

Fresno Housing Element Amendment – Responses to Public Comment

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#	Ch.	Comment	Name	Date	Response	HE Change (Y/N)	HOUSING ELEMENT AMENDMENT REVISIONS/NEW LANGUAGE PROPOSED
1	6	Program 1: More parcels throughout the city should be rezoned to meet the requirements of the carryover so that affordable housing isn't concentrated downtown, but diffused throughout the city.	Ashley Werner, Leadership Counsel for Justice and Accountability	12-06-2016	<p>The City's sites inventory includes available housing sites throughout the City. The sites inventory identifies vacant and underutilized land -- due to the availability of vacant or underutilized land in specific portions of the City, some neighborhoods or areas may have more or less housing sites.</p> <p>The 2008-2013 (roll over) sites inventory identified capacity for 5,541 units, 5,491 of which are on sites suitable for development of lower-income housing, located within the Downtown area. The 2013-2023 sites inventory indicates a capacity for 34,983 units, 15,648 of which occur on sites suitable for development of lower-income housing, almost entirely located outside of downtown. The City has identified parcels throughout the city at higher densities to meet the RHNA -- the sites located outside of downtown largely accommodate the 2016-2014 cycle sites due to both restrictions placed on the "rollover" sites and General Plan goals for revitalizing downtown (including increasing housing opportunities downtown). Additionally, higher-density sites in core areas and along transit routes corresponds with General Plan policy to encourage transit-oriented, compact development and revitalization efforts in older parts of the City. Incentivizing new residential development, expanding transit options, stimulating economic development, and business and job creation will contribute to a higher-quality of life for existing and future residents of the City's core areas.</p>	N	
2	6	Program 27: The City should explore best practices for how to target areas for voucher education. Consider areas with high performing schools, or areas with high Area Median Income	Ashley Werner, Leadership Counsel for Justice and Accountability	12-06-2016	See Chapter 6 - Housing Plan, Program 27. This program was modified in the Revised Draft Housing Element Amendment and increases efforts to target areas for voucher education.	Y	<p><i>Add to last bullet of Program 27:</i></p> <ul style="list-style-type: none"> 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. <u>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.</u>
3		How do Tiny Houses fit into the discussion of affordable housing?	Paul Jackson, Fresno Homeless Advocates	12-06-2016	Tiny Houses are allowed by the Development Code (Tiny House Development Code 15-2754 E.2., 15-6802 Definitions). They are discussed in the Housing Element under Secondary Dwelling Units (on pages 4-21 and 4-22). Only one tiny house, second unit, backyard cottage or accessory living quarters may be permitted on any one lot.	N	
4		We should maintain rooming houses as a housing option Downtown	Paul Jackson, Fresno Homeless Advocates	12-06-2016	Rooming houses are addressed in Chapter 4 (page 4-23) of the Housing Element. Rooming houses are a permitted use Downtown, and remain a viable housing option in Downtown.	N	

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5		The City has not done enough to advertise secondary dwelling units (mother-in-law or granny flats) as viable option. The City of Reedley could be a good model for this.	Paul Jackson, Fresno Homeless Advocates	12-06-2016	Secondary dwelling units (also called second dwelling units, accessory dwelling units) are allowed as an accessory use to single-unit dwellings in Fresno, consistent with the Government Code Section 65852.2., and are discussed in the Housing Element (pages 4-21- 22). A new program has been added pertaining to second units. See Chapter 6 - Housing Plan, Program 16A. This new program ensures compliance with new state laws and encourages second units.	Y	<p><i>(New Program)</i></p> <p><u>Program 16A: State Laws Related to Housing Development</u> <u>As part of an ongoing effort to ensure compliance with emerging state laws, the City will identify appropriate revisions to the City's Development Code and present them for consideration consistent with FMC procedures. As part of this effort, the City will also work to increase awareness of standards that allow second dwelling units, backyard cottages, tiny houses and accessory living quarters by providing written information at the City's planning counter and on the City's website.</u></p> <p><u>Responsibility: Development and Resources Management Department Planning Division</u> <u>Funding Source: General Fund</u> <u>Timeframe/Objective: Review Development Code for compliance with State laws by May, 2017. If needed, present to the City Council for consideration of any amendments or revisions required by September 2017. Provide written information on the City's development standards related to second dwelling units at the City's Planning and Land Use Division counter and on the City's website by January 2018.</u></p>
6	6	Program 10A: The best way to reach mobile home communities would be best done by going to mobile home clubhouses	Paul Jackson, Fresno Homeless Advocates	12-06-2016	See Chapter 6 - Housing Plan, Program 10A, which was modified to increase outreach to mobile home park communities.	Y	<p><u>Add to second bullet of Program 10A:</u> <u>Conduct outreach to mobile home residents and park owners regarding potential funding sources, including the State's Mobilehome Park Rehabilitation and Ownership Program.</u> <u>Outreach may be facilitated by going to mobile home clubhouses and posting information in readily visible locations. Conduct and publish an assessment of housing-related needs in mobile home parks through communications with residents and owners, identifying city, state, federal, and private resources available to address those needs.</u></p>
7	6	Program 27: The City should focus on voucher education in areas near commercial centers, so that young people in households that use vouchers can have access to retail jobs.	Paul Jackson, Fresno Homeless Advocates	12-06-2016	See Chapter 6 - Housing Plan, Program 27, which was modified to increase voucher education efforts. See also response to Comment #2 above.	Y	(See Comment #2)

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8		The public participation process for the Housing Element Amendment is insufficient. Information about public participation events was not sent with enough notice, used technical terms that the general public would not understand, and was only in email format. In order to comply with the Government Code, the City must modify and supplement its efforts to inform the public about potential public input opportunities. The city should use local foreign language media (ex. Univision, Hmong Radio, Radio Bilingue), reach out to local stakeholders, and hold public meeting in conjunction with other school events to encourage participation.	Ashley Werner, Leadership Counsel for Justice and Accountability	12-7-2016	Government Code Section 65583(c)(8) requires that the city make a diligent effort to encourage public participation. See Chapter 1, Introduction pages 1-10 - 1-11 (redline) and Appendix A for a complete description of the outreach process and methods employed for the Housing Element Amendment, which included trilingual (Spanish, Hmong and English) flyers distributed to 8 schools in lower income neighborhoods, notice to the Fresno Bee and Vida en el Valle newspapers, on the City's website and social media page, all public libraries, on foreign language radio stations (Hmong Radio and Radio Bilingue) and presented at the City's Housing and Community Development Commission and Planning Commission. The notice was also emailed to approximately 500 advocates, stakeholders and interested persons, and stakeholders were called to advise them of the meeting. The draft Amendment was available for 30 days for public review between December and January. Future public comment opportunities will be available at a Planning Commission Workshop (February 1, 2017) and a Housing and Community Development Commission Workshop (February 8, 2017) to address revisions based on the City's public outreach efforts. Additionally future hearings are anticipated following HCD's review of the Draft Amendment. The City's public participation activities associated with the Housing Element update process and amendment are presented in detail in Chapter 1: Introduction of the Housing Element (which includes updated information) and in Appendix A in the Housing Element.	Y	<i>Revised language in Chapter 1: Introduction:</i> Workshop notices were published in the Fresno Bee in three languages and in the Vida en el Valle weekly newspaper in Spanish. Additionally, the meeting flyer was distributed to eight schools in lower-income neighborhoods, emailed to 500 stakeholders, posted on the City's webpage (www.fresno.gov/housingelement) and social media page, posted at all Fresno public libraries. <u>The City used local foreign language media (Hmong Radio and Radio Bilingue) to further advertise the workshops and encourage participation from local stakeholders. Information about the amendment</u> was presented at the City's Housing & Community Development Commission, Planning Commission, and City Council. Subsequent to local review and receipt of public comments, <u>the Housing Element was further refined. The revised Amendment will be reviewed at a February 1, 2017 Planning Commission Workshop and a February 8, 2017 Housing & Community Development Commission Workshop.</u> The draft Housing Element Amendment will be submitted to HCD for that agency's review and comment. Public hearings on the Housing Element Amendment are anticipated in spring 2017.
9		The Housing Element Amendment should allow public comment and input in all areas of the 2015-2023 Housing Element.	Ashley Werner, Leadership Counsel for Justice and Accountability	12-7-2016	The State HCD has reviewed the City's adopted Housing Element and provided comments and recommended revisions relevant to State housing element law. The Amendment is formulated to follow the recommendations from HCD; however, all public comments are considered as part of this process. Comments on topics outside of the scope of the Housing Element will be considered as public comment, and forwarded to relevant stakeholders/departments.	N	
10		Letter on the Housing Element Law adequate sites requirements and the Downtown Development Code	Ashley Werner, Leadership Counsel for Justice and Accountability	10-19-2016	Comments in this 10-19-16 letter were previously submitted during the Downtown Development Code adoption process. The Downtown Development Code was subsequently adopted on October 20, 2016. Similar comments were made and addressed in the 12-7-2016 letter included in this matrix from the same commenter.	N	
11		Letter on the adoption of the 2015-2023 Housing Element	Ashley Werner, Leadership Counsel for Justice and Accountability	07-07-2016	Comments in this 7-7-16 letter were directed at the Housing Element as adopted on April 28, 2016. The comments considered in this matrix are for the Housing Element Amendment. Similar comments were made and addressed in the 12-7-2016 letter included in this matrix from the same commenter.	N	

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12		The community was not able to give meaningful input both in the Housing Element Amendment and the Housing Element itself. Planning the Southwest should be better integrated in the neighborhood, that community members be given more input, and that plans connect to the people within the planning area. Federal statute says the community must be involved in the planning process, however this amendment is already developed and staff is asking for input after the fact. When will the City come out to the community and plan with them?	Brunette Harris, Southwest Fresno H.E.A.T.	12-14-2016	See response to Comment #8 above.	Y	(See Comment #8)
13	6	Program 27: Will the proposed General Plan Implementation Task Force be given the authority to assess whether or not specific projects are meeting the intent of the General Plan?	Jeff Roberts, Granville Homes	12-14-2016	The General Plan Implementation Task Force will oversee the implementation of policies and programs in the General Plan. It will not make recommendations on individual entitlement requests. Review of individual entitlement requests will remain under the purview of the Development and Resource Management Department and will follow current procedures.	N	
14	3	Figure 3.1 says that this amendment does not propose any zoning changes, please clarify this language so that it cannot be interpreted to read that no one can change the zoning in these sites	Jeff Roberts, Granville Homes	12-14-2016	There are no required rezonings as part of the Housing Element Amendment. For clarification, see Figure 3-1 revised language.	Y	<i>Revised language on Figure 3.1:</i> No land use or zoning changes are proposed as part of the 2015-2023 Housing Element update- sites inventory does not <u>propose zone changes or land use changes as part of the inventory represented on this map (i.e. existing zoning is reflected).</u>
15		What happens if we run into a situation where a plan amendment is necessary to avoid the city being in a net loss for their housing? Who would pay for the plan amendment?	Jeff Roberts, Granville Homes	12-14-2016	The Housing Element site inventory (for 2013-2023) includes a surplus of 11,736 units above the assigned RHNA units across various affordability categories. Program 2 in the Housing Plan directs the City of Fresno to evaluate residential development proposals for consistency with goals and policies of the General Plan and both (2008-2013 and 2013-2023) Housing Element Sites Inventories, and make written findings that any density reduction is consistent with the General Plan and that the remaining sites identified in the Housing Element are adequate to accommodate the RHNA. So long as the residential sites inventory continues to exceed the City's RHNA, the City will make the necessary written findings regarding an individual project or site's reduction and consistency with the General Plan. Overall, Fresno has the ability to adequately accommodate, and significantly exceed, the current 2013-2023 RHNA. In the event that the City no longer has a surplus of RHNA units, any developer that submits a plan that causes the City to have a net loss of RHNA units would be responsible for funding a Housing Element amendment to ensure that the City can continue to accommodate the remaining RHNA.	N	
16	6	Program 1: Why is the Downtown the only area for the Rollover?	Debra McKenzie, HCDC	12-14-2016	See Response to Comment #1 above.	N	

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17	6	Program 1: Concerned that the rollover sites would negatively impact areas of concentrated poverty in the downtown.	Barbara Fiske, HCDC	12-14-2016	<p>The General Plan, Development Code, and Housing Element represent a strong commitment to Downtown and major corridor revitalization. Revitalization will be largely facilitated by increased opportunities to develop new vibrant uses and housing in underutilized spaces. The Housing Element identifies sites that would allow 6,058 units in downtown, in addition to the 15,081 units outside of downtown (throughout the remainder of the City) to accommodate the lower-income RHNA for both the 2008 and 2013 planning periods.</p> <p>In 2016, the City of Fresno adopted the Downtown Neighborhoods Community Plan which establishes a vision for revitalization of the Downtown based on input from property owners and residents, addresses conflicting issues in the City's land use plans and codes to make that vision possible, and prioritizes the City's actions for implementing the plan. It is a visionary document that lays out the community's long-term goals for the Community Plan Area and provides detailed policies concerning a wide range of topics, including land use and development, transportation, the public realm of streets and parks, infrastructure, historic resources, and health and wellness. The Plan's implementation chapter includes a list of Implementation Projects, which are the critical physical improvements and City-sponsored programs for prioritizing public investment in the Downtown Community Plan Area. The Housing Element proposes no changes to the Downtown Neighborhoods Community Plan nor any land use changes in the Downtown or other areas -- the sites inventory simply identifies sites that are vacant or underutilized and may be (re)developed based on adopted land use and development policies.</p>	N	
18	6	Program 10A: What exactly would the city be doing in the Mobile Home Conservation Program? The City should look at what the city of Clovis is doing.	Marina Harutyunyan, HCDC	12-14-2016	<p>The City recognizes that mobile home parks represent a source of unsubsidized affordable housing in the city. The role of the City is to act as an information bridge, as possible, between park owners, residents, managers and the state, which enforces the Mobilehome Parks Act and the Special Occupancy Parks Act. The City of Clovis runs a Mobile Home Rehabilitation and Replacement Loan Program for owner-occupied mobile homes that is funded through CalHome grant money. The City of Fresno will continue to support outreach efforts and encourages mobile home park preservation efforts. (See also response to comment #6).</p>	N	
19	2	Special Housing Needs: In the analysis of Housing needs, Leadership Counsel would like the City to address more than the examples provided by the state but to include undocumented workers as a population with unique needs/challenges	Ashley Werner, Leadership Counsel for Justice and Accountability	12-14-2016	<p>Consistent with State Housing Element law, the Housing Element addresses the needs of lower income residents, homeless persons, and farmworkers, which may include some undocumented persons within these special needs groups. Quantification and identification of undocumented residents is a challenging task (undocumented residents are hard to count as persons who are not legally documented are understandably reluctant to disclose their status to officials), and largely beyond the scope of the Housing Element. In Chapter 6 - Housing Plan, Programs 5: Housing Funding Sources, 6: Strengthening Partnerships with Affordable Housing Developers; and 7: Special Needs Housing, together define the city's strategy for facilitating more affordable housing in a holistic way for special needs groups. The City recognizes that many special needs residents, which may also include undocumented residents, may also be non-English speakers. The City endeavors to reach all special needs groups through increased use of multilingual advertising for all housing-related issues. Program 3 (Annual Reporting Program) is modified to clarify the City's intent to include multilingual outreach efforts for housing planning. (See also response to comment #8).</p>	Y	<p><i>Add to Program 3 Objectives:</i></p> <p><u>Utilize multiple methods of outreach to engage all members of the Fresno community, including multilingual notices and media outlets.</u></p>

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20	6	Program 27: Leadership Counsel is concerned that a strong element was eliminated from the Housing Element (“Establish written priorities and procedures that ensure that infrastructure and public services provisions and code enforcement activities are prioritized for high need areas. Prioritize basic infrastructure improvements like water, sewer, and street lights in high need communities. Create a list of infrastructure and public service needs in high need areas and potential strategies for addressing those needs”)	Ashley Werner, Leadership Counsel for Justice and Accountability	12-14-2016	<p>The City of Fresno has been active in addressing infrastructure in high need areas. The City of Fresno Department of Public Utilities has established procedures that ensure water and sewer services are to be provided as a priority for developments that include units affordable to lower-income households.</p> <p>Through the CDBG-funded efforts, the City of Fresno funds infrastructure improvements and public facility needs. Overall, the CDBG program for 2015-2019 estimates that \$11.9 million will be used on public facility or infrastructure activities in low and moderate income areas (City of Fresno 2015-2019 Consolidated Plan).</p> <p>In 2016, the City of Fresno adopted the Downtown Neighborhoods Community Plan, which establishes a vision for revitalization of the Community Plan Area based on input from property owners and residents, addresses conflicting issues in the City’s land use plans and codes to make that vision possible, and prioritizes the City’s actions for implementing the plan. The Plan’s implementation chapter includes a list of Implementation Projects, which are the critical physical improvements and City-sponsored programs for prioritizing public investment in the Downtown Community Plan Area.</p> <p>The Fresno Department of Public Works is also establishing procedures and criteria for prioritization of bike and pedestrian infrastructure improvements as part of their Active Transportation Program. Included in the plan is priority for areas with disadvantaged census tracts and areas with high population density.</p> <p>Program 27 indicates that the City will actively seek resources for disadvantaged communities throughout the City and directs the City to 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. The Program also proposes strategies to address infrastructure deficiencies in disadvantaged communities, including establishing a General Plan Implementation Committee to continue to refine and review City policy and practice to ensure investments and policies are furthering the goals of the General Plan. Additional information has also been added to Program 27 to clarify objectives pertaining to infrastructure prioritization.</p>	Y	<p><i>Add to Program 27 Objectives and Timeframe:</i></p> <p><u>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.</u></p> <p><u>Timeframe/Objective: Review location of infrastructure projects annually and identify high need, deficient areas for infrastructure prioritization by December 2017.</u></p>
21		Concerned about rising poverty in areas of the city, and that people are being left out because they sometimes do not qualify as “low income.” It is tough to have the necessary paperwork to participate in aid programs.	Adela Rodriguez	12-14-2016	Comment noted. Housing aid programs are under the jurisdiction of the Housing Authority; this comment will be forwarded to them for consideration.	N	
22		Asked the city to honor its promise to provide safe communities. Make parking lots in apartment complexes include green areas and make them safe for children.	Adela Rodriguez	12-14-2016	Comment noted. The Development Code requires onsite open space areas for all multi-family developments. The comment will also be forwarded to the City of Fresno Police Department for consideration. (See also response to Comment #23 below, which discusses the City’s forthcoming rental inspection program).	N	

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23		Poor communities suffer from expensive housing in poor conditions. If people complain about conditions, landlords increase the rent.	Estela Ortega	12-14-2016	<p>The City launched a Mayor/City Council Code Enforcement Task Force in September 2014 to review existing codes in relation to the Fresno General Plan; evaluate current Code Enforcement processes and procedures; and make specific recommendations for improvements, including division structure, case prioritization, technological and legal tools, and fee structures that the City can implement.</p> <p>Through this Task Force, the City is also in the process of considering 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. The City is considering this proactive approach to comprehensively and systematically improve the quality of rental housing stock in the City of Fresno. Mayor Swearingin's proposal was considered by the City Council on December 8, 2016 and was continued to February of 2017, under the direction of newly elected Mayor Brand.</p> <p>Furthermore, the City has recently adopted a new Blighted Vacant Building Ordinance that include a number of changes that will improve the quality of housing stock available to rent and/or own by low income residents. The Blighted Vacant Building Ordinance is intended to compliment other recently adopted programs such as the City's Code Lien Waiver Program, which incentivizes reinvestment in older neighborhoods by waiving code liens for developers who agree to correct the deficiencies within a specified period of time.</p>	Y	<p><i>Add to Programs 20 and 27 Objectives and Timeframe:</i></p> <p><u>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.</u></p> <p><u>Timeframe/Objective: Establish a residential rental inspection program by December 2017.</u></p>
24		The Addams community is the most neglected, people in the neighborhood feel discriminated against. There are many basic needs they do not have. Please make sure new affordable houses are done better than current ones. Would like the city to not mix uses, businesses next to houses.	Maria Guzman	12-14-2016	New development is required to comply with the City's Development Code and California Building Codes to ensure health and safety is maintained. The City of Fresno Development Code includes mixed use zoning districts where a variety of land uses are allowed, with the intent of building a comprehensive neighborhood environment where residents can meet their daily shopping and service needs nearby residences. The allowable land uses within mixed use districts have been chosen intentionally to ensure compatibility. Furthermore, Article 25 of the Development Code establishes performance standards to limit any dangerous, injurious, or noxious conditions, chemical fires, explosive, blight, or other hazards that could adversely affect the surrounding area.	N	
25		The Addams neighborhood needs better infrastructure. The neighborhood lack sidewalks, and people with disabilities and children are walking in the street. The neighborhood needs more lighting and drainage. Unhappy that residents are being asked to pay for new drainage.	Maria Guzman	12-14-2016	See Response to Comment #20 and #23.	Y	(See Comment #20 and #23)

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26		The Addams neighborhood also needs parks and a library.	Maria Guzman	12-14-2016	Comment noted. This issue is under the jurisdiction of Parks, After School, Recreation and Community Services Department and will be forwarded to them for consideration as part of the Parks Master Plan process currently underway. More details about parkland provision and distribution can be found in the City's General Plan. One of the goals of the City of Fresno General Plan Parks, Open Space, and Schools Element is to "provide an expanded, high quality and diversified park system, allowing for varied recreational opportunities for the entire Fresno community". The Element outlines strategies to meet both future and existing needs for parks particularly in deficient areas.	N	
27		There is only one school in the Addams neighborhood. 900 students are served by a cafeteria that can only hold 250 people. Would like the City to step in about the overcrowding. Additionally truck traffic in front of the school is a concern.	Maria Guzman		Comment noted. This issue is under the jurisdiction of the Fresno Unified School District and will be forwarded to them for consideration.	N	
28		The City should extend the public comment period because most of the comment period was over the holidays.	Letter signed by 27 residents	1/13/2017	See Response to Comment #8 above.	Y	(See Comment #8)
29		The City should reach out to parents who participate in school councils and coffee hours to solicit information from the public.	Letter signed by 27 residents	1/13/2017			
30	2	Special Housing Needs: The Housing Element does not recognize barriers that non-legal immigrants (undocumented immigrants) have. The Housing Element should analyze the needs of undocumented people.	Letter signed by 27 residents	1/13/2017	See Response to Comment #19 above.	Y	(See Comment #19)
31	2	Special Housing Needs: To the extent possible, the city should open all housing assistance programs to undocumented persons. People who lack citizenship or a social security number cannot benefit from almost all the housing assistance programs that exist in Fresno	Letter signed by 27 residents	1/13/2017	Housing aid programs are under the jurisdiction of the Housing Authority; this comment will be forwarded to them for consideration. See also response to Comment #19 above.	N	
32	2	Special Housing Needs: Create an assistance program to help people with[out] documentation purchase homes; including help with the down payment and low interest loans. Previously, there was a program like this for people with an ITIN number, but it was eliminated.	Letter signed by 27 residents	1/13/2017	Housing aid programs are under the jurisdiction of the Housing Authority; this comment will be forwarded to them for consideration. See also response to Comment #19 above.	N	
33	2	Special Housing Needs: Eliminate the City of Fresno's requirement that people without a social security card pay a deposit to receive water service.	Letter signed by 27 residents	1/13/2017	Comment noted. This issue is under the jurisdiction of the Department of Public Utilities and will be forwarded to them for consideration.	N	

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34		We recommend that <i>clear</i> commitments should be included to create opportunities for housing at affordable prices on all sides of the city.	Letter signed by 27 residents	1/13/2017	The Housing Element includes clear goals, policies, and objectives to assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households (See Chapter 6, Housing Plan). The Housing Element also identifies sites that would allow for the development of 41,524 units all over the City (in both the current and roll over sites inventory). The sites identified provide for a range of densities that can accommodate housing at all price levels. Program 27 calls for expanded affordable housing opportunities and seeks resources for disadvantaged communities throughout the City. 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.	Y	<p><i>Program 27 is clarified as follows:</i></p> <ul style="list-style-type: none"> 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 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.
35	6	Program 27: Re-introduce the program that analyzes and prioritizes eliminating barriers to infrastructure that was removed from Program 27.	Letter signed by 27 residents	1/13/2017	See Response to Comments #20 and #23.	Y	(See Comment #20 and #23)
36		The City should not allow or place businesses that do harm within neighborhoods, including recycling facilities that emit pollution and generate truck traffic. There are many facilities already in neighborhoods in South Fresno that harm the quality of life. Zoning should be changed to not allow more of these facilities to be located in our neighborhoods.	Letter signed by 27 residents	1/13/2017	New development is required to comply with the City's Development Code and California Building Codes to ensure health and safety is maintained. New recycling facilities are not allowed in residential zone districts.	N	
37		The City should make and implement the industrial compatibility study it promised to make as soon as possible to make a plan to eliminate industrial facilities conflicting with neighborhoods and the wellbeing of the community. The Housing Element should include a commitment to do this study within a year and implement it immediately.	Letter signed by 27 residents	1/13/2017	The City has allocated funding for an Industrial Compatibility Assessment to identify industrial and residential adjacencies and ways to buffer such uses. The City plans to release an RFP to begin the study process in Spring 2017.	N	
38	6	Program 10A: The Housing Element should include clear commitments from the City that it will take action to help with maintenance of the rent and utilities for the mobile homes. Program 10A only contains commitments from the City to give information to others about resources that exist.	Letter signed by 27 residents	1/13/2017	The City has a Mobilehome Park Rent Review and Stabilization Ordinance (Chapter 12, Article 20) to protect mobilehome park residents from excessive rent increases while at the same time providing mobilehome park owners a level of rent sufficient to provide a just, fair and reasonable return on their investment in mobilehome park property and to cover increased costs of repairs, maintenance, rehabilitation, capital improvements, services, amenities, upkeep and insurance.	N	
39	6	Program 10A: The Housing Element should include policies to protect tenants from mobile homes and/or the land under their mobile home against rent price increases, including a rent control program.	Letter signed by 27 residents	1/13/2017		N	
40	6	Program 10A: The Housing Element should include programs to help with the remodeling of mobile homes and help with the purchase of land where mobile homes are parked.	Letter signed by 27 residents	1/13/2017		See also Response to Comment #6.	N
41		The City's public process is insufficient. There was insufficient notice before the public workshops and the public material used technical language	Familias Addams	1/13/2017	See response to Comment #8 above.	Y	(See Comment #8)

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42		The City's previous public outreach for the adoption of the Housing Element cannot be counted as part of the public outreach for the Housing Element Amendment	Familias Addams	1/13/2017	See response to Comment #8 above.	Y	(See Comment #8)
43		The City fell short of state law by releasing a draft housing element amendment prior to the completion of public workshops for the amendment	Familias Addams	1/13/2017	See response to Comment #8 above.	Y	(See Comment #8)
44		The City impeded public participation by releasing the Draft for 30-day public comment during the holidays, December 13 to January 13. When asked by HCDC Commissioner Barbara Fiske if staff could extend the public comment, staff indicated that they would not but that public hearings would be held in March. The City's actions and statements directly conflict with the direction provided by the HCD that the City must make "meaningful opportunities for input, beyond testimony at a public hearing" available for residents.	Familias Addams	1/13/2017	See response to Comment #8 above.	Y	(See Comment #8)
45	6	Program 1: The City reduced the HCD carry-over calculation by taking credit for affordable housing permitted or constructed during the last planning period without identifying the development projects by name or location. For approximately 738 units of affordable housing the City provides no information about the projects. Simply referring to the Annual Progress Reports for the years indicated on Table 3-4 does not provide adequate information for the public or HCD to verify these units can be credited against the City's carry-over obligation.	Familias Addams	1/13/2017	The roll over inventory has been corrected after further review by staff of these calculations.	Y	<i>Table 3-4: Credit Towards the Unaccommodated 2008-2013 RHNA in Chapter 3: Land for Housing has been edited.</i>
46		There are errors in the number of units the City takes credit for (for the years 2013-2015), including Fultonia West. For 2013 the draft element includes Fultonia West as having 34 units affordable for extremely-low or very-low income and 10 units available for low income household and one unit affordable to moderate income households. The corresponding 2013 Annual Progress Report lists Fultonia West as including 13 units affordable for low-income and 19 units affordable for moderate income households. This error and any others must be corrected in order to determine whether the City can reduce its carry-over from HCD's 6,476.	Familias Addams	1/13/2017	The discrepancies between the HCD Annual Reports and the income categories reported in Table 3-4 of the Housing Element Amendment are due to a change in the project scope. The developer of Fultonia West (541-545 N. Fulton St) originally proposed the number of affordable units listed in the 2013 Annual Report (32 units, with 13 Low-Income and 19 Moderate-Income units). However, since the project was still not fully funded, the developer brought on a partner to fund the project shortfall. The partner funded the balance and decided to increase the scope of the project to a two-site scattered site project (Fultonia West and Cedar Heights), resulting in an increase in the number of affordable units. The income categories reported in Table 3-4 of the Housing Element Amendment for Fultonia West/Cedar Heights (45 units, of which 34 are Very Low-Income units, 10 are Low Income units, and 1 is a Moderate-Income unit) reflect the accurate project income categories.	N	

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47	B	A review of Appendix B-3 indicates that there are at least 7 parcels in the carry-over inventory that have a capacity for less than 16 units per acre, no site with a capacity of less than 16 units per acre can be used to accommodate the unmet housing need from the prior planning period. No exceptions exist in the statute to including sites with a smaller capacity.	Familias Addams	1/13/2017	Pursuant to HCD guidance, in the Housing Element, a “site” can be a stand-alone parcel or a group of contiguous lots considered together. However, Housing Element law requires that a <i>parcel specific</i> listing be included in the Housing Element (Appendix B). Seven parcels in the sites inventory have a <i>stand-alone parcel</i> capacity of fewer than 16 units. The parcels were only included because they are adjacent to other parcels in the sites inventory and together comprise one contiguous “site”. Sites with a capacity of less than 16 units as stand-alone parcels were not included in the inventory. Furthermore, the roll over sites inventory (2008-2013) includes a surplus of 832 units.	N	
48		Government Code Section 65583.2(h) requires that the City identify sites to meet its carry-over need where <i>only</i> projects meeting the requirement established by that section are permitted. The Downtown Development Code does not meet this standard because it does not <i>require</i> development projects to satisfy the standards contained in section 65583.2(h) on the sites identified but <i>allows</i> them to proceed with zone clearance if they do. The distinction is significant: the Government Code requires that the City identify sites where projects must meet the minimum density and development standards and may proceed only subject to a zone clearance in order to ensure that projects that proceed on those sites in fact address the city's unmet need for housing for lower-income residents from the prior planning period.	Familias Addams	1/13/2017	As part of the amendment drafting process, the City reviewed the approach to addressing the roll over RHNA in the Downtown area with HCD staff who indicated that the zone clearance process and locating roll over sites in Downtown was a reasonable approach. The General Plan envisions Downtown as a complete neighborhood, offering job opportunities, services, and retail, as well as residential uses. The Downtown Development Code aims to revitalize the City's Downtown with residential development and employment generating uses. The zone clearance process allows for ministerial review of residential developments, an incentive that is not afforded to commercial developments. This ministerial review is not subject to CEQA and therefore removes a constraint to residential development, thus offering a further incentive for the development of affordable housing. A review of development trends in Downtown indicates that there is a high demand for residential development, which has resulted in developments that emphasize residential development over exclusively non-residential developments. The roll over site inventory (for 2008) includes a surplus of 832 units that allows the City to maintain adequate sites for the roll over. The City has included a monitoring program (Program 2: Residential Densities on Identified Sites) that further ensures adequate sites are maintained. Program 2 directs the City to evaluate residential development proposals for consistency with goals and policies of the General Plan and both (2008-2013 and 2013-2023) Housing Element Sites Inventories, and make written findings that any density reduction is consistent with the General Plan and that the remaining sites identified in the Housing Element are adequate to accommodate the RHNA. If a proposed reduction of residential density on a site identified in either of the above Housing Element Sites Inventories will result in that residential sites inventory failing to accommodate its respective RHNA, the City shall approve an amendment to the corresponding inventory in the Housing Element in order to restore capacity to the sites inventory, before acting on a density reduction.	N	
49		The City's recent modifications increasing permitted densities and height limits in the downtown area are a recent change and there is no development pattern for the City to rely on to support the estimated capacity included for the sites on the carry-over inventory (Appendix B-2). Table 3-9 (on page 3-24 and 3-25) gives examples of affordable housing in the past that has a build out averaging 18.9 units to a floor in a 2 to 3 story development,	Familias Addams	1/13/2017	Consistent with State HCD Guidelines, the Housing Element included a methodology for determining realistic capacity on Downtown sites based on the new Downtown Development Code (DDC). To establish a realistic capacity for the Downtown sites, the City analyzed development trends within Downtown Fresno for residential projects over the past eight years, as well as currently proposed projects. The development trends presented in the Housing Element show that there is interest in redevelopment and revitalization, with a high demand for residential development, which has resulted in developments that emphasize residential development over exclusively non-residential	N	

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		but there is no equivalent track record for the new height limits. Assuming that all projects that -can-build out at 10 to 15 stories will do is speculative and not an adequate analysis to support the capacity included in the inventory.			developments. The development standards in the Downtown area are new and allow a substantial increase in height limits and development capacities, and thus development assumptions are conservative. Prior to release of the draft Housing Element Amendment, the realistic capacity methodology was discussed with the California Department of Housing and Community Development (HCD). Based on the notable development history in Downtown Fresno and given the significant increase in building height and the unlimited densities established allowed by the newly adopted DDC, it was determined that the assumption that new development may occur at densities listed in the Housing Element represents a realistic and reasonable assumption.		
50		Non-vacant parcels are included in the carry-over inventory, which is permitted if the housing element includes a comprehensive analysis of the development potential during the planning period on the non-vacant sites. The Draft Amendment inventories identify the current use of non-vacant parcels, but this falls short of the analysis required by law. The City must complete the analysis of the specific sites and their realistic development potential and not simply identify what current use is on the site.	Familias Addams	1/13/2017	Table 3-9 shows that the City can meet its current (2013-2023) RHNA strictly with capacity on vacant land. Capacity on non-vacant land is included to expand opportunities for development throughout the City. State Housing Element law (and HCD guidance documents) requires that the sites inventory include a description of existing uses of any non-vacant sites. In Appendix B, the sites inventory tables include a column that describes current uses on non-vacant sites. The existing uses on identified sites represent marginal uses with minimal property investment on site. Chapter 3 in the Housing Element also outlines existing conditions and provides context for underutilized sites, with detailed information provided for cap and trade sites and pending infill project sites.	N	
51		As stated in previous letters the capacity of the City's identified sites to accommodate housing affordable to lower income households is greatly overstated on large sites of over 10 acres in size. Available funding sources and past development patterns do not support affordable residential projects developing at 30 units/acre on 30 acres resulting in 913 affordable units on one site. The City uses the Fancher project as an example of affordable residential development on a large site, however the Fancher project will support 440 affordable units on 91 acres (page 3-15), which is less than 20 units to the acres. The capacity calculation for large sites (more than 10 acres) overstates the actual development capacity because of the available financing for affordable housing. On the City's list of TCAC funded projects (4-28), only 2 of 34 developments have more than 250 units. The lack of availability of tax credit financing for developments of 250+ units poses a limit on the development of large sites for affordable housing. By including such large sites, the City has created a constraint on the production of affordable housing.	Familias Addams	1/13/2017	The Housing Element includes Program 16: Large and Small Lot Development in the Housing Plan and is intended to facilitate phasing in order to incentivize and/or streamline large lot development. Program 16 establishes a monitoring program with a biennial review of development on large and small lots, and will seek input from developers and property owners on regulatory barriers to development of these lots. Program 16 has also been edited to clarify additional actions that will facilitate large lot development.	Y	<i>Add to Program 16 Objectives:</i> <u>The City will assist interested developers/property owners in identifying opportunities for lot consolidation or lot splitting. The City will continue to streamline the processing of requests for lot consolidation and lot splitting concurrent with other development reviews. The City will also facilitate splitting of large lots to promote the efficient use of land for residential development in compliance with the Subdivision Map Act, when an applicant submits an application. Currently, the City utilizes tools such as ministerial processing and other streamlining tools, as appropriate, to facilitate lot merging and parcelization.</u>

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52		The Draft Amendment identifies a specifics' [sic] that would allow some of the mixed use sites to allow commercial-only development (page 3-9), projects less than 20,000 sq ft, beyond a certain distance to a BRT route and for projects with a development permit application before 2019. These sites do not belong in the inventory identified to meet residential housing needs. Although the parcels that meet the first two criteria should be somewhat easy to isolate and remove from B-1 and B-2 inventories, it is unclear how to identify the sites that may submit a development application between now and 2019.	Familias Addams	1/13/2017	<p>The Housing Element Sites inventories include land designated for mixed uses consistent with State law. Mixed-use sites in the 2013-2023 Sites Inventory account for only 29 percent of all residential capacity identified. In mixed-use zone districts, residential stand-alone uses are allowed by right, and minimum densities are established. The standards for the NMX, CMX, and RMX mixed use zones <i>require</i> residential uses on these sites; the 5-year grace period for the mandatory residential component was included in the development code to ease the transition for property owners and developers into a more modern mixed use approach. Nonetheless, recent development trends in Fresno reflect a high demand for residential development, which has resulted in developments that emphasize residential development over exclusively non-residential developments. Most mixed-use projects that have been approved or are in the development process are primarily residential, with just enough ground-floor retail to provide ground-floor uses that enhance the pedestrian environment and serve to support the residential uses and surrounding market demands.</p> <p>To ensure that an appropriate inventory of sites is available, the City has identified sites in excess of what is required by law to ensure that if a site develops without a residential component, sufficient sites are still available to accommodate the required RHNA. Through Program 2: Residential Densities on Identified Sites, the City has created a mechanism to track both the 2008-2013 and the 2013-2020 sites inventories to ensure retention of adequate sites.</p>	N	
53		The site inventory for the Draft Amendment includes numerous parcels identified to meet the housing needs of lower income households that are 10 acres or greater in size, including parcels over 20 acres. This is a constrain on the development of affordable housing. Because the City is required to identify any governmental constraints on development, the City must either remove the constraint by identifying parcels that can compete for tax credit financing or adopt a program to commit City funds to develop these sites for affordable housing. A phasing plan to help large size parcels develop for affordable housing limits the development potential during the current planning period and is an inadequate mitigation to this self-imposed constraint on development.	Familias Addams	1/13/2017	See response to Comment #51 above.	Y	(See Comment #51)

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54		As noted in our previous letters, the high-density sites identified in the Housing Element Sites Inventory are located almost entirely in, or immediately adjacent to, racially and ethnically concentrated areas of poverty (R/ECAPs) and economically distressed neighborhoods that lack access to essential infrastructure, services, and amenities and that are disproportionately exposed to multiple sources of pollution, and that a revised housing element must include programmatic commitments to rezone sites to higher densities in high income and high opportunity areas. HCD's August 11th letter also states that a revised housing element should include a "specific commitment to rezone more housing choices in high opportunity areas." Nevertheless the Draft Amendment does nothing to identify or commit the City to rezone sites for affordable housing in high opportunity areas.	Familias Addams	1/13/2017	<p>See Response to Comment #1 regarding distribution of Housing Element sites throughout the City.</p> <p>HCD's August 11, 2016 letter states that the revised housing element "could include a specific commitment to rezone more housing choices in high opportunity areas." <i>[emphasis added]</i> The City has identified ample sites to satisfy and exceed the City's housing needs assessment (RHNA) and no rezoning is required.</p> <p>The City of Fresno has recently completed a comprehensive General Plan update, which attempts to reverse land use trends that have led to sprawl and neglected neighborhoods. In particular, the General Plan notes that "infill opportunities in and around the center of Fresno, particularly in underutilized areas, hold great promise for recasting Fresno as a city of vibrant and Complete Neighborhoods. This can be done by creating a land use pattern and implementing policies that envision the revitalization of established neighborhoods and development of complete communities in growth areas, connected by multi-use corridors served by Bus Rapid Transit (BRT) and enhanced bus service." The General Plan identifies Priority Areas for Development, including Downtown, BRT corridors, and Infill Opportunity Zones (established neighborhoods south of Herndon Avenue). The Housing Element is consistent with the General Plan land use policies. While sites are identified throughout the City, those sites with superior access to transit, services, and every-day needs provide residents with enhanced quality of life, especially for those low-income residents that are transit-dependent. The City's efforts in revitalizing Downtown will facilitate development of housing in an area with a strong infrastructure system (utilities and streets), access to expanded transit options (Bus Rapid Transit [BRT] and High Speed Rail [HSP]) and access to the largest employment center in Fresno.</p> <p>See also Program 27: Equitable Communities which includes the following actions: "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."</p>	N	
55		The City proposes to meet 100% of its carry-over need with sites located in an R/ECAP, the Downtown. The City's persistence in refusing to make sites available to meet the need for housing affordable to lower income residents outside of R/ECAP and low income neighborhoods lacking critical infrastructure and services violates the Housing Element Law's requirement that jurisdictions "[p]rovide housing opportunities for all persons" regardless of protected class status § 65583(c)(5) and other state and federal laws prohibiting housing discrimination. 42 U.S.C. §2000d; U.S.C. 3601, <i>et seq.</i> ; Gov. Code §§	Familias Addams	1/13/2017	<p>Higher density sites for the current RHNA (2013-2023) are located in areas outside of Downtown, and are distributed throughout the City based on the locations of vacant and underutilized properties. The roll over (2008-2013) sites inventory is made up of specifically chosen sites in Downtown Fresno that meet the rollover site criteria established by State law (Government Code 65583.2[h]). See Response to Comment #1.</p> <p>Housing Element sites are identified in Downtown due to the availability of existing infrastructure, City policies to encourage housing near job centers and services, and implementing key policies of the Fresno General Plan oriented toward revitalizing downtown, encouraging infill development, and reducing vehicle miles traveled (VMTs). The roll over sites' location in Downtown does not preclude or prohibit higher density development in other areas of the City</p>	N	

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		11135, 12900, 65008			(where allowed by the General Plan and Development Code). Housing Element sites located outside the Downtown area are included in a separate inventory to comply with State law, and will be subject to the standard processing procedures to allow for project conditions related to infrastructure needs, as necessary.		
56		The Draft Amendment's only analysis of racially and ethnically concentrated areas of poverty is to determine that these concentrations of poverty occur in certain areas because of the proximity of these areas to transportation (page 3-31). Although this response is insufficient and fails to assess Fresno's status as the most segregated city in America, the next logical step would be to identify a program, including specific actions, to zone sites and provide incentives for affordable housing development and increase the access to transportation in other areas of the City in order to de-concentrate poverty. The City could include a program in a revised Draft Amendment that includes a commitment to analyze the impact of the transportation network on affordable housing opportunities and extend or modify the network as necessary to eliminate transit-related barriers to fair housing identified	Familias Addams	1/13/2017	<p>To encourage better coordination between development of housing and transportation access, the City of Fresno offers a Transit-Oriented Development (TOD) Height and Density Bonus. The purpose of the TOD Height and Density Bonus is to provide flexibility for projects that promote walkability, livability, and transit ridership near stations for Bus Rapid Transit and other enhanced transit service. The TOD Height and Density Bonus may be used in combination with an Affordable Housing Density Bonus. The City also allows a project to exceed the maximum height and/or the maximum residential density of the Base District if specific criteria are met.</p> <p>Development in Downtown and transportation access are also closely tied. The General Plan policies for Downtown emphasize infill development and a revitalized central core area as the primary activity center for Fresno and the region by locating substantial growth in the Downtown and along the corridors leading to the Downtown. Planning is nearly complete for the area of Downtown within one-quarter mile of the planned High Speed Rail Station, located at Mariposa and H Streets. Together, the Fulton Street and High Speed Rail Station area projects are expected to serve as catalysts for Downtown revitalization.</p> <p>In the past years, the State has also tied together development of Regional Transportation Plans (RTP) and the RHNA. Senate Bill 375 requires local jurisdictions to include sustainable communities strategies as outlined in their regional transportation plans. These requirements help to reduce greenhouse gas emissions, align transportation and housing, and create incentives for implementing these strategies. The State of California Affordable Housing and Sustainable Communities (AHSC) Program administered by the Strategic Growth Council provides grants and affordable housing loans for compact transit oriented development and related infrastructure to reduce greenhouse gas emissions. AHSC is funded through the State's Cap and Trade Program and has provided more than \$444 million in funding to housing and transportation projects since the program was established in 2014 (two rounds).</p> <p>According to a Brown University data website, Fresno ranks 70th in the country in segregation between whites and Hispanics and ranks 93rd in segregation between whites and Blacks. (https://s4.ad.brown.edu/Projects/Diversity/SegCitySorting/Default.aspx)</p>	N	<p><i>Add to Program 27 Objectives and Timeframe:</i> Assess the interaction between transportation network pathways and affordable housing sites to identify any barriers to affordable housing and employment access.</p> <p>Timeframe: Conduct an affordable housing/ transportation access study in 2018.</p>

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57		<p>The Housing Element indicates that lower-income residents face extremely high levels of housing cost burden. Thus residents in the Downtown subject to revitalization efforts are extremely vulnerable to price increases resulting from sustained investment in the area by the City. the City's revitalization efforts therefore may give rise to a governmental barrier to affordable housing and must be accompanied by program in the housing element to prevent the displacement of existing residents and to maintain the existing stock of housing in these neighborhoods. These include (but not limited to) the Anti-Displacement Task Force identified in the Downtown Neighborhood Communities Plan; requirements that City property sold for private development include housing affordable to ELI, VLI and LI residents, inclusionary zoning requirements, rent control, and/or other mechanisms to ensure long-term affordability for existing lower-income residents.</p>	Familias Addams	1/13/2017	<p>Displacement and gentrification is a complicated process. Investment and revitalization in and of itself is not the sole driver of displacement and/or gentrification. In areas where displacement and/or gentrification have occurred, other physical and regulatory factors have also been present. Specifically, those areas have been 1) very densely developed prior to revitalization; 2) had very low vacancy rates (residential and/or commercial), and 3) had very strict zoning that made the addition of new housing or commercial uses difficult. These conditions do not exist in Fresno. The City of Fresno has large areas of vacant or underused land and extremely generous zoning regulations that aim to accommodate future demand for both residential and non-residential uses. While the conditions for displacement and gentrification are not present, the Downtown Neighborhoods Community Plan (Policy 7.12.1) calls for a task force to identify any potential signs of displacement or gentrification.</p> <p>The intent of the displacement task force is to establish measurements and collect data on those measurements that can identify gentrification and/or displacement of residents or businesses in Downtown. The data gathering measures are intended to establish baseline conditions which will be used to compare to future conditions as the Downtown area redevelops. The following action items are included in the Plan:</p> <ul style="list-style-type: none"> • Convening a displacement task force to explore ways to provide opportunities for low-income residents and merchants to remain in their neighborhoods if displacement is observed. • Annually gathering data on lease rates, vacancy rates, rent burden, rental rates, restricted affordable housing covenant expirations, and, if applicable, displacement for use by the task force. An annual report on data gathered shall be released for public review and input. • Identifying a set of actions that give displaced persons or businesses the opportunity to remain in the area if they wish to do so. • Seeking funding for mixed income and affordable housing within the plan area, including potential set-asides for affordable housing for tax increment generated within any future Enhanced Infrastructure Financing Districts formed or a future citywide affordable housing trust fund. • Working with the owners of affordable housing properties to ensure that affordability is maintained over the long term. • Creating and maintaining a webpage to post information provided by staff to the task force, task force minutes, reports issued by the task force, and other relevant materials. 	Y	<p><i>Program 12-A has been added:</i> The City will implement Policy 7.12.1 of the Downtown Neighborhoods Community Plan which directs the Mayor and City Council to convene a displacement task force to explore ways to provide opportunities for low income residents and merchants to remain in their neighborhoods if displacement is observed due to substantial and sustained increases in rent. The task force should work in conjunction with low income residents, community organizations serving low income residents, experts on displacement, low income business owners, and property owners in the plan area.</p>

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58	6	Program 10A: The revision to this program represent a positive but insufficient step towards compliance with the Housing Element Law's beneficial impact requirement. The City's commitment to provide assistance with funding applications should specify a target number of applications. In addition, instead of simply making a list of organizations that "can assist in the preservation of mobile home units" the City should commit to take specific action itself to facilitate the preservation of those units. This may, for example, take the form of conducting an assessment of housing-related needs in mobile home parks through communications with residents and owners, identifying city, state, federal, and private resources available to address those needs, and identifying actions the City will take to use the resources and policy-options available to address those needs	Familias Addams	1/13/2017	See response to Comment #6 above.	Y	(See Comment #6)
59	6	Program 16: The City does not identify any action or commitment that that the City will take based on the outcome of the survey. It is an important step to monitor the actual development of these sites, however the housing element must also identify an action the City will take if survey results show that challenges exist to the development of these sites as affordable housing.	Familias Addams	1/13/2017	Program 16: Large and Small Lot Development directs the City to establish a program to monitor development trends on small and large lots and adjust incentives and/or development standards accordingly based on the outcome of the monitoring program. See also Response to Comment #51.	Y	(See Comment #51)
60		The Draft Element described the comprehensive plans the City is taking to encourage new development in the downtown area (pages 3-23 to 3-28), these efforts towards revitalization in the downtown area must be paired with efforts to prevent the displacement of existing housing in and around the downtown area not only as a direct result of identifying non-vacant sites in the City's inventory, but also due to increased housing costs associated in the surrounding area.	Familias Addams	1/13/2017	See response to Comment #57 above.	N	
61	6	Program 27: The Draft Housing Element Amendment's modifications relating to public and private investment priorities do not include specific action steps necessary to result in a beneficial impact on the City's goal of investment in older neighborhoods but rather consist of broadly worded proposals not tied to a clear outcome and the elimination of Program 27's strongest commitments	Familias Addams	1/13/2017	See Response to Comment #20 and #23.	Y	(See Comment #20 and #23)

Fresno Housing Element Amendment – Responses to Public Comment

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#	Ch.	Comment	Name	Date	Response	HE Change (Y/N)	HOUSING ELEMENT AMENDMENT REVISIONS/NEW LANGUAGE PROPOSED
62		Program 27: The Draft Housing Element Amendment's proposal to provide information about the location of investment does not act to achieve the stated goal of equitable distribution of housing and investment during the planning period. Gathering information to inform a further action would be relevant, but only gathering information does not result in equitable distribution.	Familias Addams	1/13/2017	See Response to Comment #20 and #23.	Y	(See Comment #20 and #23)
63		Program 27: The formation of a General Plan Implementation Committee, which will have "opportunities to provide recommendations" recommendations which the City may or may not adopt- does not move toward the attainment of any impact on the city's housing and investment goals at all.	Familias Addams	1/13/2017	See Response to Comment #20 and #23.	Y	(See Comment #20 and #23)
64	6	Program 27: The Draft Housing Element Amendment would delete the following commitment: identify areas of high need and target an integrated approach to service provision in those neighborhoods, establish written policies and procedures that ensure that infrastructure and public services provisions and code enforcement activities are prioritized for high need areas." The deletion of these commitments coupled with the addition of broadly worded commitments to provide information about the location of investments and form a committee do not assure that Program 27 will result in a beneficial impact on Fresno's housing goals, but in fact make it less likely to do so.	Familias Addams	1/13/2017	See Response to Comment #20 and #23.	Y	(See Comment #20 and #23)
65		The Draft Amendment does not include a specific commitment to rezone more housing choices in high opportunity areas (per HCD's August 11th letter), and in fact <i>further exacerbates</i> the nearly complete concentration of sites included in the Sites Inventory for affordable housing in R/ECAPs and economically distressed neighborhoods. The City must revise the Draft Amendment to include a commitment to rezone sites for multi-family housing affordable to low and very-low income residents outside of low and moderate income and in higher income/opportunity neighborhoods.	Familias Addams	1/13/2017	See Response to Comments #1, #20, #23, #54, and #55.	Y	(See Comment #1, #20, and #23)

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66		<p>The Draft Amendment states that the steps the City will take to expand affordable housing [include' but [are] not limited to, supporting owner-initiated zoning and General Plan land use amendments that expand affordable housing opportunities outside of low- and moderate-income areas." The Draft Amendment provides no information about what "support" the City will provide or any indication that that "support" will result in a beneficial impact on the distribution of affordable housing and abdicates the City's duty to affirmatively further fair housing to developers. Additionally, this statement "include[e], but [are] not limited to" indicates that there are additional but unspecified actions the City may take. The City cannot rely on vague commitments to take unspecified actions to expand affordable housing opportunity, but must state the "specific actions" it will take to achieve them.</p>	Familias Addams	1/13/2017	<p>The Housing Element Amendment states that the City will “expand affordable housing opportunities that prevent the concentration of single-family and multifamily dwelling units affordable to low- and moderate-income households.” To that end, City of Fresno staff will work with developers to facilitate consideration of proposals that increase density on residential land and are consistent with General Plan policy consistent with Section 15-5812 of the Fresno Municipal Code. This section which requires that any proposed Rezone or Plan Amendment meet the following criteria:</p> <p>A. The change is consistent with the General Plan goals and policies, any operative plan, or adopted policy;</p> <p>B. The change is consistent with the purpose of the Development Code to promote the growth of the city in an orderly and sustainable manner and to promote and protect the public health, safety, peace, comfort, and general welfare; and</p> <p>C. The change is necessary to achieve the balance of land uses desired by the City and to provide sites for needed housing or employment-generating uses, consistent with the General Plan, any applicable operative plan, or adopted policy; and to increase the inventory of land within a given zoning district to meet market demand.</p>	N	
67	6	<p>Program 5: The Draft Amendment includes provisions to pursue funding to assist the development and preservation of housing with an "emphasis on the development of mixed-income residential neighborhoods and the expansion of affordable housing opportunities outside of the City's low-and moderate-income areas" but does not identify any objective for the number of units that will be constructed in those areas or timeline to assure that the revision will result in a beneficial impact on the expansion of affordable housing opportunities in the City. The Draft Amendment must be revised to identify specific objectives and timelines for the City's attainment of funding to facilitate the development and preservation of affordable housing in higher income areas.</p>	Familias Addams	1/13/2017	<p>The sites inventory for the current RHNA (2013-2023) includes sites throughout the City. Higher density sites are located along transportation corridors and in Downtown (in the case of the roll over RHNA). While some of these areas are considered lower income, they also include a concentration of transportation options, services, and job opportunities. Development in Downtown and transportation access are also closely tied. The General Plan policies for Downtown emphasize infill development and a revitalized central core area as the primary activity center for Fresno and the region by locating substantial growth in the Downtown and along the transit corridors leading to the Downtown. The City's Density Bonus Ordinance encourages projects to include a portion of affordable housing in individual private developments, facilitating mixed-income residential neighborhoods.</p> <p>In terms of funding, most funding sources require yearly applications and the resultant funding may vary based on regional, State, or national budget changes. Program 5 commits the City to annual assessment of funding opportunities and status of housing sites inventory as part of the annual reporting process.</p>	N	

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68	6	<p>Program 8: This program includes modifications that program regulations for Home Buyer Assistance limit homebuyers to purchase housing in low and moderate income census tracts in Fresno but that the City will work with HUD to "explore" the potential for homebuyers to purchase homes outside of those areas. The Housing Element does not indicate what - if any- potential exists for the City to bypass state funding regulations with respect to the CalHome program and therefore whether the program in fact has the potential to result in a beneficial impact on the expansion of affordable housing opportunities in Fresno. To address this deficiency, the City could revise the Draft Amendment to state that the City will pursue funding to support the purchase of a certain number of homes per year in high opportunity census tracts if permitted by HCD regulations and that the City will identify and pursue alternative sources of local, state, and federal funding to meet the objective if not.</p>	Familias Addams	1/13/2017	<p>The City's First Time Homebuyers program is funded by the California Department of Housing and Community Development (HCD)'s CalHome program. That program includes specific criteria about the location of homes purchased. The City does not have the authority to change the criteria of this program. This comment will be forwarded to HCD for consideration.</p>	Y	<p>Program 8 is edited as the City does not have the authority to change the criteria of this program.</p>
Comments may be added to this matrix as additional comments are received.							