



## Legislation Details (With Text)

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**Title:** Actions pertaining to the City of Fresno 2018 Housing Element Annual Progress Report:  
1. WORKSHOP  
2. HEARING to obtain public comments regarding the 2018 Housing Element Annual Progress report

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Exhibit A - City of Fresno Draft 2018 Housing Element Annual Progress Report, 2. Exhibit B - Staff Presentation

Date	Ver.	Action By	Action	Result
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## REPORT TO THE HOUSING AND COMMUNITY DEVELOPMENT COMMISSION

**March 20, 2019**

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### SUBJECT

Actions pertaining to the City of Fresno 2018 Housing Element Annual Progress Report:  
1. WORKSHOP  
2. HEARING to obtain public comments regarding the 2018 Housing Element Annual Progress report

### RECOMMENDATION

Staff recommends the Housing and Community Development Commission (HCDC) conduct a

workshop on the 2018 Housing Element Annual Progress Report (APR) and thereafter hold a public hearing for members of the public to comment on the APR. Because this will be a workshop and public hearing, staff is not requesting HCDC to take any action.

## EXECUTIVE SUMMARY

California housing law requires that the City of Fresno (City) produce a Housing Element APR to document the City's progress on implementing housing objectives and programs in the Housing Element. As part of implementing Program 3 of the Housing Element, the City is required to hold a public hearing on the APR. The annual progress report is submitted to the State Department of Housing and Community Development on April 1 of each year.

## BACKGROUND

In April of 2017, the City amended the 2015-2023 Housing Element-a state-mandated planning document which provides a coordinated and comprehensive strategy for promoting the production of safe, decent and affordable housing for all community residents. Per Government Code 65400, the City is required to prepare an annual progress report on the City's status and progress in implementing the Housing Element; the forms and tables for this report are set up by the State Department of Housing and Community Development (HCD). The Fresno 2015-2023 Housing Element has 28 major programs. As part of implementing Program 3 of the Housing Element, the City is required to hold a public hearing on the Housing Element Annual Progress Report.

### 2018 Annual Progress Report Overview

The format of the 2018 APR is different from prior years. In the fall of 2017 the California State Legislature passed a number of laws relating to housing, known collectively as the 2017 Legislative Housing Package. Two laws, Assembly Bill 879 and Senate Bill 35, added new data requirements to the Annual Progress Reports that went into effect for the 2018 APR reporting period.

Table A and A2: Previous APRs reported the total number of housing units permitted (Single Family, Multi-Family, and all affordable units) during the reporting period, Tables A and A2 of the 2018 APR include significantly more information regarding housing projects throughout the development process. Table A includes information on all housing projects that were submitted for planning entitlements. Table A2 includes information on each housing project that: received planning entitlements, received building permits, and received a certificate of occupancy during the reporting period. Because it is possible for a project to go through several steps in the development process in a year (to receive a planning entitlement and a building permit for example), there is overlap among categories. A summary of these two tables has been produced for the draft 2018 APR, and the full tables are included as appendices.

Table B-The City's progress towards our Regional Housing Needs Allocation is reported in Table B. This table tracks the annual number of units permitted at each income level for the Housing Element cycle.

Table C: This table is for reporting sites identified or rezoned to accommodate shortfall housing need. The City of Fresno's Housing Sites Inventory has maintained a surplus of housing capacity in all income categories during the reporting period and therefore has not needed to identify sites to accommodate a shortfall housing need.

Table D- Table D provides a summary of the City's progress on all 28 major programs in the Housing

Element.

Table E: This table is for reporting projects that received a commercial development bonus. No projects applied for the commercial development bonus pursuant to Government Code 65915.7 during the reporting period.

Table F: The 2015-2023 Housing Element does not include a program to accommodate a portion of its Regional Housing Needs Allocation obligation through the rehabilitation, preservation or acquisition of units per Government Code 65583 and therefore no information is included in this table.

## **2018 APR Highlights**

Highlights from the 2018 APR include:

- Table A2: The 40 unit Parc Grove Commons Northeast Veterans has been built and 2 Habitat for Humanity houses on N. Barcus have received building permits.
- Program 12A Downtown Displacement Prevention: The Anti-Displacement Task Force was established by City Council on November 29, 2018, and Task Force appointees were approved on January 31, 2019. The first Anti-Displacement Task Force meeting will be held in Spring 2019.
- Program 20 Comprehensive Code Enforcement: Over 80,000 rental units have been registered through the City's Rental Housing Registry.

## **Outreach**

Staff used a number of methods of public outreach for this meeting. This hearing was published as a display ad in English and Spanish in the Fresno Bee and Vida en el Valle. A radio ad was placed with Hmong Radio. The hearing was advertised with fliers in English and Spanish which were posted on the City's social media platforms (Facebook, Twitter, and Nextdoor). Emails were sent to the 500 person Housing stakeholders list announcing the availability of the Draft APR, the public hearing and providing a summary brochure of the Annual Report Highlights in English, Spanish and Hmong. A copy of the adopted Housing Element and 2018 APR was made available at the City Clerk's office, the Development and Resource Management Department's public counter, and at all Fresno public libraries.

## **ENVIRONMENTAL FINDINGS**

Pursuant to the definition provided in the California Environmental Quality Act Guidelines Section 15378, this item does not qualify as a "project" and is therefore exempt from the California Environmental Quality Act requirements.

## **LOCAL PREFERENCE**

Local preference is not applicable because this item does not include a bid or award of a construction or services contract.

## **FISCAL IMPACT**

Not applicable.

**Attachments:**

Exhibit A - City of Fresno Draft 2018 Housing Element Annual Progress Report

Exhibit B - Staff Presentation