CITY OF FRESNO

HOUSING ELEMENT ANNUAL PROGRESS REPORT 2018



Fresno City Council Public Hearing April 11, 2019

Presentation Outline

- Purpose of the Housing Element and Housing Element Annual Report
- **Progress** of Implementation
 - Housing Production
 - Housing Sites Inventory
 - Housing Programs
- Outreach
- Public Comment



FRESNO General Plan 2015-2023 Housing Element

> Adopted April 13, 2017

Development and Resource Management Department City of FRESN

Housing Element

- State-mandated planning document for housing
- Only element requiring review and "certification" by a State agency - California Department of Housing & Community Development (HCD)
- 8-year cycle

STATE OF CALIFORMAL BISHERS, CONSIDER SERVICES, AND HOUSING ADENCY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT DIVISION OF HOUSING POLICY DEVELOPMENT 2020 // El Garlio Anovana, Silvis 500 Sectorming, CA 95533 (eng) 552-261 // AR (116) (203-7453 week/hol.sa.gov	EDMUND G. BROWN JR. Governa
July 7, 2017	
Mr. Bruce Rudd, City Manager City of Fresno 2600 Fresno Street Fresno CA, 93721	
Dear Mr. Rudd:	
RE: Fresno City's 5th Cycle (2015-2023) Adopted Housing	Element
Thank you for submitting Fresno's housing element adopted A for review on April 17, 2017. Pursuant to Government Code (C Denartment is reporting the results of its review.	pril 13, 2017 and received GC) Section 65585(h), the

The Department is pleased to find the adopted housing element in full compliance with State housing element law (Article 10.6 of the Government Code). The adopted element was found to be substantially the same as the revised draft element the Department's April 7, 2017 review determined met statutory requirements.

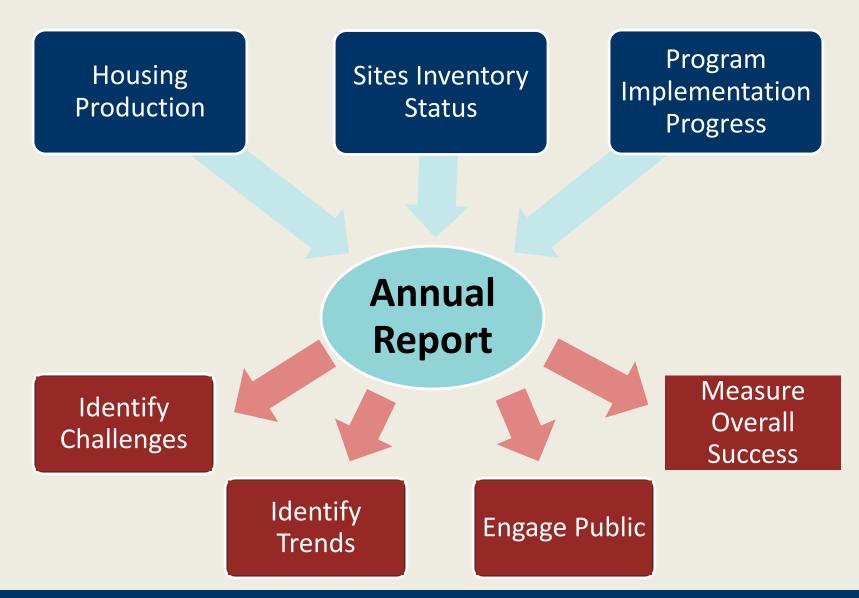
The department applauds the efforts of the City to adopt a compliant housing element. For example, the element contains many important policies and programs such as maintaining and creating sufficient sites throughout the City (Program 2), considering annual input from the public on policies and programs (Program 3), promoting sustainable communities (Program 11), preventing displacement (Program 12A) and ensuring equitable communities (Program 27). These and several other policies and programs are crucial to compliance with the housing element law.

As part of the annual report on general plan implementation (GC Section 65400), the City must monitor the effectiveness of its programs and make adjustments, as appropriate, to encourage and facilitate the development, maintenance and improvement of housing for all income levels. Taking actions inconsistent with the housing element or lack of implementation of programs could warrant an amendment of the housing element or impact compliance with housing element and related laws. The Department supports and urges the City to implement the housing element. With high priority and to continue taking actions consistent with the housing element.

- 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 Production

Proposed, Entitled, Permitted and Constructed Housing Units

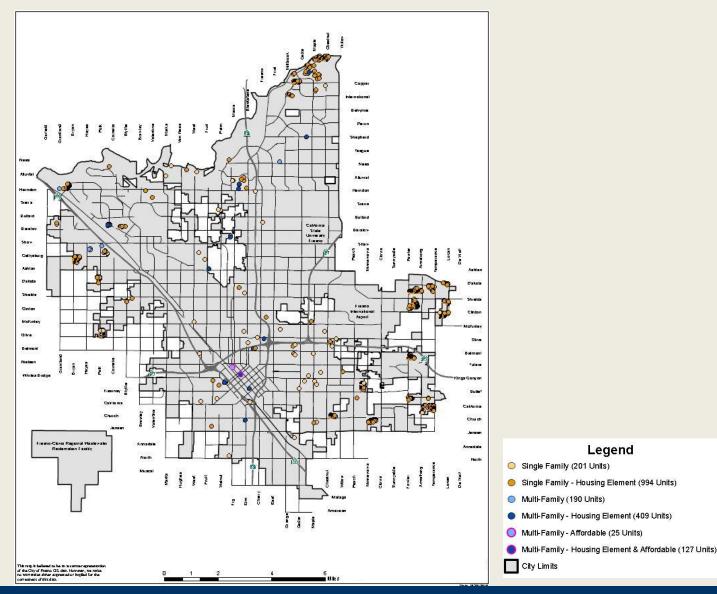
Housing Development Applications Processed (Tables A and A-2 in APR)

Housing Units by Affordability Level (2018)

	Extremely/ Very Low*	Low*	Moderate	Above Moderate	Total
Planning Applications submitted	152	17	-	1,777	1,946
Planning Entitlements completed	146	-	-	1,119	1,265
Building Permits issued	89	-	-	1,248	1,337
Constructed Units	55	-	-	1,018	1,073

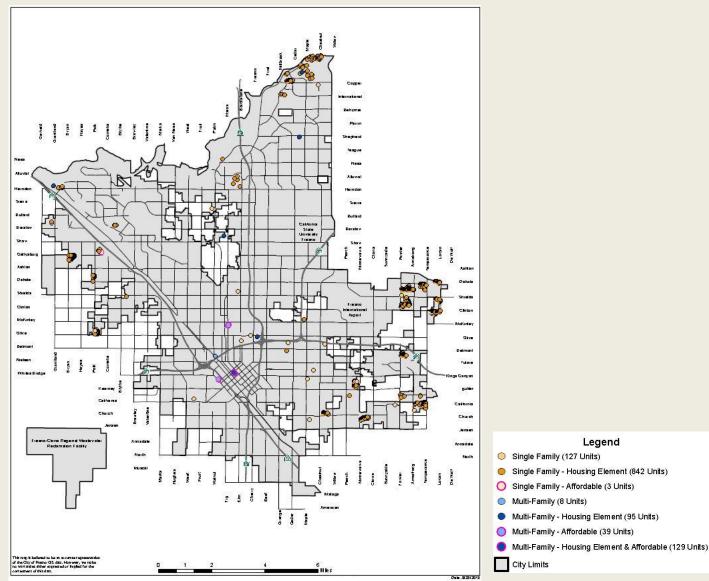
*Affordability based on deed restrictions and the state density bonus program

Housing Applications Submitted



Legend

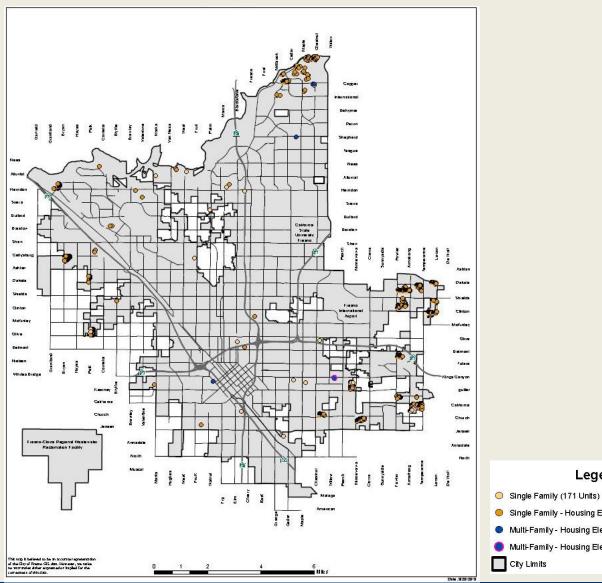
Housing Entitled





Legend

Housing Permitted

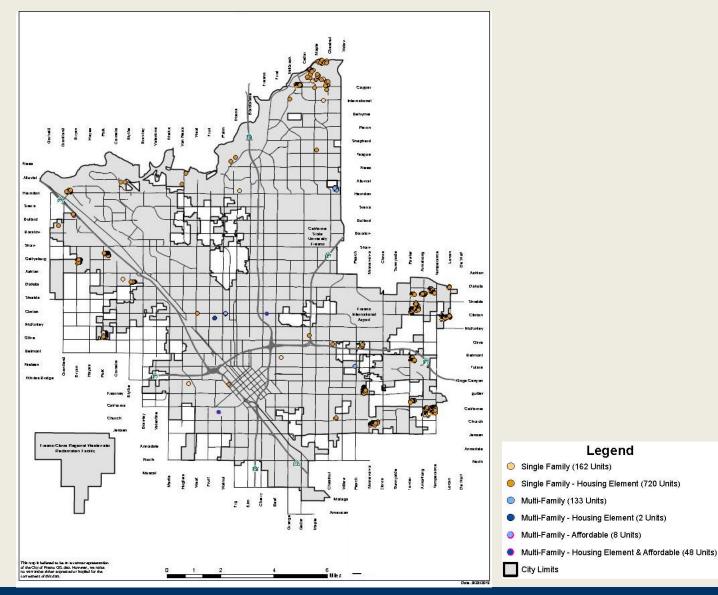






- Multi-Family Housing Element (160 Units)
- Multi-Family Housing Element & Affordable (89 Units)

Housing Constructed





Housing Sites Inventory Land for Housing

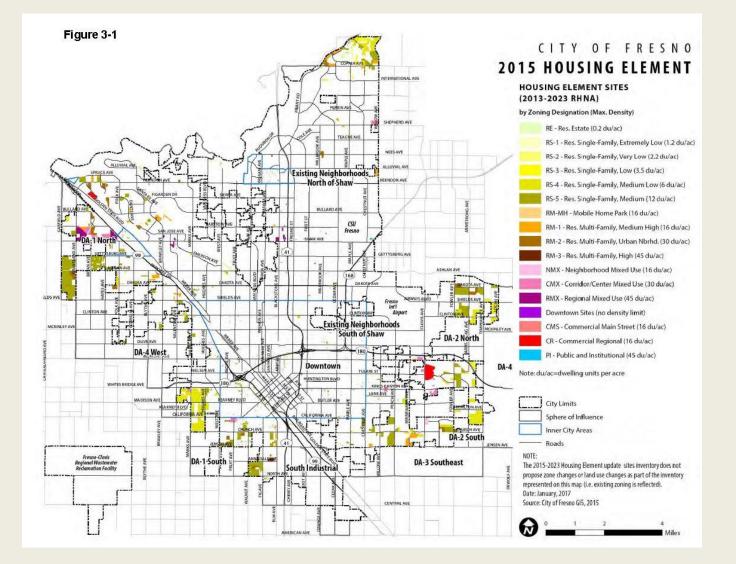
Housing Sites Inventory Status

- 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

RHNA: Density = Affordability

- Very Low/Low Income = 30+ units/acre
- Moderate Income = 16-30 units/acre
- Above-Moderate Income = < 16 units/acre

Sites Inventory Map



Housing Sites Inventory Status

RHNA minus 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	-	TBD	1,505	2,066		
Above Moderate	11,039	3,927	1,248	TBD	5,175	5,864		
Total	23,565	5,994	1,337	TBD	7,331	16,234		

* Includes deed-restricted affordable units



The Housing Element contains **28 Programs** aimed at encouraging a diverse housing stock and complete neighborhoods to accommodate all income levels

Objective 1: Adequate Sites to Accommodate a Range of Housing

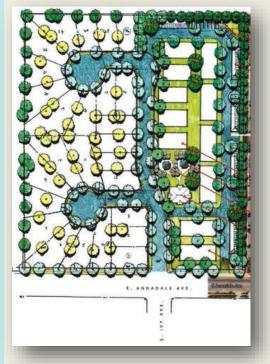
- Program 1: Adequate Sites
- Program 2: Residential Densities on Identified Sites
- **Program 3**: Annual Reporting Program

Objective 2: Assist in the Development of Housing to meet the needs of extremely low-, very low-, low- and moderateincome 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

Assist in the **Development** of Housing to meet the needs of extremely low-, very low-, low- and moderateincome 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)

Rennaisance at Parc Grove

40 apartments for homeless and disabled veterans



Legacy Commons

Phase 1: 64 mixed income apartments



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

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

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

Conserve/ Improve Fresno's existing housing stock

Status

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



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

Objective 5: Equal Housing Opportunity

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

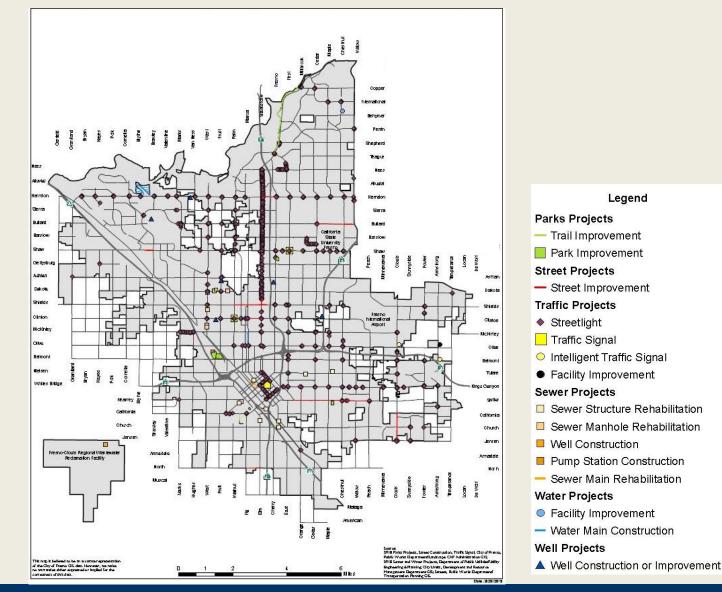




Status:

- 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

Infrastructure Improvements



Outreach

- Fresno Bee Notices: March 8, 29th
- Vida en El Valle Notices: March 13, April 3
- Bilingual Flyers:
 - emailed to 500+ list of stakeholders 3/8 and 3/29
 - Posted on City's social media platforms
- Hmong Radio
- Hard copies in all Fresno Libraries: March 8

Public Comment

- Comment period: March 8 March 25; extended to April 5
- Comments received to date:
 - Leadership Counsel For Justice & Accountability
 - California Apartment Association

Staff Recommendation

- Hold public hearing
- Accept 2018 Annual Progress Report



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