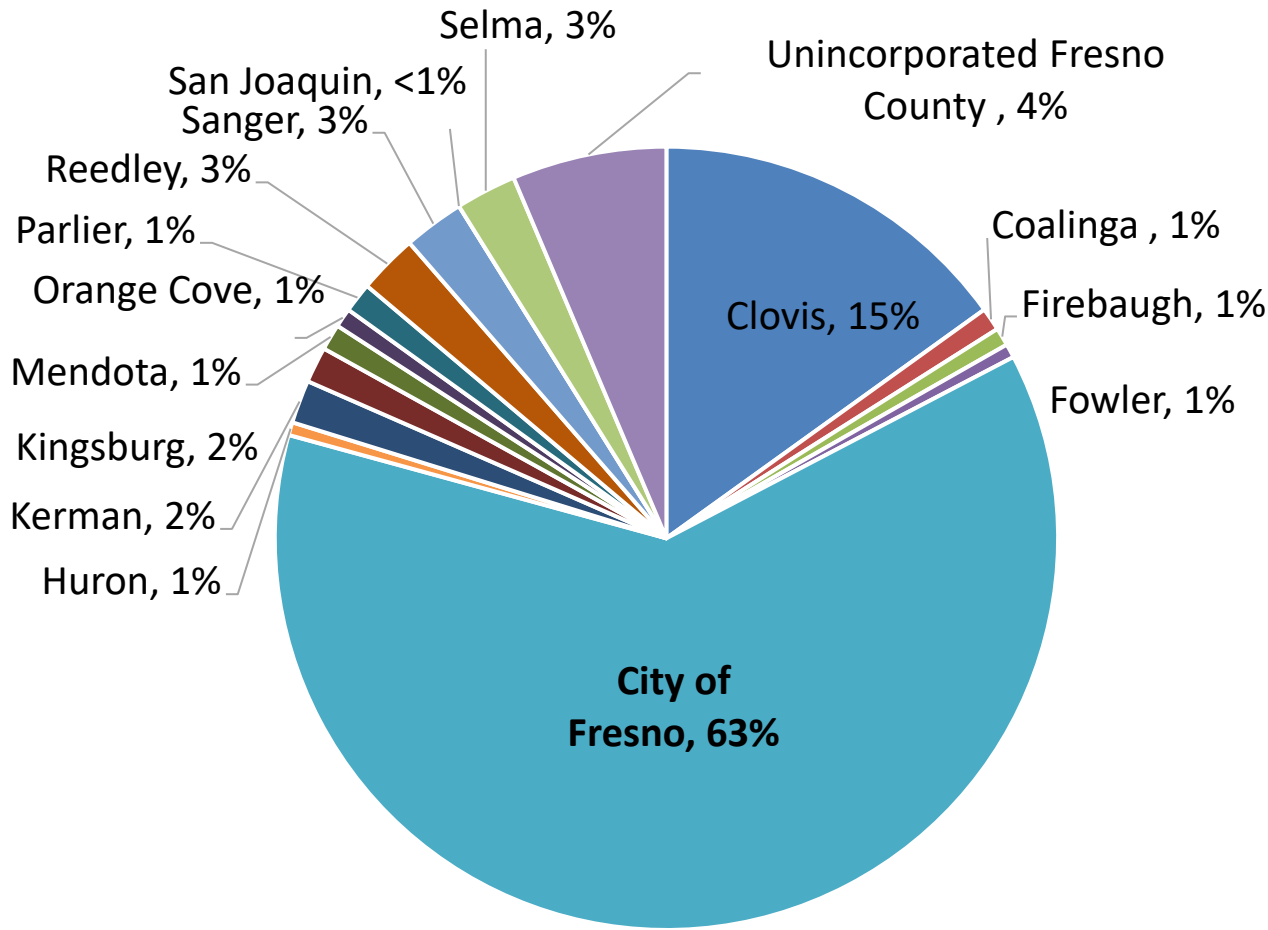
## Local Role

Cities and counties are allocated units. They must then find ways to accommodate – enough land at appropriate densities

**City of Fresno  
RHNA = 36,866 units**



# Fresno COG RHNA



Jurisdiction	RHNA Allocation	RHNA Allocation Percentage
Clovis	8,977	15%
Coalinga	566	1%
Firebaugh	443	1%
Fowler	339	1%
<b>City of Fresno</b>	<b>36,866</b>	<b>63%</b>
Huron	319	1%
Kerman	1,063	2%
Kingsburg	882	2%
Mendota	642	1%
Orange Cove	469	1%
Parlier	733	1%
Reedley	1,463	3%
Sanger	1,494	3%
<b>San Joaquin</b>	<b>200</b>	<b>&lt;1%</b>
Selma	1,492	3%
Unincorporated Fresno County	2,350	4%

# Fresno RHNA by Income Level

Income Level	Income Range*	2015-2023 RHNA (units)	2023-2031 RHNA (units)	Percent Increase
<b>Very Low Income</b> (<50% of AMI)	≤\$38,950	5,666	<b>9,440</b>	67%
<b>Low Income</b> (51-80% of AMI)	\$38,951-\$62,300	3,289	<b>5,884</b>	79%
<b>Moderate Income</b> (81-120% of AMI)	\$62,301 - \$80,300	3,571	<b>5,638</b>	58%
<b>Above Moderate Income</b> (>120% of AMI)	>\$80,300	11,039	<b>15,904</b>	44%
<b>TOTAL</b>		23,565	<b>36,866</b>	56%

Total of **15,324** Lower-Income Units

In comparison:

- City of Clovis RHNA: 8,977
- Fresno County RHNA: 2,350

Fresno County Area Median Income (AMI) = \$80,300\*

\*Based on 2022 HCD Income Limits for a four-person household in Fresno County

# Strategies to meet the 6<sup>th</sup> Cycle RHNA

Starting with sites from the 5<sup>th</sup> cycle element



Focus on sites larger than 0.5 acres and smaller than 10 acres



Look at Vacant and Underutilized sites



Projected Accessory Dwelling Units (ADU)



Consider Pipeline Projects and Specific Plans

# Zoning to Accommodate the RHNA

- » Cities and counties must show adequate land zoned for housing to accommodate the RHNA at each income level
- » Housing Element assumption is **Density = Affordability**
  - Default density standard for lower-income housing is 30 units per acre for metropolitan jurisdictions
  - Recent zoning text amendments expanded capacity for lower-income housing in mixed use zones
  - Large multifamily and mixed-use sites (greater than 10 acres) inventoried as “mixed income”

## Above Moderate-Income Sites

Single family zones

RE

RS-1

RS-2

RS-3

RS-4

RS-5

Single-family residential subdivisions

## Moderate Income-Sites

Multifamily zones (less than 30 units/acre)

RM-1

RM-MH

Approved Market-Rate Multifamily

## Lower-Income Sites

Multifamily and Mixed-Use zones (greater than 30 units/acre)

RM-2

RM-3

DTC

DTG

DTN

NMX

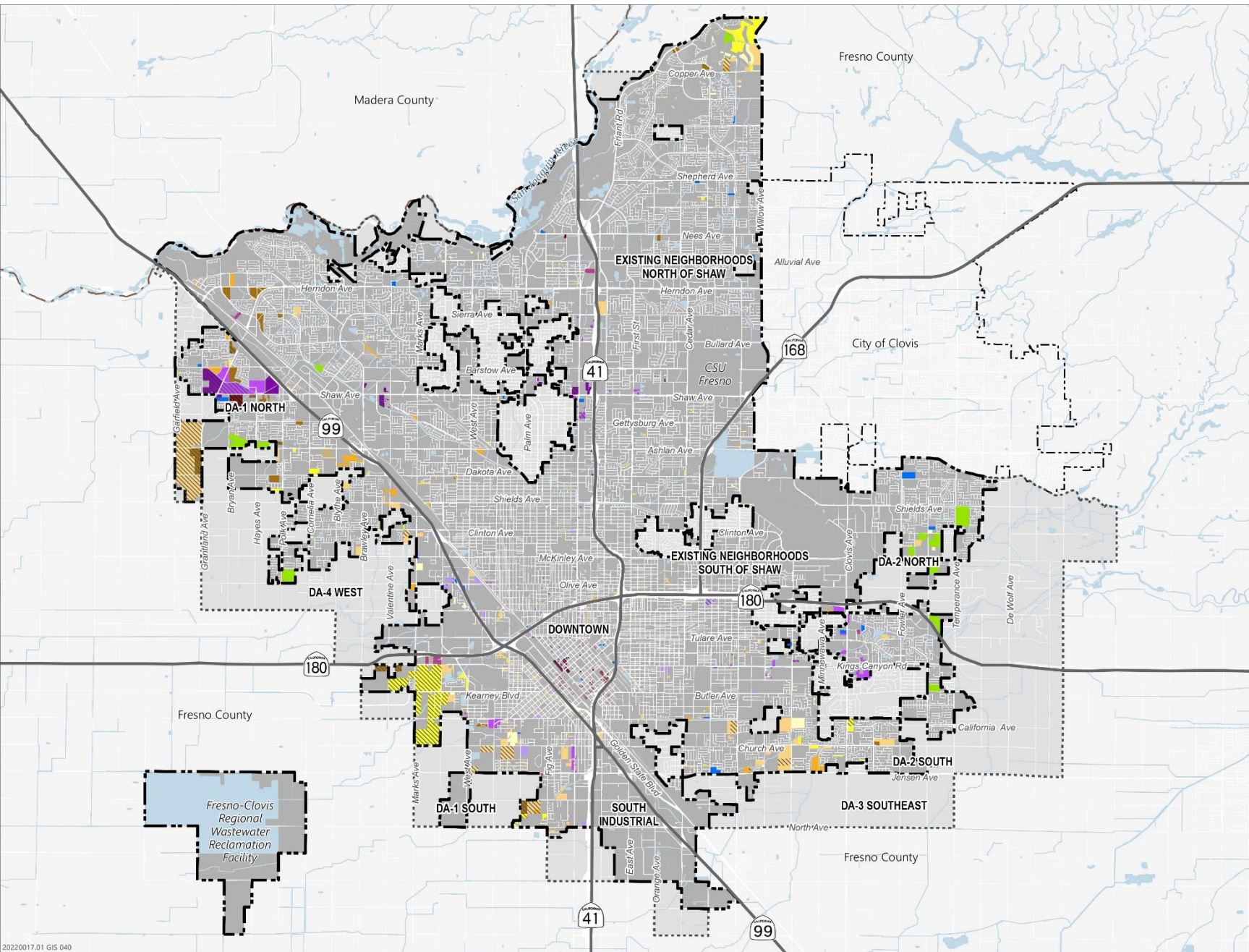
CMX

RMX

CMS

CR





- City Limits
- - - Sphere of Influence
- Water Bodies
- Vacant and Underutilized Sites**
- Vacant Land with Final Subdivision Maps Under Construction
- Planned or Approved Projects
- Non-vacant Sites
- Sites by Zoning District**
- DTC - Downtown Core
- DTG - Downtown General
- DTN - Downtown Neighborhood
- DTN-AH - Downtown Neighborhood Apartment House Overlay
- RE - Residential Estate
- RS-1 - Residential Single-Family, Extremely Low Density
- RS-2 - Residential Single-Family, Very Low Density
- RS-3 - Residential Single-Family, Low Density
- RS-4 - Residential Single-Family, Medium Low Density
- RS-5 - Residential Single-Family, Medium Density
- RM-MH - Mobile Home Park
- RM-1 - Residential Multi-Family, Medium High Density
- RM-2 - Residential Multi-Family, Urban Neighborhood
- RM-3 - Residential Multi-Family, High Density
- NMX - Neighborhood Mixed Use
- CMX - Corridor/Center Mixed Use
- RMX - Regional Mixed Use
- CMS - Commercial Main Street
- CR - Commercial Regional



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# RHNA Summary by Income Level

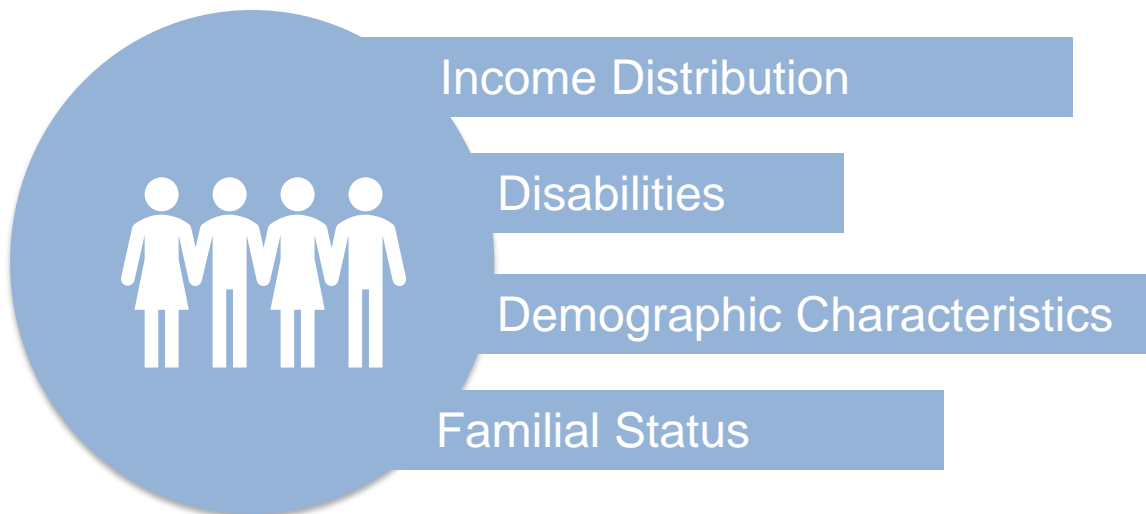
	Very Low- Income	Low- Income	Moderate Income	Above- Moderate	Total Capacity
<b>2023-2031 RHNA</b>	<b>9,440</b>	<b>5,884</b>	<b>5,638</b>	<b>15,904</b>	<b>36,866</b>
Planned or Approved Projects	108 <sup>1</sup>	188	1,625	210	2,131
Vacant Land with Final Subdivision Maps Under Construction	0	0	0	967	967
Vacant Sites		12,129	2,751	10,292	25,173
Underutilized Sites		7,686	1,233	9,108	18,027
Accessory Dwelling Units		28	38	28	94
<b>Total Capacity</b>		<b>20,140</b>	<b>5,647</b>	<b>20,605</b>	<b>46,392</b>
<i>Surplus</i>		<i>4,816</i>	<i>9</i>	<i>4,701</i>	<i>9,526</i>

# Assessment of Fair Housing



# Fair Housing Assessment

## Patterns of Integration & Segregation



## Disproportionate Housing Needs



## Access to Opportunities



## Other Relevant Factors

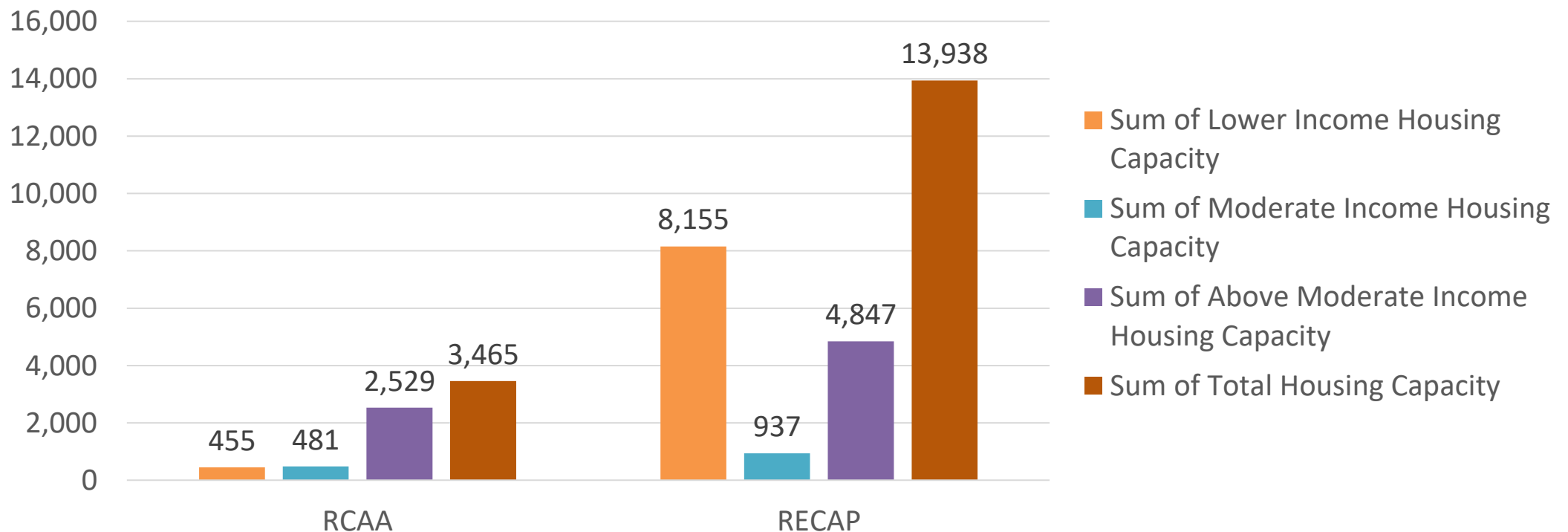


# Fair Housing Findings

## » Concentrated Areas of Race and Income

- Neighborhoods north of Shaw Ave have the highest median incomes
- Concentrated areas of poverty are generally in the core, south, and west neighborhoods
- 40 census tracts in the city currently designated as Racially/Ethnically Concentrated Areas of Poverty (R/ECAPS)
- 17 census tracts are Racially Concentrated Areas of Affluence (RCAAs)

**Sum of Total Housing Capacity by R/ECAP or RCAA**

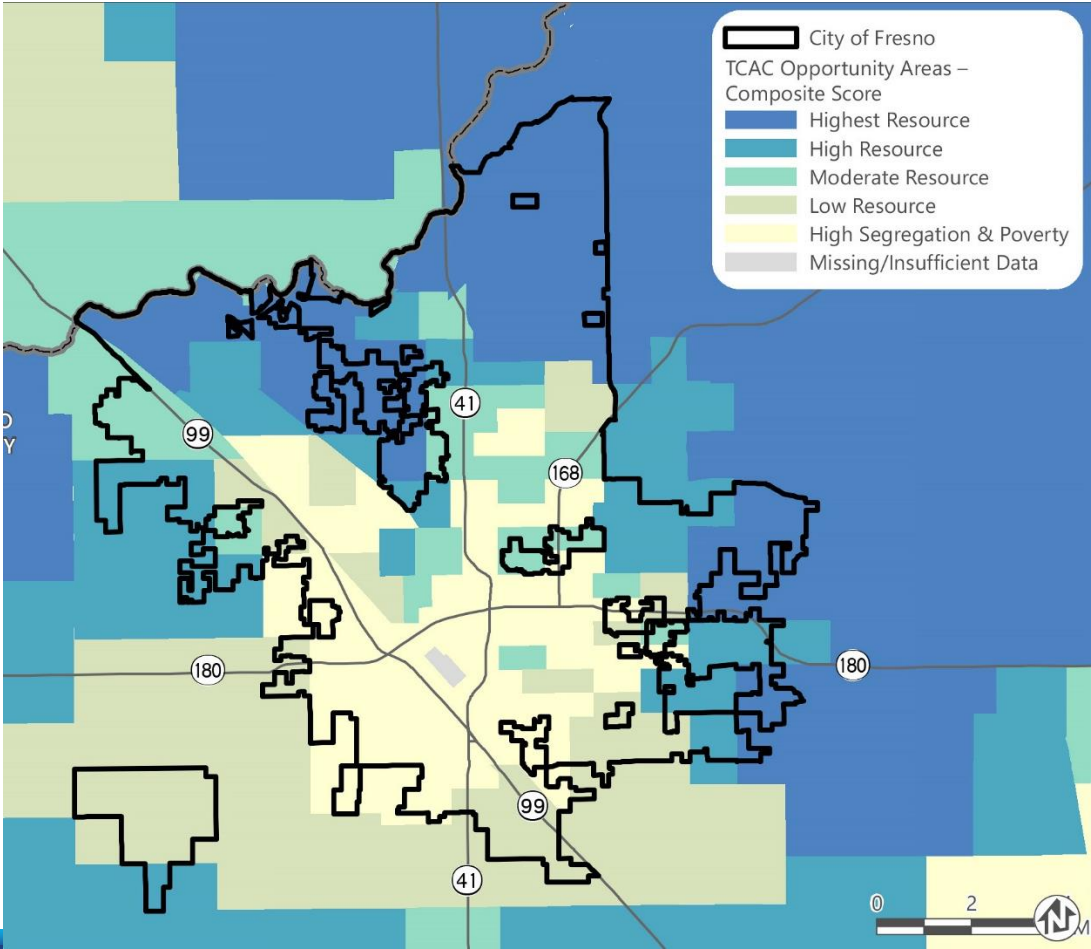
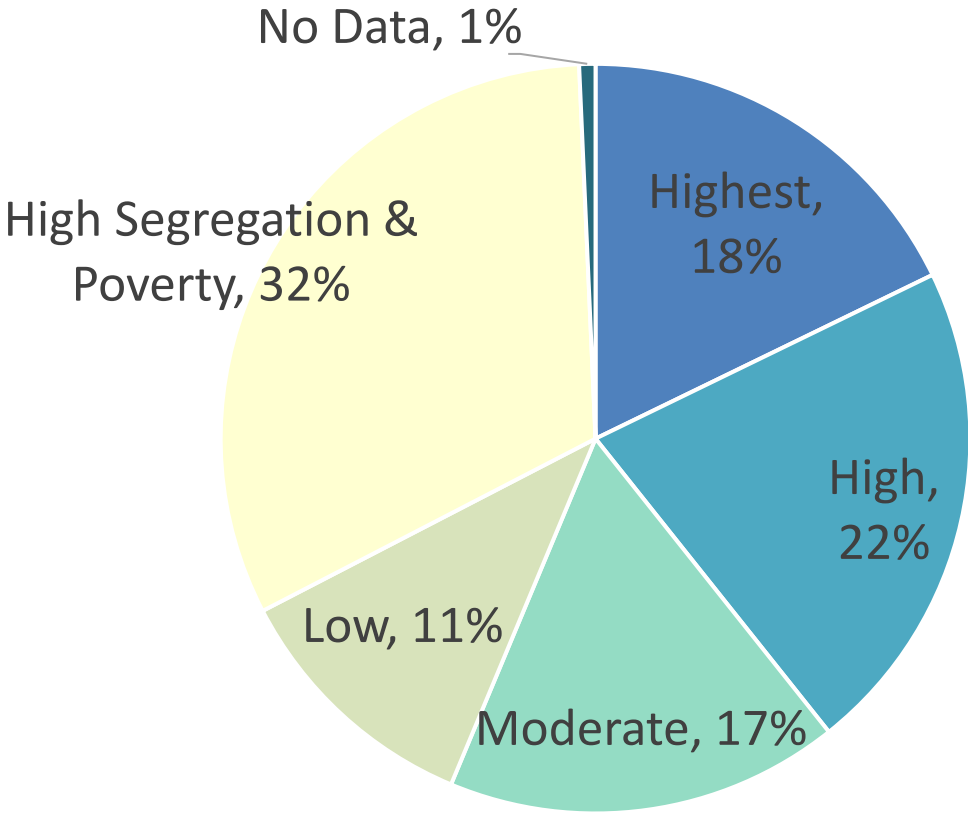


# Fair Housing Findings

## » Unequal access to opportunity and resources

- Past land use and zoning practices favoring outward expansion and resulting in subsequent disinvestment in core south and west neighborhoods
- Less capacity for lower- and moderate-income housing types in high and highest resource areas

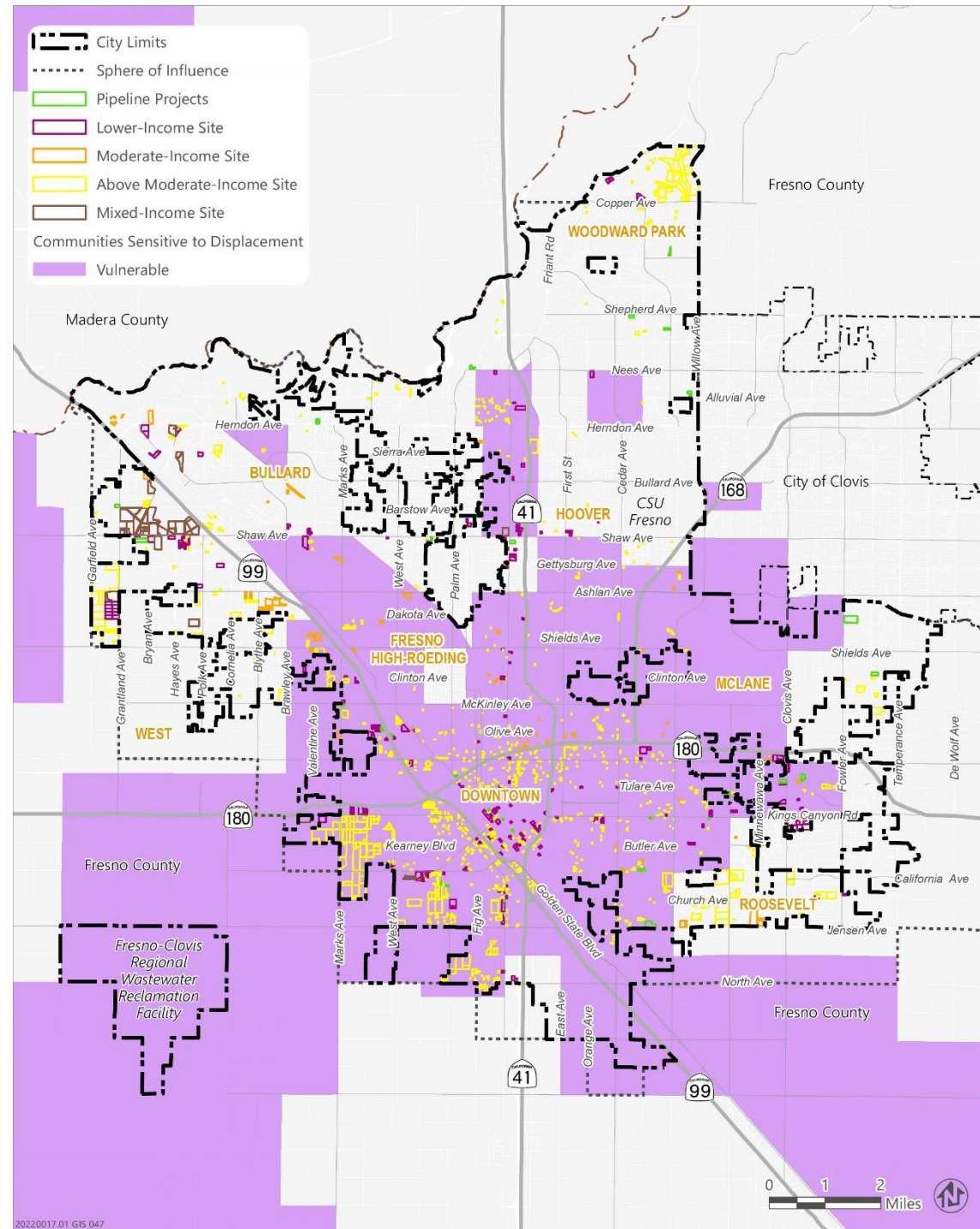
### Opportunity Areas by Census Tract, Fresno



# Fair Housing Findings

## » Disproportionate housing needs

- **77** census tracts in the city that are considered susceptible to displacement risk, making up more than half of the city (**57 percent**)
- Housing Needs
  - Tenant protections to ensure stable housing
  - Deeply affordable housing to match extremely low- and very low-income housing needs
  - Accessible units for persons with disabilities and seniors



# Housing Element Objectives and Programs





# 2023 – 2031 Housing Element

## » The Housing Element includes:

- 7 goals
- 48 policies
- 36 programs

» **Proposed changes to the programs were made as a result changes in State Law and extensive community input/recommendations from local planning reports**



# 2023-2031 Housing Element Goals



# Goal 1 - New Housing Development

**Program 1 - Maintain Adequate Sites**

**Program 2 - Variety of Housing Opportunities in High Resource Areas**

**Program 3 - Encourage and Facilitate Accessory Dwelling Units**

**Program 4 - Streamline Development Review Process**

**Program 5 - Large and Small Lot Development**

**Program 6 – Objective Design Standards**

**Program 7 – Adaptive Reuse**

**Program 8 - Use of Sites in Previous Housing Elements**

**Program 9 – Annual Reporting Program**

# Goal 2 – Affordable Housing

Program 10 - Incentives for Housing Development

**Program 11 – Local Housing Trust Fund**

Program 12 - Pursue State and Federal Funding Sources for Housing Development

Program 13- Partnerships with Affordable Housing Developers

**Program 14 – Land Bank**

**Program 15 – Community Land Trust**

**Program 16 – Surplus Public Lands**

Program 17 – Mixed Income Neighborhood Trust

Program 18– Home Buyer Assistance

Program 19 – Housing Choice Voucher Incentive Program

Program 20 – Advocate for Repeal of Article 34

# Goal 3 – Housing and Neighborhood Conservation

**Program 21 – Housing Rehabilitation**

Program 22 - Comprehensive Code Enforcement

# Goal 6 – Energy Conservation and Sustainable Development

**Program 27 – Reduce or Waive Fees for Vehicle Miles Traveled (VMT)**

# Goal 4 – Special Needs Housing

Program 23 – Special Needs Housing

**Program 24 – Development Code Amendments for Compliance with State Law**

# Goal 5 – Fair and Equal Housing Opportunities

Program 25 – Fair Housing Services

Program 26 – Equitable Community Investments

# Goal 7– Prevent Displacement and Homelessness

Program 28 – Opportunity to Purchase Act

Program 29 – Mobile Home Parks

**Program 30 – Emergency Rental Assistance Program**

**Program 31 – Eviction Protection Program**

Program 32 – Replacement Units

**Program 33 – Homeless Assistance**

Program 34 – At-Risk Housing

# Actions to Affirmatively Further Fair Housing

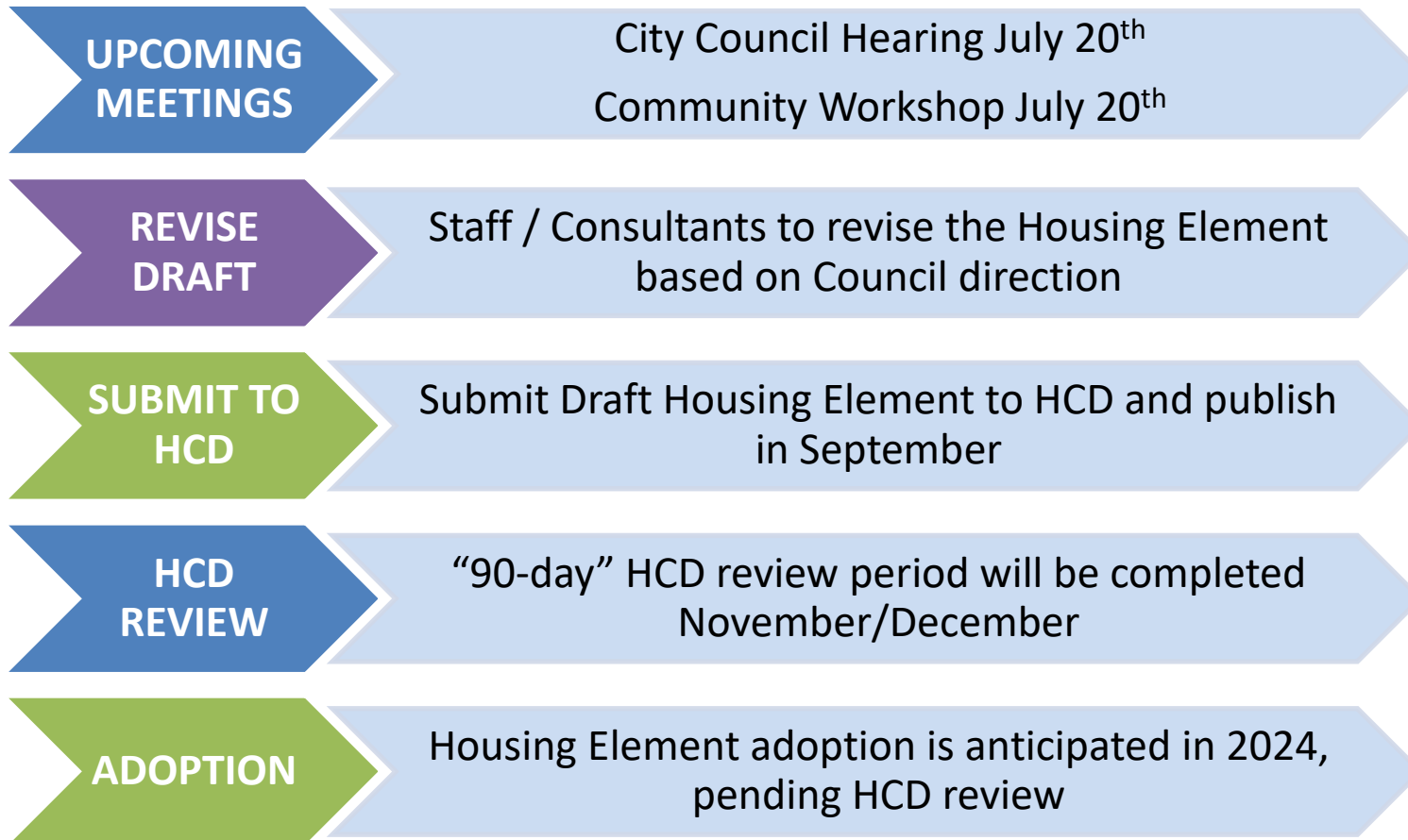
Identified Fair Housing Issue	Meaningful Actions
<p><b>Segregation based on race and income</b></p>	<ul style="list-style-type: none"> <li>• Program 2 – Variety of Housing Opportunities</li> <li>• Program 3 – Encourage and Facilitate Accessory Dwelling Units</li> <li>• Program 10 – Incentives for Housing Development</li> <li>• Program 11 – Local Housing Trust Fund</li> <li>• Program 13 – Partnerships with Affordable Housing Developers</li> <li>• Program 17 - Mixed Income Neighborhood Trust (MINT)</li> <li>• Program 19 – Housing Choice Voucher Incentive Program</li> </ul>
<p><b>Unequal Access to Opportunity</b></p>	<ul style="list-style-type: none"> <li>• Program 2 – Variety of Housing Opportunities</li> <li>• Program 3 – Encourage and Facilitate Accessory Dwelling Units</li> <li>• Program 10 – Incentives for Housing Development</li> <li>• Program 19 – Housing Choice Voucher Incentive Program</li> <li>• Program 26 – Equitable Community Investments</li> </ul>
<p><b>Disproportionate Housing Needs and Displacement Risk</b></p>	<ul style="list-style-type: none"> <li>• Program 15 – Community Land Trust</li> <li>• Program 17 - Mixed Income Neighborhood Trust (MINT)</li> <li>• Program 18 – Home Buyer Assistance</li> <li>• Program 19 – Housing Choice Voucher Incentive Program</li> <li>• Program 21 – Housing Rehabilitation</li> <li>• Program 23 – Special Needs Housing</li> <li>• Program 25 – Fair Housing Services</li> <li>• Program 28 – Opportunity to Purchase Act</li> <li>• Program 29 – Mobile Home Parks</li> <li>• Program 30 – Emergency Rental Assistance Program</li> <li>• Program 31 – Eviction Protection Program</li> <li>• Program 33 – Homeless Assistance</li> </ul>



# Schedule



# Schedule



*Public Comment period ends on August 16<sup>th</sup>*

*Note: The City will accept public comments during the HCD-review process.*

# Resources

» **Multijurisdictional Housing Element webpage:**

- [www.fresnomjhe.com](http://www.fresnomjhe.com)

» **City of Fresno Housing Element webpage:**

- [www.fresno.gov/housingelement](http://www.fresno.gov/housingelement)

» **State of California Housing and Community Development webpage:**

- <https://www.hcd.ca.gov/planning-and-community-development/housing-elements>

» **City of Fresno Staff Contacts:**

- [Michelle.Zumwalt@fresno.gov](mailto:Michelle.Zumwalt@fresno.gov)
- [Sophia.Pagoulatos@fresno.gov](mailto:Sophia.Pagoulatos@fresno.gov)

Thank you

