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Agenda Date: 3/4/2021
Council Meeting

2021 MAR -3 A 11:04

CITY OF FRESNO
CITY CLERK'S OFFICE

FRESNO CITY COUNCIL



Information Packet

ITEM(S)

File ID 21-281 (3-C)

Workshop - Housing Production

Contents of Supplement: PowerPoint Presentation.

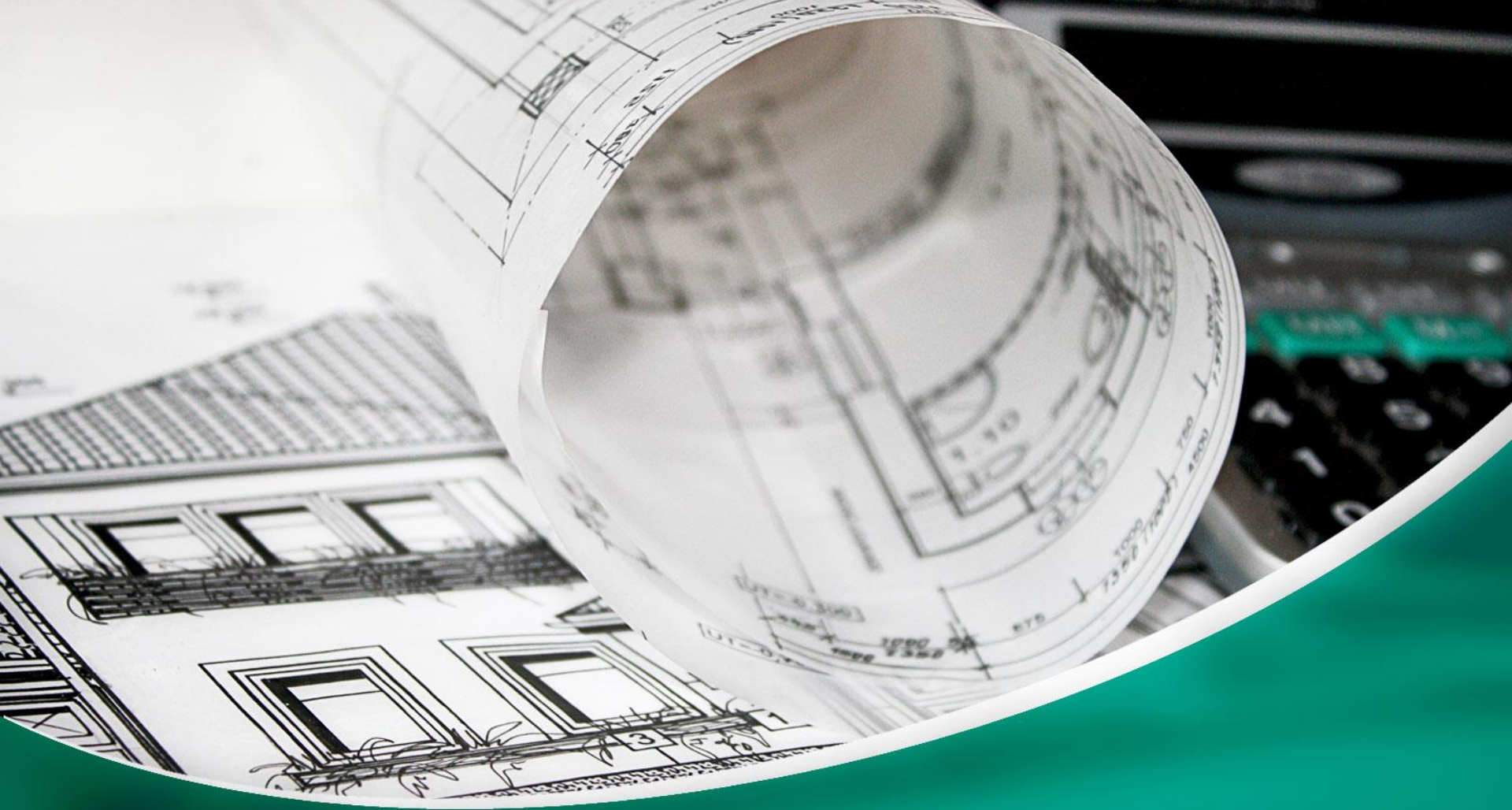
Item(s)

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.



Housing Production

March 4, 2021

An architectural drawing of a building section, showing a cross-section of a structure with various layers and components. The drawing is detailed, with labels and dimensions. It is positioned on the left side of the slide, partially obscured by a white curved line.

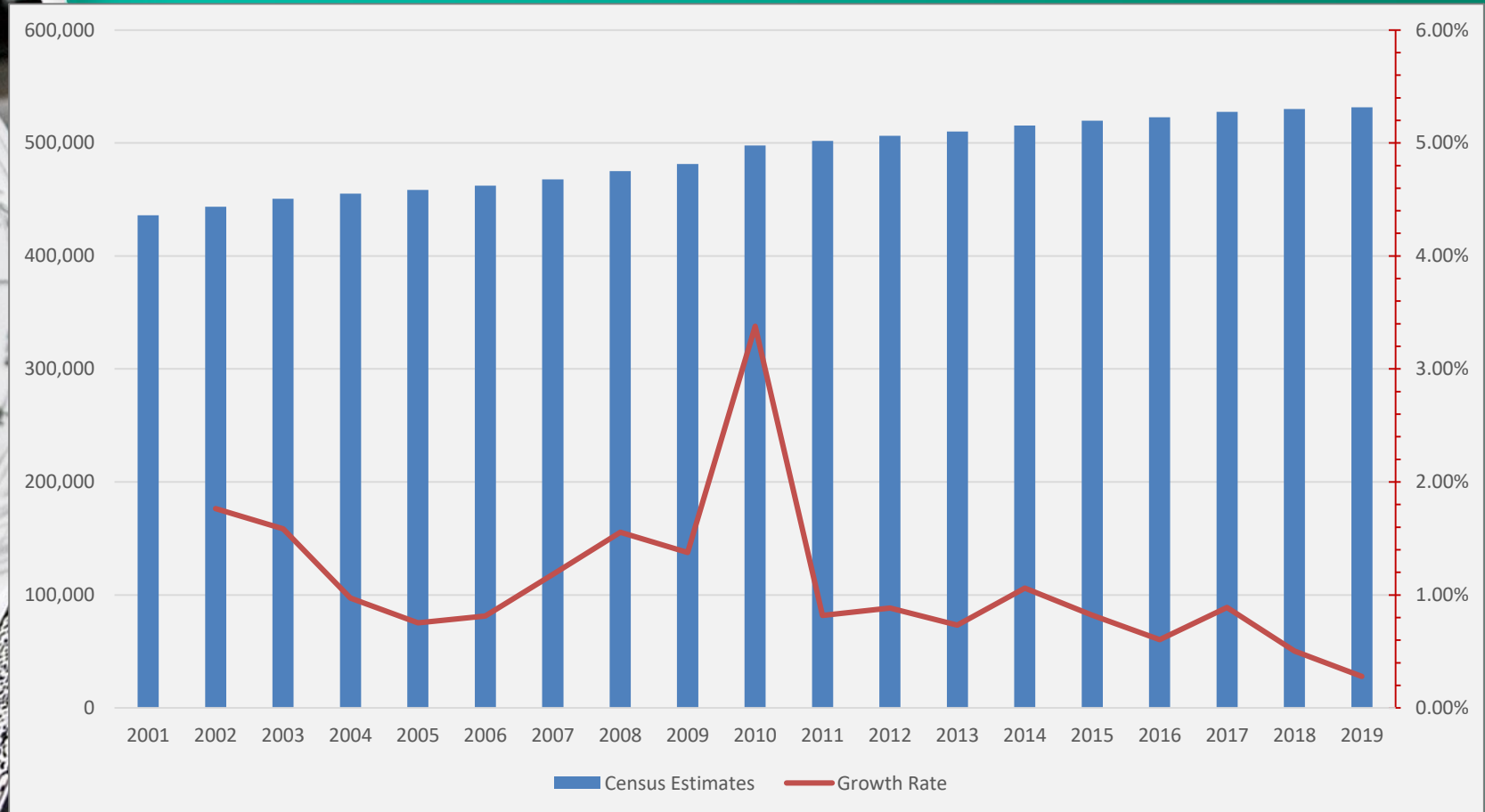
Presentation Outline

- Historical Housing and Population Data
- Projections
- Applications in process
- Next Steps

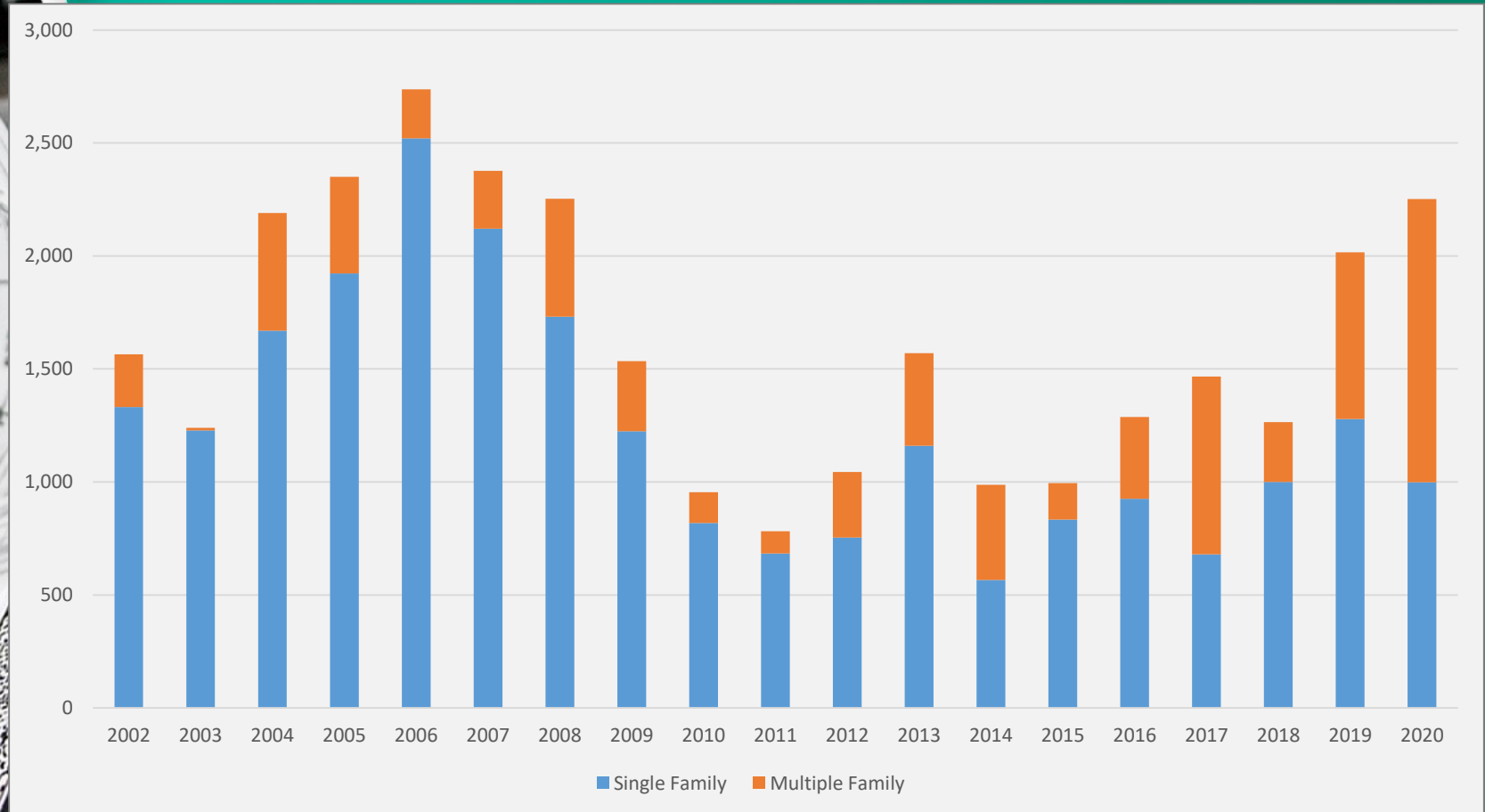
An architectural drawing of a dome structure, showing a cross-section with internal ribs and a grid pattern. The drawing is partially visible at the top of the slide, with a white background and black lines. The rest of the slide has a solid teal background.

Historical Housing and Population Data

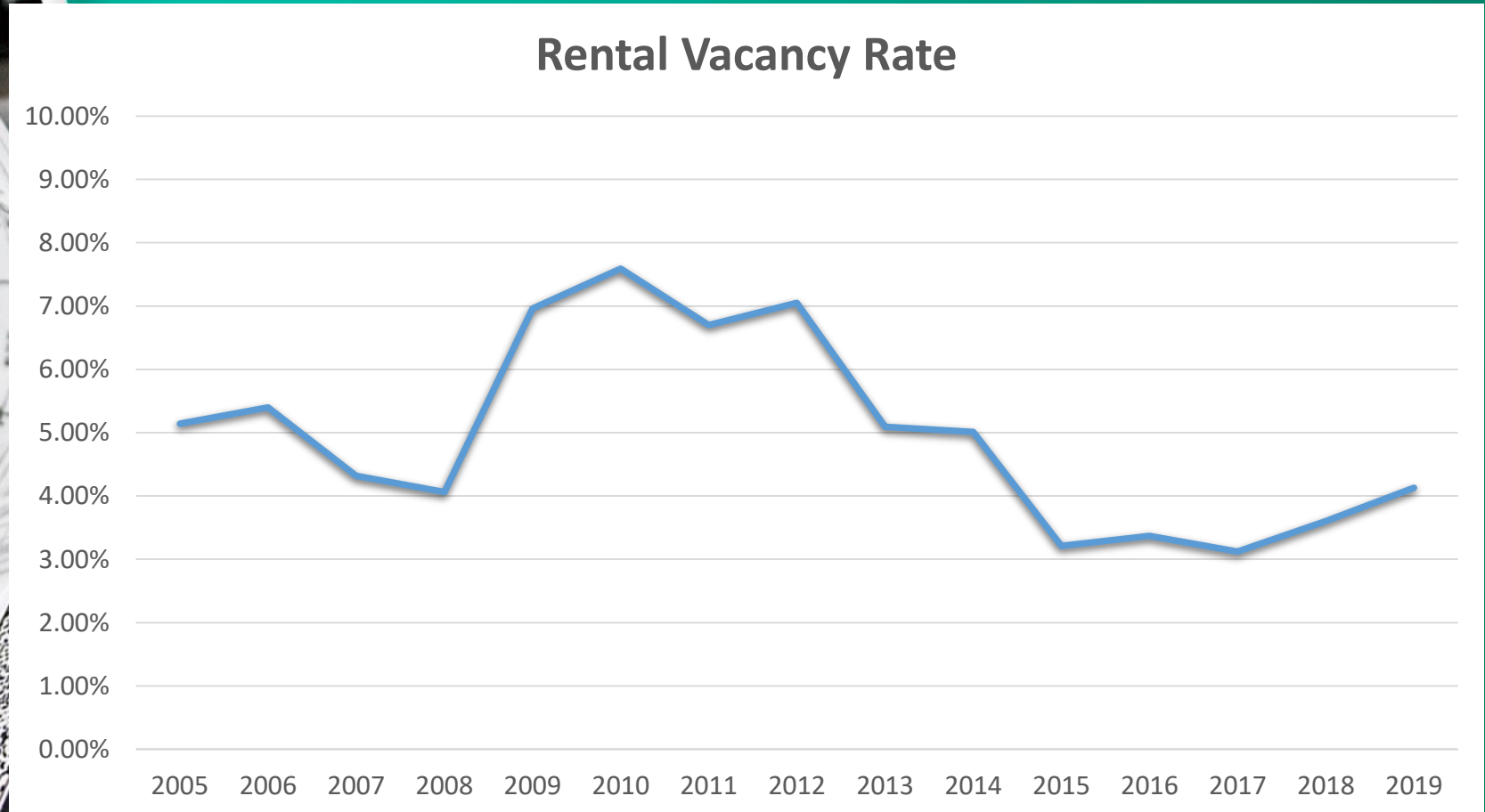
City of Fresno Population Growth



Historical Housing Production



Historical Rental Vacancy Rates



An architectural drawing of a building section, showing a cross-section of a structure with various rooms and a roof. The drawing is detailed, with labels and dimensions. It is positioned on the left side of the slide, partially obscured by the teal background.

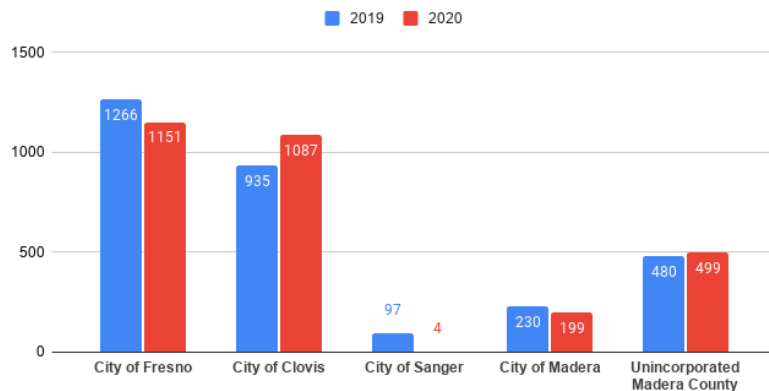
Historical Housing Mix

- 20 year average
 - Approximately 1,600 units per year
 - 75% single family to 25% multifamily
- 10 year average
 - Approximately 1,400 units per year
 - 65% single family to 35% multifamily
- 5 year average
 - Approximately 1,700 units per year
 - 59% single family to 41% multifamily
- 2 year average
 - Approximately 2,100 units per year
 - 53% single family to 47% multifamily

Regional Market Comparison

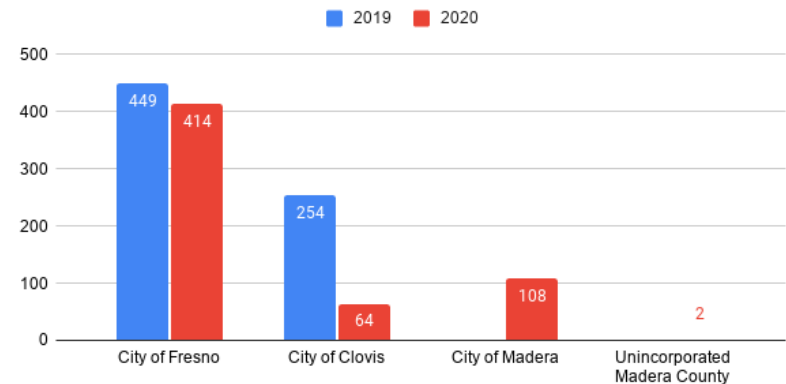
Single-Family Housing Permits Issued

Source: Building Industry Association of Fresno and Madera Counties



Multi-Family Housing Permits Issued

Source: Building Industry Association of Fresno and Madera Counties *Sanger Data Not Available

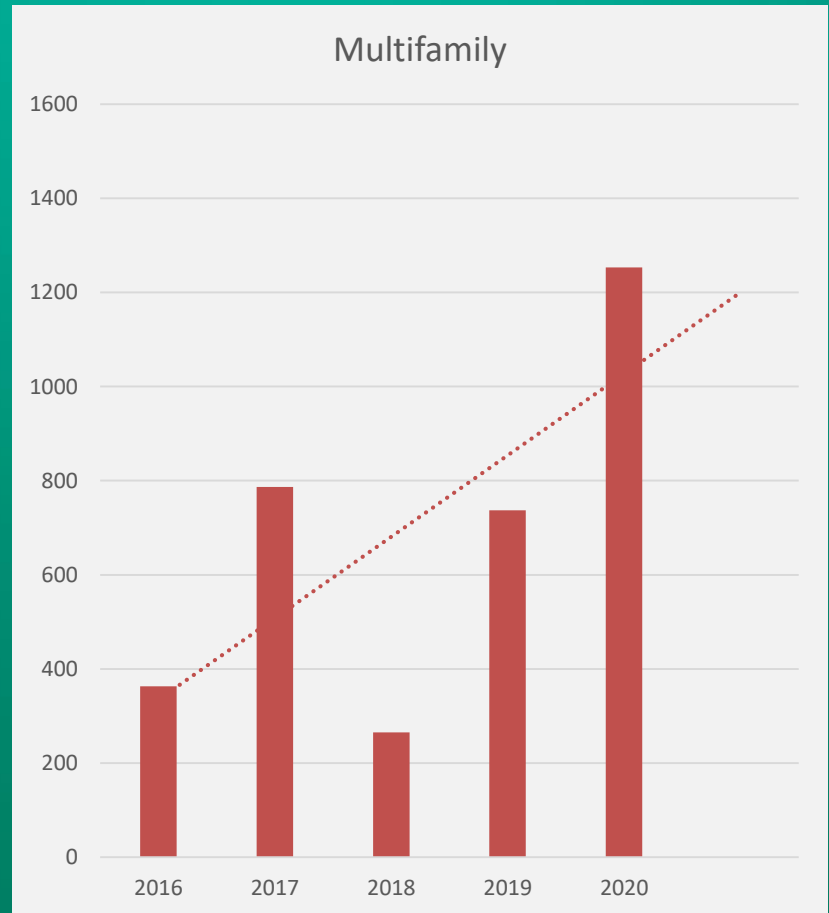
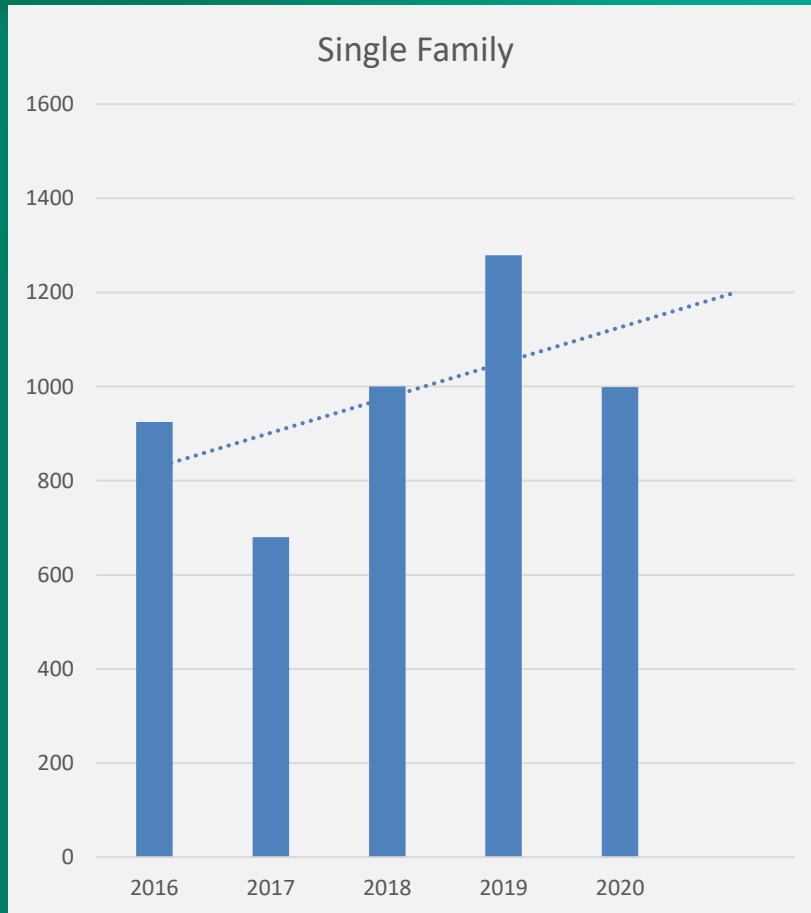


Building permit may include more than one housing unit, such as a multifamily building



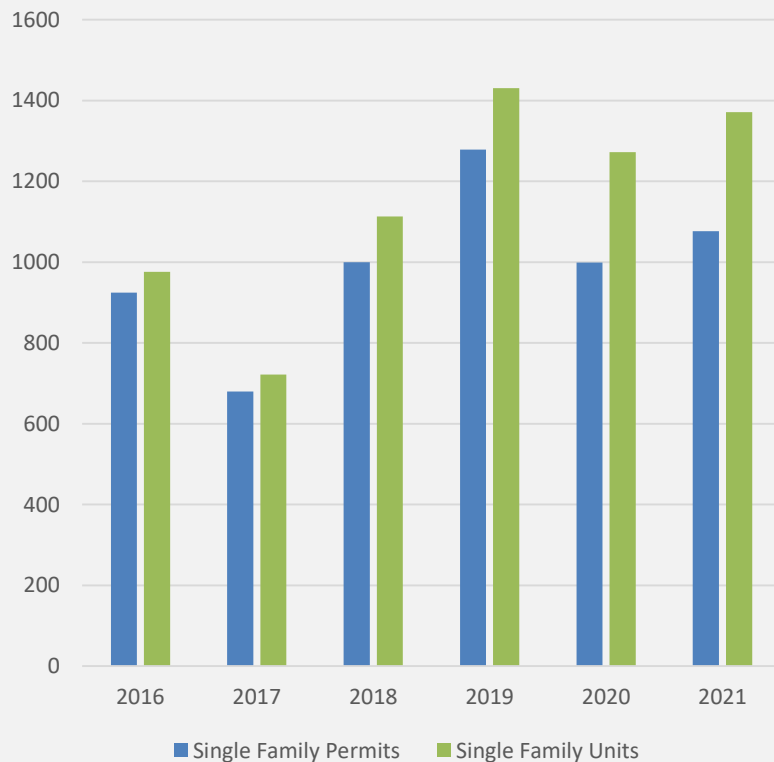
Projections

Housing Market Projection- Five Year Trendlines

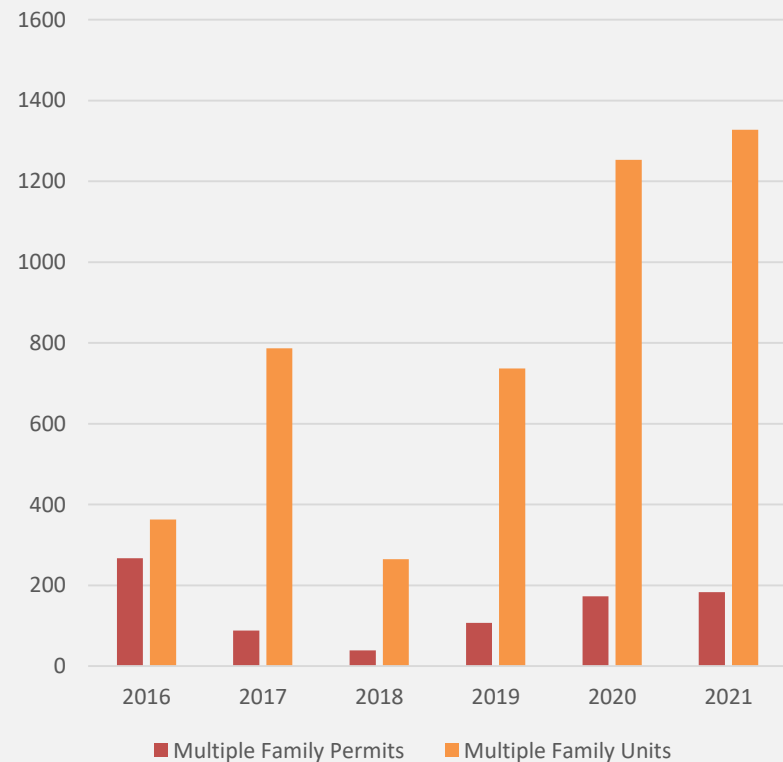


Housing Market Projection – National Industry Expectations

Single Family Production
Including 7.8% 2021 Projection



Multifamily Production
Including 6% 2021 Projection



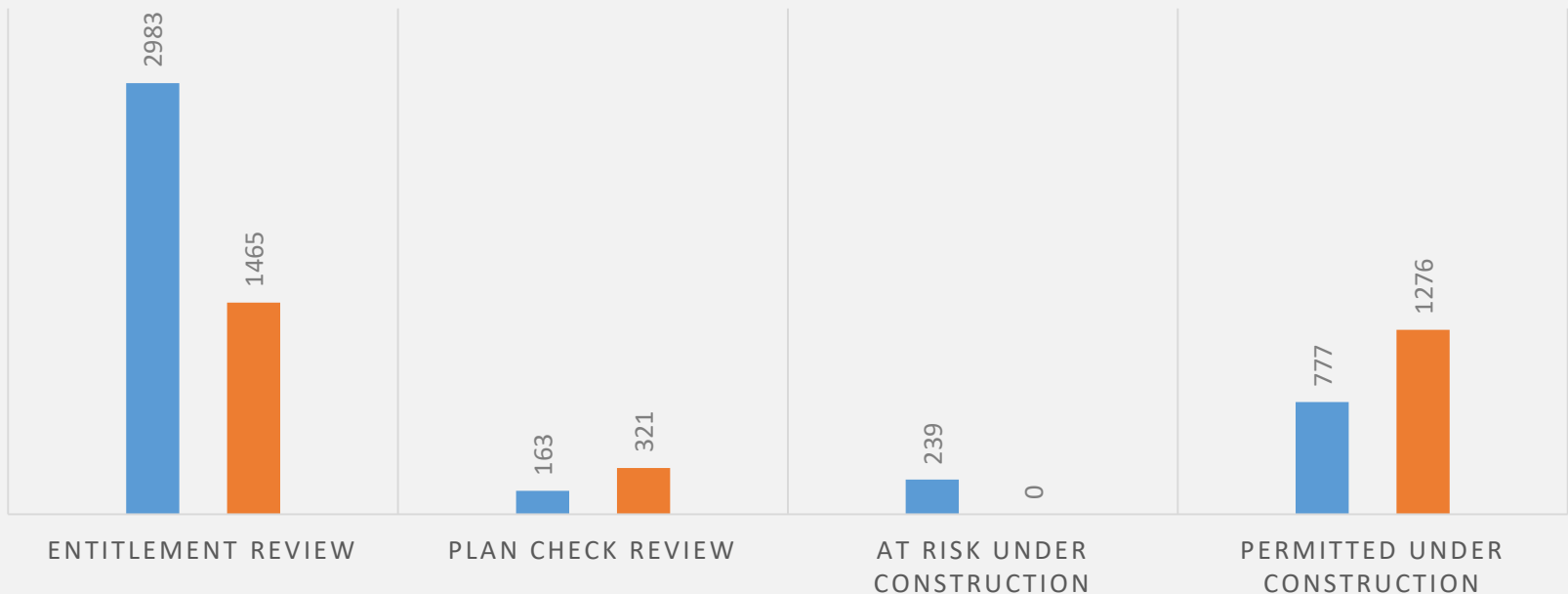


Applications in Process

Submissions in 2020

UNITS BY STATUS

■ Single Family ■ Multifamily



Lots in approved final maps since 1/1/2021: 801 lots

Lots in final maps scheduled for approval in next 100 days: 1,364 lots



Next Steps

An architectural drawing of a building facade, showing a section of a wall with a window and a door. The drawing is in black and white, with a curved line indicating a section cut. The drawing is positioned on the left side of the slide, partially overlapping the teal background.

Streamlining

- Use of Infill and Affordable Housing CEQA Exemptions
- Dedicated counter staff in Building & Safety division
- Final Map authority delegated to City Engineer
- Approval of Specific Plans for West and Southeast Areas

An architectural drawing of a building section, showing a cross-section of a structure with various layers and components. The drawing is detailed, with labels and dimensions visible. It is positioned on the left side of the slide, partially overlapping the teal background.

Ministerial Entitlement Benefits

- Increased approval times.
 - Ministerial entitlements are approved at the staff level and routing to other agencies and departments is limited.
- Increased certainty.
 - Projects that comply with all property development standards cannot be denied.
 - Conditions of approval cannot be applied to projects, so developers will know all requirements up front.
 - Ministerial projects cannot be appealed.
 - Ministerial projects are *Not a Project* for purposes of CEQA.



Ministerial Entitlement Challenges

- Ministerial entitlements cannot include conditions of approval.
 - Therefore, anything that we would normally condition must be included in the Development Code as a property development standard.
- The text amendment to shift certain uses and/or geographic areas to ministerial entitlements would require an environmental assessment.
- Increased certainty requires reduced flexibility.
 - To qualify, projects must completely comply with all applicable property development standards.

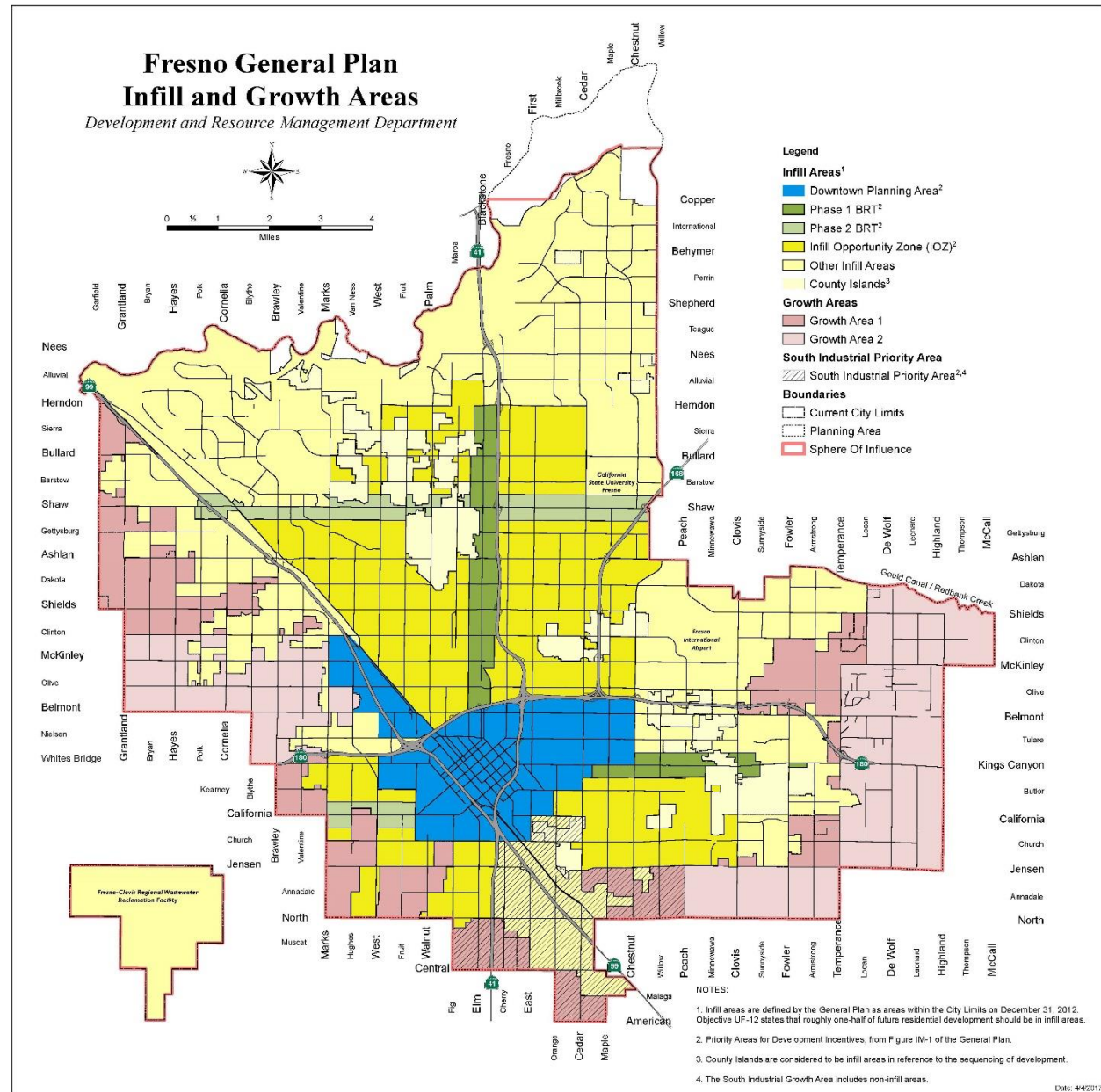
Currently, only Downtown Housing is processed ministerially

		GEOGRAPHIC AREA				
		Downtown Only	Downtown and Transit Corridors	Infill Priority Areas	All Infill Areas	Citywide (Infill and Growth Areas)
LAND USES	Housing Only	X				
	Housing and Retail					
	Housing, Retail, and Office					
	All By-Right Uses					

However, this could be expanded to other uses and areas

		GEOGRAPHIC AREA				
		Downtown Only	Downtown and Transit Corridors	Infill Priority Areas	All Infill Areas	Citywide (Infill and Growth Areas)
LAND USES	Housing Only	X	?	?	?	?
	Housing and Retail	?	?	?	?	?
	Housing, Retail, and Office	?	?	?	?	?
	All By-Right Uses	?	?	?	?	?

The General Plan provides options for where to apply ministerial entitlements



An architectural drawing of a building facade, showing a section with a textured wall and a window. The drawing is partially visible on the left side of the slide, with a white curved line separating it from the teal background.

Reporting

- Building Permit Reports
- Housing Element Reports
- Dashboard

Monthly Building Permit Report

CITY OF FRESNO PLANNING AND DEVELOPMENT DEPARTMENT BUILDING REPORT FOR PERMITS ISSUED 1/1/2021 - 1/31/2021

Type	NO.	UNITS	VALUATION S	BUILDING AREA
1. RESIDENTIAL				
A - Single Family or Duplex Residence	90	92	\$23,561,368	264,150
B - Multi-Family Residence	6	15	\$3,000,000	17,607
C - Hotels, Motels				
D -				

CITY OF FRESNO PLANNING AND DEVELOPMENT DEPARTMENT BUILDING REPORT FOR PERMITS ISSUED 2/1/2021 - 2/28/2021

Type	NO.	UNITS	VALUATION S	BUILDING AREA
1. RESIDENTIAL				
A - Single Family or Duplex Residence	209	209	\$49,887,355	527,687
B - Multi-Family Residence				
C - Hotels, Motels				
D - Rest Home, Assisted Living				
Subtotal	209	209	\$49,887,355	527,687

Housing Element Annual Report

Summary of Table A Housing Development Applications Submitted

Affordability by Household Incomes	Proposed Units	Approved Units
Very Low Income Deed Restricted	53	53
Very Low Income Non Deed Restricted	0	0
Low Income Deed Restricted	76	76
Low Income Non Deed Restricted	0	0
Moderate Income Deed Restricted	2	2
Moderate Income Non Deed Restricted	3	3
Above Moderate Income	3141	3141
Total	3,281	3,281

Summary of Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits, and Completed Units

Affordability by Household Incomes	Completed Entitlements	Building Permits	Certificates of Occupancy
Very Low Income Deed Restricted	120	41	0
Very Low Income Non Deed Restricted	0	0	0
Low Income Deed Restricted	78	5	0
Low Income Non Deed Restricted	0	0	0
Moderate Income Deed Restricted	0	0	0
Moderate Income Non Deed Restricted	0	0	0
Above Moderate Income	3,077	1,970	1,377
Total	3,275	2,016	1,377

An architectural drawing of a building facade, showing a curved wall with a window and a textured section. The drawing is partially visible on the left side of the slide, overlapping the teal background.

Future Dashboard

- Quarterly look at where units are in the pipeline
- Annual comparison with unit production and population growth
- Ability to sort by Council District



Questions