

CITY OF FRESNO

# HOUSING ELEMENT ANNUAL PROGRESS REPORT 2018



Housing & Community Development Commission (HCDC)  
Public Meeting  
March 20, 2019

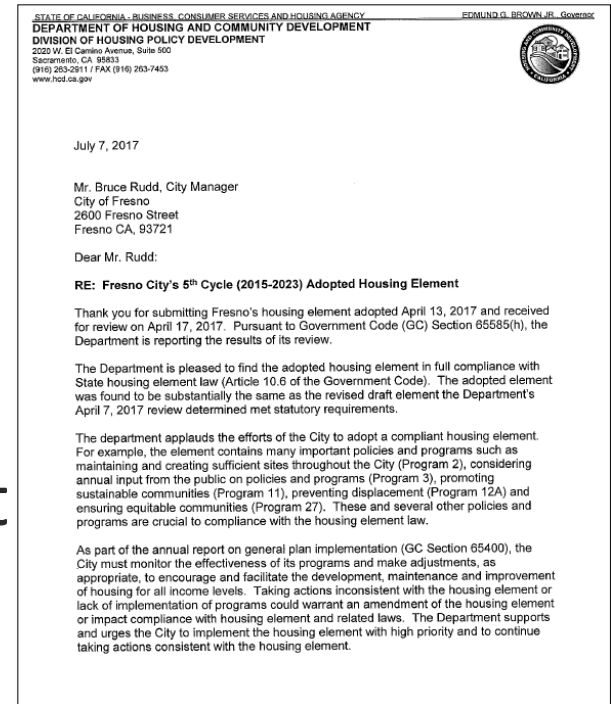
# Presentation Outline

- Purpose of the Housing Element and Housing Element Annual Report
- Housing Element Implementation Progress
  - Housing Production
  - Housing Sites Inventory
  - Programs
- Next Steps



# Housing Element

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

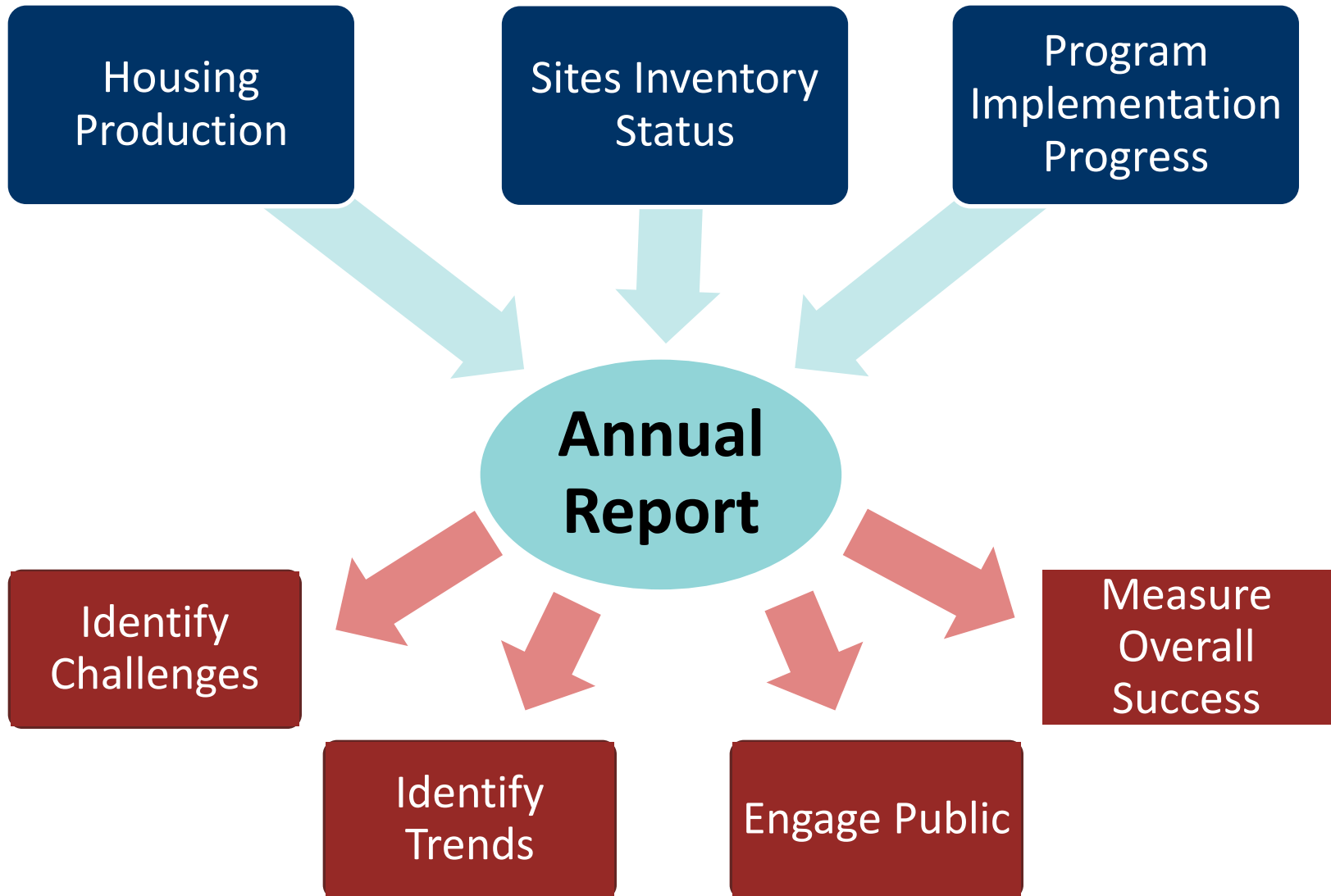


# Housing Element Annual Report

- Required by law (Government Code Section 65400)
- Documents the City's progress in implementing its Housing Element
- Uses the new forms and tables set up by the State (HCD)
- Must be submitted to HCD and the Governor's Office of Planning and Research on/before April 1



# Housing Element Annual Report



# Housing Development Applications Processed

## Housing Units by Affordability Level (2018)

	Extremely/ Very Low*	Low*	Moderate	Above Moderate	Total
Planning Applications submitted	152	17	596	1,181	1,946
Planning Entitlements completed	146	-	156	960	1,262
Building Permits issued	89	-	-	162	1,086
Constructed Units	39	-	153	879	1,071

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

# Housing Sites Inventory Status

- RHNA: Regional Housing Needs Assessment
  - Planning goal to accommodate estimated housing demand (2013-2023)
  - Divided up by affordability levels
- Fresno also has to accommodate part of the RHNA from 2008

# Housing Sites Inventory Status

## RHNA vs. Building Permits Issued

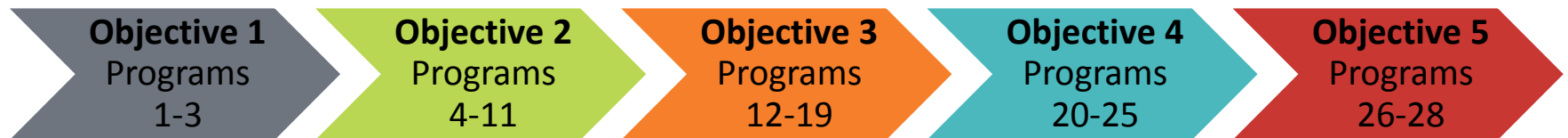
	Total RHNA	2015- 2017	2018	2019- 2023	Total	Remaining RHNA
Extremely/ Very Low	5,666	290*	89*	TBD	379*	5,287
Low	3,289	272*	-	TBD	272*	3,017
Moderate	3,571	1,505	162	TBD	1,667	1,904
Above Moderate	11,039	3,927	1,086	TBD	5,013	6,026
Total	23,565	5,994	1,337	TBD	7,331	16,234

\* Includes deed-restricted affordable units



# Housing Element Program Status

- Annual Report includes information on the status of housing element program implementation



# Housing Programs

## **Objective 1: Adequate Sites to Accommodate a Range of Housing**

- **Program 1:** Adequate Sites
- **Program 2:** Residential Densities on Identified Sites
- **Program 3:** Annual Reporting Program

# Housing Programs

## Adequate Sites to Accommodate a Range of Housing

- **Status:**
  - Adequate sites maintained. Surplus capacity has decreased however the City continues to have surplus capacity across all income categories.
  - In 2019 staff will be recommending the addition of sites to the 2008-2013 RHNA Housing Sites Inventory.

# Housing Programs

**Objective 2:  
Assist in the  
Development  
of Housing to  
meet the needs  
of extremely  
low-, very low-,  
low- and  
moderate-  
income  
households**

- **Program 4:** Density Bonus Programs
- **Program 5:** Housing Funding Sources
- **Program 6:** Partnerships with Affordable Housing Developers
- **Program 7:** Special Needs Housing
- **Program 8:** Home Buyer Assistance
- **Program 9:** Homeless Assistance
- **Program 10A:** Mobile Home Parks
- **Program 10B:** Housing Choice Vouchers
- **Program 11:** Fresno Green

# Housing Programs

**Assist in the Development of Housing to meet the needs of extremely low-, very low-, low- and moderate-income households**

- **Status:**
  - 1 density bonus for a 27 unit mixed-use project at Van Ness and Home Avenues



Site of Van Ness and Home Avenue Project, looking east from Home Avenue, Google Street View, May 2017

# Housing Programs

**Assist in the Development of Housing to meet the needs of extremely low-, very low-, low- and moderate-income households**

- **Status:**
  - 977 clients served through rental assistance, short term mortgage/utility payments, or emergency shelter care
  - \$3,105,519 in state funds has been awarded to Fresno to help address homelessness

# Housing Programs

**Assist in the Development of Housing to meet the needs of extremely low-, very low-, low- and moderate-income households**

- **Status:**



Left: Site Plan for Self Help Enterprise's Annadale Commons, on Annadale and Elm (CHDO funded)

Right: Groundbreaking for Habitat for Humanity project on N. Barcus (HOME funded)

**Assist in the Development of Housing to meet the needs of extremely low-, very low-, low- and moderate-income households**

- 
- The map displays the locations of mobile home parks in Fresno, California. Parks are marked with black dots and labeled with numbers 1 through 25. The map includes major highways (SR 99, SR 198, SR 41, SR 180, SR 168, SR 169, SR 167, SR 166, SR 165, SR 164, SR 163, SR 162, SR 161, SR 160, SR 159, SR 158, SR 157, SR 156, SR 155, SR 154, SR 153, SR 152, SR 151, SR 150, SR 149, SR 148, SR 147, SR 146, SR 145, SR 144, SR 143, SR 142, SR 141, SR 140, SR 139, SR 138, SR 137, SR 136, SR 135, SR 134, SR 133, SR 132, SR 131, SR 130, SR 129, SR 128, SR 127, SR 126, SR 125, SR 124, SR 123, SR 122, SR 121, SR 120, SR 119, SR 118, SR 117, SR 116, SR 115, SR 114, SR 113, SR 112, SR 111, SR 110, SR 109, SR 108, SR 107, SR 106, SR 105, SR 104, SR 103, SR 102, SR 101, SR 100, SR 99, SR 98, SR 97, SR 96, SR 95, SR 94, SR 93, SR 92, SR 91, SR 90, SR 89, SR 88, SR 87, SR 86, SR 85, SR 84, SR 83, SR 82, SR 81, SR 80, SR 79, SR 78, SR 77, SR 76, SR 75, SR 74, SR 73, SR 72, SR 71, SR 70, SR 69, SR 68, SR 67, SR 66, SR 65, SR 64, SR 63, SR 62, SR 61, SR 60, SR 59, SR 58, SR 57, SR 56, SR 55, SR 54, SR 53, SR 52, SR 51, SR 50, SR 49, SR 48, SR 47, SR 46, SR 45, SR 44, SR 43, SR 42, SR 41, SR 40, SR 39, SR 38, SR 37, SR 36, SR 35, SR 34, SR 33, SR 32, SR 31, SR 30, SR 29, SR 28, SR 27, SR 26, SR 25, SR 24, SR 23, SR 22, SR 21, SR 20, SR 19, SR 18, SR 17, SR 16, SR 15, SR 14, SR 13, SR 12, SR 11, SR 10, SR 9, SR 8, SR 7, SR 6, SR 5, SR 4, SR 3, SR 2, SR 1) and city boundaries. A legend indicates that black dots represent mobile home parks, red lines represent city limits, and red shading represents areas of influence. The map is titled "City of Fresno Mobile Home Parks" and "Development and Resource Management Department".

# 2018 Housing Element Annual Report



**Assist in the Development of Housing to meet the needs of extremely low-, very low-, low- and moderate-income households**

- [illegible]

# Housing Programs

**Assist in the Development of Housing to meet the needs of extremely low-, very low-, low- and moderate-income households**

- **Status:**
  - Identified apartments in high opportunity areas
  - For use by Housing Authority to help expand participation in the Housing Choice Voucher program

# Housing Programs

## **Objective 3: Removal of Governmental Constraints to Housing**

- **Program 12:** Downtown Development
- **Program 12A:** Downtown Displacement
- **Program 13:** Home Energy Tune-Up
- **Program 14:** Expedited Processing/ Business Friendly
- **Program 15:** Development Incentives
- **Program 16:** Large/Small Lot Development
- **Program 16A:** Housing State Laws
- **Program 17:** Agricultural Employee Housing
- **Program 18:** Infrastructure Priority
- **Program 19:** Water/Sewer Service Providers

# Housing Programs

## Removal of Governmental Constraints to Housing

- **Status:**
  - Downtown Displacement Program:
  - The Anti-Displacement Task Force was established by City Council in November of 2018, and appointees approved January in 2019. First meeting is Spring 2019
  - Downtown Displacement report is complete and will be presented at first meeting of the Task Force

# Housing Programs

## Removal of Governmental Constraints to Housing

- **Status:**
  - 56 housing-related projects received special assistance by Development Review Committee
  - 865 Zone Clearances on Housing Element Sites

# Housing Programs

## Removal of Governmental Constraints to Housing

- **Status:**
  - The Moneyback Guarantee Streamlining Act was approved by City Council in 2019 for a six month trial period.

# Housing Programs

## **Objective 4: Conserve/ Improve Fresno's existing housing stock**

- **Program 20:** Code Enforcement
- **Program 21:** Neighborhood Infrastructure
- **Program 22:** Housing Rehabilitation
- **Program 23:** Franchise Tax Board Building Code Program
- **Program 24:** At-Risk Housing
- **Program 25:** Police Services

# Housing Programs

**Conserve/  
Improve  
Fresno's  
existing  
housing stock**

- **Status**
  - 1,278 housing code cases were closed in 2018.
  - Rental Housing Division Anti Slumlord Enforcement Team (ASET) pursued compliance of 5,041 violations in over 524 rental units



# Housing Programs

**Conserve/  
Improve  
Fresno's  
existing  
housing stock**

- **Status**
  - Rental Housing Registry has registered over 80,000 rental units.



# Housing Programs

**Conserve/  
Improve  
Fresno's  
existing  
housing stock**

- **Status**
  - 39 infrastructure improvement projects were completed
  - 30 grants were awarded for programs that provide paint and minor repair to seniors, distressed property grant, and home rehabilitation funds for lower-income households

# Housing Programs

**Conserve/  
Improve  
Fresno's  
existing  
housing stock**

- **Status**
  - Fresno Police Department implemented the Community Oriented Policing Services Grant and reported crime down by 11% from 2017
  - Continued implementation of programs related to community policing, school safety, and gang enforcement

# Housing Programs

## Objective 5: Equal Housing Opportunity

- **Program 26:** Fair Housing Services
- **Program 27:** Equitable Communities
- **Program 28:** Relocation Services



# Housing Programs

## Equal Housing Opportunity

- **Status:**
  - In FY2018 and FY2019, the City allocated \$40,000 to the Fair Housing Council of Central California (FHCCC) to provide services to 2,500+ persons



# Housing Programs

## Equal Housing Opportunity

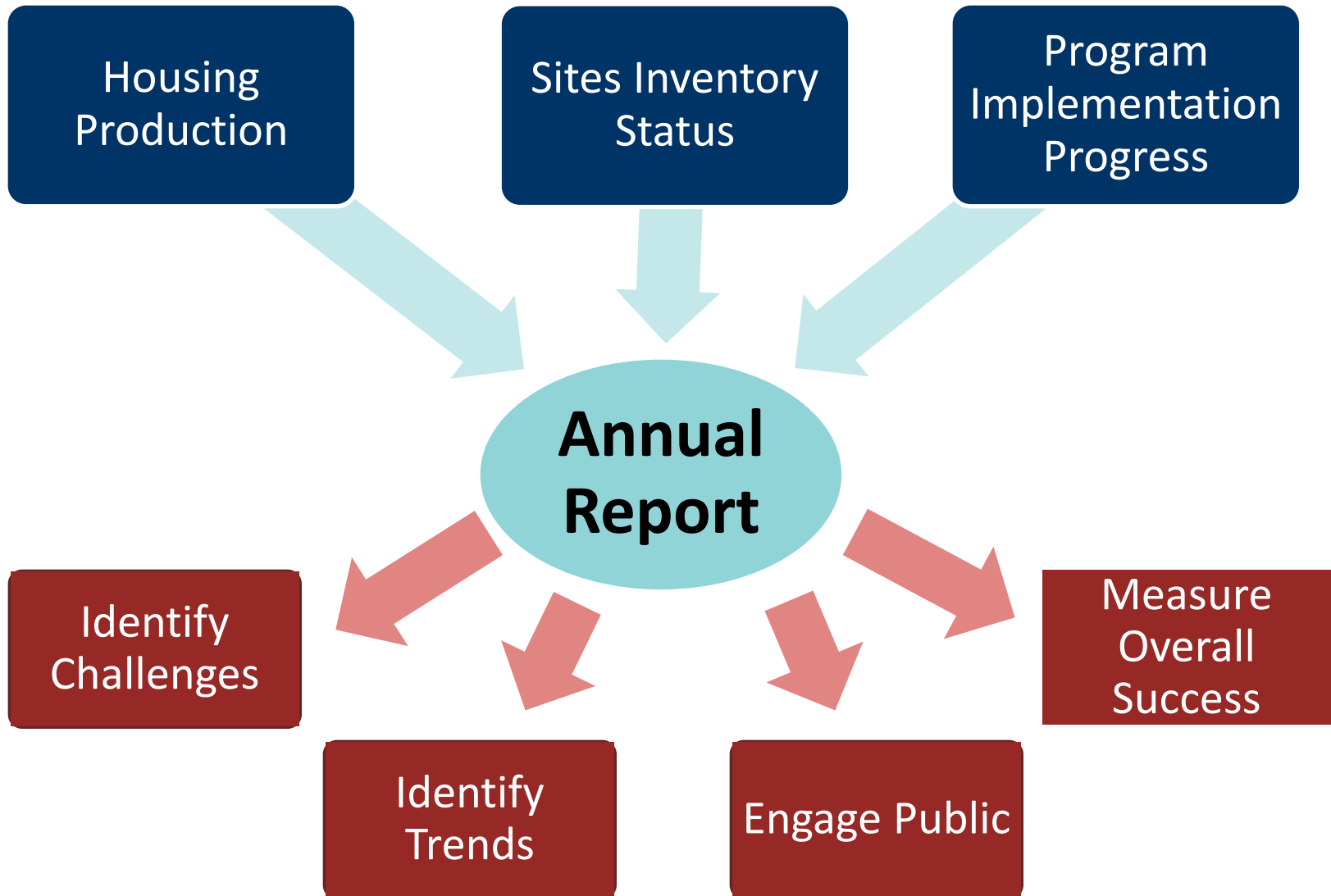
- **Status:**
  - City is seeking \$600,000 in EPA Brownfields Grand Funds to fund Phase I/II Eas and market/planning studies for catalyst sites and conduct a citywide inventory of Brownfield sites
  - An analysis of transit access to affordable housing was completed in June of 2018

# Housing Programs

## Equal Housing Opportunity

- **Status:**
  - CDBG infrastructure funding in low/moderate income areas:
    - \$2,350,000 for neighborhood street improvements
    - \$1,345,900 for park improvement
    - \$163,000 for public facilities
    - \$525,000 for non-profit facility improvements

# Housing Element Annual Report





# Next Steps

- 2018 Housing Element Annual Progress Report is available online [www.fresno.gov/HousingElement](http://www.fresno.gov/HousingElement)
- Submit comments on the draft Annual Progress Report by March 25, 2019 by

Email: [housingelement@fresno.gov](mailto:housingelement@fresno.gov)

Mail: DARM  
Long Range Planning  
Fresno City Hall, Rm 3065  
2600 Fresno St.  
Fresno, CA 93721

- The APR will be submitted to HCD by April 1, 2019

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