

Regular Council Meeting

March 21, 2024

FRESNO CITY COUNCIL



Supplement Packet

ITEM(S)

9:25 A.M. (ID 24-359)

HEARING to receive public comment on the 2023 Housing Element and General Plan Annual Progress Reports

Contents of Supplement: PowerPoint

Item(s)

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.



2023 Fresno Housing Element and General Plan Annual Progress Reports

Planning and Development Department



BEFORE
Ambassador Inn, Google Maps image 2022



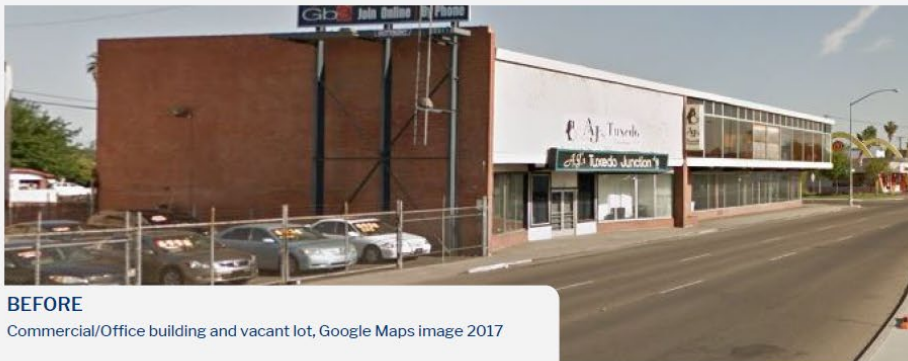
AFTER
The Ambassador – hotel converted into 52 affordable housing units



2023 Housing Element Annual Progress Report

Planning and Development Department

March 2024



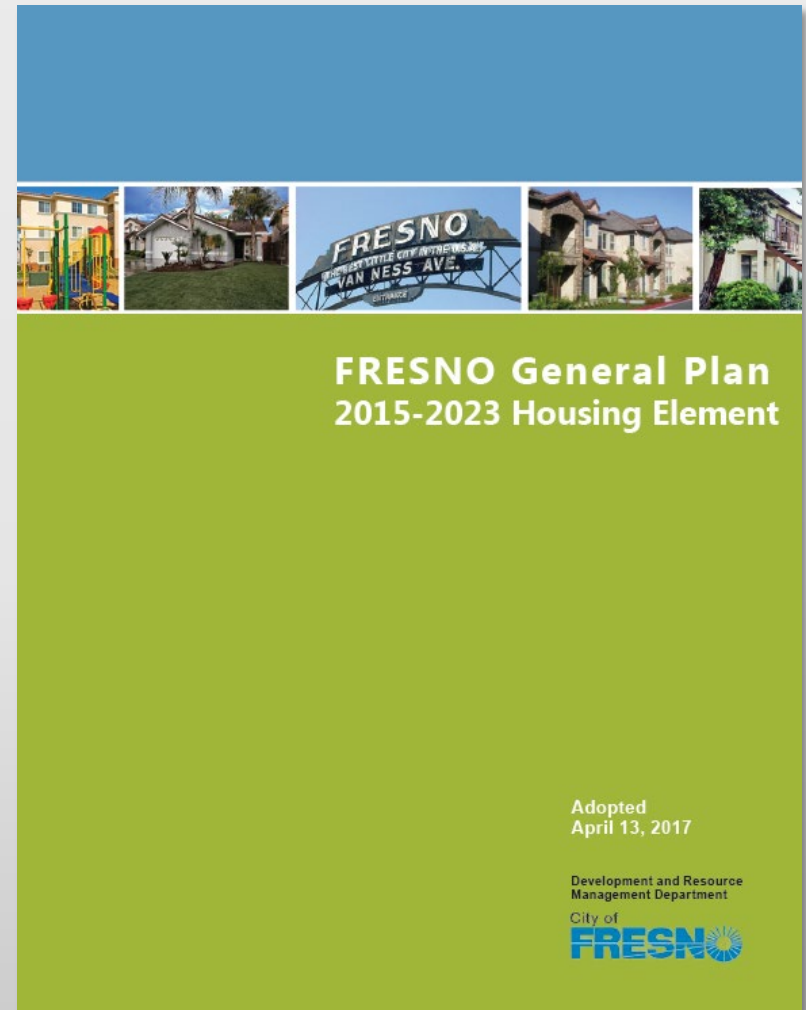
BEFORE
Commercial/Office building and vacant lot, Google Maps image 2017



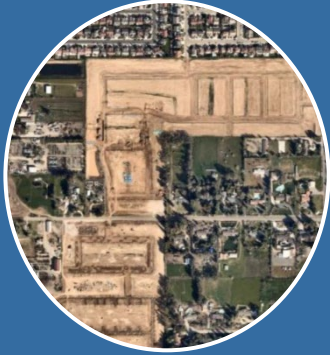
AFTER
The Arthur @ Blackstone by Fresno Housing combines new construction with adaptive reuse of an existing building into 41 affordable housing units

Housing Element

- Citywide Housing Plan
- Requires Certification
- 8-Year Cycle
- Promotes safe, decent and affordable housing for all
- www.fresno.gov/housingelement



Housing Element Objectives



Objective 1
Land for
Housing
Programs 1-3



Objective 2
Affordable
Housing
Programs 4-11



Objective 3
Remove
Government
Constraints
Programs 12-19

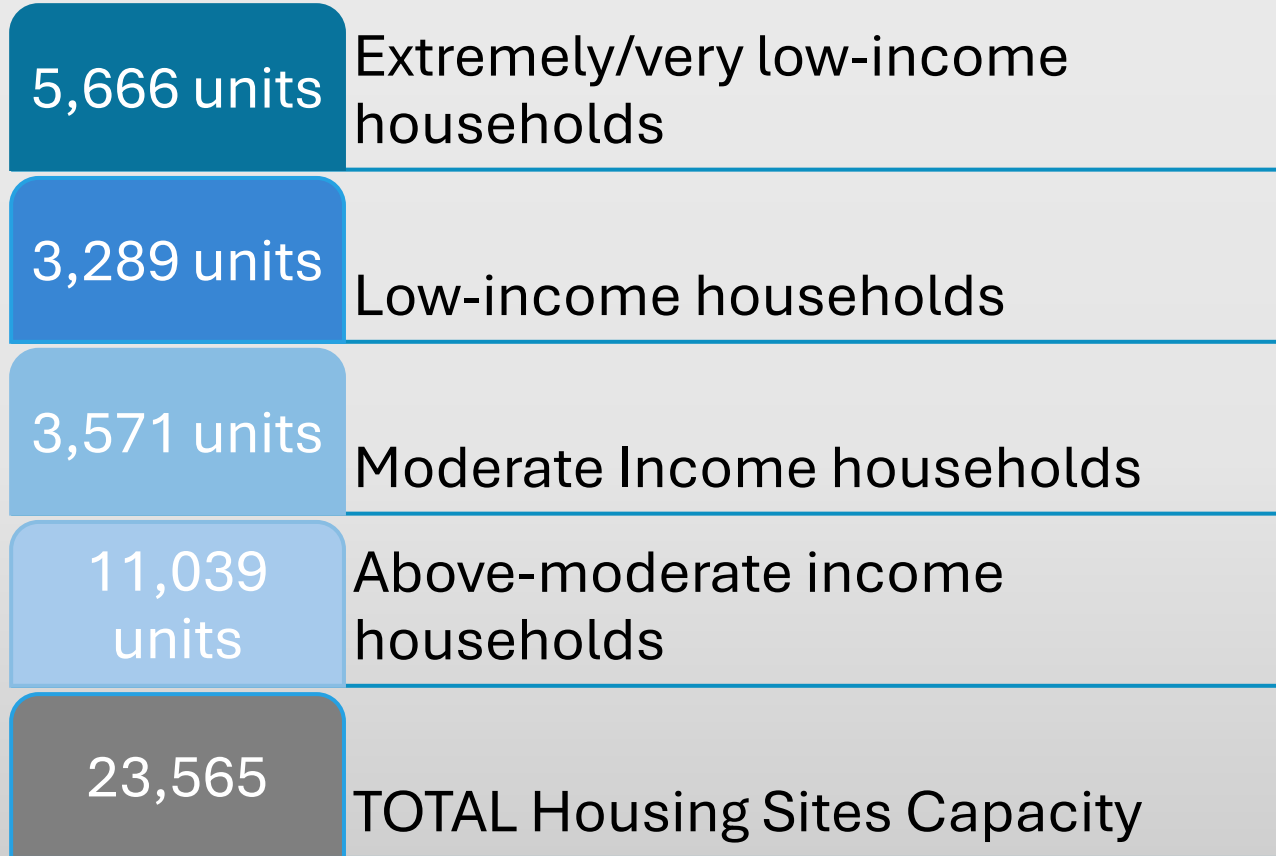


Objective 4
Conserve
Existing
Housing
Programs 20-25



Objective 5
Equal Housing
Opportunity
Programs 26-28

Regional Housing Needs Allocation



In addition, carry-over RHNA from 2008 Housing Element is 4,872 very low/low income capacity.

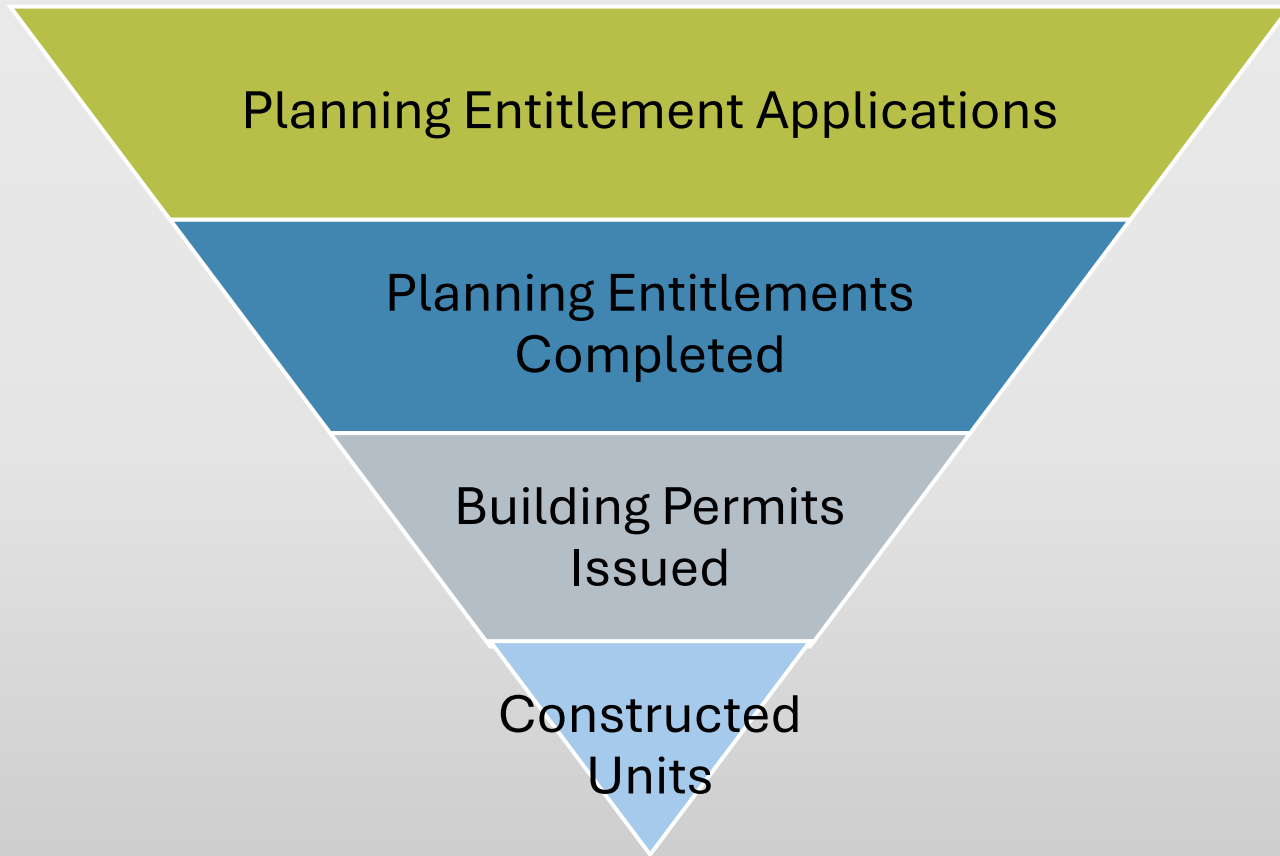
Housing Sites Inventory Status

RHNA vs. Building Permits Issued

	Total RHNA	2015- 2020	2021	2022	2023	Total	Remaining RHNA
Extremely/ Very Low	5,666	644*	92	67*	360*	1,163*	4,503
Low	3,289	316*	25*	70*	85*	496*	2,793
Moderate	3,571	1,505	-	-	-	1,505	2,066
Above Moderate	11,039	9,104	2,143	1,305	1,456	14,008	-
Total	23,565	11,630	2,262	1,442	1,901	17,172	9,362

* Includes deed-restricted affordable units

Housing Production



Housing Development Applications Processed

Housing Units by Affordability Level (2022)

	Extremely/ Very Low*	Low*	Moderate	Above Moderate	Total
Planning Applications submitted	410	152		3778	4340
Planning Entitlements completed	268	97	-	1158	1523
Building Permits issued	67	70		1305	1442
Constructed Units	42		-	1522	1564

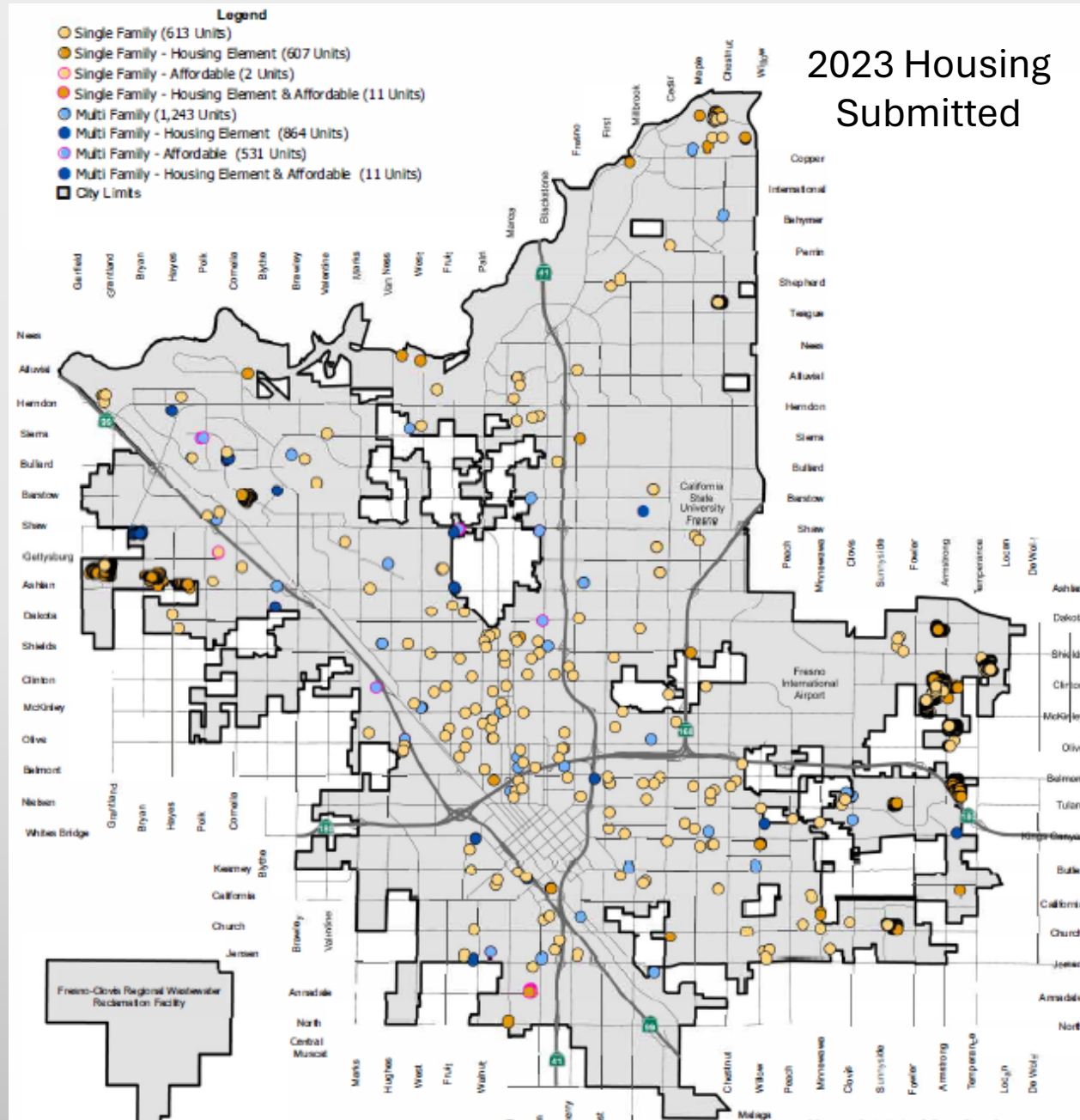
*Affordability based on deed restrictions and the state density bonus program

Housing Development Applications Processed

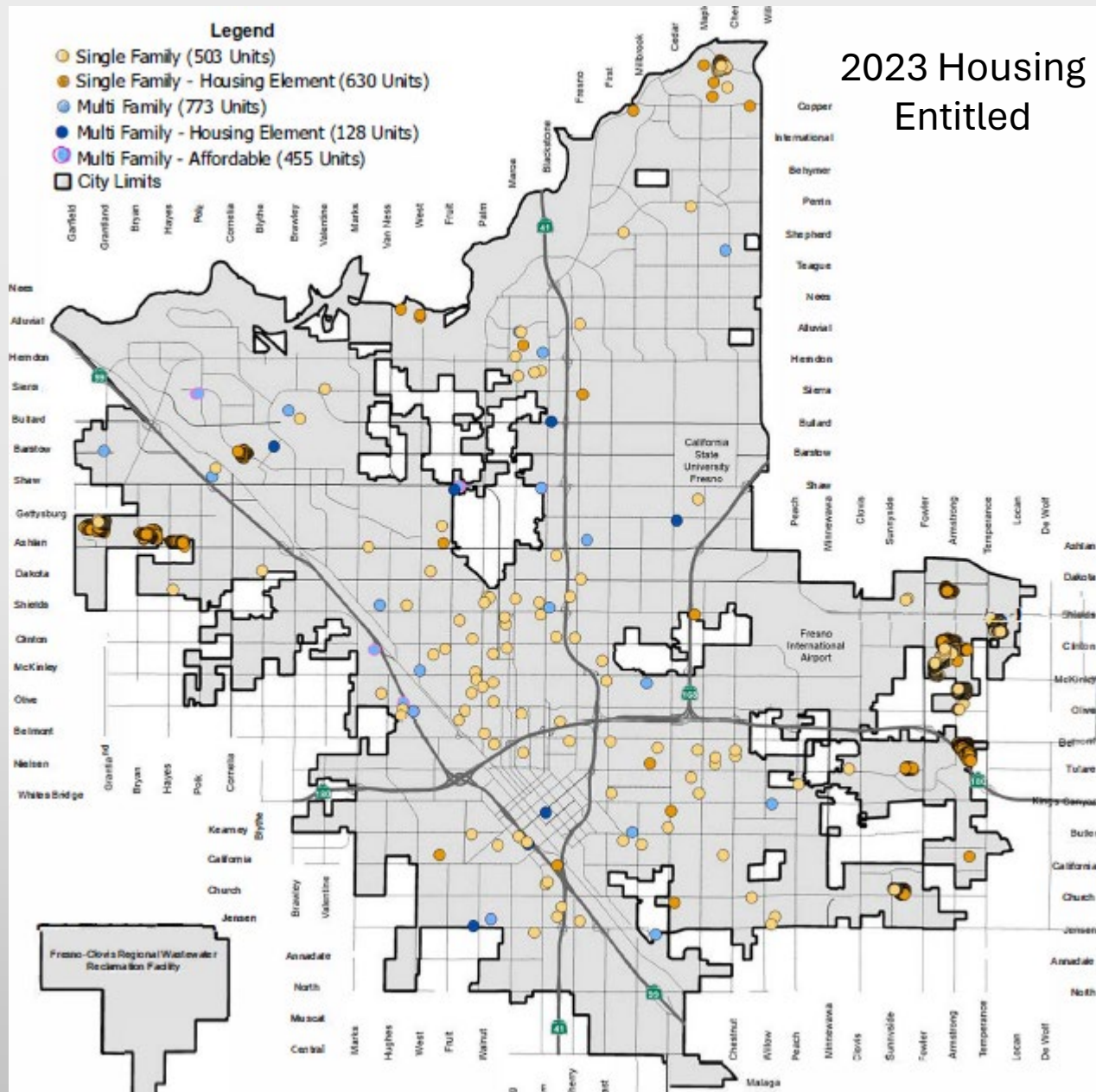
Housing Units by Affordability Level (2023)

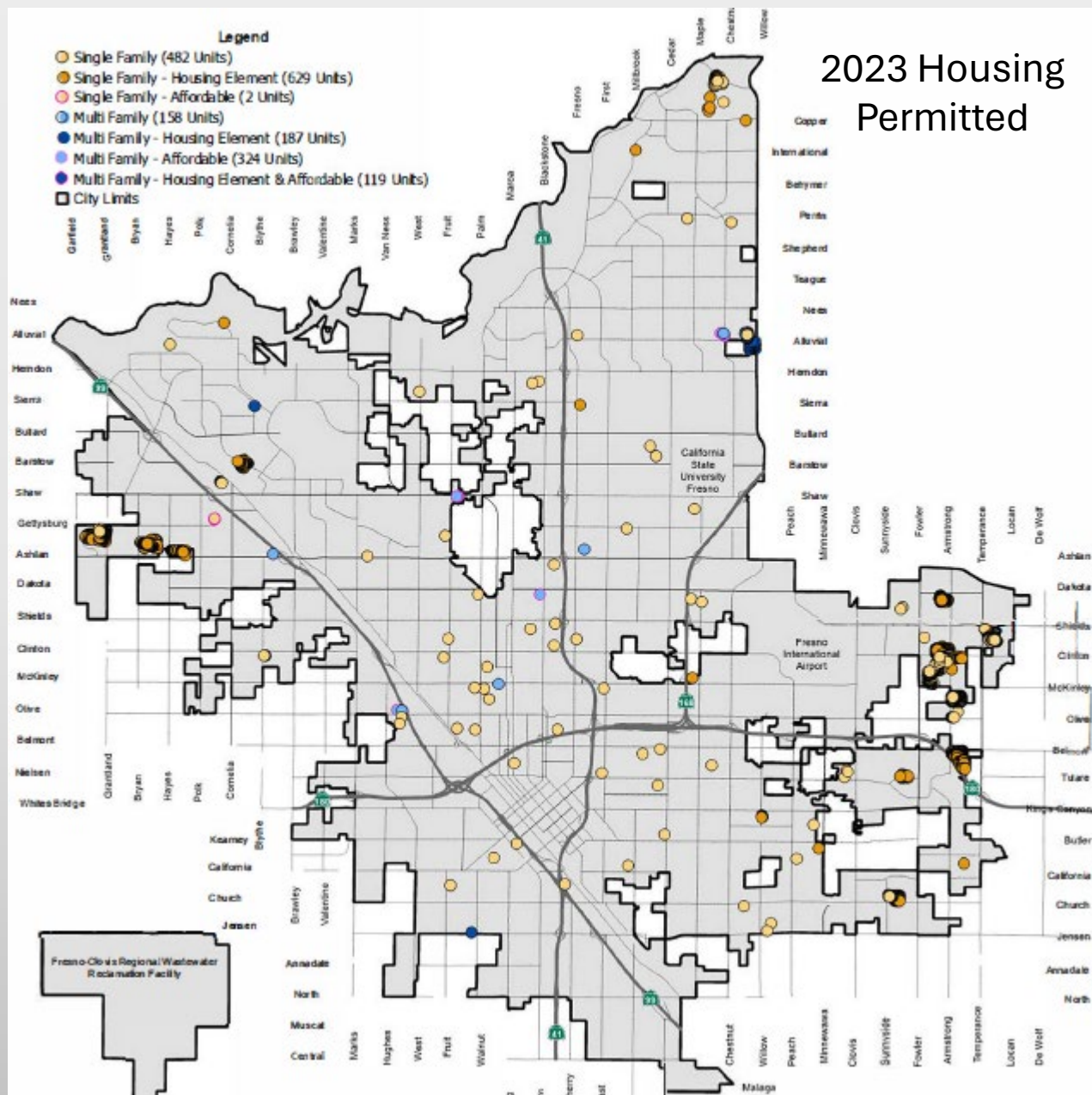
	Extremely/ Very Low*	Low*	Moderate	Above Moderate	Total
Planning Applications submitted	384(-)	171(+)		3,327(-)	3,882(-)
Planning Entitlements completed	288(+)	167(+)	-	2,035(+)	2,490(+)
Building Permits issued	360(+)	85(+)		1,456(+)	1,901(+)
Constructed Units	223(+)	71(+)	-	1,499(-)	1,793(+)

*Affordability based on deed restrictions and the state density bonus program

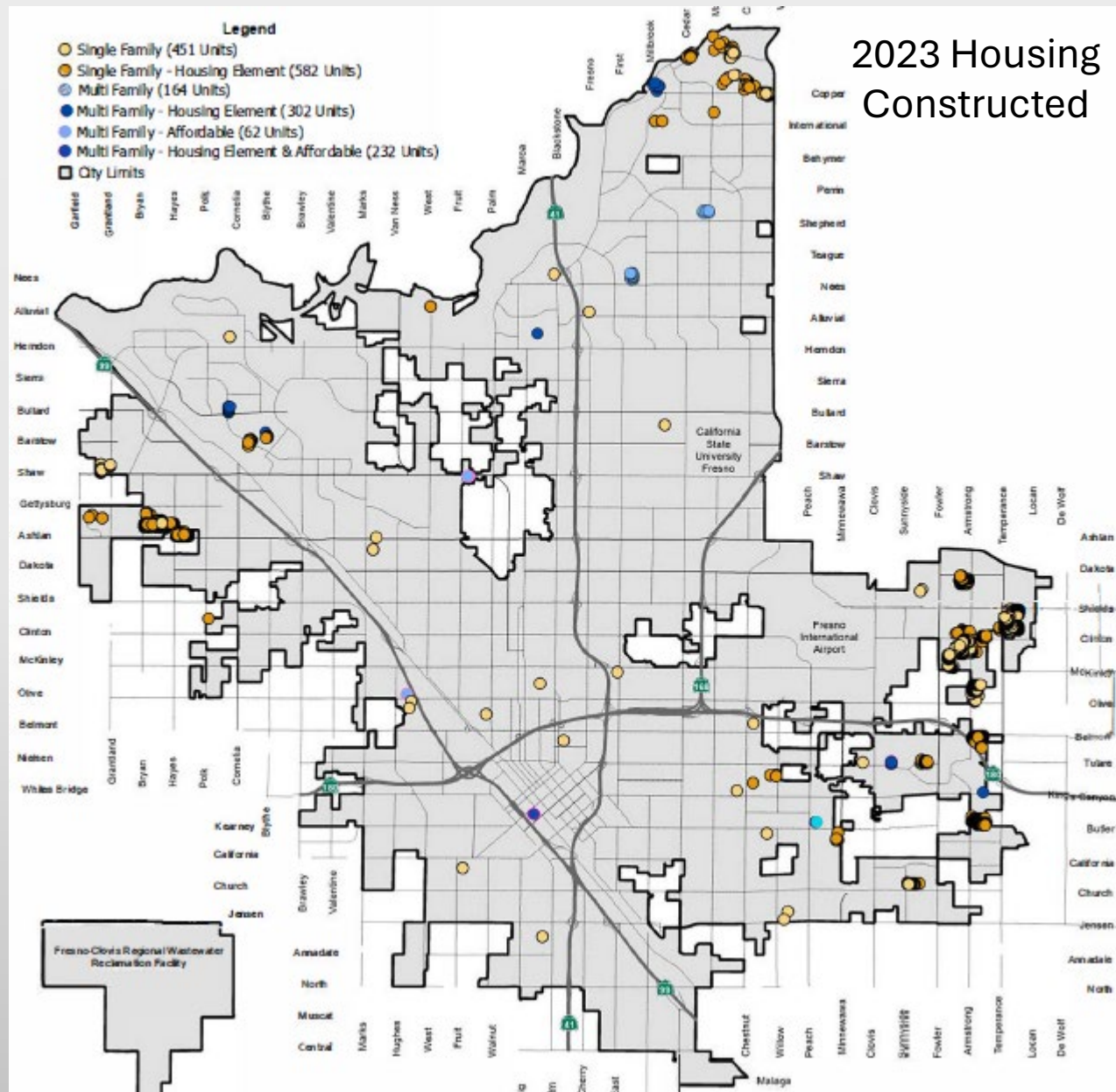


2023 Housing Entitled





2023 Housing Constructed



Affordable Housing Production

Status	Units 2022	Units 2023
Built	42	294
Under Construction	366	597
In the Pipeline	412	736
TOTAL	820	1,627



The Ambassador

52 Affordable Housing Units



The Arthur 41 Affordable Housing Units



Promesa Commons

66 Affordable Housing Units



Avalon Commons

59 Affordable Housing Units

Affordable Housing In the Pipeline

- 25 units in Econo Inn, 1840 Broadway St, Downtown
- 17 single family units on Walnut & Geary, SW Fresno
- 62 units in Step-Up on 99, 1240 Crystal Ave, W Fresno
- 39 units in Parkside Inn, Roeding Park area
- 115 units in Village at West Creek North, Jensen, SW Fresno
- 85 units in Libre Commons, 63 W Shaw Ave, NW Fresno
- 49 units in the Fresno Rescue Mission, 2341 Parkway Dr, W Fresno
- 96 units in Welcome Home Housing at Valley Teen Ranch, 5575 W Sierra Ave NW Fresno
- 11 units in Blythe Village , 3572 Blythe Ave, W Fresno
- 114 units in Dakota Affordable Multi-Family Housing, Blackstone & Dakota, Central Fresno
- 11 single family residences at Annadale & Ivy, SW Fresno
- 112 units in Azorro Senior Housing Apartments, 5061 E Tulare St, SE Fresno

736 Units

Housing Element Highlights



Local Housing Trust Fund – Applied for \$5M grant from CA HCD; awarded \$3M to Avalon Commons



Down Payment Assistance Program – Issued over \$2.6M in down payment assistance with PLHA funds.



Accessory Dwelling Units – 64 have entitlements, 37 issued building permits, and 10 completed units



50 Tiny Homes being developed through Fresno City College and Poverello House



Local Mobile Home Park Permit Program - 48 new mobile homes permitted and installed

Housing Element Highlights



Landlord Voucher Incentive Program- Fresno Housing added 43 new landlords, placed 140 families, and number of Housing Choice Voucher holders in high opportunity areas grew to 295



Emergency shelter provided for 2,464 people, outreach, counselling and referral services for 2,837 people and rapid re-housing for 269 people*



32 public infrastructure projects with a value of approximately \$46M were constructed, including parks, trails, active transportation, ADA improvements, and neighborhood street improvements

* July 1, 2022 – June 30, 2023, HUD funded

Outreach

- Housing Element Workshops:
 - February 25, 2023 – El Dorado Park
 - March 1, 2023 – Lowell Neighborhood
 - March 1, 2023 – Highway City Neighborhood
 - March 11, 2023 – Hidalgo Neighborhood
 - March 14, 2023 – Southwest Fresno Neighborhood

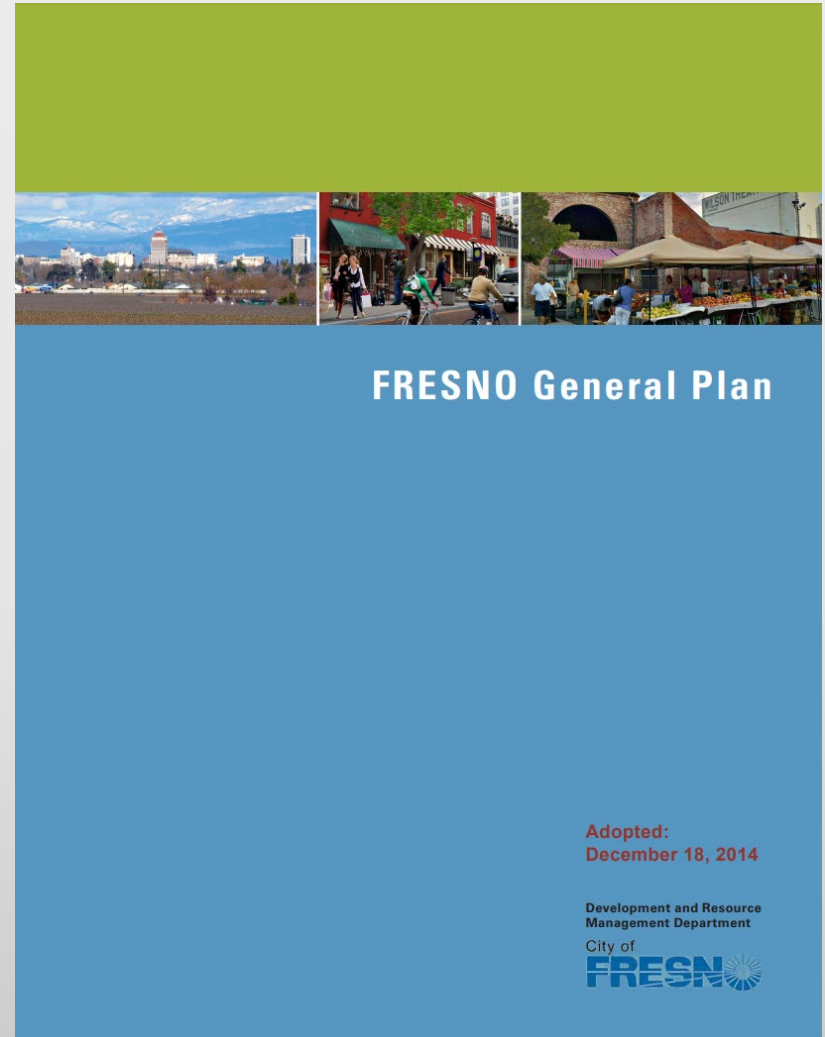


Highlights of What we Heard

- Housing Needs:
 - Affordable housing; rents are too high
 - Low barrier housing and support for vulnerable populations
 - Homebuyer education and financing
 - Home weatherization
 - Walkable safe neighborhoods & clean well-lit streets
- Potential Solutions
 - Housing co-ops and land trusts
 - Right to return home if rental unit is rehabilitated
 - Innovative options like rent to own
 - More commercial development and jobs

General Plan

- Long Term Vision
- Goals, Objectives and Policies
- Adopted in 2014
- EIR updated in 2021
- Currently being updated – new State laws



General Plan- 2023 Highlights

Economic Development and Fiscal Sustainability:

- Comprehensive Economic Development Strategy (CEDS) Updated
- Received Local Immigrant Integration and Inclusion Grant (LIIG) from GO-Biz

Urban Form, Land Use and Design

- New housing development along the Blackstone BRT corridor
- Completion of the Kings Canyon Corridor Transit Oriented Development Study
- Continued specific planning underway in West Fresno, the Tower District, South Central Fresno
- Climate Adaptation and Environmental Justice planning initiated to update General Plan

Mobility and Transportation

- Extension of FAX routes 34 to SW Fresno and 45 to NW Fresno
- Hundreds of roadway improvements completed using Complete Streets policy
- Southwest Fresno and Fancher Creek trail improvements underway
- Truck re-route study near completion

General Plan- 2023 Highlights

Public Utilities and Services

- In-progress implementation of Police Reform Commission recommendations
- Developed a Business Watch Program

Resource Conservation and Resilience

- Continued expanding EV Charging Station pilot program
- Updated Recycled Water Master Plan
- LED lighting and HVAC upgrades at parks and public safety facilities

Parks, Open Space and Schools

- Implementation of Measure P
- Parks Master Plan update in progress
- Multiple park improvements, including new shade, benches, lighting, play field improvements, irrigation improvements, park facilities rehabilitation and accessibility improvements
- Park attendant program established

General Plan- 2023 Highlights

Healthy Communities

- Continued partnerships with local neighborhood organizations and community development corporations (CDCs) to promote community engagement
- Participation in Fresno Food Security Network meetings
- Ongoing studies and Specific Plans that promote the creation of complete neighborhoods
- Bus improvements along Shaw and Cedar corridors
- Improvements to bike and pedestrian networks
- 68+ community safety meetings held
- Housing funding sources to promote universal design and climate-friendly buildings

Next Steps

- City will forward any comments to the California Department of Housing and Community Development & Office of Planning and Research
- Housing Element and General Plan Annual Progress Reports available here:
www.fresno.gov/housingelement

Last Slide