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Agenda Items: ID#20-00016 (11:00 A.M.)

Date: 12/12/2019

**SPECIAL MEETING NOTICE**

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CITY OF FRESNO  
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## FRESNO CITY COUNCIL



### Additional Information

#### Item(s)

**File ID20-00016 (11:00 A.M.)** - \*\*RESOLUTION - To appoint a General Plan Review Committee (Subject to Mayor's veto)

**Contents:** A Portion of the Housing Element – Program 27 – Equitable Communities (Distributed during the Council Meeting)

#### **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.

**Program 27 – Equitable Communities**

The City has initiated efforts to improve property values, living conditions, public safety, and the overall quality of life in older neighborhoods through the Fresno General Plan. The General Plan identifies Priority Areas for Development Incentives in Chapter 12 (Implementation), Figure IM-1. This figure identifies areas that have been designated as a priority for investment through policies established within the Plan. It includes the Downtown Neighborhoods Community Plan Area, Phase 1 and Phase 2 Bus Rapid Transit (BRT) and High-Frequency Transit Corridors, Infill Opportunity Zones (IOZs) which have been defined as established neighborhoods generally south of Herndon Avenue and the South Industrial Area. While specific investments were not identified in the General Plan, the City has focused internally on ensuring that future discretionary and formula dollars, especially related to housing, community development, streets, transit, and parks, align with these priority areas. To supplement this effort and focus on the equitable distribution of housing resource and public investment, the City will:

- Publish a General Plan Annual Report every December which will detail the location of public investments as they relate to Figure IM-1 and Figure IM-2 in the Plan, in addition to the location of building permit activity by sector as a metric of private investment. This report would be for use by the public and by the Implementation Committee described below as a basis for making recommendations on General Plan implementation.
- Establish a General Plan Implementation Committee with cross-sector involvement from the private sector, including developers and community organizations, as well as other relevant public institutions, to review progress on the priorities established in the General Plan to invest in older and disadvantaged neighborhoods and continue to refine and review City policy and practice to ensure investments and policies are furthering the goals of the Plan. This committee will convene in early 2017 and have opportunities to provide annual recommendations to the City on prioritization of future investments.
- Continue implementing the written policies and procedures that the City of Fresno Department of Public Utilities has established that ensure water and sewer services are to be provided as a priority for developments that include units affordable to lower-income households.
- Track infrastructure projects in the City to assess the distribution of projects in the different areas of the City. Seek out funding to address infrastructure and public service deficiencies in high-need areas. As funding sources allow, prioritize basic infrastructure improvements including water, sewer, and street lights in high-need communities.
- As recommended by the Mayor/City Council Task Force, consider a residential rental inspection program to proactively ensure rental housing units in the City of Fresno meet minimum health and safety standards and are safe to occupy.

- Assess the interaction between transportation network pathways and affordable housing sites to identify any barriers to affordable housing and employment access by July 2018. An action plan with specific timelines to address identified barriers will be developed within one year of completing the assessment.
- Continue to actively seek resources for disadvantaged communities throughout the City, including sources such as Affordable Housing and Sustainable Communities, Urban Greening, Housing Related Parks, Active Transportation Program, Transit and Intercity Rail Capital Program, Fresno COG Active Transportation and TOD Funds, EPA Brownfields Planning and Cleanup Programs, Highway Safety Improvement Program, and other funds. The City will actively seek resources annually and on an ongoing basis. Wherever possible, the City will partner with local community-based organizations and local affordable housing developers to build additional local capacity to seek funding and implement programs. As part of the partnership with community-based organizations, the City will explore zoning opportunities with respect to a variety of housing types, such as multi-family housing, in several areas within the City, including high opportunity areas. 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 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. These rezoning option presentations are not part of a program described by Government Code Section 65583(c)(1)(A). Finally, specific planning efforts should emphasize incentivizing multi-family housing in high opportunity areas.
- Expand affordable housing opportunities that prevent the concentration of single-family and multifamily dwelling units affordable to low- and moderate-income households. This includes, but is not limited to Development and Resource Management Department facilitation and streamlining of owner-initiated zoning and General Plan land use amendments that expand affordable housing opportunities outside of low- and moderate-income areas for Council consideration, consistent with FMC procedures. It also includes the City's monitoring program (Program 2) to ensure maintenance of adequate housing sites with capacity to accommodate lower income housing, and the inclusion of affordable housing options in the zoning code, such as tiny houses, which are currently allowed as accessory buildings.
- Work with the Fresno Housing Authority to assist households in using vouchers to rent in higher-opportunity areas and to identify landlords who are willing to accept vouchers in communities where vouchers are infrequently used. Develop a recommendation of best practices to target areas for voucher education, such

as areas with high-performing schools or areas with high Area Median Income, as well as areas near jobs and transit.

*Responsibility:* Development and Resources Management Department Planning, Housing, and Community Revitalization Divisions  
*Funding Source:* Various City Funding Sources; State and federal funding as available  
*Timeframe/Objective:* Publish General Plan Annual Report in December 2016, with reports being filed in December of each year. Convene General Plan Implementation Committee in the first quarter of 2017. Review location of infrastructure projects annually and identify high need, deficient areas for infrastructure prioritization by December 2017. Establish a residential rental inspection program by December 2017. Conduct an affordable housing/ transportation access study in 2018. Implement the actions described in bullet #7 above.

### **Program 28 – Relocation Services**

In certain situations, tenants who have been served with a notice to vacate may be entitled to relocation assistance. Where individuals or families are displaced due to redevelopment or rehabilitation activities funded by the City, the City shall provide relocation assistance as prescribed by law.

*Responsibility:* Development and Resources Management Department Housing and Community Development Division  
*Funding Source:* Various City funding sources  
*Timeframe/Objective:* Provide relocation assistance as prescribed by law as needed.

## **Quantified Objectives**

Table 6-1 summarizes the City's quantified objectives for the 2015-2023 planning period by income group.

- RHNA Objective (a) represents the City's remaining (after counting as credit the units with approved or issued permits) 2013-2023 RHNA of 22,178, in addition to the remaining unaccommodated portion of the 2008-2014 lower-income RHNA (4,873 units).
- Rehabilitation Objective (a) represents the City's Housing Rehabilitation Program Objectives.
- The Conservation objective refers to the preservation all 5,339 units in the at-risk properties identified in the 2015-2023 Housing Element.