FRESNO General Plan
2015-2023 Housing Element

PUBLIC REVIEW DRAFT - REVISED
March 2016

Development and Resource Management Department

City of FRESNO

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Chapter One – Introduction

The Housing Element provides the City of Fresno with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all community residents. The City of Fresno's Housing Element specifically intends to:

- Provide direction for future planning programs to ensure that sufficient consideration is given to housing goals and policies;

- Establish and portray community goals and policies relative to housing through the identification of existing, stated, and implicit goals, and the identification of housing needs and problems; and

- Establish and identify programs intended to implement and attain the community's goals and policies, taking into consideration the feasibility of those programs, and act as a meaningful guide to decision-makers considering housing-related issues.

Cedar Courts, completed in 2015

The primary focus of the Housing Element goals, policies, and programs will be limited to the city of Fresno and the areas annexed into the city within this Housing Element plan period. Other jurisdictions within the Fresno Clovis Metropolitan Area (FCMA), City of Clovis, and County of Fresno will be responsible for housing program development and implementation within their respective jurisdictions.

Community Context[1]

The city of Fresno, located in the Central Valley, covers an area of 113 square miles. Most of the remaining land uses surrounding the city are rural residential and agricultural in nature, although the city of Clovis is adjacent to the northeast edge of Fresno. With a 2010 population of 495,000, Fresno is the largest city in Fresno County and fifth largest in California.

Fresno was founded by the Central Pacific Railroad Company in 1872. In 1875 the Central California Colony was established south of Fresno which set the model for a system of development that was used throughout the San Joaquin Valley. Tracts of land were subdivided into 20 to 40 acre parcels, irrigated from a system of canals and often landscaped with boulevards of palms, eucalyptus or other drought-tolerant trees. By 1903 there were 48 separate colonies or tracts in Fresno County which drew farmers and their families from Scandinavia and from across the United States.

Fresno became the county seat in 1874 and was incorporated in 1885. By 1890 the population was over 10,000. The first streetcars were introduced in 1892 and streetcar suburbs soon followed. Unlike the early 1890s, when it was estimated that roughly 40 percent of the cityôs population lived southwest of Downtown, the dominant development pattern in the post WWII era has been to extend to the north and to a lesser degree to the east. This development was partially spurred by the extended streetcar system, the rise of the automobile, relatively cheap and abundant supply of land, evolving retail trends, and federal programs that enabled people to purchase single-family homes. In 1957, a California Department of Highways plan called for construction of State Routes 99, 41, and 180 to form a freeway loop around Downtown, redirecting traffic around the cityôs core rather than through it. The construction of the freeway loop system has had a devastating impact on the Downtown and its surrounding neighborhoods. Formerly unified neighborhoods were cut in two by freeways without surface crossings. Facilitated by the freeways, the city continued to stretch onto inexpensive land to the north and east, aiding the flight of people and businesses away from the center of the city.

Residential uses are the predominant land use in the city. Although agricultural uses continue to dominate much of the regional landscape only 11 percent of the Planning Area (city limits plus sphere of influence) contains agriculture. The majority of the existing agriculture within the Planning Area is located in the southeast. The Fresno General Plan (adopted in 2014) emphasizes infill development and a revitalized central

[1] Sources: City of Fresno General Plan and City of Fresno Website : www.fresno.gov/Government/DepartmentDirectory/DARM/HistoricPreservation/History.htm

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. The General Plan allows for greater densities for infill and revitalization along major corridors and in Activity Centers, to support greater use of transit in Fresno.

State Housing Element Law and Intent

The California Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's main housing goal. Recognizing the important part that local planning programs play in pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive general plans. The Housing Element, a mandatory general plan element, identifies ways in which the housing needs of existing and future residents can be met. State law requires that all cities adopt a housing element and describe in detail the necessary contents of the housing element. This Housing Element responds to those requirements, and responds specifically to conditions and policy directives unique to Fresno.

Section 65581 of the California Government Code reflects the legislative intent for mandating that each city and county prepare a housing element to:

a. assure that counties and cities recognize their responsibilities in contributing to the attainment of the State housing goal;

b. assure that counties and cities will prepare and implement housing elements which, along with federal and State programs, will move toward attainment of the state housing goals;

c. recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the State housing goal, provided such a determination is compatible with the State housing goal and regional housing needs; and

d. ensure that each local government cooperates with other local governments in order to address regional housing needs.

Scope and Content of the Housing Element

This Housing Element covers the planning period of December 31, 2015 to December 31, 2023 and identifies strategies and programs to: 1) encourage the development of a variety of housing opportunities; 2) provide housing opportunities for persons of lower and moderate incomes; 3) address the quality of the existing housing stock in Fresno; 4) minimize governmental constraints; and 5) promote equal housing opportunities for all residents.

Toward these ends, this Housing Element consists of:

- An introduction of the scope and purpose of the Housing Element
- An analysis of the cityôs demographic and housing characteristics and trends including an analysis of existing and projected housing needs per the requirements of California Government Code Section 65583
- A review of potential market, governmental, and environmental constraints to meet the cityôs identified housing needs
- An evaluation of land, administrative, and financial resources available to address the housing goals
- A review of past accomplishments under the previous Housing Element
- A Housing Plan that includes housing goals, policies, and programs

Relationship to Other General Plan Elements

The Fresno General Plan consists of the following elements:

- Economic Development and Fiscal Sustainability
- Urban Form, Land Use and Design
- Mobility and Transportation
- Parks, Open Space and Schools
- Public Utilities and Services
- Resource Conservation
- Historic Resources
- Noise and Safety
- Healthy Communities
- Housing Element Consistency
- Implementation

When any element of the General Plan is amended, the City will review the Housing Element and if necessary, prepare an amendment to ensure continued consistency among elements. State law requires that the Safety and Conservation Elements include an analysis and policies regarding flood hazard and management information upon revisions to the Housing Element. The City of Fresno adopted a comprehensive General Plan update in December 2014. As such, information on flood hazard and management is up to date. Moving forward, the City will ensure compliance with this requirement by reviewing its Safety and Conservation Elements upon future Housing Element revisions.

The Housing Element contains policies and programs that are consistent with policy directives in all other General Plan elements. Hazards, the natural environment, and infrastructure considerations discussed in detail in the General Plan relate specifically in the context of potential constraints to future residential development. Development policies contained in the Urban Form, Land Use and Design Elementð which establishes the location, type, density, and distribution of local land uses, including housingð most directly relate to the Housing Element. The policies and priorities of the Housing Element and the Urban Form, Land Use and Design Element have been

carefully balanced to maintain internal consistency. The Fresno General Plan emphasizes increased land use intensity and mixed-use development at densities supportive of greater use of transit in Fresno. The General Plan lays out the strategy to meet this challenge by directing growth to future mixed-use neighborhoods strategically located to provide opportunities for housing, jobs, transit, and basic amenities in cohesive districts. By integrating the City's housing strategy with its growth strategy the City can promote economic development, put strategies in place to reduce housing costs, minimize environmental impacts, and enhance the quality of life. The establishment of mixed land uses in the Urban Form, Land Use and Design Element and implementing development standards in the 2015/2016 comprehensive update of the Fresno Development Code are key tools in implementing the goals of the Fresno General Plan.

Public Participation

In 2015, the City of Fresno implemented a bi-lingual community outreach program to receive feedback on the drafting of the Housing Element. The outreach program included nine community workshops held in locations throughout the city. A summary of the community outreach process and results is included in Appendix A.

Community Workshops

To obtain public input at the initial stages of the City of Fresno's Housing Element update, nine community workshops were held at the dates, times, and locations indicated:

- Workshop #1 (October 19, 2015, 6:30 PM): Cooper Middle School Cafeteria, 2277 W. Belaire Way
- Workshop #2 (October 20, 2015, 6:30 PM): Teague Elementary School Cafeteria, 725 N. Polk Avenue
- Workshop #3 (October 21, 2015, 6:30 PM): Center for New Americans Training Room, 4879 E. Kings Canyon
- Workshop #4 (October 26, 2015, 6:30 PM): Duncan Polytechnical High School Cafeteria, 4330 E. Garland Avenue
- Workshop #5 (October 27, 2015, 6:30 PM): Ahwahnee Middle School Cafeteria, 1127 E. Escalon Avenue
- Workshop #6 (October 28, 2015, 6:30 PM): Mayfair Elementary School Cafeteria, 3305 E. Home Avenue
- Workshop #7 (October 29, 2015 at 6:30 PM): Figarden Elementary School, 6235 North Brawley Avenue
- Workshop #8 (November 2, 2015, 6:30 PM): Edison High School Cafeteria, 540 E. California Avenue
- Workshop #9 (November 3, 2015, 6:30 PM): Fancher Creek Elementary School Cafeteria, 5948 E. Tulare Avenue

Participants at Meeting #6 at Mayfair Elementary

At least one meeting was held in each Council District, to provide access to all areas of the city, and an additional meeting was held at the Center for New Americans in order to reach out to the Hmong community. With the exception of this meeting, which was held at a community center, all of the meetings were held at elementary, middle, and high schools in HUD designated low-income census tract areas.

All workshops were held in English with simultaneous Spanish translation provided, with the exception of Workshop #3, where simultaneous Hmong translation was provided. Spanish and Hmong interpreters were present at all 9 workshops. Agendas and comment cards were provided in multiple languages. Refreshments and kidsôactivities were provided at all workshops to encourage participation by residents.

Attendees at Meeting #9 at Fancher Creek Elementary

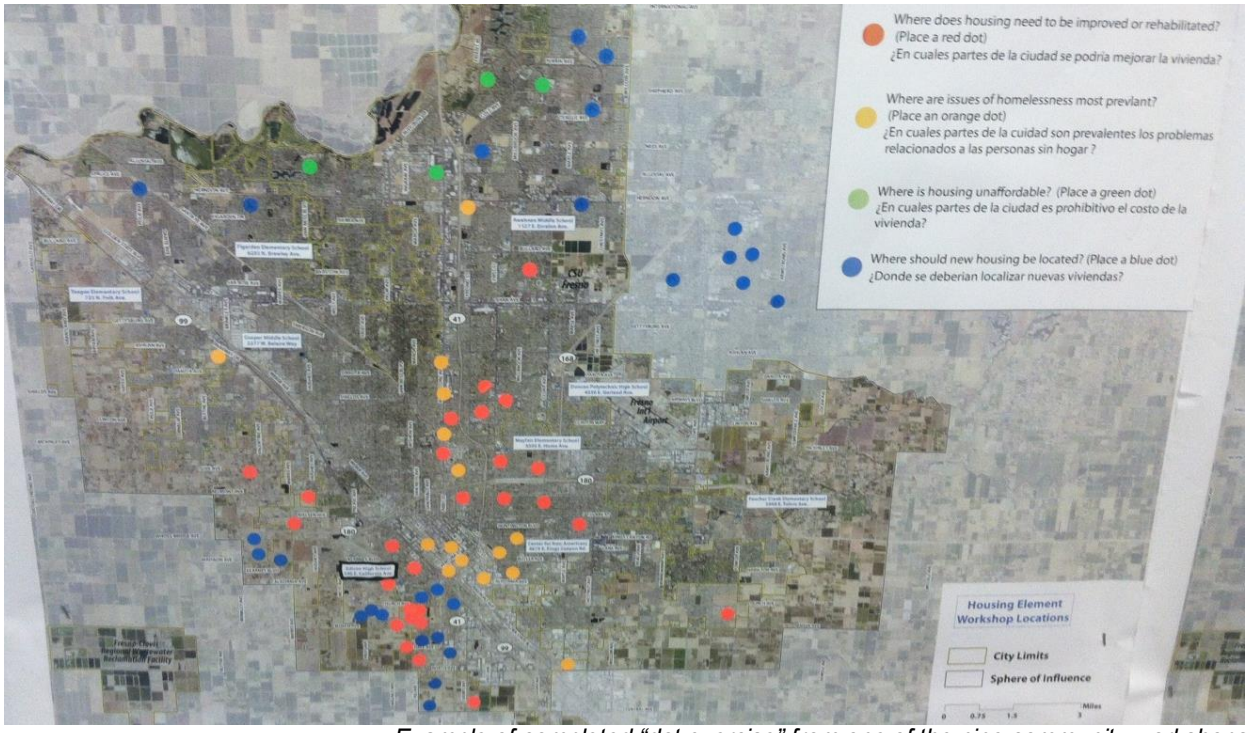
Publicity

The City established a new website page focused on the Housing Element update, including a summary of the process and workshop agenda, schedule, and presentation in English, Spanish, and Hmong. A flyer with trilingual (English-Spanish-Hmong)

information about the community workshops was also distributed via email to over 500 residents, housing advocates and community organizations, members of local commissions and City Council, and hard copies were provided to all students at schools where the workshops were held. The workshop schedule was emailed in mid-October and reminder emails were provided on three later dates.

Trilingual (English-Spanish-Hmong) display advertisements for the workshops were also included in the Fresno Bee weekday and Sunday editions, announcing the Housing Element update process and schedule and providing contact information to obtain more information. At each community workshop, participants were welcomed and introduced to the Housing Element through an informative PowerPoint presentation. Following the presentation, participants were asked to place a colored dot on a map of the City of Fresno in respect to the following questions:

- Where does housing need to be improved or rehabilitated?
- Where are issues of homelessness most prevalent?
- Where is housing unaffordable?
- Where should new housing go?



Example of completed "dot exercise" from one of the nine community workshops

Following the ñdot exercise ò, City staff and consultants led participants in a facilitated discussion. Approximately 140 comments and questions were received (see Appendix A for listing of comments). The following are key findings and themes from the workshops, as well as a response indicating how and where the concern is addressed in the Housing Element:

- Fresno needs more diverse housing types in closer proximity to one another; including ñhigh endò housing in some neighborhoods and modest/affordable housing in other neighborhoods to provide choices in all neighborhoods.
    - Response: The General Plan and Development Code established the current land use patterns in Fresno with the goal of revitalizing existing neighborhoods, incentivizing infill development, and creating complete neighborhoods, among others. The Housing Element sites inventory shows that the distribution of residential sites at various densities is fairly evenly distributed throughout the city. See Chapter 3 and Tables 3-7 and Figures 3-1, 3-2 and 3-3 for more information about the geographic distribution and density of the sites inventory. The sites inventory in combination with the programs proposed in Chapter 6 are designed to help the city provide more housing choice in all areas of the city.
- Fresno should focus resources on older neighborhoods to address abandoned homes and related crime, illegal dumping, and poorly maintained rental properties.
    - Response: See Chapter 6, Program 19 ï Comprehensive Code Enforcement, Program 21 - Housing Rehabilitation, and Program 24 - Enhanced Police Service to High Crime Neighborhoods.

Homelessness is perceived as a continuing problem that is geographically spreading to all areas of the city.

Response: See Chapter 6, Program 9 ï Homeless Assistance. The MAP program and other City programs have been established to address this issue.

- More affordable housing is needed.
    - Response: See Chapter 6, Program 5 ï Housing Funding Sources; Program 6 ï Strengthening Partnerships with Affordable Housing Developers; Program 7 ï Special Needs Housing; Program 8 ï Home Buyer Assistance; and Program 9: Homeless Assistance.
- Housing access is limited when the only option to apply for housing or a related benefit is via computer, since not everyone has access to a computer or is computer literate.
    - Response: See Chapter 6, Program 25 ï Fair Housing Services

Public Meetings with the Council, Commissions and Committees

During the Draft Housing Element public review period, which was January 7 ï February 29, 2016, additional workshops/study sessions were held as described below:

Fresno City Council:	January 14, 2016
Housing and Community Development Commission:	January 27, 2016 February 10, 2016
Disability Advisory Commission	January 19, 2016

	February 9, 2016
Fresno Planning Commission	February 3, 2016

These meetings were advertised in an outreach flyer, newspaper display ad, and posted on the City's website in the Housing Element Page and City Clerk Page 72 hours prior to the meetings.

In addition, the following Council District Plan Implementation Committees and Design Review Committees reviewed the Public Draft on the dates noted below. The item was noticed through the public noticing requirements for these committees, which is agenda posting 72 hours prior to the meeting.

Council District 1Plan Implementation Committee	January 19, 2016
Council District 2Plan Implementation Committee	January 19, 2016
	February 29,2016
Council District 3Plan Implementation Committee	January 25, 2016
	February 22, 2016
Council District 4Plan Implementation Committee	January 11, 2016
	February 22, 2016
Council District 5Plan Implementation Committee	January 11, 2016
	February 22, 2016
Council District 6Plan Implementation Committee	January 11, 2016
	February 18, 2016
(Council District 7 does not have a committee)	
Fulton-Lowell Design Review Committee	January 11, 2016
	February 19 2016
Tower District Design Review Committee	January 15, 2016

The comments received at these meetings were addressed in this revised draft wherever feasible. The comments are described on the comment matrix in Appendix A.

Public Comment Letters

Eight comment letters have been received by the writing of this revised draft. The letters are included in the comment matrix described above, along with responses. The letters are also included in Appendix A.

Revised Public Draft Summary of Changes:

This Revised Housing Element Draft has been updated to address as much of the public input on the draft as feasible. Specifically:

1. Chapter 1 (this chapter) was updated to include the public participation that occurred after the release of the first Housing Element Public Draft in January of 2016.
2. Chapter 2 was updated to include new information on various city programs as well as information provided by the Disability Advisory Commission on terminology, services and needs related to individuals with disabilities.
3. Chapter 3 was updated to include additional residential capacity in the sites inventory pursuant to Program 2.1.6A of the 2008 Housing Element and related description of the methodology;
4. Chapter 4 was revised to include clarifications to respond to comments about infrastructure and development requirements in Downtown. .
5. Chapter 5 was revised to include clarifications, additional information about previous accomplishments, and Program updates.
6. Chapter 6 was revised to refine the proposed programs and add new programs to address concerns expressed by the public and stakeholders. Program descriptions and timelines were updated to better describe the details of the programs.

Future Meetings

Members of the public who submitted comments on earlier drafts of the Housing Element and the general public are invited to provide comments at three public hearings: Housing and Community Development Commission (March 23, 2016), Planning Commission (March 30, 2016), and City Council (April 14, 2016).

Chapter Two – Housing Needs, Population, Household and Unit Characteristics, and Regional Housing Needs Evaluation

To best understand the types of housing that will be needed to meet future demand, Housing Element law (California Government Code Section 65583(a)(1) and 65583(a)(2) requires that this Housing Element assess population demographics and economic characteristics. Characteristics such as age, ethnicity, and employment influence the type and cost of housing needed or in high demand. Tracking changes in the demographics can also help City leaders better respond to or anticipate changing housing demand. This chapter also details the housing stock characteristics of Fresno to identify how well the current housing stock meets the needs of current and future city residents. The identified demographic patterns and trends will serve as the basis for crafting the City's housing policies and programs.

Bridges at Florence, completed in 2014

Population Characteristics

Housing needs are influenced by population and employment trends. This section provides a summary of changes to the population size, age, and racial/ethnic composition of the City of Fresno using the benchmark year of 2000.

Population Growth

The Department of Finance (DOF) provides population estimates for each jurisdiction, shown in Table 2-1. Analyzing population change can help assess where there may be a need for new housing and services. The county of Fresno had a total population of over 960,000 in 2014. More than half the countywide population resides in the city of Fresno (515,609). The countywide average annual growth was 1.3 percent between 2000 and 2014, compared to 0.9 percent statewide.

Table 2-1: Change in Total Population (2000-2014)

Jurisdiction	2000	2010	2011	2012	2013	2014	Total Change	Average Annual Growth
city of Fresno	427,719	494,665	497,560	503,825	508,453	515,609	87,890	1.3%
county of Fresno Total	799,407	930,450	936,089	943,493	952,166	964,040	164,633	1.3%

Source: Fresno Pre-Approved Data Package, State of California, Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2011-2014, with 2010 Census Benchmark.

Table 2-2 identifies population by Council District as of April 2011 (total estimates for 2011 differ between Census and Department of Finance estimates).

Table 2-2: Population by Council District

Council District	Population
1	71,112
2	71,475
3	69,745
4	70,514
5	70,253
6	70,373
7	71,193
Total*	**494,665**

Source: 2010 U.S. Census and City of Fresno Development and Resource Management Department.

Population Forecast

Based on San Joaquin Valley Demographic Forecasts developed for the eight San Joaquin Valley regional planning organizations, the county of Fresno's population is

anticipated to grow to 1,373,700 persons by the year 2040. This assumes an average annual growth rate of 1.8 percent between 2010 and 2040. In the past, county population has increased at rates of 2.4 percent a year from 1970 to 1990, and 1.7 percent a year from 1990 to 2010. During the next three decades (2010-2040) 443,229, or 48 percent, more people are expected to reside in the county of Fresno. It is anticipated that the city of Fresno will continue to receive approximately half of that growth, consistent with its population size and recent trends.

Age

Age characteristics can influence housing needs. Typically, younger households look for more affordable rental opportunities as they begin their careers and accumulate wealth. As adults begin to form families, the demand increases for larger rentals or more affordable single-family homes that can accommodate children. The prime age group for entrance into the rental market is 20 to 29 and the primary age group for purchasing homes is 30 to 45. Demand for move-up housing is strongest as residents approach the peak earning years of 45ï 64. As retirement approaches, seniors may wish to downsize into smaller units that are more easily maintained and accessible. Table 2-3 compares age group changes between 2000 and 2010 for the city and county.

Trends associated with the various age groups are summarized as follows:

- From 2000 to 2010, the Under 18, 18 to 29, and 30 to 61 age groups decreased slightly in the city and the Under 18 age group increased slightly in the county. The county also experienced a slight decrease in 18 to 29 and 30 to 61 age groups. Both the city and county show a significant increase in the 62 and Over age groups.

- The percentage of persons in the 30 to 61 age groups overall shows a significant increase from 2000 to the 2010 timeframe.

Table 2-3: Population Age Characteristics 2000 – 2010

Population	2000		2010	
	Number	%	Number	%
city of Fresno				
Under 18	140,791	32.9%	168,472	32.4%
18 - 29	82,926	19.4%	95,155	18.3%
30 - 61	157,751	36.8%	188,231	36.2%
62 and Over	46,184	10.8%	68,117	13.1%
Total	427,652	100%	519,975	100%
county of Fresno				
Under 18	256,425	32.1%	316,354	32.2%
18 - 29	144,899	18.1%	165,770	16.8%
30 - 61	304,795	38.1%	367,511	37.4%
62 and Over	93,287	11.7%	133,843	13.6%
Total	799,406	100%	983,478	100%

Source: U.S. Department of Commerce, Bureau of the Census, United States Census of Population ï 2000 and 2010.

The median age within the city of Fresno in 2010 was 29.3 years, compared to 30.6 years for county of Fresno as a whole.

Certain historical factors continue to have an impact on the communityôs age structure. Persons born in the post World War II baby-boom (between 1956 and 1965) were in the 45 to 54 year old age group at the time of the 2010 Census and continue to create a bulge in the population pattern. Data for persons born prior to 1945 continues to be impacted by the depression-era birth rate decline. There appears to be a smaller bubble in the 18 to 29 year old category which would complement the ñbaby-boomerò bulge showing when those individuals started their own families.

The city of Fresno itself attracts a larger proportion of varying age groups than do suburban and rural portions of the county. The trends between 2000 and 2010 show a stable pattern with no distinct surges in any age group. The city also continues to expand on its educational and job opportunities to attract the young adult age group.

Race/Ethnic Composition

Race and ethnic population is included as part of the population trends analysis required California Code Section 65583(a)(1). The nature and extent of a communityôs housing needs can be influenced by the racial/ethnic composition of its population. The size and type of housing preferred can vary based on many factors, including a householdôs racial or ethnic background. The local ethnic composition within the city and county shows distinct changes between 2000 and 2010. As shown in Table 2-4, Hispanic residents made up close to half of the cityôs population in 2010, a seven percent increase from 2000. This increase in the Hispanic population also occurred at the county level where, in 2010, Hispanic residents made up slightly more than half of the countyôs population.

Table 2-4: Race and Ethnicity, 2000-2010

Population	2000		2010	
	Number	%	Number	%
city of Fresno				
Hispanic	170,330	39.9%	232,055	46.9%
White (Not Hispanic)	158,199	37.0%	148,598	30.0%
Black	33,851	7.9%	37,885	7.7%
Asian/Pacific Islander	47,905	11.2%	61,602	12.5%
American Indian/Alaska Native	3,262	0.8%	3,127	0.6%
Other	13677	3.2%	11398	2.3%
Total Population	427,224	100.0%	494,665	100.0%

Table 2-4: Race and Ethnicity, 2000-2010

Population	2000		2010	
	Number	%	Number	%
county of Fresno				
Hispanic	352,205	44.1%	468,070	50.3%
White (Not Hispanic)	316,488	39.6%	304,522	32.7%
Black	39,659	5.0%	45,005	4.8%
Asian/Pacific Islander	63,074	7.9%	87,922	9.4%
American Indian/Alaska Native	6,394	0.8%	5,979	0.6%
Other	21,587	2.7%	18,952	2.0%
Total Population	799,407	100.0%	930,450	100%

Source: U.S. Census Bureau, 2000 and 2010 Census.

In 1990, the Hispanic population in the city was almost 30 percent; by 2000 it had grown to almost 40 percent, and by 2010 grew to almost 47 percent. By 2020, the county projections indicate that the Hispanic population will comprise a greater percentage of the total population than any other race group. Demographic forecasts for the eight counties in the San Joaquin Valley indicate that a sizeable out-migration of the white non-Hispanic population and an even large increase in the Hispanic population is expected. In both the city and county, the Black population has remained relatively consistent and is expected to decrease slightly going into 2020. The Black population within the county is predominantly located in urban areas, the largest concentration being within the city of Fresno. The Asian/Pacific Islander population increased slightly at both the city and county level.

Employment

Fresno has an expanding economy. During the last two decades, total wage and salary employment in the county nearly doubled, with each industrial sector sharing in the growth. Economic forecasts show a continuation of rising employment levels and diversification of the economy.

Since the entire county is the most commonly identified labor market area, data within this section represents countywide information. Any smaller geographic area would ignore the labor force flow between the city of Fresno and the county of Fresno and downgrade the importance of agriculture, which is the prime industrial sector of the region. In addition, more detailed employment data are available for the county of Fresno than for smaller planning areas such as the Fresno-Clovis Metropolitan Area and the city of Fresno.

The employment sector trends for the city of Fresno are closely linked to countywide trends. For more than 30 years, the county of Fresno has one of the highest gross values of agricultural crops produced annually in the United States. Since 1975, agricultural production has exceeded $1 billion each year, reaching the three billion mark in 1993. Steady growth in the value of agricultural products has been sustained since 1993, reaching a record high of over $4.8 billion in 2006. The value of agricultural production is a significant indicator of the local economy, as many other sectors of the economy serve the needs of the agricultural community. Between 1980 and 2000,

agricultural production in the county increased dramatically, with the gross value of crops increasing by more than 40 percent. However, the water shortage that began with the 2014 drought caused many farmers to fallow otherwise productive land, which cost thousands of farmworker jobs, and impacted consumers throughout the region.

Table 2-5 shows the trends in employment growth in county of Fresno for all sectors of employment from 2000 to 2014. Continued steady economic expansion is expected to affect almost all employment sectors. In 2014, the largest proportion of employment (28.5 percent) was in the Professional, Business, Education, Health, Leisure, and Hospitality Industries followed by Government employment (20.8 percent).

Table 2-5: Employment by Industry 2000-2014

Industry	2000		2007-2011 estimates		2014	
	Number	Percent	Number	Percent	Number	Percent
Agricultural Wage and Salary Employment	44,700	13.1%	35,993	9.8%	41,200	11.0%
Non-Agricultural Wage and Salary Employment	297,600	86.9%	331,865	90.2%	333,100	89.0%
Construction/Mining	16,900	4.9%	22,404	6.1%	26,600	7.1%
Manufacturing	31,300	9.1%	25,162	6.8%	29,900	8.0%
Transportation & Utilities	14,100	4.1%	17,388	4.7%	64,800	17.3%
Trade	70,500	20.6%	57,439	15.6%	combined w/ Transportation	--
Finance, Insurance, Real Estate	14,500	4.2%	18,723	5.1%	20,100	5.4%
Professional, Business, Educational, Health, Leisure and Hospitality	not separate in 2000	--	30,018 85,659 29,614	8.2% 23.3% 8.1%	106,900	28.5%
Other Services	77,900	22.8%	23,132	6.3%	11,400	3.0%
Government	72,300	21.1%	22,326	6.1%	78,100	20.8%
Total Employed	342,200	100%	367,858	100%	374,300	100%

Source: California Department of Finance, 2000, 2006, projections 2004-2014, and 2007-2011 American Fact Finder.

Although the city of Fresno is dependent on the larger county market area, agriculture being the base industry, there are some minor differences in the employment patterns of the two populations. This may be attributed to the fact that the City of Fresno is the major provider of urban services. Proportionally, the city has less of its population directly employed in agriculture than does the county as a whole, 4 percent compared to 20 percent. According to the Fresno Economic Development Corporation, the county's top three private employers are located in the city of Fresno and are medical facilities (Community Regional Medical Center, Saint Agnes Medical Center, and Kaiser Permanente Fresno). The top three public employers are also located in the city of Fresno (Fresno Unified School District, County of Fresno, and City of Fresno).

Changes in employment patterns have evolved gradually over time. For the most part, the local economy is not expected to create any unanticipated pattern of housing demand. The city's population projections are based on an established and stable agricultural economy and employment patterns. However, the absorption rates for the

unemployed or underemployed and immigrant groups are of some concern, particularly as special government subsidies expire. Housing demand is expected to change consistent with population trends. Although employment levels are expected to increase, the Fresno General Plan has designated adequate residential land near emerging employment centers. As a result, growth can be easily accommodated.

Household Characteristics

Household characteristics can impact the type of housing needed. For instance, single-person households often occupy smaller apartment units or condominiums, such as studio and one-bedroom units. Married couples often prefer larger single-family homes, particularly if they have children. The U.S. Census has different definitions for households and family: household is the number of related and unrelated person living together in one unit and family is the number of related persons living together in one unit.

In 2010, the Census reported 158,349 households in Fresno, which is over half (55 percent) of all households in the county. Most of Fresnoôs households are family households (69 percent between 2009 and 2013). The remaining 31 percent are non-family households of individuals living alone or with unrelated persons. Among Family households, 61 percent were headed by married couples and 39 percent were single-parent families. In 2010, a slight majority of Fresnoôs households were renters (51 percent) while 49 percent lived in owner-occupied housing units. Between 2009 and 2013, the Census Bureau estimated that the percentage of renters in Fresno had risen to 52 percent.

One of the ways to classify households, and to relate their characteristics to housing needs, is to evaluate changes in the average number of persons that they contain. These persons need not be related and the average household size is not the same as an average family size. Average household size is most commonly used to assess the number of persons per unit. Table 2-6 shows household size for 2010 as follows:

Table 2-6: Household Size for 2010

Household Size	city of Fresno %	county of Fresno %
1-person HH	22.1	19.8
2-person HH	26.4	26.7
3-person HH	16.6	16.4
4-person HH	15	15.7
5-person HH	9.5	10.3
6-person HH	4.9	5.3
7-person HH or more	5.5	5.6

Source 2010 Census: QT-H2: Tenure, Household size, and Age of Householder

Table 2-7 shows household size continued to grow from the 2000 to 2010. The average household size in the city was 2.99 persons per unit in 2000 and grew to 3.07 persons per unit in 2010. The County of Fresno also experienced an increase from 3.09 persons

per unit to 3.16 persons per unit during the same time period. Some reasons for this increase may include the following:

- Family members may be remaining at home longer due to economic factors related to cost of housing and/or affordable rental housing availability, or
- Family members may be returning home after a few years of independent living due to economic necessity, or
- Family groups or other associated groups may be pooling funds in order to provide a better standard of living for the group, or
- Personal, cultural, or religious preferences encourage larger households.

Table 2-7: Household Size and Housing Unit Types 2000-2010

Households and Housing Units	city of Fresno		county of Fresno	
	2000	2010	2000	2010
Number of households	140,079	158,349	252,940	289,391
Average household size	2.99	3.07	3.09	3.15
Total number of housing units	148,931	169,066	270,767	310,219
Single-family detached	86,537	102,894	175,380	208,335
Single-family attached	6,024	4,583	10,068	7,337
2 units	4,442	6,294	6,766	9,631
3-9 units	22,309	32,458	30,986	46,261
10-19 units	5,651	6,525	7,352	8,392
20 or more units*	20,047	11,626	26,859	15,799
Mobile homes	3,696	4,465	12,737	14,054
Other	225	221	619	410

* A significant reduction in housing units is most likely due to a data collection methodology change by the Census Bureau. Housing Unit Type collected for all addresses during the 2000 Census data. In 2010, Housing Unit Type data was estimated based on sample of the population from 2006 to 2010.
Source: U.S. Census Bureau, 2000 Census; American Community Survey 2006-2010.

Table 2-7 also compares household size trends for the city and county. As of 2010, the county had a larger average household size (3.16 persons) than the City (3.07 persons). From 2010 to 2020, the average household size for Fresno County is expected to increase to 3.24 per person, and the city average household size is expected to remain the same at 3.07 per person.

Demographic forecasts prepared by the Fresno Council of Governments estimate that between 2010 and 2050, the number of housing units in Fresno County is expected to increase by 1.1 percent annually with multi-family housing units increasing at a slightly faster rate than single-family housing units.

Household Income Characteristics

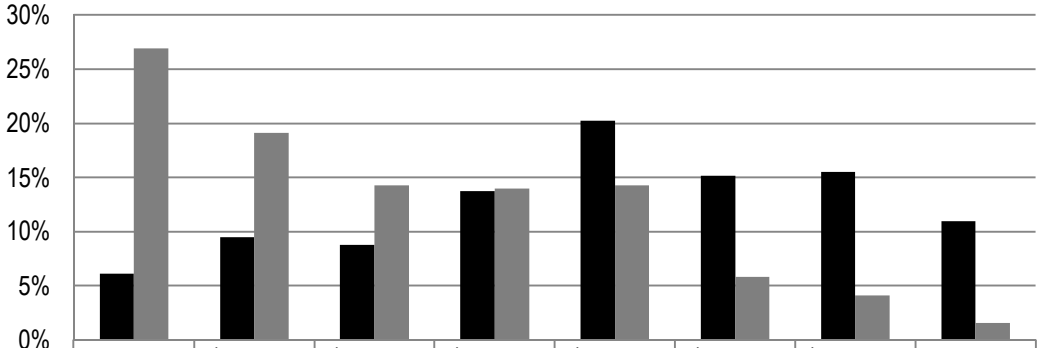
Household income level is probably the most significant factor limiting housing choice. According to the 2009-2013 American Community Survey (ACS) Census data, the median household income for the city of Fresno was $45,563, about 8 percent higher than the County median of $42,015. In 2013, the median income for owner-occupied households ($63.998) was more than double that of renter-occupied households ($27,499). As shown on Figure 2-1, in 2013, about 60 percent of renter households

earned less than $35,000 compared with just 24 percent of owner-occupied households. In the higher income ranges, owner-occupied households largely outnumber renter-households.

For the purposes of the Housing Element, the State Department of Housing and Community Development (HCD) have established five income groups based on Area Median Income (AMI)[1]:

- Extremely Low Income: up to 30 percent of AMI
- Very Low Income: 31-50 percent of AMI
- Low Income: 51-80 percent of AMI
- Moderate Income: 81- 120 percent AMI
- Above Moderate Income: >120 percent AMI

Figure 2-1: Household Income by Tenure



	<$15,000	$15,000-24,999	$25,000-$34,999	$35,000-$49,999	$50,000-$74,999	$75,000-$99,999	$100,000-$149,999	>$150,000
Owner-Occupied	6.1%	9.5%	8.8%	13.7%	20.3%	15.1%	15.5%	11.0%
Renter-Occupied	26.9%	19.1%	14.3%	14.0%	14.2%	5.8%	4.1%	1.6%

Source: 2009-2013 American Community Survey

In State and federal regulations, the AMI refers to the median income for the Metropolitan Statistical Area. For the city of Fresno, this area refers to the county of Fresno. County Median Income as published by HCD must be used to establish income groups for the purpose of the Housing Element. The State 2015 AMI for a four-person household in Fresno County is $57,900 (compared to the Federal estimate of $47,600). By the Stateôs standards, a four-person household earning $46,300 or less would be considered low-income. Table 2-8 shows that about 46 percent of Fresno residents are considered lower income compared to 43 percent of all county residents.

[1] State income definitions are different than federal income definitions. For federal housing programs, eligibility is established for households with incomes up to only 80 percent of the AMI. These households, under the federal definition, are considered moderate income. For housing plans that are required by federal regulations, such as the Consolidated Plan and Analysis of Impediments to Fair Housing Choice, the federal income definitions are used.

Table 2-8: Household Distribution by Income Group

Jurisdiction	Total HHs	Extremely Low Income (0-30% MFI)	Very Low Income (31-50% MFI)	Low Income (51-80% MFI)	Moderate/ Above Moderate Income (81% + MFI)
city of Fresno	157,655	23,845 (15.1%)	22,410 (14.2%)	26,230 (16.6%)	85,170 (54.0%)
county of Fresno	287,085	37,435 (13.0%)	38,475 (13.4%)	47,860 (16.7%)	163,315 (56.9%)

Note: Because HUD programs do not cover households with incomes above 80 percent of the County Area Median Income (AMI), Comprehensive Housing Affordability Strategy (CHAS) data does not provide any breakdown of income groups above 80 percent MFI (Median Family Income).
Sources: HUD CHAS Data, 2007-2011

Special Housing Needs

Certain groups have more difficulty finding decent, affordable housing due to their special circumstances. Special circumstances may be related to one's income earning potential, family characteristics, the presence of physical or mental disabilities, or age-related health issues. As a result, certain groups typically earn lower incomes and have higher rates of overpayment for housing, or overcrowding. A central goal of the Housing Element is to identify persons with special needs who need assistance in meeting their housing needs. Housing Element law specifically requires quantification of the housing need for seniors, persons with disabilities, female-headed households, large families, farmworkers, and persons and families experiencing homelessness.

Senior Population

Various portions of the Housing Element describe characteristics of the senior population, the extent of their needs for subsidized housing, housing complexes developed especially for this population, and the City's provisions to accommodate their needs. Table 2-9 shows the 2000 and 2010 senior households which had occupants 60 years of age and older and 65 years of age and older. From 2000 to 2013, there was a 31 percent increase in the 65+ age group, increasing from 36,324 householders to over 47,500 households in 2013. The senior age category is expected to increase significantly over the next two to three decades as those born between 1955 though 1970 continue to age.

Table 2-9: Households with Senior Occupants, 2000 – 2010

	2000		2010	
Jurisdiction	Age 60+ Households	Percent	Age 60+ Households	Percent
city of Fresno	36,324	26%	47,559	30%
county of Fresno	71,740	28%	94,245	33%

Source: 2000, 2010 Census and American Fact Finder

Table 2-10 provides more information on senior households by tenure (whether a household rents or owns their home), based on the age of the householder. Householders age 65 and over own approximately a quarter of all owner-occupied housing. This data may indicate that there are many elderly homeowners with a need

for financial assistance in making necessary repairs or accessibility improvements to their home.

Table 2-10: Tenure by Age of Householder, 2010

Jurisdiction	Owner - Occupied		Renter Occupied	
	Age 65+ Households	Percentage	Age 65+ Households	Percentage
city of Fresno	18,995	24%	9,378	12%
County of Fresno	40,900	26%	15,792	12%

Source: 2010 Census and American Fact Finder

Regardless of tenure, elderly housing needs are wide considering income, mobility constraints, employment unavailability and stigmatization. In an effort to meet the needs of the senior community the City of Fresno and other local agencies strive to provide housing and related services to seniors of all income groups. In 2011, the City of Fresno partnered with The Be Group to construct Sierra Gateway Senior Residence II, a 68-unit senior affordable rental housing project in northwest Fresno. Also, in 2011, the City of Fresno partnered with the Bridges at Florence, LP to construct the Bridges at Florence senior apartments. The City also partnered with Ashwood Construction Inc. to build Oak Park Senior Villas, a 64-unit senior affordable rental housing project in southeast Fresno. Oak Park Senior Villas opened its doors to low-income seniors in May 2008 and continues to have a 200-name waiting list. Subsidized senior rental housing in Fresno is identified in Table 2-11 below.

Table 2-11: Subsidized Senior Rental Housing

Apartment Name	Tenants	Units
Californian Hotel	62+, Disabled	217
California League Fresno/Senior Citizens Village	62+	720
Delno Terrace	62+, Disabled	60
Fig Garden Villa	55+	93
Glen Agnes Apts.	62+, Disabled	149
Kings View Manor	55+	222
Las Casitas Village	55+, Disabled	74
Lula Hayes Plaza Apts.	62+	46
Masten Towers	62+, Mobility Impaired	206
Mono Hilltop Manor	62+, Disabled	59
Sierra Gateway I	62+	80
Silvercrest Residence	62+, Disabled	158
Sunnyside Glen Apts.	62+, Disabled	74
Oak Park Senior Villas	55+	65
Sierra Gateway II	62+	68
Bridges at Florence	62+	34

Source: February 2014, City of Fresno Housing and Community Development Division

There are a number of complexes specifically developed for seniors within the city of Fresno. However, affordability is still an issue and seniors comprise of approximately 20 percent of those waiting for Housing Choice Vouchers (formerly Section 8) rent subsidies.

The local agency Fresno Madera Area Agency on Aging (FMAAA) seeks to provide leadership in addressing issues that relate to older Californians; to develop community-based systems of care that provide services that support independence within California's interdependent society, and which protect the quality of life of older persons and persons with functional impairments; and to promote citizen involvement in the planning and delivery of service. The FMAAAôs role is to establish and coordinate an integrated comprehensive community based system of care for seniors by targeting services towards low-income minority, rural, and functionally impaired seniors, provide nutrition and supportive services to assure maximum independence and dignity at home for the elderly in order to prevent premature institutionalization; educate the community on the issue of elder abuse and how it might be prevented; and provide opportunities for seniors to demonstrate their commitment to improving their communities.

The FMAAA provides a Senior Information & Assistance Program that links to community services, both public and private, for older adults. This service is available to seniors, their families, and others who need to become aware of the available resources in Fresno and Madera counties. Resource links include, but are not limited to, the following: adult day care, Alzheimerôs long-term care, care management, disability services, education, eldercare services, financial aid, hospice, housing, insurance, law enforcement, medical referrals, recreation, veteranôs services and support groups.

Persons with Disabilities

Table 2-12 identifies the number and percent of the persons with disabilities by disability type within the city of Fresno.

Table 2-12: Persons with Disabilities by Disability Type

Disability	Number	Percent of Total Disabilities
Total Disabilities Tallied	129,321	100%
Total Disabilities Ages 5-64	78,833	60%
Hearing Disability	7,773	6%
Vision Disability	9,603	7%
Cognitive Disability	21,173	16%
Ambulatory Difficulty	18,775	15%
Self Care Disability	7,628	6%
Independent Living Difficulty	13,881	11%
Total Disabilities Ages 65 and Over	50,488	39%
Hearing Disability	9,184	7%
Vision Disability	4,293	3%
Cognitive Disability	6,307	5%
Ambulatory Difficulty	13,847	11%
Self Care Disability	6,353	5%
Independent Living Difficulty	10,504	8%

Source: 2010 Census, 2011 American Fact Finder

U.S. Census data for 2010 indicates that for the city, approximately 10 percent of the working population, ages 18 to 64, have some form of disability that may hamper their

ability to earn an adequate income. This figure increased by 0.4 percent from that reported in 2000. Based on the Census information, it is likely that many of the heads of households in this population group may be in need of some form of housing assistance. Households that included individuals with disabilities may also need housing with special features to allow better physical mobility for occupants. The 2015-2019 Consolidated Plan estimates that 1,820 units would adequately accommodate those individuals in the community with special needs.

The 2010 Census identifies a mental disability as a cognitive disability and reported that the 5 to 64 age group had a higher percent of cognitive disabled (27 percent) than that of the persons in the 65 and over age group, with 12 percent of the population group. The total includes homeless individuals who also suffer from a mental illness. Persons with mental disabilities are severely under-served with respect to housing. To help address this need, the County of Fresno Behavioral Health Department developed a Mental Health Services Act, and has engaged local stakeholders to develop programs available to those with mental health issues. The programs and policies identified in this Housing Element are designed to complement the needs to be identified under the Mental Health Services Act Plan.

Developmental Disabilities

According to Section 4512 of the California Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual, which includes intellectual disabilities, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to intellectual disabilities or to require treatment similar to that required for individuals with intellectual disabilities, but does not include other handicapping conditions that are solely physical in nature.

Many persons with developmental disabilities can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Since developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the personôs living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers and two community-based facilities. The Central Valley Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that

contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Table 2-13 identifies the number of persons with developmental disabilities by age category and zip code within the city of Fresno receiving Regional Center services.

In the 0-14 age category, zip codes 93702, 93705, 93722, 93726, and 93727 have the highest concentration of developmentally disabled children. In the 15-22 age category, zip codes 93722 and 93727 have the highest concentration of developmental disabled youths. In the 23-54 age category, zip codes 93702, 93705, 93710, 93722, 93726, and 93727 have the highest concentration of developmental disabled adults. In the 55-64 age category, zip codes 93710, 93722, and 93727 have the highest concentration of developmental disabled seniors. In the 65+ age category, zip codes 93722 and 93727 have the highest concentration of developmental disabled elderly population.

The zip codes with the highest population of developmental disabled individuals are 93722 and 93727. These zip codes are located in the southwest and southeast portions of the city.

Table 2-13: Persons with Developmental Disabilities by Age and Zip Code

Zip Code	0-14 yrs	15-22 yrs	23-54 yrs	55-64 yrs	65+ yrs
93724	1	0	0	-0-	-0-
93650	14	8	8	2	0
93701	42	23	38	2	0
93702	177	59	142	10	7
93703	120	58	80	9	4
93704	84	22	53	11	4
93705	144	59	109	11	1
93706	106	41	88	3	5
93710	84	55	104	20	11
93711	78	16	72	17	7
93721	12	1	20	2	6
93722	309	133	242	36	17
93725	81	39	61	8	4
93726	132	43	162	13	7
93727	288	87	204	24	17
93728	51	15	30	4	5
93729	0	0	0	0	0
93792	1	0	0	0	0
Total	1,724	648	1,413	172	95

Source: Central Valley Regional Center, February 2016.

Resources for Persons with Disabilities

The City of Fresnoôs Department of Public Works has a long history of seeking input from persons with disabilities. Since the early 1990ôs, citizen advisory groups made up of persons with disabilities have met regularly to consult on city transit, para-transit, infrastructure and compliance with the Americans with Disabilities Act. In 2008, the City

decided to formalize and expand these efforts through the formation of the City of Fresno Disability Advisory Commission. This Commission is a seven-member body selected by the Mayor and confirmed by City Council, designed to bring community leaders together to advise on issues affecting people with disabilities. Four of the seven voting members are persons with disabilities, and every effort is made to include members with expertise in a broad range of disability issues.

Additionally, the City's Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Programs require that all multi-family residential development projects of more than 5 units contain accessibility accommodations. Special features may include: appropriate ramps, doorways, bathrooms, kitchen facilities, etc., to meet the needs of persons with physical, mobility and hearing related disabilities.

Periodically, the City sets aside funds to implement a Disabled Accessibility Grant Program. The program, when available, provides for individuals with physical disabilities to make accessible improvements to their owner-occupied home. Funds for the grant program are made available through the U.S. Department of Housing and Urban Development (HUD), HOME Investment Partnerships (HOME) Program. Grant amounts vary from $4,000.00 to $10,000.00.

Additionally, the Resources for Independence, Central Valley Center (RICV), previously known as the Center for Independent Living Fresno (CIL Fresno), provides peer counseling, information and referral, independent living skills training, individual advocacy for a particular individual and systems advocacy for the community. RICV is also a vital link between disabled persons and service providers; providing linkages for Central Valley Regional Center, ARC Fresno, United Cerebral Palsy of Central California, Valley Center for the Blind and the Talking Book Library for the Blind, the Deaf and Hard of Hearing Service Center, Inc. (DHHSC) and Exceptional Parents Unlimited (EPU), among other services. RICV is also partnering with CSU Fresno Rehabilitation Counseling Program and the San Joaquin District DOR office to implement the Central Valley Institute for Disability and Rehabilitation. The Institute will be a totally unique organization that will combine research in best practices for services for people with disabilities, the education of graduate level students in Rehabilitation Counseling and university students in other disability-related fields, and direct services to people with disabilities through RICV, job placement services, and counseling services.

Finally, there are also a number of resources for individuals with Autism, including the California Autism Center and Learning Group, Families for Early Autism Treatment (FEAT) and The Sequoia Area Board.

Table 2-14 identifies the number of persons with physical disabilities by employment status.

Table 2-14: Persons with Physical Disabilities by Employment Status

Age	Number	Percent
5 to 64 Employed w/disability	5,394	27%
5-64 Not Employed w/disability	14,648	73%
Total persons 5-64 w/disability	5,394	100%

Source: 2000 Census PCT028. Note: Employment data for all disabilities not considered physical is not provided and creates a shortage in total count.

Single-Parent Households

Single-parent households, and in particular female-headed households, face significant challenges in meeting the daily needs of their families. These households are typically low-income families as they count on only one paycheck to cover housing and living expenses. Female-headed households are met with difficult decisions such as paying for housing or buying food or prescription medicines. These families also face an extreme hardship in obtaining childcare, securing medical insurance, finding well paying jobs and locating safe and decent affordable housing.

As a percentage of all households, families within the city have increased during the 2000 to 2010 period. The 2010 Census reported a total of 158,349 households, including 111,529 family households. According to Tables 2-15 and 2-16, in 2010, 42,245 or 27 percent of all City households were headed by a single individual. Within the City, female-headed households with children under 18 years of age comprised 11.6 percent of the total households.

These household characteristics have required gradual changes in the local housing stock, slightly increasing the need for family housing and slightly decreasing the need for single-person housing.

Table 2-15: Female Heads of Household, 2010

Jurisdiction	Total Households	Female Headed Households (No Spouse)	Percent of all Households	Female Households with Children Under 18	Percent of all Households
city of Fresno	158,349	30,547	19.2	18,424	11.6
county of Fresno	289,391	48,882	16.8	28,575	9.8

Source: 2010 U.S. Census

Table 2-16: Male Heads of Household, 2010

Jurisdiction	Total Households	Male Headed Households, No Spouse)	Percent of all Households	Male Headed Households with children under 18	Percent of all Households
city of Fresno	158,349	11,698	7.3	6,160	3.8
county of Fresno	289,391	21,041	7.2	10,933	3.7

Source: 2010 U.S. Census

One important housing resource for female-headed households is the Housing Choice Voucher Program. The Housing Authority of the City and County of Fresno is extremely oversubscribed for the Voucher Program and currently is not accepting new applicants. The Program is opened for applicants typically once a year and closes within 1-2 days with an overwhelming amount of callers requesting assistance.

To assist in meeting the needs of female-headed households, the City has identified Programs in Chapter 6 of this Housing Element, to assist in the development of affordable multi-family housing. City-sponsored multi-family housing is encouraged to provide childcare facilities on-site, recreation rooms, tot-lots and media rooms which are expected to provide direct assistance to female-headed households.

Large Families/Households

Large families or large households are defined as those families or groups of people containing five or more persons. Analysis of changes in the number of large families/groups is essential because of their distinctive demand on local housing resources.

Table 2-17 provides 2000 and 2010 comparative information on the number and percentage of large families within the city of Fresno and Fresno County. Of the total 158,349 occupied housing units in the city of Fresno, 31,490 or 19.8 percent represented family or households that contained five or more members. Of the total 289,391 occupied housing units in the County of Fresno, 61,781 (21 percent) were occupied by family or households that contained five or more members.

Table 2-17: Large Households 2000 and 2010

	2000		2010	
Area	Number of Large Households	Percent of Total Households	Number of Large Households	Percent of Total Households
city of Fresno	25,853	18%	31,490	20%
county of Fresno	49,921	20%	61,781	21%

Source: 2000 and 2010 Census and American Fact Finder

It appears from the 2010 Census data that the city and county of Fresno are trending toward larger families. Analysis of the changes in the number of large families/households is important to determine the needs of the large family or household unit. Families or household with five or more would be considered living in overcrowded conditions when living in units having less than five rooms (not including kitchens and bathrooms).

As shown in Table 2-18, approximately 40 percent of all households live in a 3-bedroom unit and approximately 24.9 percent live in a 2-bedroom unit. Table 2-19 shows that large households (5+ persons) are slightly more likely to be renters.

Low-income families have a great housing need due to the hardships faced in obtaining decent and low-cost housing opportunities. While the city may have a large stock of rental housing, experience has shown that most affordable facilities do not include sufficient 3+ bedroom units to accommodate large families. Additionally, a large number of affordable housing units (specifically un-subsidized units) have been found to be unsafe, unsanitary and/or structurally deficient.

The City of Fresno encourages the development of subsidized and private multi-family rental units citywide that incorporate services and facilities to assist large families with housing and other related services. Most City-subsidized housing facilities include computer rooms, media centers, tot lots and community rooms. The City's Development and Resource Management Department seeks to encourage similar amenities in private multi-family projects.

Table 2-18: Existing Housing Stock Number of Bedrooms

Bedroom Type	All Households	
	Number	Percent
Zero	6,419	3.8
1 BR	17,804	10.4
2 BR	50,190	29.4
3 BR	68,393	40.1
4 BR	22,417	13.1
5+ BR	5,272	3.1
Total	**170,495**	**100**

Source: 2010 Census, American Fact Finder

Table 2-19: Household Size by Tenure

Tenure	1-4 Persons		5+ Persons		Total	
	Number	Percent	Number	Percent	Number	Percent
Owner	63,516	50%	14,241	45%	77,757	49%
Renter	63,343	50%	17,249	55%	80,592	51%
Total	**126,859**	**100%**	**31,490**	**100%**	**158,349**	**100%**

Source: 2010 Census, American Fact Finder

Farmworkers

There is a serious deficiency of reliable data about the farmworker population. The lifestyle of a migrant or seasonal farmworker makes tracking and data analysis difficult; due to their frequent mobility, they are generally undercounted by the U.S. Census. Often farmworkers do not have a fixed physical address and work intermittently in various agricultural and non-agricultural occupations during a single year, with minimal employer-employee communication. Many live in rural, often remote areas of the county and in smaller cities within the county. A May 8, 2013 study entitled *Farmworker and Rural Housing Conditions in California's San Joaquin Valley* showed that the largest farmworker populations were located in the cities of Firebaugh, Mendota, Parlier, and San Joaquin.

Also, many farmworkers have limited English-speaking ability and are not thought to be acquainted with governmental agencies and agents, including those who work for the Census Bureau. Inaccurate data makes it difficult to determine the degree of the lack of housing, and other needs and services required by this population. According to 2010 Census Bureau, the number of civilian employed population 16 years and older, employed in agriculture, forestry, fishing, hunting, and mining, totaled approximately 4.5 percent of the workforce. As a large number of farmworkers live in unofficial dwellings there is the potential to be missed or not counted by the Census Bureau.

Farmworkers have the lowest family income and highest poverty rate of any occupation surveyed by the Census Bureau. Farmworkers have the lowest educational attainment and are second from the lowest (after the private housekeeper occupation) in home ownership. The average annual farmworker wage is thought to be around $10,000 to $11,000 (less than minimum wage) a year. In 2012, the average 2-bedroom unit was listed at $829 per month, which equates to a minimum living wage of $15.94 per hour or $33,155.20 per year.

Farmworkers also have one of the lowest rates of health insurance coverage and are overwhelmingly non-citizens (including legal residents, workers with a permit, or undocumented residents). According to the National Center for Farmworker Health, Inc., there is a national Migrant Health Center that lists health center throughout the United States. The Center periodically seeks to obtain updated information about migrant and seasonal farmworkers, including where they are working and living and what crops are being harvested, in order to more appropriately target limited resources to areas of the greatest migrant and seasonal farmworker need.

The primary factor behind the farmworker housing shortage is that, unlike the earlier years of farming, many farmer owners have ceased to provide housing for their workers. A shrinking supply of housing increases the demand which has led to higher prices in rural areas, resulting in housing costs that are extremely high relative to the farmworker income. This results in significant overpayment, extreme overcrowding and deplorable living conditions. The farmworker workforce has changed over the years to include more solo males and undocumented migrants. Most aim to maximize their savings and are unable or unwilling to pay market rents for temporary housing. Since many publicly-owned or managed housing facilities are restricted to families, the newest and neediest workers must seek housing in market rate units, where several workers share a housing unit or motel room. Some may even sleep in cars or other unconventional sleeping quarters.

The amount of farmworker housing registered with the State has declined dramatically in the last few decades. In 1955, growers registered more than 9,000 facilities to house migrant and seasonal workers. By 1982, only 1,414 employer-owned camps were registered. In 1994, only 900 camps were registered, with a capacity of 21,310 workers. In 1998, according to the Department of Housing and Community Development, there were only 500 farm labor camps registered. Not surprisingly, a 1995 study by the University of California at Davis estimated that 250,000 farm workers and their family

members had inadequate housing, including 90,000 migrant workers and over 160,000 non-migrant seasonal farmworkers. The housing shortage was so severe that many workers were found living in trailers with 10 to 12 other individuals, and sleeping in garages, tool sheds, caves, fields and parking lots. Consequently, the major farmworker housing policy issue has shifted from regulating employer-provided housing to direct provision and/or management of farmworker housing. A 2010 report entitled Identifying High Concentration of Migrant and Seasonal Farmworkers, estimates that approximately 12 percent of the State's farmworker population resides in Fresno County. The 12 percent equates to approximately 56,500 farmworkers in the County of Fresno.

Migrant farmworkers face a number of challenges related to housing:

- A majority of migrant farmworkers who do not live in government-sponsored labor camps live in seriously substandard conditions.
- Substandard housing conditions exist in areas with significant seasonal agricultural production.
- Housing conditions are a major problem for both single migrant workers and migrant families.
- Poor housing hurts migrant children's health, education, and general welfare.

Employment on California farms has decreased, as noted above, and there are many speculations about the cause. Some speculate that farmworkers who arrived in the U.S. decades ago are aging and their children are reluctant to do farm labor. Tighter border enforcement or the rebounding Mexico economy could also impact agricultural employment in California. In addition, cartel violence along the Mexico/California border may impact migration, or farmworkers may simply find other work in their homeland.

Small farmworker (migrant and non-migrant) housing can be met in any residential zone within the city of Fresno. Special housing for farmworkers/farm labor camps is most appropriate in areas near agricultural employment. The City also supports applications for new farmworker housing within the city. The City's Zoning Ordinance does not prohibit farmworker housing in Fresno, nor the types of units that serve the farmworker population, including units for single males, or typical multi-family units.

In addition, the City continues to work with the Fresno Housing Authority to provide farmworker housing in the community. The Housing Authority of the City and County of Fresno manages 130 housing units for migrant farmworkers in Parlier. The complex is owned by the State of California, Office of Migrant Services. In addition, the Housing Authority owns and manages a 64-unit migrant housing complex in Firebaugh. Both complexes are occupied six months out of the year, from April through October. Migrant farmworker families who want to rent a unit in Firebaugh or Parlier must demonstrate that at least half of their earned income is farm related, they must show evidence of a permanent residence at least 50 miles from the work site, and they must be legal residents of the United States. The cost of managing and maintaining both complexes is subsidized by the State of California, Office of Migrant Services.

The State Housing and Community Development administers more than 20 programs that award loans and grants to local public agencies, private non-profit and for-profit housing developers, and service providers every year. This money supports the construction, acquisition, rehabilitation and preservation of affordable rental and ownership housing, childcare facilities, homeless shelters and transitional housing, public facilities and infrastructure, and the development of jobs for low-income workers. Many of these programs and funding sources can be utilized to provide housing for farmworkers. Although there are affordable housing programs available, the funding continues to decrease annually.

Households with Emergency Housing Needs

Emergency housing is that housing or shelter which exists for the use of individuals and households in the community who, in addition to lacking adequate financial resources, are without shelter due to a crisis from a legal, personal or natural disaster. This type of housing is intended as temporary refuge until a permanent solution can be developed. Therefore, emergency housing does not include seasonal employees such as migrant farm workers who traditionally follow their jobs to various locations.

Emergency shelter is also necessary for families suffering from domestic abuse and homeless youth. In 2013, the Fresno-Madera Continuum of Care estimated that 16,478 persons within Fresno County are homeless. Within the city of Fresno, 8,824 persons are homeless.

Persons threatened with homelessness are those with current shelter, but who are at risk of losing their residence. Among the persons at-risk are those leaving institutions (mental hospitals, jail, etc.), victims of domestic violence, people doubled-up in unstable conditions, households with incomes of less than 30 percent of area median income and high housing expenses, farm workers and low-income single-person households. The greatest needs for assistance include short-term financial aid programs to assist persons at-risk with finding shelter, maintaining a home, and educating tenants on their rights and responsibilities so that they are not legally or illegally evicted or discriminated against. The City currently provides Emergency Solutions Grant funds to organizations which seek to find shelter for homeless individuals and help those threatened with becoming homeless.

In Fresno, emergency shelters are allowed without discretionary review in the RMX, CG, IL, and PI zoning districts. Combined, these zone districts make up 14,674 acres of the city. In addition to the same land use regulations and development standards that apply to all development within the identified districts (e.g., lot size, setbacks, building height, etc.), an emergency shelter proposed in this district must also comply with specific operational standards found in Section 15-2729 of the Development Code, which are consistent with the limits established by State law.

In 2013, the Fresno Unified School District reported that 2,400 schoolchildren are homeless. In 2014, California's new Local Control Funding Formula distributed $58 million to Fresno Unified. The amount was based on the School District's number of

low-income students, English language learners, and the number of foster and homeless youths.

The facility and service needs of the homeless population are many and varied. Most persons and families are homeless because of poverty, poor credit, expected or unexpected decreases in income or earning power, mental disabilities, alcohol and drug abuse, criminal records, and/or domestic violence. There is a need for emergency shelter, accessible shelters, transitional housing, life skills' mentors, child-care during rehabilitation programs, insurance coverage, places to use as addresses or receive mail, and programs to stimulate and foster family and other support networks.

There is a need to address shelter restrictions that separate families, pets, and caregivers thus undermining support networks, family structures, and removing emotional support and comfort. There is a need for credit counseling and a network to assist homeless persons and families with obtaining personal paperwork, such as birth certificates, military information, and social security information, and a need for education and counseling. Transitional housing and persons transitioning from homelessness need to be integrated into residential neighborhoods where job and affordable housing opportunities exist.

To address the vast needs of homeless individuals and those at risk of becoming homeless, the City of Fresno, County of Fresno, and other civic leaders, service providers, business leaders, and advocates for homeless issues partnered to craft the *10-year Plan to End Chronic Homelessness Throughout Fresno County*. The 10-year plan consists of goal-oriented, systematic, collaborative, and accountable approaches to providing services and housing to homeless individuals in Fresno County.

Also as the founder of *First Fresno Steps Home*, the City works cooperatively with a City-sponsored non-profit, in administrating and implementing the Homelessness Plan. The City of Fresno founded *Fresno First Steps Home* with the goal of raising money and giving it to entities that provide housing and other supportive services to chronically homeless individuals. In 2013, *Fresno First Steps Home* raised nearly $1 million in private donations from individuals, foundations, corporations, and private entities.

A significant program established in 2007 to connect homeless individuals with resources is the 211 call center. The call center, which is operated by the United Way, puts individuals in touch with applicable agencies and resources that are available countywide. This call center addresses a broad variety of issues, from domestic violence to childcare.

In February, 2015 the Multi-agency Access Program (MAP) Point at the Poverello House was opened and continues to operate as an integrated intake process connecting individuals facing housing, substance abuse, and/or medical illness challenges to supportive services. During the 2015 Point-In-Time Count, service agencies documented an overall 40 percent decrease in the homeless population. Results from the 2016 Point-In-Time Count are expected in June, 2016.

Each year, the Fresno-Madera Continuum of Care takes a *Point-In-Time Survey* of the homeless population. The results direct collaborative efforts toward the ever changing services needs of the homeless population. This yearôs Point-In Time count, which covered the period from January 2014 to January 2015, showed the total number of individuals experiencing homelessness in Fresno fell from 2,114 to 1,270, with a 21% drop in sheltered individuals and a 47% decrease in unsheltered individuals.

Housing Characteristics

In Fresno, single-family housing units make up most of the cityôs housing stock. Past housing crises created a huge inventory of single-family houses, most of which have been purchased by investors to rent out. Since 2000, the largest increase in units has been associated with construction of new multi-family housing units. Housing in complexes with 3 to 9 units have increased since 2000 from 16 percent of the housing stock to 20 percent in 2010. Housing in the 10 to 19 unit range remained the same from 2000 to 2010, and is expected to remain the same through 2020. Housing provided in facilities with 20 or more units declined 9.5 percent between 2000 (14 percent) and 2010 (7.5 percent). Single-family attached units have also declined from 2000 to 2010, from a reported 4.3 percent to 3 percent, and is expected to remain the same through 2020. These increases and decreases in housing types suggests that, at the time, the greatest need for housing was in the single-family, large multi-family, and 3 to 9 unit complexes. In 2010 there were 34 mobile home parks in the city with 3,744 mobile homes.

Table 2-20 identifies the total housing units for the city of Fresno and the county of Fresno in 2000, 2006, and 2010. Although the number of housing units in the city of Fresno is increasing considerably over time, the rate increase is lower than that of the county. In 2006, the number of housing units in Fresno had risen to 163,704, an increase of 14,679. In 2010, the number of housing units in the city and the county increased about the same and only slightly.

Table 2-20: Total Housing Units 2000, 2006, 2010

	2000		2006		2010	
Jurisdiction	Housing Units	Percent Change From 1990	Housing Units	Percent Change From 2000	Housing Units	Percent Change From 2006
city of Fresno	149,025	15.2%	163,704	9.9%	170,495	4.1%
county of Fresno	270,767	14.9%	299,578	10.6%	313,355	4.6%

Sources: 2000 Census, 2006 American Fact Finder Estimates, and 2010 American Fact Finder

Tenure

Table 2-21 shows the breakdown of owner-occupied versus rental units from the 2010 Census. In the city of Fresno, there are slightly more renter-occupied units as compared with owner-occupied units. At the county level, owner-occupied household represents a larger portion of occupied housing units.

Table 2-21: Occupied Housing Units, 2010

Jurisdiction	Total Occupied Housing Units	Owner Occupied Housing Units	Renter Occupied Housing Units
city of Fresno	156,724	77,235 (49.3%)	79,489 (50.7%)
county of Fresno	285,338	156,979 (55.0%)	128,359 (45.0%)

Source: 2010 U.S. Census

Vacancy

A certain number of vacant units are needed to moderate the cost of housing, allow sufficient choice for residents and provide an incentive for unit upkeep and repair. Vacancy rates are generally higher among rental properties, as rental units have greater attrition than owner-occupied units. A healthy vacancy rate is considered to be two to three percent for ownership units and five to six percent for rental units. When the overall vacancy rate decreases, population mobility within an area becomes limited. Table 2-22 shows that the total vacancy rate in 2010 was 7.6 percent for the city of Fresno, and 8.3 percent for Fresno County.

Table 2-22: Vacancy, 2010

Jurisdiction	Total Housing Units	Occupied Housing Units	Total Vacant
city of Fresno	171,288	158,349	12,939 (7.6%)
county of Fresno	315,531	289,391	26,140 (8.3%)

Source: 2010 U.S. Census

Age of Housing

Housing ages and deteriorates over time. If not regularly maintained, structures can deteriorate and discourage reinvestment, depress neighborhood property values, and even become health hazards. Maintaining and improving housing quality is an important goal for communities.

Housing age can be an indicator of the need for housing rehabilitation. Generally, housing older than 30 years (i.e., built before 1980), while still needing rehabilitation, will not require rehabilitation as substantial as what would be required for housing units older than 50 years old (i.e., built before 1960). Housing units older than 50 years are more likely to require complete rehabilitation of housing systems such as roofing, plumbing, and electrical.

According to the 2008-2012 American Community Survey, 56 percent of housing in Fresno was built before 1980 (35 years old or more) and 25 percent was built before 1960 (55 years old or more).

Periodically, the City of Fresnoôs Housing and Community Development Division administers a housing rehabilitation program for low-income households living in owner-occupied single-family homes. The Targeted Area Rehabilitation Program, also operated periodically, provides a zero-percent interest deferred payment loan to low-income, owner-occupied households for needed repairs and improvements.

Overpayment and Overcrowding

Overpayment, or housing cost burden, is generally defined as households paying more than 30 percent of their gross income on housing related expenses, including rent or mortgage payments and utilities. High housing costs can cause households to spend a disproportionate percentage of their income on housing. This may result in payment problems, deferred maintenance or overcrowding. Table 2-23 shows the number and percent of overpaying owner households and renter households.

In 2011, over 40 percent of the owner population and 65 percent of renter population were overpaying, representing an increase from 2006 at 39 and 54 percent, respectively. Housing affordability has declined for both owners and renters as the percent of households overpaying has increased.

Table 2-23: Households Paying in Excess of 30%for Housing

Household (HH)	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total	Lower Income
Ownership	**6,675**	**7,196**	**11,831**	**11,921**	**32,158**	**69,781**	**25,702**
Overpaying HH	4,781	4,598	6,651	7,960	4,475	28,464	16,029
% of overpaying owners	71.6%	63.9%	56.2%	66.8%	13.9%	40.8%	62.4%
Renter HH	**23,563**	**14,504**	**16,653**	**8,367**	**9,092**	**72,180**	**54,720**
Overpaying renter HH	21,896	11,989	9,913	3,050	255	47,103	43,798
%of overpaying renters	92.9%	82.7%	59.5%	36.5%	2.8%	65.3%	80.0%
Total HH	30,239	21,700	28,484	20,288	41,250	141,961	80,422
Overpaying HH	**26,677**	**16,587**	**16,563**	**11,010**	**4,730**	**75,567**	**59,827**
% of overpaying HH	88.2%	76.4%	58.1%	54.3%	11.5%	53.2%	74.4%

Source: 2007-2011 American Community Survey

Some households may not be able to accommodate high cost burdens for housing, but may instead accept smaller housing or reside with other individuals or families in the same home. Although there is more than one way of defining overcrowded housing units, the definition used in the Housing Element is 1.01 or more persons per room, the same definition used in the U.S. Census. It should be noted that kitchenettes, strip or Pullman kitchens, bathrooms, porches, balconies, foyers, halls, half rooms, utility rooms, unfinished attics, basements, or other space for storage are not defined as rooms for Census purposes.

Table 2-24 indicates the extent of overcrowding within the city and county, for Census years 2000 and 2010. Between 2000 and 2010, the number of overcrowded housing units in the city of Fresno decreased 6.7 percent, from 23,662 to 16,051. In the county of Fresno, overcrowded housing units decreased 7.2 percent, from 43,309 to 28,439.

Table 2-24: Overcrowded Housing Units 2000 and 2010

Jurisdiction	2000		2010	
	Number of Overcrowded Units	Percent of Overcrowded Units	Number of Overcrowded Units	Percent of Overcrowded Units
city of Fresno	23,662	16.9%	16,051	10.2%
county of Fresno	43,309	17.1%	28,439	9.9%

Source: 2010 Census and American Fact Finder.

Overcrowding is typically defined as more than one occupant per room. According to the 2007-2011 American Community Survey, 5.4 percent of owner-occupied homes were considered to be overcrowded and close to 15 percent of renter households were overcrowded. One and half percent of owner occupied units experienced severe overcrowding (Table 2-25) and 6.2 percent of the renter occupied units experienced severe overcrowding. Severe overcrowding is defined as 1.5 persons or more per room. Owner-occupied housing units have historically had a lower incidence of overcrowding than that of rental housing, and this trend continues. Overall, 10.2 percent of households in Fresno were overcrowded and 3.8 percent of households were severely overcrowded.

Table 2-25: Overcrowded/Severely Overcrowded Households

Tenure	Overcrowded/Severely	Units	Percent
Owner Occupied	Overcrowded	4,182	5.4% of Owner Occupied HHs
Renter Occupied	Overcrowded	11,869	14.9% of Renter HHs
Total Overcrowded		**16,051**	**10.2% of All HHs**
Owner Occupied	Severely Overcrowded	1,131	1.5% of Owner Occupied HHs
Renter Occupied	Severely Overcrowded	4,894	6.2% of Renter HHs
Total Severely Overcrowded		**6,025**	**3.8% of All HHs**

Source: American Community Survey 2007-2011

Large overcrowded households tend to fall disproportionately in low-income groups. The housing needs of these households are one of the most difficult ones to alleviate. Rent subsidies are available but usually oversubscribed and the typical Fresno apartment is not nearly large enough to accommodate these larger households and it may be several years before most of them will have sufficient incomes to purchase a larger single-family house through the private market.

Housing Quality

In 2007, the City completed a citywide housing quality survey. The housing quality survey point system places structural issues that affect health and safety into one of five categories:

- Sound: Appears new or well maintained and structurally intact.
- Minor: Shows signs of deferred maintenance, or areas that need only one major component such as a roof.
- Moderate: In need of replacement of one or more major components and other repairs, such as roof replacement, painting, and window repairs.

- Substantial: Requires replacement of several major systems and possible other repairs (e.g. complete foundation work, roof replacement/re-roofing, as well as painting and window replacement.)
- Dilapidated: Suffers from excessive neglect and building appears structurally unsound and maintenance is non-existent, is not fit for human habitation in its current condition, may be considered for demolition or at minimum, major rehabilitation will be required.

As shown on Table 2-26 and 2-27, based on the survey, it was estimated that 6.4 percent of housing units were in need of rehabilitation.

Table 2-26: Housing Quality Estimates Based on Actual Total Units

Housing Quality	Units	Percentage
Sound	152,784	93.56
Minor Rehabilitation Needed	8,221	5.03
Moderate Rehabilitation Needed	2,030	1.24
Substantial Rehabilitation Needed	191	0.12
Dilapidated - Demolition Needed	72	0.04
Total Units	**163,298**	**100.0**

Table 2-27: Field Survey Tabulation by Planning Area

Planning Area	Total Units	Total Units Surveyed	% Sound	% Minor	% Moderate	% Substantial	% Dilapidated	% Needing Work
Bullard	29,541	3,089	92.85	5.47	1.39	0.16	0.13	7.15
Central	4,675	2,224	82.15	15.78	1.48	0.45	0.13	17.85
Edison	7,693	2,786	89.95	9.48	0.18	0.29	0.11	10.05
Fresno	19,702	3,778	93.99	5.45	0.50	0.00	0.05	6.01
Hoover	19,274	3,537	96.13	3.68	0.20	0.00	0.00	3.67
McLane	19,701	3,043	97.08	2.86	0.03	0.03	0.00	2.92
Roosevelt	33,204	3,249	91.47	4.37	3.91	0.25	0.00	8.53
West	12,132	2,871	95.44	0.98	3.59	0.00	0.00	4.56
Woodward	17,376	2,776	99.93	0.00%	0.07	0.00	0.00	0.07
Totals	**163,298**	**27,353**	**93.56**	**5.03%**	**1.24**	**0.12**	**0.04%**	**6.44**

Note: Field survey tabulations were conducted by Community Planning Area in 2007. At that time, Community Planning Area geographic divisions were used for analysis purposes in the City's 2025 General Plan and Housing Element. With the comprehensive update to the General Plan, Development Areas replaced Community Planning Areas and are currently (2015) in use in the Fresno General Plan. As these areas differ geographically, no conversion or comparison is available.

The greatest need for rehabilitation remains in the southwest, southeast, and south central areas, all of which are located within designated Community Development Block Grant areas. A majority of the housing stock in these areas are targeted for some form or rehabilitation. Most of the units in these areas were constructed during the 1970s and require lead abatement as well as minor to major rehabilitation. Types of rehabilitation noted for these targeted areas include roof and porch replacement, plumbing upgrades, electrical upgrades, garage restructure, and deferred maintenance items.

It is important to note that this rating is based on a sampling of exterior conditions only. The highest concentration of moderate, substantial and dilapidated housing units is located within the Central Planning Area with nearly 18 percent needing some repair. It should also be noted that the figures represent a significant improvement over the last survey, in 2001. Within the Central Community Area, the portion of units needing work dropped from 60 percent to fewer than 20 percent.

As a result of the survey and recognizing the need for housing rehabilitation, the City began operating a Rehabilitation Program to assist owner-occupants with their housing rehabilitation needs. Funding for the program is provided by the HOME Investment Partnerships (HOME) Program and Community Development Block Grant (CDBG) Program and varies annually.

In addition, the City sets aside a small portion of CDBG funds to address properties that have an imminent health and safety issue that must be immediately addressed. These rehabilitation funds pay for eligible items such as roofs, plumbing and electrical problems, water heater replacement, and other structural deficiencies.

According to the 2008-2012 American Community Survey, of the cityôs 157,649 total occupied housing units, 2.2 percent represent housing structures that lack complete plumbing and kitchen facilities. These units are clearly uninhabitable for any duration of time and may be of demolition quality. The Census may be undercounting, as it does not necessarily reflect the additional rehabilitation needs for units in foreclosure. To help combat this issue, the City has proposed a program by which it forgoes citation fees (between $15,000 to $100,000) for certain structures if a property owner agrees to spend the citation amount on a rehabilitation budget that brings their property back to a habitable or resale condition.

The City has two foreclosure ordinances that address the maintenance of foreclosures in Fresno. Ordinance 10-620 requires owners of property in foreclosure to register their property with the City Code Division and provides for the owners to maintain their properties and not allow the properties to fall into a dilapidated state. Under Ordinance 10-617, property owners are required to actively maintain, monitor, and keep their vacant structures secured. This includes residential, multi-residential, accessory, commercial, or industrial structures.

The City continues its proactive approach to assist low-income households with their rehabilitation needs through rehabilitation programs. The rehabilitation goals for the Housing Element plan period are outlined in Chapter 6 ï Housing Plan. During the previous planning period (2008 to 2013), the City completed 288 rehabilitation projects, most of which were within the greatest need areas.

Housing Costs

Housing values in Fresno County were hard hit by the 2008 housing market crash. The average single-family home value peaked in 2006 at about $325,000 and was at its

lowest in 2011 at less than $150,000. Similarly, the average condominium/townhome value (a small part of the market) peaked at about $230,000 in 2006 and then sank to $90,000 in 2011. However, the market began to rebound in 2012 and more recent data suggests that this trend will continue.

Table 2-28 indicates that between 2013 and 2014, home sale prices increased at both the city and county level. In 2014, the median sale price for a home in the City of Fresno was $190,000. The data indicates that in Fresno housing is still moderately priced, and therefore more affordable in comparison to county and statewide housing.

Table 2-28: 2014 Home Sales

Year	county of Fresno	city of Fresno
Sale Count	10,411	6,431
2013	$185,000	$173,000
2014	$209,000	$190,000
% Change	13.0%	9.8%

Note: Data not available for unincorporated county.
Source: DQ NEWS, http://www.dqnews.com/Charts/Annual-Charts/CA-City-Charts/ZIPCAR14.aspx, 2015

From 2000 to 2006, gross rent in the city rose 39 percent, from $538 to $748 (Table 2-29). By 2011, the gain was an additional 22 percent, to $866. It was estimated that from the 2010 HUD Comprehensive Housing Affordability Strategy (CHAS) dataset, approximately 35,197 of the 78,910 renting households are paying more than 30 percent of their household income and 42,320 are paying between 31 to 50 percent. In 2013, the median rent decreased slightly from that in 2011.

Table 2-29: Median Gross Rent 2000 - 2011

Year	city of Fresno
2000	$538
2006	$748
2011	$866
2013	$859

Source: City-data.com Fresno Residential Rent and Rental Statistics

In absolute terms, gross rents tend to be lower in local jurisdictions than in the State as a whole. For instance, the Fresno city median rent was $334 lower than the statewide median in 2011. It is assumed that those differences can be attributed to lower land costs in the Central Valley than in larger urban areas of California. Fresno and the surrounding cities have some of the most affordable rents in the State.

HUDôs Fiscal Year 2014 Fair Market Rent figures for Fresno are outlined in Table 2-30.

Table 2-30: Fiscal Year 2014 Fair Market Rents by Unit Size

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom

Fair Market Rent	$630	$655	$827	$1,162	$1,356

Source: http://www.huduser.org/portal/datasets/fmr/fmrs/FY2014_code/2014summary.odn

Housing Affordability

Housing experts typically recommend that a household spend less than 30 percent of monthly earnings on housing costs. The 2010 HUD CHAS data indicated that 23 percent of the renter household population spent between 30 and 50 percent of their income on gross rent. Income data from HUD CHAS also showed that 37 percent of owners spent between 30 and 50 percent of their income for their mortgage. The 2010 Census data reported the cost of living in Fresno is 21.5 percent less than the California average and 2.9 percent greater than the national average.

Table 2-31 summarizes 2015 HCD-defined household income limits for very low-, low-, and moderate-income households in Fresno County by the number of persons in the household. The table also includes the maximum affordable monthly rents and maximum affordable purchase prices for homes. Households earning the 2014 area median income for a family of four in Fresno County ($57,900) could afford to spend up to $1,448 per month on rent without overpaying. A three-person household would be classified as low-income if its annual income was less than $31,250. This household could afford a $695 maximum monthly rent.

For renters this is a straightforward calculation, but home ownership costs are less transparent. An affordable price depends on several factors, including the down payment, the level of other long-term obligations (such as a car loan), and interest rates. In practice the interaction of these factors as well as insurance, and taxes allows some households to qualify for homes priced at more than three times their annual income, while other households may be limited to purchasing homes no more than two times their annual incomes. Interest rates, insurance, and taxes are held constant in Table 2-31 in order to determine maximum affordable rent and purchase price for households in each income category. It is important to note that this table is used for illustrative purposes only.

Housing is generally very affordable in Fresno County, relative to the rest of the State. The median home sale price in the city would be affordable to a four-person household earning the median income of $57,900, as shown in Table 2-31. Even low- and very-low-income households may be able to afford a condominium or small housing unit. Rents are also affordable and as such based on the affordability levels even a low-income family of four can afford the cityôs median gross rent.

Table 2-31: Fresno County Housing Affordability, 2014

Extremely Low-Income Households at 30% of 2014 Area Median Income (AMI)						
Number of Persons	**1**	**2**	**3**	**4**	**5**	**6**
Income Level	$12,150	$13,900	$15,650	$17,350	$18,750	$20,150
Max. Monthly Gross Rent	$304	$348	$391	$434	$469	$504
Max. Purchase Price	$49,077	$56,146	$63,214	$70,081	$75,736	$81,391
Very Low-Income Households at 50% of 2014 AMI						
Number of Persons	**1**	**2**	**3**	**4**	**5**	**6**
Income Level	$20,250	$23,150	$26,050	$28,950	$31,250	$33,600
Max. Monthly Gross Rent	$506	$579	$651	$724	$781	$840
Max. Purchase Price	$81,795	$93,509	$105,223	$116,936	$126,227	$135,719
Low-Income Households at 70% of 2014 AMI For Sale and 60% of 2014 AMI for Rental						
Number of Persons	**1**	**2**	**3**	**4**	**5**	**6**
Income Level for Sale (70% AMI)	$28,350	$32,400	$36,500	$40,550	$43,750	$47,000
Income Level for Rental (60% AMI)	$24,300	$27,800	$31,250	$34,750	$37,500	$40,300
Max. Monthly Gross Rent	$608	$695	$781	$869	$938	$1,008
Max. Purchase Price	$114,513	$130,872	$147,433	$163,792	$176,717	$189,845
Median-Income Households at 100% of 2014 AMI						
Number of Persons	**1**	**2**	**3**	**4**	**5**	**6**
Income Level	$40,550	$46,300	$52,100	$57,900	$62,550	$67,150
Max. Monthly Gross Rent	$1,014	$1,158	$1,303	$1,448	$1,564	$1,679
Max. Purchase Price	$163,792	$187,018	$210,445	$233,873	$252,656	$271,236
Moderate-Income Households at 110% of 2014 AMI						
Number of Persons	**1**	**2**	**3**	**4**	**5**	**6**
Income Level	$44,600	$50,950	$57,300	$63,700	$68,800	$73,900
Max. Monthly Gross Rent	$1,301	$1,486	$1,671	$1,858	$2,007	$2,155
Max. Purchase Price	$210,176	$240,100	$270,024	$324,218	$324,218	$348,251

Notes:
Maximum Gross Rent assumes that 30 percent (35 percent for moderate) of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners insurance.
Maximum Purchase Price assumes 96.5 percent loan at 4.5 percent annual interest rate and 30-year term; assumes taxes, mortgage insurance, and homeownersôinsurance account for 21 percent of total monthly payments.
2014 State Area Median Income for Fresno County is $57,900.
Source: California Department of Housing and Community Development, 2014; Fresno Multi-Jurisdictional 2015-2023 Housing Element

CHAPTER THREE – LAND FOR HOUSING

Housing Sites

The Housing Element focuses on the social and economic concerns of residential development. Provision of housing sites and delivery of urban services are important facets of assessing the overall ability of a jurisdiction to meet housing needs. The goal of this Chapter is to specifically identify land available to meet the City's housing need through 2023. More general population and policy information is available in the Fresno General Plan.

Government Code Section 65583(a) requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment. The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period. Government Code Section 65583(a) also requires an analysis of the relationship between zoning and public facilities and services to those sites.

CityView at Van Ness, completed in 2015

Regional Housing Needs Allocation

California General Plan law requires each city and county to have land zoned to accommodate its fair share of the regional housing need. The State Department of Housing and Community Development (HCD) allocates a numeric regional housing goal to the Fresno Council of Governments (FCOG). FCOG is then mandated to distribute

the numerical goal among the 15 cities in the region and the County. This share for the FCOG region is known as the Regional Housing Needs Allocation (RHNA). The major goal of the RHNA is to ensure a fair distribution of new housing construction among cities in the region and the County so that every community may plan for a mix of housing types for all economic segments.

The housing allocation targets are not building requirements; rather, they are planning goals for each community to accommodate through appropriate planning policies and land use regulations. Allocation targets are intended to ensure that adequate sites and zoning are made available to address anticipated housing demand during the Housing Element planning period. The current RHNA for the FCOG region covers an 11-year planning period (January 1, 2013 to December 31, 2023)[1] and is divided into four income categories: very-low, low, moderate, and above moderate. As determined by FCOG, the City of Fresno's allocation is 23,565 new housing units during this planning cycle, with the units divided among the four income categories as shown in Table 3-1.

Table 3-1: Regional Housing Needs Allocation

Income Category	No. Units Required	% Total
Extremely Low (0-30 percent AMI)*	2,833	12%
Very Low (31-50 percent AMI)	2,833	12%
Low (51-80 percent AMI)	3,289	14%
Moderate (81-120 percent AMI)	3,571	15%
Above Moderate (>120 percent AMI)	11,039	47%
Total Units Needed	**23,565**	**100%**

Source: Fresno Council of Governments, 2014
AMI = Area Median Income
* Note: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation. Therefore, the City's very low-income RHNA of 5,666 units is split into 2,833 extremely low-income and 2,833 very low-income units.

Progress Towards the RHNA

Since the RHNA uses January 1, 2013 as the baseline for growth projections for the 2013-2023 RHNA planning period, jurisdictions may count toward the RHNA housing units developed, under construction, or approved since January 1, 2013. From January 1, 2013 to October 31, 2015, 4,268 units were approved or permitted (Table 3-2). After counting as credit the units with approved or issued permits, the remaining 2013 RHNA need for the 2013-2023 Planning Period is 19,297 units. Allocation of the remaining need by income category is shown in Table 3-2.

[1] The Housing Element planning period differs from the RHNA planning period. The Housing Element covers the planning period of December 31, 2015 through December 31, 2023.

Table 3-2: Credit Towards the RHNA

Development Approved/Permits Issued	Extremely and Very Low-Income (0-50% AMI)	Low-Income (51-80% AMI)	Moderate-Income (81-120% AMI)	Above Moderate-Income (121%+ AMI)	Total
2013					
Fultonia West*	---	13	19	---	**32**
Sierra Gateway II*	33	34	---	---	**67**
Parc Grove NW*	121	26	---	---	**147**
CityView*	3	41	---	---	**44**
Laval/Belgravia Street*	---	9	---	---	**9**
415 Calaveras*	---	1	---	---	**1**
Various Single Family	---	---	---	1,159	**1,159**
Various Multi Family**	---	---	111	---	**111**
2014					
Cedar Heights*	31	---	---	---	**31**
Various Single Family	---	---	---	566	**566**
Various Multi Family**	---	---	390	---	**390**
2015					
Fresno Edison Apts.*	80	26	2	20	**128**
Plaza Mendoza*	13	117	2	---	**132**
Various Single Family	---	---	---	833	**833**
Various Multi Family**	---	---	34	---	**34**
Various Projects (Approved)**	---	---	280	304	**584**
Total Credits	***281***	***267***	***838***	***2,882***	***4,268***
2013-2023 RHNA	*5,666*	*3,289*	*3,571*	*11,039*	***23,565***
Remaining RHNA	**5,385**	**3,022**	**2,733**	**8,157**	**19,297**

Notes:
*Affordability for federally-funded projects is based on a declaration of restrictions recorded on the property.
**Affordability for multi-family development that do not have affordability restrictions in place is based on market rents and home sales prices in Fresno that are within the affordability range of both low- and moderate income households.
Source: City of Fresno, 2015

Previous RHNA Obligations

The City's previous Housing Element (2008-2013) committed to rezoning 500 acres of land to permit by right residential development at a density of up to 20 units/acre and 200 acres to permit by right residential development at a density of up to 38 units/acre. The expected capacity of the sites to be rezoned far exceeded the capacity needed to

meet the 2008 RHNA, and was a gross estimate based on anticipated potential associated with a future update to the General Plan. After a comprehensive update to the General Plan (Fresno General Plan, adopted in 2014), the City drafted a new Development Code and Zoning Map to establish residential densities of up to 45 units/acre in three Downtown districts, the Multi-Family High Density district, and the Regional Mixed-Use district, consistent with the Fresno General Plan. Densities in the Multi-Family Urban Neighborhood district and in the Corridor/Center Mixed-Use district were increased to allow up to 30 units/acre. The Development Code update resulted in significantly increased potential development capacity. Although the Cityôs vacant residential land inventory under the newly adopted Development Code has a capacity in excess of the Cityôs 2008 RHNA commitment, the rezoning was completed at the end of previous planning period, providing limited opportunities for development during the planning period, as required by Housing Element law.

If a jurisdiction failed to make adequate sites available to accommodate the RHNA in the previous planning period, AB 1233 (Government Code Section 65584.09) requires the jurisdiction to identify and if necessary rezone sites in the first year of the current planning period to address the unaccommodated lower-income RHNA from the previous planning period. This requirement is in addition to the requirement to identify other specific sites to accommodate the RHNA for the current planning period. The City may not count capacity on the same sites for both planning periods.

The City of Fresno must carry over 3,515 lower-income units from the 2008-2014 RHNA. Table 3-3 details the Cityôs unaccommodated 2008 RHNA obligation.

Table 3-3: Unaccommodated 2008 RHNA Obligation

	Extremely and Very Low-Income (0-50% AMI)	Low-Income (51-80% AMI)	Moderate-Income (81-120% AMI)	Above Moderate-Income (121%+ AMI)	Total
2008 RHNA	4,912	3,304	3,651	9,100	20,967
High Density Sites Identified in the 2008 Housing Element					
Allowing densities of 29.04 + units/acre and Residential Uses by Right	1,211	--	--	--	1,211
Allowing densities of 29.04 + units/acre and Conditionally Allowing Residential Uses*	877	--	--	----	877
High Density Sites Identified in the 2009 Housing Element Amendment					
Central Area Mixed Use Sites Identified in the 2009 Housing Element Amendment*	903	--	--	--	903

South Stadium Infill Sites with Pending Project (42 du/ac) Identified in the 2009 Housing Element Amendment**	137	--	--	548	685
Credits for Units Built or Permitted					
Built or Permitted 2006-2012***	738	835	77	12,665	14,315
Total Credits and Sites	3,866	835	77	13,213	17,991
Remaining 2008 RHNA	1,046	2,469	3,574	-4,113	
Unaccommodated 2008 Lower-Income RHNA		3,515			

Notes:
*Includes only 50 percent of identified capacity to account for the potential development of non-residential land uses.
**Affordable units based on Redevelopment Agency requirement to provide 20 percent affordable units for the project.
***The 2008 RHNA planning period is 2006-2013. Credits for 2013 are applied to the current (2013-2023) RHNA.

Unaccommodated 2008 RHNA and 2013 Remaining RHNA

Combined, the unaccommodated portion of the 2008 lower-income RHNA (Table 3-3) and the remaining 2013 RHNA (Table 3-2) for the 2013-2023 Planning Period is 22,813 units (6,432 Very Low, 5,491 Low, 2,733 Moderate, and 8,157 Above Moderate units, as outlined in Table 3-4).

Table 3-4: Total RHNA Obligation

	Extremely and Very Low-Income (0-50% AMI)	Low-Income (51-80% AMI)	Moderate-Income (81-120% AMI)	Above Moderate-Income (121%+ AMI)	Total
Unaccommodated 2008 Lower Income RHNA	1,047	2,469	---	---	3,516
Remaining 2013 RHNA	5,385	3,022	2,733	8,157	19,297
Total RHNA to be addressed in 2013-2023 Housing Element	**6,432**	**5,491**	**2,733**	**8,157**	**22,813**

Residential Land Inventory

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdictionôs share of the regionôs projected growth. The city has many mostly vacant residential development opportunities with

sufficient capacity to meet and exceed the identified housing need (Figure 3-2). The opportunities shown in this inventory consist of vacant land in residential, mixed-use sites, and commercial districts that allow residential development. Cap and Trade sites, pending project sites, and underutilized sites also provide opportunities for residential development. Altogether, these sites ensure that adequate sites beyond the remaining RHNA are provided for in the planning period. There are no identified constraints on these sites that would prevent development or reuse during the Housing Element period.

Land Inventory Considerations

Realistic Capacity

Consistent with State HCD Guidelines, the methodology for determining realistic capacity on each identified site must account for land use controls and site improvements. Minimum allowed densities are used to calculate realistic capacity for most of the sites included in the land inventory (consistent with California Government Code 65583.2[c][1]). The Fresno General Plan and Development Code establish minimum densities in most residential and mixed-use designations and districts. The City's land use regulations provide a range of densities for single-family (up to 12 units/acre, without density bonus), multi-family (up to 45 units/acre, without density bonus), and mixed-use (up to 45 units/acre, without density bonus) to accommodate a range of housing options. Two commercial districts (CMS-Commercial Main Street and CR-Commercial Regional) allow for stand-alone residential development at densities of up to 16 units/acre. The commercial districts do not have a minimum density; as such realistic minimum densities are calculated at 75 percent of the maximum allowed density to calculate a realistic capacity for those sites. Sites for the two commercial districts make up only a very small portion (two percent) of the entire sites inventory. Due to the very low density nature of the RS-1 and RS-2 residential single family districts (allowing up to 1.2 and 2.2 units/acre respectively), maximum densities have been used to calculate capacity for those districts.

Overall, the general use of minimum densities provides a very realistic, and perhaps somewhat conservative, approach as many developments in the city can achieve much higher densities by developing at the maximum density range, and even more density through its affordable housing and Transit Oriented Development (TOD) density bonus programs.

To calculate realistic capacity on mixed-use sites, the City again took a conservative approach based on minimum densities allowed in the newly adopted Development Code. Minimum densities for land zoned for mixed-use are 12 units/acre for Neighborhood Mixed-Use (NMX), 16 units/acre for Corridor/Center Mixed-Use (CMX), and 30 units/acre for Regional Mixed-Use (RMX). Minimum densities do not apply on sites smaller than 20,000 square feet in size, located further than 1,000 feet from a planned or existing Bus Rapid Transit (BRT) route, or those which submit a Development Permit application prior to January 1, 2019. Nevertheless, Table 3-5 indicates that in the past three years mixed-use densities on approved projects have

averaged about 45 units/acre including two projects achieving over 60 units/acre on sites less than one acre in size. Specifically, one development on a lot smaller than 20,000 square feet was able to achieve 118 units per acre. The CityView development at Van Ness Avenue and Inyo Avenue is owned and managed by the Fresno Housing Authority and consists of 45 affordable workforce housing units in a mixed-use setting.

Table 3-5: Mixed-Use Development Trends

Address	Description	Acres	# of Units	Density	Year Approved
Van Ness and Inyo Avenues (CityView)	Mixed-Use Residential	0.38	45	118	2012
541/ 545 North Fulton Street	Mixed-Use Residential	0.81	30	37	2013
1502/1560 Fulton St./1505 Van Ness Ave.	Condominium Mixed-Use	2.3	80	35	2013
120 North Fulton Street	Mixed-Use Residential	0.73	23	32	2015
1001-1011 North Blackstone Ave.	Mixed-Use Residential	0.24	2	8	2015
829/ 835 Fulton and Inyo Street	Mixed-Use Residential	0.79	50	63	2015
Developer, Upside Enterprises, LLC	Commercial/Residential Mixed-Use	1.46	70	48	Proposed in 2015
	Total	6.71	300	45	

Source: City of Fresno, 2015

Mixed use sites in the Sites Inventory account for only 32 percent of all residential capacity identified. For the mixed use designations, residential stand-alone uses are allowed by right and minimum densities are established to ensure that development is consistent with the character and density established in the Fresno Development Code. The Cityôs mixed use designations have a minimum density and call for mandatory residential uses in addition to commercial development, however there is a five year grace period allowing standalone commercial in these zones on lots less than 20,000 SF in area, projects further than 1,000 feet from a planned or existing BRT route and projects which submit a Development Permit application prior to January 2019. The Commercial Main Street (CMS) and Commercial Regional (CR) zone districts do allow stand-alone commercial development.

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 occupy the ground floor. All of the developments listed in Table 3-5 follow this development pattern (primarily residential). For example, the CityView project included a gym/health club on the ground floor and the 541/545 North Fulton Street and 120 North Fulton Street projects included live/work units as the non-residential component. The 829/835 Fulton Street project proposes several small commercial

tenants such as a café and restaurant. Even with the provision of ground floor commercial space, most of these developments have been able to achieve or exceed the maximum allowable residential densities further demonstrating the strength of residential development over commercial development in Fresno. Staff anticipates that this trend will continue, and land zoned for mixed-use will achieve residential densities at or above the maximum allowed (as shown on Table 3-5).

Several identified sites are located in the Downtown Planning Area and the Inner City Development Policy Area (Figure 3-1). In an effort to promote infill development at the cityôs core, priority processing is available for the construction of new housing in the Downtown Planning Area. This includes the processing of completed plans, consistent rezoning, and Development and Conditional Use Permit applications for permitting within an average of 75 working days. In the Inner City Area, the City provides reduced application fees and priority processing for single- and multi-family projects.

To further incentivize mixed-use development, the City has, in addition to its Density Bonus program, established a Transit-Oriented Development (TOD) Height and Density Bonus which can double the allowed maximum density for a site. 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. For qualifying project sites, the bonus height may exceed the Base District height by 25 percent. The bonus density may exceed that of the Base District by 100 percent. The City allows a project to exceed the maximum height and/or the maximum residential density of the Base District if all three of the following criteria are met:

- The project site is located entirely within an MX District.
- The project site is located within 500 feet of an existing or planned Bus Rapid Transit station or a station for a similar enhanced transit service as determined by the Review Authority.
- The project will provide one of the following public benefits:
    - A Public Plaza; or
    - Qualifying public art; or
    - 90 percent or greater frontage coverage along the street which features the Bus Rapid Transit route or other enhanced transit route.

Downtown Sites

Zoning standards for the Downtown districts are in the process of being established and are projected to be in place by mid-2016. In the interim, the City has adopted a Zoning Designation Translation Table that identifies the applicable standards in the newly adopted Development Code which correspond to the parcel's existing zoning designation. The use of the Zoning Designation Translation Table allows for continued development activity prior to incorporating the new Downtown zoning districts. Included in the inventory are only Downtown sites that have RMX ï Regional Mixed-Use

standards in place during the interim period and will have similar standards once the Downtown development standards are adopted.

Downtown sites with interim RMX zoning allow residential development by right and have a base zoning density of 30 to 45 units per acre. The Downtown zoning standards will contain a residential capacity limit for the area of 9,000 units with unlimited density on Downtown properties. After new Downtown zoning is in place, additional capacity will be available on other vacant sites not identified in this sites inventory, allowing residential development where it was not previously permitted. The sites inventory includes a capacity of just 1,458 units in Downtown, which represents just four percent of the total sites in the inventory. Due to the small number of Downtown sites included in the inventory, the expected residential capacity limit in the Downtown will not limit residential development potential during the planning period. In fact, because there will be no density limits for Downtown properties once the new standards are in place, the Downtown sites included in this inventory will have a much higher capacity potential than indicated in the inventory. To facilitate higher density mixed use development in the downtown, an environmental impact report is being prepared to environmentally assess the pending downtown plans and code so that new development would not require further environmental analysis, further streamlining and facilitating new development in Downtown.

The City's General Plan policies in 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. Revitalization projects in the city's Downtown include the $20 million Fulton Street Reconstruction Project that will reintroduce vehicular traffic to a 6-block section of Downtown and create a complete street, including a pedestrian-friendly corridor. In addition, planning is nearly complete for the area of Downtown within ¼ mile of the 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 to revitalize Downtown.

Densities Appropriate for Accommodating Lower Income Housing

The capacity of sites that allow development densities of at least 30 units/acre are credited toward the lower income RHNA based on State law. The California Government Code states that if a local government has adopted density standards consistent with the population based criteria set by State law (at least 30 units/acre for the City of Fresno), State HCD is obligated to accept sites with those density standards (30 units/acre or higher) as appropriate for accommodating the jurisdiction's share of regional housing need for lower income households. Per Government Code Section 65583.2(c)(3)(B), the City's RM-2 Multi-Family Urban Neighborhood, RM-3 Multi-Family High Density, three downtown districts (DTC Downtown Core, DTG Downtown General, and DTN Downtown Neighborhood) and two mixed-use designations (CMX Corridor/Center Mixed-Use and RMX Regional Mixed-Use) are consistent with the default density standard (30 units/acre) for metropolitan jurisdictions such as Fresno

and therefore, these parcels are considered appropriate to accommodate housing for lower income households consistent with Government Code Section 65583.2(c)(3)(B).

Sites zoned at 12 to 16 units/acre are credited towards the moderate income RHNA as the market rents in Fresno are within the affordability range of low and moderate income households. A sampling of rents for multi-family developments that were developed at the 12 to 16 units/acre range show that one bedroom unit rents are in the high $600s and two bedroom unit rents range from $815 to $1,297.[2] The weighted average for rents in the developments sampled was $1,022. Comparing these rents to the housing affordability levels presented in Table 2-33 of this Housing Element confirms that the rents are affordable to low and moderate income households. Specifically, one bedroom units are affordable to smaller, low income families (up to 70 percent of the Area Median Income) and two bedroom units are affordable to some lower income households and all moderate income households (up to 100 percent of the Area Median Income).

Suitability of Small and Large Sites

Development of parcels of at least one acre in size is desirable in terms of construction economies and effective use of State or federal grants. However, in older parts of the city, the subdivision pattern has resulted in many lots under one acre in size. The Sites Inventory includes 448.6 acres of vacant and underutilized sites that are less than one acre in size (representing just 10 percent of all residential capacity on vacant and underutilized sites). Small sites present the opportunity for development on the existing sites or lot consolidation into larger projects. There are many opportunities for lot consolidation surrounding identified sites, but because this sites inventory focuses primarily on vacant land, underutilized or underdeveloped properties adjacent to the sites are not often identified. In Fresno, residential developments on sites of less than acre in size are common. Table 3-5 lists recent mixed use developments, five of which were developed on lots less than one acre in size. The CityView development was developed on a lot just over a third of an acre in size and was able to achieve 45 units at densities of 118 units per acre. Of the 21 multi-family developments approved since 2012, more than half (12 developments) had lot sizes of less than one acre in size. Residential development on sites of one acre or less have been, and continue to be, a key component of the City's housing production. To help improve residential development efficiency and increase housing production in central areas of Fresno, the City offers priority processing for new housing in the Downtown Planning Area and a TOD Height and Density Bonus for projects that promote walkability, livability, and transit ridership near stations for Bus Rapid Transit and other enhanced transit service. To facilitate lot consolidation throughout the city, Fresno allows Voluntary Parcel Mergers, which permit the combining of parcels without going through the Parcel Map or Lot Line Adjustment process. In addition, in order to facilitate lot consolidation, the City has reduced the application fee from $5,360 to $627, which will go into effect July 1, 2016. The City will continue to facilitate lot consolidation utilizing tools such as the Voluntary Parcel Merger and other streamlining tools, as appropriate, to facilitate lot consolidation.

[2] City of Fresno, November 2015.

The Sites Inventory includes 2,557 acres of vacant and underutilized sites that are over 10 acres in size (53 percent of all residential capacity on vacant and underutilized sites). To encourage a strategic approach to the development of large sites and to facilitate the development of housing, a new program in the Housing Plan encourages the development of large sites through the phasing of development and related public improvements, and where applicable, through the Specific Plan process.

Table 3-6: Summary of Residential Sites Inventory

Unit Capacity	Income Category				Total
	Extremely/ Very Low	Low	Moderate	Above Moderate	
Vacant Residential Sites	6,003	---	4,036	13,460	23,499
Vacant Non-Residential Sites (Mixed Use or Commercial)	8,360	---	1,212	---	9,572
Underutilized Residential Sites	143	---	---	3	146
Underutilized Non-Residential Sites (Mixed Use or Commercial)	1,355	---	25	---	1,380
Cap and Trade Fund Sites	547	32	80	---	659
Potential Infill Project Sites	---	---	1,081	---	1,081
Total	16,408	32	6,434	13,463	36,337

Vacant Land Inventory

Identification of vacant residential and mixed-use land was based on the 2008 Housing Element sites inventory, with developed and non-viable sites removed and additional sites identified. The sites inventory is limited to sites that are at least one-eighth of an acre in size. The inventory of vacant residential and mixed-use land (including sites in the BRT corridors) totals 4,340.5 acres. These vacant properties, summarized in Table 3-6, have the potential to yield 33,071 units. (See Appendix B for detailed sites table, including parcel-specific information.) Vacant land in the higher density multifamily residential districts, Downtown districts, and the Cityôs mixed-use districts have capacity for over 14,363 units at densities appropriate for accommodating lower income housing (at least 30 units/acre). The Cityôs commercial and mixed-use districts that are represented in the vacant sites inventory allow single-family and multi-unit residential development by right either alone or in combination with other permitted uses. The capacity for close to 5,248 units on vacant land is provided in several designations that allow 12 to 16 units/acre and are credited towards the moderate income RHNA. There is capacity for 13,463 above moderate income units in the Cityôs single family residential districts, primarily on vacant land in the RS-4 and RS-5 districts. While several vacant sites are designated for Residential Estate, no capacity is identified on those sites due to the very low density nature of the district combined with the size of the sites. Those sites are included in the sites inventory and on the sites inventory map as they present opportunities for consolidation into larger developments in the future.

The City of Fresnoôs newly adopted Development Code includes three mixed use districts. One of the key goals in the mixed use districts is to facilitate mixed-use

residential development at increased densities and intensities in key locations such as along Bus Rapid Transit (BRT) corridors. The City incentivizes development along BRT corridors through the Transit-Oriented Development (TOD) Height and Density Bonus. This density bonus provides flexibility for projects that promote walkability, livability, and transit ridership near stations for Bus Rapid Transit and other enhanced transit service. The sites inventory identifies vacant sites with a minimum capacity for 1,745 units located within a BRT corridor.

Underutilized Sites

In addition to vacant sites, future housing units can be accommodated on underutilized lots currently developed at less than the maximum permitted density. Many of the identified sites are located in areas intended for high density development yet the sites are developed with single-family homes or older and vacant commercial or industrial buildings. While many more underutilized land opportunities exist in Fresno, the sites included in the inventory have been specifically selected due to their high potential for redevelopment based on current uses, allowed densities, and local development trends. The sites inventory includes 53 acres of underutilized residential properties with the potential for development of at least 1,526 dwelling units (1,498 units on properties with appropriate densities to facilitate lower-income housing). Appendix B identifies the underutilized sites and provides a detailed description of current uses.

Cap and Trade Funds Sites

The Budget Act of 2014 appropriated $130 million from the Greenhouse Gas Reduction Fund (GGRF) to develop and implement the Affordable Housing and Sustainable Communities (AHSC) Program. Accompanying legislation (SB 862) apportions 20 percent of GGRF annual proceeds to the AHSC beginning in FY 2015-16. The GGRF is sometimes referred to as the ñCap and Trade Fund.ò The AHSC funds land-use, housing, transportation, and land preservation projects to support infill and compact development that reduces greenhouse gas ("GHG") emissions. These projects facilitate the reduction of the emissions of GHGs by improving mobility options and increasing infill development, which decrease vehicle miles traveled and associated greenhouse gas and other emissions, and by reducing land conversion, which would result in emissions of greenhouse gases. The programs awards are determined with a points formula and 0.25 points are awarded to projects that directly implement a policy in a long range planning document (General Plan/Specific Plan, etc), including new development on sites contained within the housing elementôs sites inventory.

In Fresno, the following projects on underutilized and vacant sites, and still in the development process, may consider seeking Cap and Trade Funds:

- Fancher Multifamily and Fancher Senior Housing developments include 240 affordable multi-family and 200 affordable senior housing units. The 440 affordable units are approved and projected for development on a 91-acre vacant site.

Blackstone/McKinley project has a submitted entitlement application that consists of 91 affordable multi-family units. Of the 91 units, 68 will be affordable to very low income households, 21 will be affordable to low income households, and one manager unit will have moderate-income level affordability based on market rate rents in the City. The development project is on a 3-acre underutilized site that is currently used for older auto uses such as auto repair, sales and used tire sales.

- South Fulton Project is a mixed use project on a 0.77-acre underutilized site. The first phase of the project anticipates development of 50 units, 10 of which will be affordable to very low-income households. The site is currently in use as a parking lot and vacant building both of which are proposed to be removed. Subsequent phases of the project will include 144 additional residential units.

- One project, Hotel Fresno, has already been approved for Cap and Trade Funds. The Hotel Fresno is a vacant historic hotel on a 0.89-acre site. The rehabilitation project currently under development includes 79 multifamily units to be located on floors 2 through 7 of the vacant hotel. Of those units, 29 will be affordable to very low income households and 11 will be affordable to low income households

Sites with Potential Infill Projects

Twelve sites with potential development projects are included in the sites inventory. The sites are currently vacant or underutilized. The potential infill project sites are included although there is no certainty those units will be developed, as the proposals have not been approved. In place of using the total units included in the potential proposals, capacity for the sites based on minimum allowed density is used to calculate realistic capacity. Since there is no guarantee that the projects will be approved or developed, using a realistic capacity ensures that in the case a proposed development falls through, the sites are still available to accommodate those identified units. In most cases the estimated capacity and density of the proposed projects exceed the minimum allowed by the site's zoning.

While the projects are proposed at densities that are appropriate to accommodate housing affordable to moderate- and lower-income households, the developers have not yet indicated if the projects will include affordable units and rent/mortgage costs are not yet known. As such the units are allocated as affordable to moderate-income households, as are other multi-family units in this sites inventory that allow between 12 and 16 units per acre. These sites are often located in areas where the City's TOD height and density bonus would apply (effectively doubling the allowable density of a site), plus have the ability to access an affordable housing bonus. To provide a conservative inventory, the minimum densities are utilized to calculate capacity here. At a minimum, the twelve sites with potential infill projects can yield 1,081 units mostly on sites with higher density mixed use zoning.

- The Blackstone/Olive potential infill project is estimated to provide 91 multifamily units on 1.89 acres at a density of 48 units per acre. The site allows densities of 12 to 16 units per acre by right, plus additional capacity through the provision of

density bonuses. The site is partially vacant with an empty commercial building and parking lot. The capacity for the site identified in this Housing Element is based on minimum allowed densityð 23 units.

- The Blackstone/Clinton potential infill project is estimated to provide 135 multifamily units on 4.03 acres at a density of 33 units per acre. The site allows densities of 12 to 16 units per acre (plus density bonuses) and is partially vacant with a few empty commercial and residential structures. The capacity for the site identified in this Housing Element is based on minimum allowed density which yields 48 units.

- The Van Ness/Stanislaus potential infill project is estimated to provide 55 multifamily units at a density of 42 units per acre. The site allows densities of 30 to 45 units per acre and is vacant. The minimum capacity for the site based on minimum allowed density (and the capacity identified in this Housing Element) is 29 units.

- The North Mall potential infill project is estimated to provide 600 multifamily units on 5.3 acres at a density of 123 units per acre. The capacity estimate is based on a 2016 feasibility report completed for the project. The site allows densities of 30 to 45 units per acre and includes commercial and office structures and associated parking lots. The minimum capacity for the site based on minimum allowed density (and the capacity identified in this Housing Element) is 160 units.

- The Pacific Southwest Building (lofts) potential infill project is estimated to provide 36 multifamily loft units on 0.40 acres at a density of 90 units per acre. The site allows densities of 30 to 45 units per acre. The housing units are expected to be developed within an existing multi-story building. The minimum capacity for the site based on minimum allowed density (and the capacity identified in this Housing Element) is 12 units.

- The H & Inyo potential infill project is estimated to provide 50 multifamily units on 1.33 acres at a density of 38 units per acre. The site allows densities of 30 to 45 units per acre and includes warehouse structures. The minimum capacity for the site based on minimum allowed density (and the capacity identified in this Housing Element) is 41 units.

- The M & Inyo potential infill project is estimated to provide 22 multifamily units on 0.74 acres at a density of 30 units per acre. The City-owned site allows densities of 30 to 45 units per acre and is vacant. The minimum capacity for the site based on minimum allowed density (and the capacity identified in this Housing Element) is 22 units.

- The South Stadium Phase 3 potential infill project is estimated to provide 144 multifamily units at a density of 94 units per acre. The site allows densities of 30 to 45 units per acre (plus density bonuses) and is part of a multi-phase major

residential and commercial mixed use around Chukchansi Park. The minimum capacity for the site based on minimum allowed density (and the capacity identified in this Housing Element) is 81 units.

- The JCPenney potential infill project is estimated to provide 40 multifamily units on 0.55 acres at a density of 73 units per acre. The site allows densities of 30 to 45 units per acre (plus density bonuses). The housing units are expected to be developed within a vacant building. The minimum capacity for the site based on minimum allowed density (and the capacity identified in this Housing Element) is 17 units.

- The 1743 and 1752 L Street potential infill project is estimated to provide 10 multifamily units on 0.34 acres at a density of 29 units per acre. The site allows densities of 30 to 45 units per acre and is vacant. The minimum capacity for the site based on minimum allowed density is 10 units.

- The 3143 E. Matoian Way potential infill project is a senior housing development at California State University, Fresno. While located adjacent to the college campus, the units will be designed as senior housing available to the public. The potential project is on 3.65 acres and has a density of 36 units per acre. Since the site is on land owned by Fresno State, the development is not subject to the cityôs zoning regulations and therefore has no density requirements or restrictions. The minimum realistic capacity identified in this Housing Element (110 units) is based on 30 units per acre or 67 percent of maximum to reflect the typical minimum density for higher density and mixed use sites. The project is proposed by the university to include 130 units. The site is vacant.

The site below does not have a current mixed use proposal, but was included because it is located on a designated transit corridor (Shaw Avenue) and has a large vacant building:

- The 4063 W San Jose potential infill project could provide 527 multifamily units on 17.58 acres at a density of 30 units per acre. The site allows densities of 30 to 45 units per acre and includes a large vacant building and a parking lot. The minimum capacity for the site based on minimum allowed density is 528 units.

Sites by Development Areas

Figure 3-1, Table 3-7, and Figure 3-2 show the distribution of the sites by Development Area. Approximately 71 percent of the residential unit capacity is located in the three largest development areas (Established Neighborhoods North and South of Shaw and DA-1 North).

Figure 3-1: Sites Inventory Capacity by Development Area

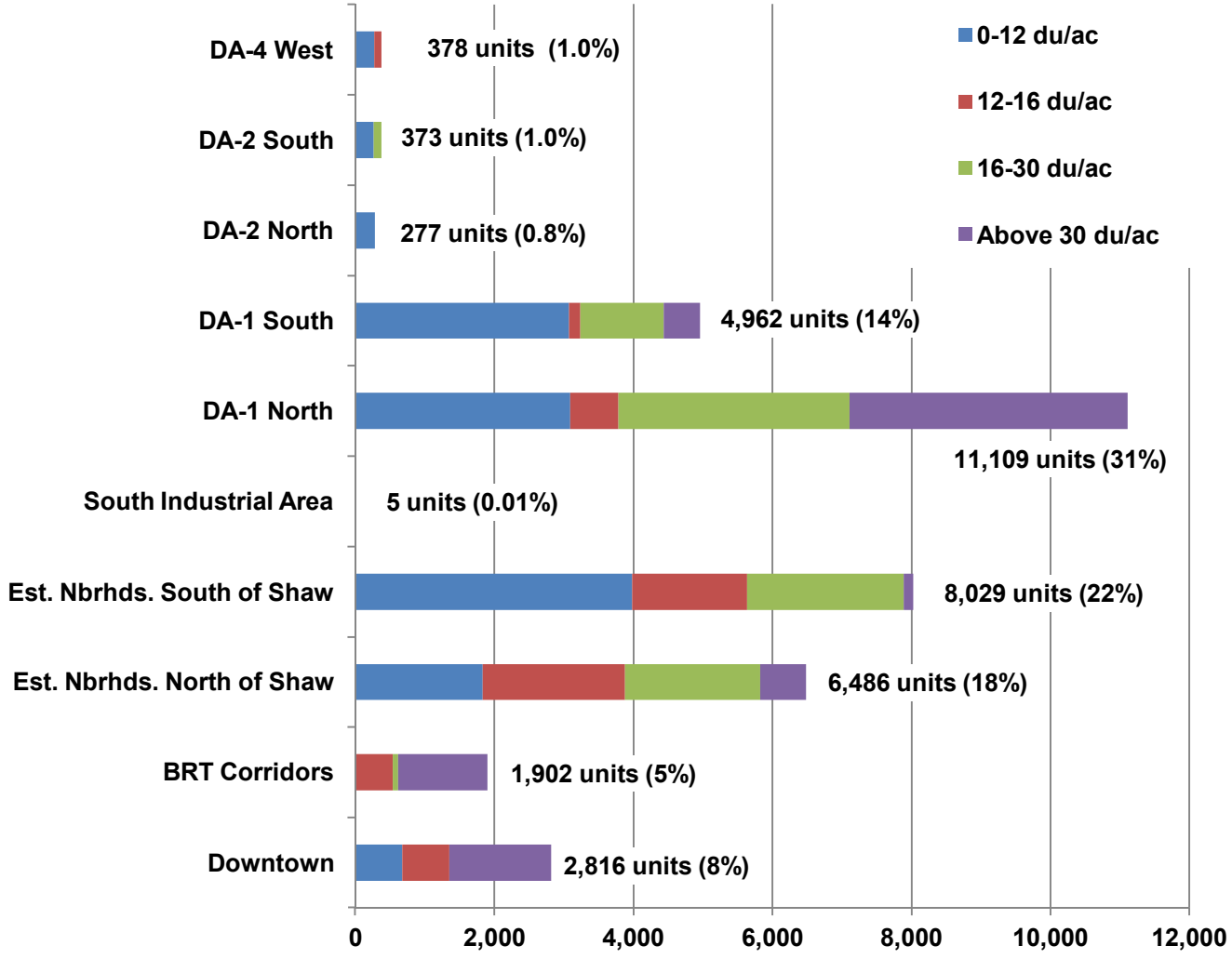


Table 3-7 Sites Inventory Summary Table

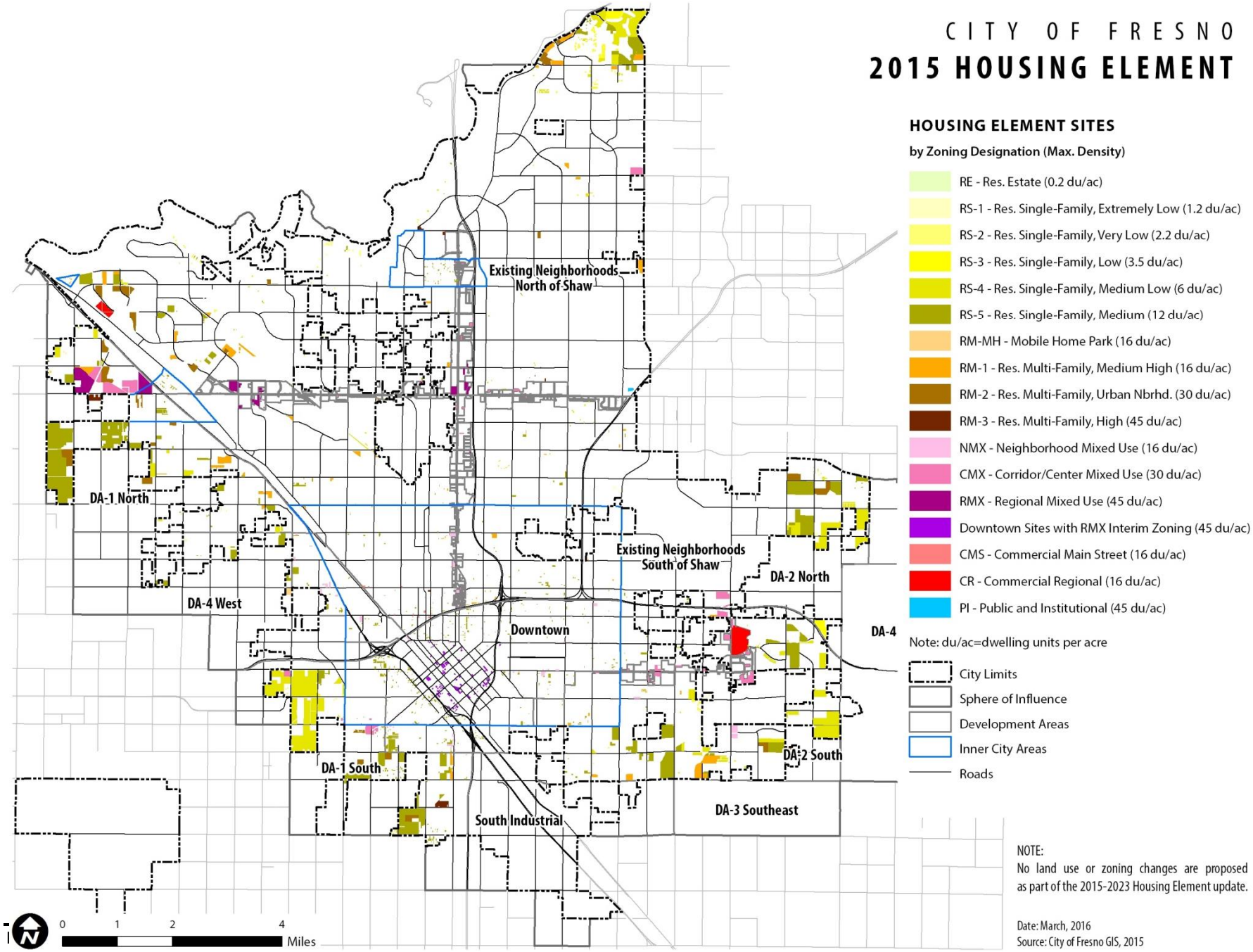
Zoning	General Plan	Acres	Residential Density (du/ac) – Affordability Level	Downtown	BRT Corridors (Outside Downtown)	Est. Nbrhds. North of Shaw	Est. Nbrhds. South of Shaw	South Industrial Area	DA-1 North	DA-1 South	DA-2 North	DA-2 South	DA-4 West	Total Capacity
Residential Estate	Residential Low Density	3.57	0-0.2 Above Moderate	---	---	---	---	---	---	---	---	---	---	---
Residential Single Family, Extremely Low Density	Residential Low Density	11.85	0-1.2 Above Moderate	---	---	4	7	---	---	---	---	---	2	13
Residential Single Family, Very Low Density	Residential Low Density	13.23	0-2.2 Above Moderate	---	---	19	8	---	---	---	---	---	---	27
Residential Single Family, Low Density	Residential Low Density	106.4	0.2-3.5- Above Moderate	---	---	6	---	---	---	---	6	---	---	12
Residential Single Family, Medium Low Density	Residential Medium Low Density	1229.92	3.5-6 Above Moderate	---	---	709	1,168		276	1,654	271	260	1	4,339
Residential Single Family, Medium Density	Residential Medium Density/Downtown Neighborhoods	1,799.35	5-12 Above Moderate	675	---	1,097	2,796	5	2,810	1,422	---	---	267	9,072
Residential Multi-Family, Medium High Density	Residential Medium High Density	327.49	12-16 Moderate	---	---	1,743	1,330	---	697	158	---	---	---	3,928
Residential Multi-Family, Urban Neighborhood	Residential Urban Neighborhood	310.85	16-30 Very Low/Low	---	---	1,521	946	---	1,676	718	---	113	---	4,974
Residential Multi-Family, High Density	Residential High Density	39.1	30-45 Very Low/Low	---	---	158	22	---	469	523	---	---	---	1,172
Mobile Home Park	Residential Medium High Density	9.03	12-16 Moderate	---	---	---	---	---	---	---	---	---	108	108
Downtown Core*	Downtown Central Business District	12.87	30-45 Very Low/Low	477	---	---	---	---	---	---	---	---	---	477
Downtown General*	Downtown Central Business District	10.14	30-45 Very Low/Low	304	---	---	---	---	---	---	---	---	---	304

Table 3-7 Sites Inventory Summary Table

Zoning	General Plan	Acres	Residential Density (du/ac) – Affordability Level	Downtown	BRT Corridors (Outside Downtown)	Est. Nbrhds. North of Shaw	Est. Nbrhds. South of Shaw	South Industrial Area	DA-1 North	DA-1 South	DA-2 North	DA-2 South	DA-4 West	Total Capacity
Downtown Neighborhood*	Various Downtown Designations	22.67	30-45 Very Low/Low	677	---	---	---	---	---	---	---	---	---	677
Neighborhood Mixed Use	Various Downtown/Mixed Use Designations	81.16	12-16 Moderate	673	97	---	257	---	---	---	---	---	---	1,027
Corridor/Center Mixed Use	Mixed Use Corridor/Center	246.88	16-30 Very Low/Low		78	425	1,311	---	1,649	487	---	---	---	3,950
Regional Mixed Use	Mixed Use Regional	177.89	30-45 Very Low/Low	10	1,287	391	116	---	3,532	---	---	---	---	5,336
Commercial - Main Street	Commercial Main Street	5.63	12-16 Moderate	---	---	---	68	---	---	---	---	---	---	68
Commercial - Regional	Commercial Regional	116.3	12-16 Moderate	---	440	303	---	---	---	---	---	---	---	743
Public Institutional	Public Facility College	3.65	30-45 Project Based Affordability	--	---	110	---	---	---	---	---	---	---	110
	Total	4,527.99		2,816	1,902	6,486	8,029	5	11,109	4,962	277	373	378	36,337

*Notes:

1. The capacity of sites that allow development densities of at least 30 units per acre are credited toward the lower income RHNA based on State law which obligates HCD to accept sites with that density standards (30 units/acre or higher) as appropriate for accommodating the jurisdictionôs share of regional housing need for lower income households.
2. Sites zoned at 12 to 16 units/acre are credited towards the moderate income RHNA as the market rents and home sales prices in Fresno are within the affordability range of moderate income families.
3. Affordability for Cap and Trade sites is based on affordability restrictions included in the submitted or approved development proposals.
4. Potential Infill Project units are allocated as affordable to moderate-income households, as are other multi-family units in this sites inventory that allow between 12 and 16 units per acre.
5. *Zoning standards for the Downtown districts are in the process of being established. In the interim, development standards for these districts are based on a City Council resolution allowing translation of their previous zoning designations to new designations in the Development Code. Included in the inventory are only Downtown sites that have RMX ï Regional Mixed-Use standards in place during the interim period. Development standards for Downtown districts will stress flexibility and are expected to include a residential unit cap as opposed to a density limit.
6. No sites are identified in the DA-3 Southeast and DA-4 East Development Areas.


CITY OF FRESNO
2015 HOUSING ELEMENT
HOUSING ELEMENT SITES
by Zoning Designation (Max. Density)
RE - Res. Estate (0.2 du/ac)
RS-1 - Res. Single-Family, Extremely Low (1.2 du/ac)
RS-2 - Res. Single-Family, Very Low (2.2 du/ac)
RS-3 - Res. Single-Family, Low (3.5 du/ac)
RS-4 - Res. Single-Family, Medium Low (6 du/ac)
RS-5 - Res. Single-Family, Medium (12 du/ac)
RM-MH - Mobile Home Park (16 du/ac)
RM-1 - Res. Multi-Family, Medium High (16 du/ac)
RM-2 - Res. Multi-Family, Urban Nbrhd. (30 du/ac)
RM-3 - Res. Multi-Family, High (45 du/ac)
NMX - Neighborhood Mixed Use (16 du/ac)
CMX - Corridor/Center Mixed Use (30 du/ac)
RMX - Regional Mixed Use (45 du/ac)
Downtown Sites with RMX Interim Zoning (45 du/ac)
CMS - Commercial Main Street (16 du/ac)
CR - Commercial Regional (16 du/ac)
PI - Public and Institutional (45 du/ac)
Note: du/ac=dwelling units per acre
City Limits
Sphere of Influence
Development Areas
Inner City Areas
Roads
Existing Neighborhoods North of Shaw
Existing Neighborhoods South of Shaw
DA-1 North
DA-4 West
Downtown
DA-2 North
DA-4
DA-1 South
DA-2 South
South Industrial
DA-3 Southeast
NOTE:
No land use or zoning changes are proposed as part of the 2015-2023 Housing Element update.
Date: March, 2016
Source: City of Fresno GIS, 2015
0 1 2 4 Miles

Housing Site Distribution

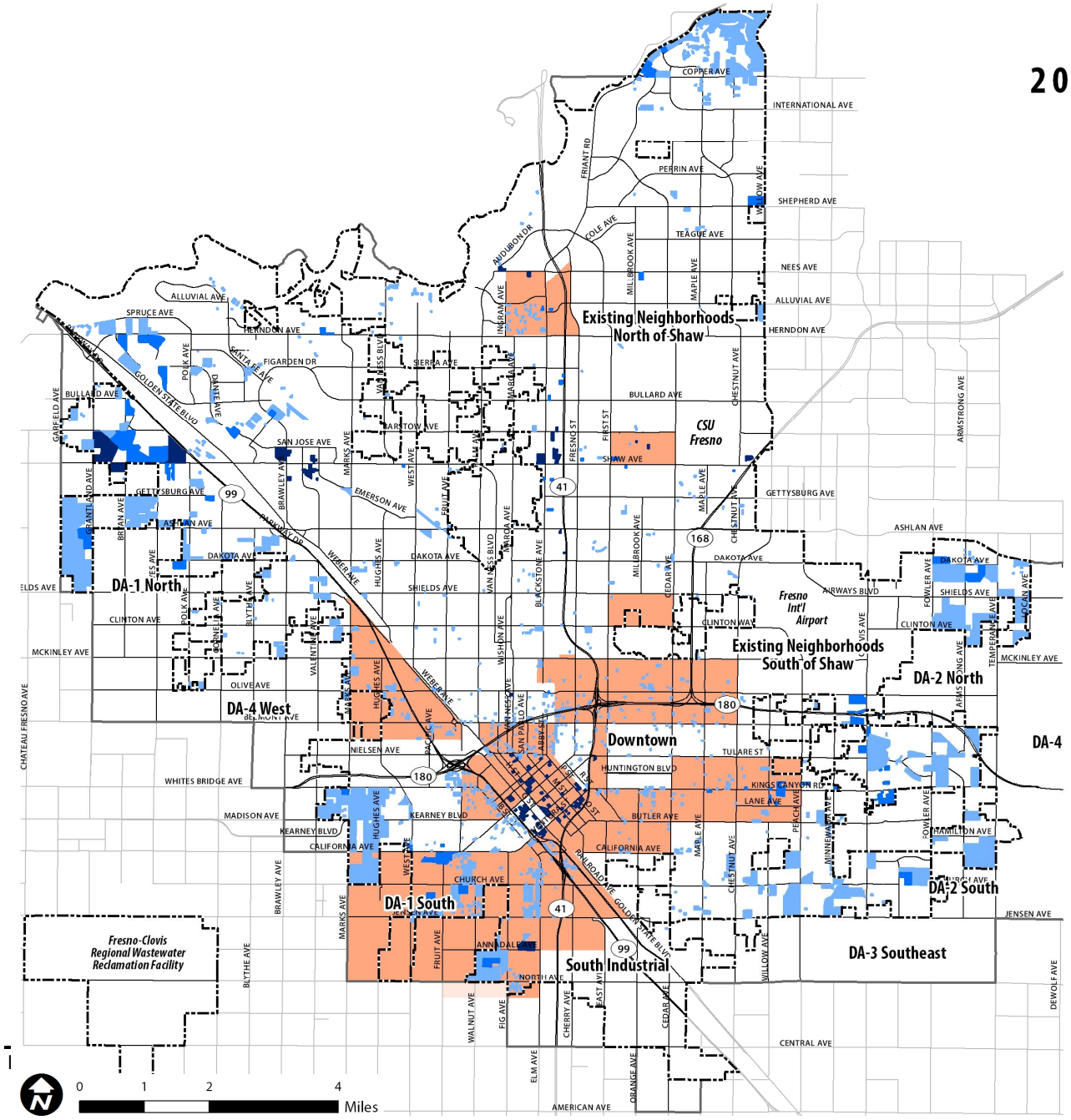
The 2014 San Joaquin Valley Fair Housing and Equity Assessment encourages local and regional jurisdictions to discuss how patterns of racial and ethnic distribution may contribute to disparities in access to housing, transit, education, healthcare, and economic prosperity. The report states that õachieving the stability of middle class depends on the ability to take small steps towards economic security, with each step supported and reinforced by quality education, accessible transportation, affordable housing, stable employment, and comprehensive healthcare. If any of these foundational components are missing or incomplete, the ladder of opportunity becomes less stable and secure.ò

In an effort to identify racially/ethnically concentrated areas of poverty (R/ECAPs), the U.S. Department of Housing and Urban Development (HUD) has identified Census tracts with a majority non-White population (greater than 50 percent) and has a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area (in 2010), whichever threshold is lower. According to a recent report by the Brookings Institute, concentrated poverty, has, for the most part, declined in the San Joaquin Valley. The report concluded that from 2000 to 2009, concentrated poverty in Stockton declined by five percent and in Fresno by nearly seven percent (San Joaquin Valley Fair Housing and Equity Assessment, 2014).

For the most part, the R/ECAPs are in more centralized parts of the City with more public transportation options. The concentration of higher density sites in the Cityôs core areas corresponds with General Plan policy to encourage transit oriented, compact development and revitalization efforts in older parts of the City. The Cityôs General Plan (2014) has established land use policies and programs to create a balanced city with an appropriate proportion of its growth and reinvestment focused in the central core, Downtown, established neighborhoods, and along Bus Rapid Transit (BRT) corridors. A successful and vibrant Downtown is necessary to attract investment needed for infill development and rehabilitation of established neighborhoods, which are priorities for 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 Cityôs core areas.

CITY OF FRESNO

2015 HOUSING ELEMENT



Legend

2010 Racially/Ethnically Concentrated Areas of Poverty (RECAPs)

HOUSING ELEMENT SITES
by Zoning Density

- 0-16 du/ac
- 16-30 du/ac
- 30-45 du/ac

Note: du/ac=dwelling units per acre

- City Limits
- Sphere of Influence
- Roads

Date: March, 2016
Source: U.S. Department of Housing and Urban Developmet, 2010
City of Fresno GIS, 2015

Sites to Address Unaccommodated RHNA

The City of Fresno has an unaccommodated RHNA of 3,515 lower income units from the 2008-2014 RHNA. As the City did not make adequate sites available to accommodate the RHNA until the end of the previous planning period, AB 1233 (Government Code Section 65584.09) requires the identification or, if necessary, rezoning of to address the unaccommodated lower-income RHNA from the previous planning period. The sites inventory has identified capacity for 36,843 units, 16,946 of which are on sites suitable for development of lower-income housing. AB 1233 also requires that sites to accommodate the RHNA are appropriately zoned. Table 3-8 shows that there is a capacity of 6,328 units on vacant sites that exclusively allow residential uses and have densities that are appropriate for the development of lower income housing, and meet the 2008 unaccommodated need.

Adequacy of Sites to Meet the RHNA

The City's site inventory has identified capacity for 36,337 units, 16,444 of which are on sites suitable for development of lower-income housing. Overall, the City has the ability to adequately accommodate, and significantly exceed, the City's RHNA (unaccommodated 2008 RHNA plus remaining 2014 RHNA). Table 3-8 summarizes the RHNA status.

Table 3-8: Comparison of Sites Inventory and RHNA

Unit Capacity	Income Category				Total
	Extremely/ Very Low	Low	Moderate	Above Moderate	
Vacant Residential Sites	6,003	---	4,036	13,460	23,499
Vacant Non-Residential Sites (Mixed Use or Commercial)	8,360	---	1,212	---	9,572
Underutilized Residential Sites	143	---	---	3	146
Underutilized Non-Residential Sites (Mixed Use or Commercial)	1,355	---	25	---	1,380
Cap and Trade Fund Sites	*547*	*32*	*80*	---	*659*
Potential Infill Project Sites	---	---	1,081	---	1,081
Total Site Inventory Capacity	*16,408*	*32*	*6,434*	*13,463*	*36,337*
Unaccommodated 2008 RHNA plus Remaining 2014 RHNA (after credits)	6,432	5,491	2,733	8,157	22,813
Redistributed Surplus/Shortfall (+/-)		**+4,517**	**+3,701**	**+5,306**	**+13,524**

No Net Loss Provision

Government Code Section 65583 stipulates that the City must ensure that its housing element inventory can accommodate its share of the RHNA throughout the planning

period. If a reduction in residential density for any parcel would result in the remaining sites in the housing element not being adequate to accommodate the jurisdiction's share of the RHNA, the jurisdiction may reduce the density on that parcel if it identifies sufficient additional, adequate, and available sites with an equal or greater residential density in the jurisdiction so that there is no net loss of residential unit capacity.

The General Plan EIR concluded that there was a substantial increase in residential development capacity associated with the General Plan update. When comparing the 2025 General Plan to the recently adopted Fresno General Plan, an additional 4,355 acres would permit residential development, and the anticipated population build-out increased from 790,000 to 970,000 persons[3] (a nearly 23 percent increase). Much of this population is anticipated to be located in infill/high density areas, including Bus Rapid Transit corridors and Downtown.

The City is committed to implementing the new General Plan policy through recent adoption of the Development Code and the upcoming proposed zoning regulations for the Downtown Districts. In addition to General Plan implementation, the new Development Code provides ease in use (removing constraints and barriers to development) and also addresses new State law as it pertains to emergency, supportive, and transitional housing, density bonuses, and farmworker housing.

Environmental Constraints

The sites inventory analysis reflects land use designations and densities established in the Fresno General Plan Urban Form, Land Use, and Design Element. Thus, any large scale environmental constraints that would lower the potential yield (e.g., steep slopes) have already been accounted for in the General Plan Land Use Map and policies and the Master Environmental Impact Report. Any additional constraints that would occur on a more detailed site review basis would be addressed as part of the individual project review process. The City's capacity to meet its regional share and individual income categories are not constrained by any environmental conditions.

Infrastructure Constraints

Realistic site development potential indicated in the sites inventory is consistent with the development capacity reported in the Fresno General Plan Urban Form, Land Use, and Design Element. Full urban-level services are available throughout the City and specifically to each site in the inventory. Such services are more than adequate for the potential unit yield on each site. Specifically, water and sewer service are available or are programmed to be made available for all the sites included in the inventory, indicating the capacity to accommodate the City's total share of the RHNA.

[3] The population identified for the City of Fresno General Plan Update represents full buildout of the Planning Area. Full buildout is projected to occur in approximately year 2056.

Infrastructure Current Availability

The City of Fresno Department of Public Utilities (DPU) provides potable water to the majority of the City. The City's 2010 Urban Water Management Plan indicates that under Single Dry Year conditions, the City's Single Dry Year supplies are adequate to meet projected Single Dry Year demands and under the first two years of a Multiple Dry Year conditions, the City's Multiple Dry Year supplies are adequate to meet projected Multiple Dry Year demands. The City has adopted long-range capital and strategic programs through its City of Fresno Metro Plan, City of Fresno Recycled Water Master Plan, and City of Fresno Wastewater Master Plan. The City has also adopted the State's 2013 CalGreen Building Code, Model Water Efficient Landscape Ordinance, and Graywater Standards, which combine for a 10 to 20 percent reduction in water use in most new construction. General Plan Policy RC-6-b directs the City to adopt and implement ordinances, standards, and policies to achieve the intent of the City of Fresno Urban Water Management Plan, Fresno-Area Regional Groundwater Management Plan, and City of Fresno Metropolitan Water Resources Management Plan to ensure a dependable supply of water. General Plan Policy RC-6-c directs land use and development projects to adhere to the objective of the Fresno Metropolitan Water Resources Management Plan to provide sustainable and reliable water supplies to meet the demand of existing and future customers through 2025. On March 2, 2016, the City of Fresno began construction on a new $159 million water treatment plant with the promise of relieving the city's reliance on groundwater pumping. The new plant is a critical part of Recharge Fresno, a $430 million program to make the most of Fresno's allocations of surface water from the San Joaquin and Kings rivers. In addition to the plant, it includes pipelines to bring water from the Friant-Kern Canal and the Kings River into the plant, as well as pipelines to carry the treated water to customers across the city. It also calls for using excess surface water to help recharge the underground water table.

The City is the Regional Sewer Agency for the Fresno-Clovis Metropolitan Area. The City owns and maintains the wastewater collection system that serves the City and the other participating agencies. The City also owns and operates the Fresno-Clovis Regional Wastewater Reclamation Facility (RWRF), located southwest of the city, and the North Fresno Water Reclamation Facility. Aging infrastructure (collection and treatment), together with the need to pursue more advanced levels of reclamation and reuse must be addressed over the long term, not only in the new growth areas but also in established neighborhoods. The City of Fresno Department of Public Utilities (DPU) manages a comprehensive sewer maintenance program in accordance with its Sewer System Management Plan. The 2006 Master Plan anticipated that the RWRF would be operating at its full capacity, treating 80 million gallons of wastewater per day by 2010; however, the volume of wastewater has declined in recent years. Consequently, it is possible that the plant has sufficient capacity to accommodate growth for several years beyond what was previously anticipated. Nonetheless, the City is required by State statutes to begin planning for increased capacity when flows reach 75 percent of the current design capacity. General Plan Objective PU-4 directs the City to ensure provision of adequate trunk sewer and collector main capacities to serve existing and planned urban development, consistent with the Wastewater Master Plan. Supporting

polices include continued coordination and consultation the City of Clovis, to plan and construct sewer collection facilities, pursuing construction of new or replacement sewer trunk facilities or other alternatives consistent with the Wastewater Master Plan, and pursuing enlargement or extension of the sewage collection system to serve planned urban development.

Infrastructure Future Availability
As part of the General Plan update (adopted December, 2014), the General Plan Master Environmental Impact Report (EIR) identified the need for the expansion and new wastewater treatment facilities and improvements and expansion of water supply infrastructure. These improvements are based on build out of the General Plan. While the sites inventory represents a fraction of General Plan build out, infrastructure improvements will ensure adequate level of water and wastewater services to future development on identified sites.

The City of Fresno owns and maintains the majority of the wastewater collection systems and owns and operates two wastewater treatment facilities that serve the Fresno metropolitan area. As part of the General Plan EIR impact mitigation, by approximately the year 2025, the City will construct an approximately 70 MGD (million gallons per day) expansion of the Regional Wastewater Treatment Facility and an approximately 0.49 MGD expansion of the North Facility. The City will also be constructing capacity improvements along sewer trunk lines.

To address water supply capacity for General Plan 2035 horizon, the City, by approximately the year 2025, will construct an approximate 80 million gallon per day (MGD) surface water treatment facility near the intersection of Armstrong and Olive Avenues, an approximately 30 MGD expansion of the existing northeast surface water treatment facility, and an approximately 20 MGD surface water treatment facility in the southwest portion of the City. The City will also construct an approximately 25,000 AF/year tertiary recycled water expansion to the Fresno-Clovis Regional Wastewater Reclamation Facility in accordance with the January 2012 City of Fresno Metropolitan Water Resources Management Plan.

The Housing Element is consistent with adopted General Plan policy. As determined in the Master EIR for the General Plan, planned infrastructure improvements will ensure sufficient future water and sewer capacity to accommodate the planned development, including the identified hosing need (RHNA).

Financial Resources

The City currently utilizes several sources of funding to assist in the provision of quality housing to lower-income residents. Several funding programs from HUD allow the City to fund community development and housing activities. The City of Fresno receives federal funding as an entitlement jurisdiction for the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) program. In 2015, the City received $6.28 million in CDBG funding and $1.66 million in HOME funding. In addition

to CDBG and HOME funds, Fresno is also entitled to receive Emergency Solutions Grant (ESG) funds from HUD. ESG funds are used to provide homeless prevention services and to support the operation of emergency shelters for the homeless individuals and families. Annually, the City receives approximately $389,000 in ESG and HOPWA funds.

Created by the 1986 Tax Reform Act, the Low-Income Housing Tax Credit (LIHTC) program has been used in combination with City and other resources to encourage new construction and rehabilitation of rental housing for lower-income households. The program provides investors an annual tax credit over a 10-year period, provided that the housing meets the following minimum low-income occupancy requirements: 20 percent of the units must be affordable to households at 50 percent of Area Median Income (AMI) or 40 percent of the units must be affordable to those at 60 percent of AMI. The total credit over the 10-year period has a present value equal to 70 percent of the qualified construction and rehabilitation expenditure. The tax credit is typically sold to large investors at a syndication value.

The Affordable Housing and Sustainable Communities (AHSC) program, funded through the State's Cap and Trade program, provides an additional source of funding for affordable housing. This program awards funding to both public and private entities to build transit-oriented affordable housing and supporting transportation infrastructure such as pedestrian improvements and bike lanes. The program awards are determined with a points formula and 0.25 points are awarded to projects which directly implement a policy in a long range planning document (General Plan/Specific Plan, etc), including new development on sites contained within the housing element's sites inventory.

Administrative Resources

Agencies with administrative capacity to implement programs contained in the Housing Element include the City of Fresno and local and regional nonprofits, private developers, and service providers. The City of Fresno Development and Resources Management Department (DARM) (formerly the Planning and Development Department), focuses on both public and private property development throughout the City, and the sustainable management of its land and water resources and public infrastructure including downtown and neighborhood revitalization, long range land use planning, new development entitlements, building permits, building plan check, inspection services, and code enforcement.

The City of Fresno Housing Authority (Housing Authority) is the largest affordable housing provider within the City. The Housing Authority works with non-profit and for-profit developers to expand the supply of affordable housing, and also purchases and manages numerous affordable multi-family housing developments throughout the City and County of Fresno. Through the Housing Choice Voucher and Public Housing programs, the Housing Authority provides rental housing to residents throughout the County of Fresno, enabling qualified individuals and families to identify and reside in an array of housing options. Within the City, the Housing Authority owns and manages 601

public housing units in 16 complexes, 340 mixed finance units in 4 complexes, 773 tax credit units in 10 complexes managed by a third party property management company retained by the Housing Authority, and administers approximately 6,378 Housing Choice Vouchers. Due to limited funding, the citywide waitlist for Section 8 recipients contains 36,000 households as of 2015. Applicants are chosen via lottery and, generally, can expect to be on the waitlist for at least two years. The waitlist for public housing contains 24,233 households as of 2015.

The City also works closely with other private and non-profit developers to expand affordable housing opportunities in Fresno.

Energy Conservation Opportunities

The City has been active since the mid-1990s in taking steps to invest and deploy renewable energy technology and improve the energy efficiency of City-owned facilities and the community at large. Notable actions include:

- Adopting the 2013 California Energy Code;
- Developing a comprehensive free residential energy efficiency survey program (by April 2014, the City had conducted over 2,500 residential energy efficiency surveys to Fresno homes);
- Implementing the Fresno Energy Watch Program as part of the Fresno Small Business Energy Makeover;
- Using renewable biogas to produce electric power at the Fresno-Clovis Regional Wastewater Reclamation Facility;
- Installing solar panels at City-owned facilities (as of April 2014, the City had deployed over 4.85 megawatts of solar power on City-owned facilities, including the largest single solar farm at any airport in the nation while a 2 megawatt solar array is planned for the Fresno-Clovis Regional Wastewater Reclamation Facility); and
- Requiring installation of solar energy systems in construction of any new City-owned buildings containing at least 7,500 square feet, and a mandate to use a green building rating system standard for all new municipal buildings over 10,000 square feet.

Under the Fresno General Plan, the City promotes household conservation of electricity, and strives to change current trends of higher energy use in newer development in order to conserve resources for future growth. The City's Fresno Green program is committed to the construction of buildings and communities that are sustainable and environmentally responsible. Incentives for certified Fresno Green development projects include:

- 25 percent fee reductions of many planning application fees
- 20 percent minor deviation from development standards, if needed (25 percent if public art is incorporated into the project)

- Eligibility for a Fresno Green award and use of the Fresno Green brand for the project.

Pacific Gas & Electric (PG&E) also has energy efficiency programs operating in the Fresno area. Many of these programs are available to low-income households and families, such as the Energy Partners program and Middle Income Direct Install (MIDI) program. Other programs are focused on local businesses, such as the Direct Install program of the Fresno Energy Watch, the Air-Care Plus program, and numerous others.

The Fresno County Equal Opportunities Commission (FCEOC) administers the federally-funded weatherization programs available to low-income homeowners in Fresno. This program is designed to work in collaboration with utility funded programs operated by PG&E. There are several areas of layering associated with these programs.

Private organizations, businesses, and individuals are also taking important steps locally. Fresno has the third highest deployment level for solar power among cities in California with 1,056 sites that total 12 Mega Watts of power generation capacity. The level of investment in solar power in Fresno has seen a rapid increase since 2006 with over 532 systems installed in 2010 compared with only two systems installed in 2006. In July 2009, Environment California ranked Fresno third in the State for number of kilowatts its solar projects produce and fifth for projects on roofs, with Clovis close behind at seventh.

Residents also have access to the Home Energy Tune-Up Program which leverages funds from the California Energy Commission, the U.S. Department of Energy and PG&E. The California Energy Commission provided initial funding of $2.9 million for the Program, which provides free home energy assessments. The Home Energy Tune-Up Program has been a great collaboration of local, State and federal governments working with the private sector to provide needed assistance to homeowners. The Program is provided at no cost to the homeowner and is helping families save from $300 to $2,400 per year on their utility bills. The Home Energy Tune-Up program, managed by the City of Fresno, is designed to assist homeowners in determining where their house wastes energy. The program provides a detailed report recommending energy efficiency improvements, and helps homeowners access available rebates, incentives and financing options to make their house energy efficient.

Chapter Four – Constraints to Housing Production

This chapter addresses governmental and non-governmental constraints as they relate to housing. Constraints to the provision of housing for all income levels must be addressed within each jurisdiction's Housing Element. Only with the identification and acknowledgement of such constraints is a community able to systematically undertake whatever reasonable steps are available and feasible to correct such impediments. Not every constraint to housing production is governmental. Others constraints include the housing market, social awareness and other non-governmental limitations. All constraints tend to limit the number, and increase the cost, of housing units.

Park Grove Commons, completed in two phases (2011 and 2014)

Market Constraints

Land Cost and Availability

Land costs have a demonstrable influence on the cost and availability of affordable housing. Land costs are influenced by many variables, including scarcity and developable density, location, site constraints, and the availability of public utilities. As land becomes less available, the price of land increases. Due to location and sufficient supply of vacant land, housing costs in Fresno have generally remained lower than in

other areas of the State. The preferred housing type for a majority of Fresno area residents is the owner-occupied, single-family, detached house. Of the 171,841 housing units in Fresno as of the 2010 Census, 104,762 were single-family detached structures. This represents 61 percent of all housing units in the city of Fresno. This strong demand for single-family housing has tended to keep housing costs somewhat higher than they would be if alternative housing types such as condominium units or planned unit developments were in greater demand.

Raw land costs of residential lots in Fresno depend on the size and location of the parcel and the extent of improvements contained on the lot. In March 2016, there were 12 lots listed publicly for sale on loopnet.com ranging from $140,000 for a 3.7-acre lot to $10.4 million for an 81-acre lot. On average, the cost of land among the listed properties was $118,000 acre.

Materials and Labor Costs

Construction costs for housing can vary significantly, depending on the type of housing, such as single family, townhomes, and apartments. However, even within a particular building type, construction costs vary by unit size and amenities. The difficulty of developing awkward infill sites can also add to costs. Another factor related to construction costs is the number of units built at one time. As the number increase, overall costs generally decrease as builders can benefit from the economies of scale. For standard housing construction, costs may average $112 to $144 per square foot for single-family residences depending on the level of amenities provided, and $103 to $154 per square foot for multifamily residential structure, depending on construction type and excluding parking (international Code Council Building Valuation Data, August 2015).

Another major cost component of new housing is labor. The cost of labor in Fresno County is comparatively low because the areaôs cost of living is relatively low compared to other areas in California. However, labor for government subsidized housing work is additionally costly for the Central Valley, as wages are rooted in the required State Labor Standards based on higher northern and southern California prevailing wages.

Financing Costs

Financing costs are subject to fluctuations in national economic policies and conditions. The cost for site preparation and construction is a very important determinant of the initial cost to the purchaser. Mortgage rates have an even more dramatic effect on the cost of housing and on the cost of rental unit construction. Apartment owners typically pass on interest rate costs to a tenant by way of increased rent. There is always a concern that interest rates will increase again during future years; any such increases may result in a slowing of construction activity.

It was previously and generally accepted that a 14 percent interest rate was the level at which most buyers were expected to drop out of the market. However, with the increase

in all other housing costs in the current market, even minimal rises in interest rates could have a particularly dramatic effect on the building industry and potential buyers.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The primary concern in a review of lending activity is to determine whether home financing is available to a county's residents. 2014 HMDA data indicates that the loan denial rate in Fresno is close to 13 percent, down from a high of 32.3 percent in 2007. During the 2004 to 2014 period, HMDA data also reveals that denial rates for ethnic residents was higher than for white residents. There was a positive relationship between income and denial rates. For all groups, denial rates decreased as income increased (City of Fresno 2016 Analysis of Impediments to Fair Housing Choice Fair Housing Forum presentation). The City is in the processing of updating the Analysis of Impediments to Fair Housing Choice which will take a more in-depth look at access to financing by race/ethnic and income groups.

Access to Mobility Options

As buildable infill properties become scarce, new developments are allocated to urban fringes, creating an environment that inhibits access to mobility options to reach goods and services, particularly for seniors, low-, very low- and extremely low-income households, and persons with disabilities. Accessible transportation to goods and services, or accessible neighborhood commercial businesses should be included in city fringe area planning and in the development of affordable housing.

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.

Governmental Constraints

Governmental Layers for Entitlements

In addition to local planning departments, developers must also work through the Air District, Water Districts, School District and sometimes Local Agency Formation Commissions (LAFCO) to obtain entitlements for construction of housing. Each additional Agency requirement adds cost to the project and ultimately the housing unit. The time necessary for processing these requirements also raises housing cost. Coordination and simultaneous processing among agencies should assist in reducing processing time and cost.

Annexation

The City and County of Fresno continue to process annexations, in conjunction with a joint policy that all urban-intense development within the City's Sphere of Influence is referred to the City for annexation and the processing of entitlements. The time necessary to process annexations on the urban fringe averages about one year, even

with the City's concurrent processing of entitlements policies. There is sufficient annexed and zoned land within the city to accommodate immediate housing needs and the housing needs for this Housing Element planning period. The City monitors land supply, underutilized parcels, areas planned for redevelopment, and resulting development to ensure a balance.

Development Review Process – Components

The City's development review process and Development Code are established to review and enforce: heights, size of buildings and other structures designed, erected or altered. Through this process, which includes requirements for residential yard size and other open space provisions, population density standards are implemented in conformance with the General Plan. These practices are essential to advance the most appropriate land use, conserve and stabilize the value of property, provide adequate open space and avert undue concentration of population. Regulation is also necessary to mitigate street congestion, facilitate provision of adequate community utilities such as transportation, water, sewage, schools, parks and other public facility requirements, and to safeguard the health, safety and general welfare of the public.

Permitted Uses

The Development Code classifies residential development projects based on type, use, size and location in order to determine whether the project is Permitted, Conditionally Permitted (through conditional use permit) or Not Permitted. The Development Code provides for a range of housing types, including single-family, multi-family, second dwelling units, mobile homes, residential care facilities, emergency shelters, supportive housing, transitional housing, and single room occupancy (SRO) units. Table 4-1 provides a summary of Fresnoôs Development Code as it relates to ensuring a variety of housing opportunities.

Table 4-1: Housing Types Permitted by Zoning District

Uses	RE	RS-1	RS-2	RS-3	RS-4	RS-5	RM-1	RM-2	RM-3	RM-MH	NMX	CMX	RMX	CMS	CR
Single Unit Dwelling - Detached	P	P	P	P	P	P	P	ؤ	ؤ	ؤ	ؤ	ؤ	ؤ	ؤ	ؤ
Single Unit Dwelling - Attached	ؤ	ؤ	ؤ	ؤ	C	P	P	P	ؤ	ؤ	P(1)	P(1)	P(1)	P(2,16)	P(2,16)
Second Dwelling Unit	P	P	P	P	P	P	P	P	ؤ	ؤ	ؤ	ؤ	ؤ	ؤ	ؤ
Duplex	ؤ	ؤ	ؤ	ؤ	ؤ	C	P	P	P	ؤ	ؤ	ؤ	ؤ	ؤ	ؤ
Multi-Unit Res.	ؤ	ؤ	ؤ	ؤ	ؤ	C	P	P	P	ؤ	P(1)	P(1)	P(1)	P(2,16)	P(2,16)
Resid. Care Facility General (>6 persons)	ؤ	C	C	C	C	C	C	P	P	ؤ	ؤ	ؤ	ؤ	C(1)	ؤ
Resid. Care Facility Limited (6 or less persons)	P	P	P	P	P	P	P	P	P	ؤ	P(1)	P(1)	P(1)	P(1)	P(2)
Resid. Care Facility Senior	ؤ	ؤ	ؤ	ؤ	ؤ	ؤ	C	P	P	ؤ	ؤ	ؤ	ؤ	C(1)	ؤ
Emergency Shelter	ؤ	ؤ	ؤ	ؤ	ؤ	ؤ	ؤ	ؤ	ؤ	ؤ	ؤ	ؤ	P	ؤ	ؤ
SRO	ؤ	ؤ	ؤ	ؤ	ؤ	ؤ	ؤ	C	C	ؤ	ؤ	ؤ	ؤ	ؤ	ؤ
Mobile Home Parks	ؤ	ؤ	ؤ	ؤ	ؤ	ؤ	ؤ	ؤ	ؤ	P	ؤ	ؤ	ؤ	ؤ	ؤ

ñPòdesignates permitted uses.
ñCòdesignates uses that are permitted after review and approval of a Conditional Use Permit.
ñؤòdesignates uses that are not permitted.

Mixed Use Districts Limitations
1: Not allowed on the ground floor along major streets.

Commercial Districts Limitations
1: Not allowed on the ground floor.
2: Not allowed on the ground floor along arterials or collectors.
16: Residential uses shall not exceed 16 du/ac.

Source: City of Fresno Development Code, 2016.

Permit Processing

Development review is conducted by the City of Fresno Development and Resource Management Department with responsibilities including current and advanced planning functions. Current planning includes staffing the public counter to receive applications and answer questions, processing and analysis of various entitlements, permit issuance and corrected exhibit processing for public and private projects. It also involves providing engineering and technical staff support to commercial and residential projects.

Advanced planning includes updates to the General Plan, preparation of various community and specific plans, and special environmental, transportation, housing and demographic studies. This division also promotes regional planning coordination with various agencies.

Considerable holding costs are associated with delays in processing development applications and plans. The City of Fresnoôs development review process is designed to accommodate housing development applications of various levels of complexity and requiring different entitlements. Processing times vary with the complexity of the project. Single-family dwelling unit applications typically take 14 to 21 days if a single unit on one lot; 6 to 8 months if part of a subdivision to obtain a tentative map and building permits. Multi-family development applications take 2 to 3 months through the Development Permit (previously Site Plan Review) process and an additional 14 to 21 days for building permits.

The City's permit procedures do not unduly constrain housing development. If the Director determines that the proposed use or building is allowed as a matter of right by the Development Code, and conforms to all the applicable development and use standards, the Director can issue a Zone Clearance. A Development Permit (DP - formerly a Site Plan) can be approved by the Director and is required to ensure that new development is carried out in accordance with the Development Code and the goals and objectives of the General Plan and any other adopted plans and guidelines. Conditional Use Permits are granted by the Director for uses that are generally consistent with the purposes of the district where they are proposed but require special consideration to ensure that they can be designed, located, and operated in a manner that will not interfere with the use and enjoyment of surrounding properties or adversely affect the cityôs infrastructure, the built or natural environment, city resources, or the City of Fresnoôs ability to provide public services. Where more than one procedure is required, typically with a rezone application, every effort is made by the City to process them concurrently, thereby reducing delay. Uses and their requisite procedures applicable to the residential development are detailed in the tables below.

The tables below outline the typical timelines for various residential projects in the city of Fresno. Table 4-2 generally identifies the typical approvals required for single-family and multi-family projects along with the estimated processing times of the planning and building departments. Table 4-3 focuses more specifically on the individual entitlement approvals that may be required, providing estimated processing timelines for each as well as identifying the approving body.

Table 4-2: Typical Processing Procedures by Project Type

	Single Family Unit	Subdivision	Multi-family < 20 units	Multi-family > 20 units
Typical Approval Requirements	Resid. Plan Check	Tent. Map	DP/CUP[1]	DP/CUP[1]
	Bldg. Plan Review	Subd. Review Committee	Plan Check	Plan Check
	Permitting	Planning Commission	Permitting	Permitting
	Inspection	Final Map	Inspection	Inspection
		Plan Check		
		Permitting		
		Inspection		
Est. Total Processing Time	Planning = 2 days Plan Check = 14-21 days [2]	Planning = 50 days if no accompanying rezone or plan amendment application. Plan Check = 14-21 days [2]	Planning = 2-3 mo. Plan Check = 21 days [2]	Planning = 2-3 mo. Plan Check = 28 days [2]

[1] Subject to appeal
[2] Varies by sq. ft., building type, design, complexity and volume of workload; inspection times not included
DP = Development Permit

Table 4-3: Timelines for Permit Procedures

Type of Approval or Permit	Typical Processing Time	Approval Body
Ministerial Review	1-14 days	City Staff
Architectural/Design Review	Infill 7-10 days	City Staff/Design Review Board
Conditional Use Permit	45-90 days, depending on Level	Planning Director[1]
Variance	45 days	Planning Director[1]
Minor Deviation Assessment	15-20 days	Planning Director[1]
Zone Change	75-90 days	City Council
General Plan Amendment	90-120 days	City Council
Development Permit	30-60 days, depending on Level	Planning Director[1]
Tract Maps	60-90 days	Planning Commission
Parcel Maps	45-60 days	Planning Director[1]
Environmental Assessment	·Cat. Exempt = 1-2 days ·Neg. Decl. & MND = 45-90 days·EIR = 9-12 months	Same approval body as Type of Approval or Permit

[7] Subject to appeal

Procedures applicable to the residential development review process are as follows:

- Environmental Assessment
- Urban Growth Management Evaluation
- Subdivision, Parcel Map Review
- Conditional Use Permit Process *
- Development Permit (formerly Site Plan Review)

[1] Subject to appeal

- Variance and Minor Deviation Assessment *
- Structural Plan Check
- Construction Permit Issuance
- Inspection

  * (as applicable)

Residential development projects, based on type and size, are subject to one or more of the procedures listed above. The Development and Resource Management Department is responsible for application intake, permit issuance, plan checking, and inspection services for public and private projects. This Department provides public counter services, subdivision processing, urban growth management, various entitlements associated with development, and engineering and technical staff support to commercial and residential projects. The Planning Division within the Department has as a primary objective the expeditious review and approval of all development projects.

To encourage development in the central, more urbanized parts of Fresno, the City provides priority processing to all projects within the boundaries of the Downtown Planning Area and in Inner City Residential areas.

Environmental Assessment

An environmental assessment of a residential development is usually conducted simultaneously with the subdivision/parcel map review process or as special permits are processed. The assessment does not substantially add to overall processing time unless significant adverse environmental effects are determined, and evidence indicates that an Environmental Impact Report (EIR) is required which can take eight to twelve months. Since the City of Fresno has certified a Master EIR (MEIR SCH No. 2012111015) for its General Plan and Development Code, a requirement for a new EIR would be extremely rare.

Urban Growth Management

Urban Growth Management (UGM) fees apply to residential projects located on the geographic fringe of the city. The process is not intended to prevent development, but it does preclude inordinate costs to the City and limits disorganized growth. The process is specifically intended to ensure adequate municipal facilities, improvements, and services are available when needed, and to protect the city and its residents by minimizing costs.

Subdivision, Parcel Map Review

Subdivision of real property is initiated via the tentative tract or tentative parcel map process. Tentative maps are processed and approved in fewer than 50 days when not being processed along with other entitlements such as Rezones or Plan Amendment applications. The final map process is essentially ministerial with major responsibility for prolonged processing resting with the developer and the developerôs engineer.

Conditional Use Permit Process, Variance, and Minor Deviation Assessment

The Conditional Use Permit (CUP) review process is intended to apply to uses that are generally consistent with the purposes of the district where they are proposed but require special consideration to ensure that they can be designed, located, and operated in a manner that will not interfere with the use and enjoyment of surrounding properties or adversely affect the cityôs infrastructure, the built or natural environment, city resources, or the Cityôs ability to provide public services. Processing normally does not exceed 60 days. However, CUPs may be appealed to the Planning Commission, and in such instances, the processing time can be extended by as many as thirty to forty-five days. Development permit review, variances and minor deviations are all variations of the CUP and processing timelines are generally the same.

Development Fees

Housing construction imposes certain short- and long-term costs upon local government, such as the cost of providing planning services and inspections. As a result, the City relies upon various planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed.

Typical development fees may include, but are not limited to the following:

Parks and Recreation	Law Enforcement Facilities
Schools	Fire Facilities
Traffic Fees	Library Facilities
Streets and Signals	Water Facilities
Waste Water Treatment	Waste Water Collection
Drainage Facilities	Community Development Fees
General Facilities	Public Facilities
Environmental	Facilities Assessment

Most, if not all, developers consider any fee a significant constraint to the development of affordable housing. For affordable housing projects, financing generally includes some form of state or federal assistance, with rents set through the funding program. As such, fees cannot and do not increase the rents. Although the various fees account for a significant portion of the development cost, the fees collected are necessary to pay for much needed infrastructure and to help mitigate new growth throughout the city.

A list of all special permit and related application fees are provided in this Chapter. All other application fees are listed in the Cityôs Master fee schedule. Table 4-4 and 4-5 provide estimated planning and development cost for typical multi-family and single-family developments, respectively. Individual costs are outlined in the Cityôs Special Permit & Related Application Fees.

Table 4-4: Proportion of Fee in Overall Development Cost for Multi-family Residential Developments

Development Cost for a typical unit	Park Grove NW	Cityview	Bridges @ Florence	Edison Plaza
Total Number of Units	148	45	34	128
Total est. fees per project:				
Entitlement Fees	$12,549	$5,561	$7,345	$13,786
Fresno Metro Flood Control Fees	$57,135	$4,263	$12,651	$54,277
Air District 9510 Fees	$34,441	$734	$490	$490
TOTAL Fees Per Project	$104,125	$10,558	$20,486	$68,553
Total Estimated Fees Per Unit	$703.55	$234.62	$602.52	535.50
Typical estimated cost of development per unit	$228,140	$240,469	$203,132	$130,934
Est. proportion of fee cost to overall development cost per unit	0.3%	0.1%	0.3%	0.4%

October 2015

Table 4-5: Proportion of Fee in Overall Development Cost for Recent Single-family Residential Development

Development Cost for a typical unit	T-5626
Total est. fees per unit	$15,544
Typical estimated cost of development per unit	$186,047
Est. proportion of fee cost to overall development cost per unit	8.35%

October 2015

Development of a one-unit single-family home would not require any of the mentioned application fees if no variance or other development standard modifications were necessary. The only fees associated with this type of project are building permit and related impact fees. Building permit fees vary and are based on square footage of the unit.

Table 4-6 shows average fees for special permits and planning applications for both single- and multi-family units. For the City, entitlement fees now cover the full cost of processing by City staff. Although the fees themselves have increased, the percentage of fee cost as a part of total production cost has remained stable. While not a major constraint factor, increased fees have played a measurable role in increasing housing costs.

The City of Fresno has a long-standing adopted Inner City Development Policy that reduces fees for new development in certain areas. Under this program, Fees shown in Table 4-6 with two asterisks (**) are reduced by 50 percent for Inner-City areas with the exception of alcohol CUP applications. In Herndon Townsite, Highway City, and Pinedale areas, these reduced fees are limited to residential projects. More detail on the Inner City fee reductions are noted below in Table 4-7.

Table 4-6: Special Permit and Related Planning Application Fees (Updated 11/14/14)

Permit	Fee		Permit	Fee
Conditional Use Permit *1			**Site Plan Review *1**	
New Applications	$8,177**		New Application	$6,905**
Mid-rise/High-rise bldg.	$14,719**		Amended SPR	
			Amendment to approved SPR	$2,726**
Amended Permit			Revised Exhibit (major)	$1,590**
Minor Amendment	$3,271**		Revised Exhibit (minor)	$727**
Revised Exhibit (major)	$2,135**		Hourly consulting fee	
Revised Exhibit (minor)	$909**			
			Rear Yard Encroachment	$591
Corrected Exhibit (all CUP)	$545**			
after 2+hr. consultant fee as req. (1hr. Min.)				
Special Use CUP (Asterisked Use)	$6,342**			
Secondhand Store, C-5			2nd Unit	
Adult day-care/residence support family			Site Plan	$2,630
Thrift Shop			Parks, Fire, Traffic, & Police	$604
Billboard/Offsite Subdivision Sign			No EA fee	
Miscellaneous Fees				
ISO Containers	$727**		Variance	
Base Refund Fee	$144		Security Related	$6,160**
Zoning Inquiry (1 hour deposit)	$182		Single-family on 1 net ac or less	$6,160**
			Inner City	$3,080
Traffic Study (100 peak trips)	$288		All other applications	$8,020**
***1 PLUS:**			**MINOR DEVIATIONS**	$808
Street Tree LS Plan Check	$56			
Fire Prevention Review	$247		**ENVIRONMENTAL ASSESSMENTS *2**	
Traffic Engineering Review	$91		Categorical Exemption	$1,181**
Police Review	$210		Finding of Conformity	$3,634**
			Mitigated Negative Declaration	$8,722**
GOVERNMENT EA's			Related Special Studies for	
Exemption	$1,181**		all EAs	hourly rate
Finding of Conformity	$3,634**		Planning review of othersô Special	
Mitigated Negative Declaration	$8,722**		Studies	$328
			Planning review of Traffic Studies	$492
			EIR focus ï minimum deposit	$59,147
			EIR Program ï minimum deposit	$86,948
Tentative Tract Map			**FISH & GAME ASSESSMENT**	
Pre-application and verification	$3,033		(for applicable projects)	
Per Map	$16,700		Negative Declaration	$2,101.50
Per each 50 Lots	$8,815		Mitigated Negative Declaration	$2,101.50
Traffic	$470		Environmental Impact Report	$2,919
Fire	$134		Environ. Document/Certified	$992.50
Parks	$124		Regulatory Program	
Police	$210			
Map Extension	$210		***2 PLUS:**	
			City filing fee	$55
LOT LINE ADJUSTMENT	$5,360		County filing fee	$50
VOLUNTARY PARCEL MERGER	$5,360		**GENERAL PLAN AMENDMENT**	$10,539**
			Plan Modification	$4,597
			Inner City	$5269.50
			Traffic Review	$163

Table 4-6: Special Permit and Related Planning Application Fees (Updated 11/14/14)

Permit	Fee		Permit	Fee
SUBDIVISION SALES TRAILER Minor Amendment (trailer & on-site parking)			**REZONE**	$10,325**
	$2,726		Modification to zoning conditions	$9,147**
Traffic	$91		Traffic Review	$110
Fire	$247		Fire Department	$134
Trailer only	$640			
			SECURITY WIRE PERMIT	$454
ADMINISTRATIVE TIME EXTENTION				
Special Permit	$210		**HOUSE MOVING/STREET USE**	$54
COVENANTS			**EASEMENT ENCROACHMENT**	$420
Preparation and recording	$1,094			
Revision of Covenants	$721		**DIRECTOR'S CLASSIFICATION**	$3,933
Release of Covenants	$721		**ANNEXATION** (LAFCO fees must be paid by the applicant)	
ADDRESS			Inhabited	$11,463
Assignment ï Parcel Map	$256		Un-inhabited	$8,193
Assignment ï Tract Map	$364			
Change (per address)	$250		**ZONING ORD. TEXT AMENDMENT**	$12,381
			SIGNS	
			Master sign program	$999
			Sign (Master)	$182
			Sign Review	$318
			Banner Review	$182

Source: City of Fresno, November 2014 Fee Schedule

Table 4-7: Inner City Fee Reductions for New Development

Voluntary Pre-application Review	$105	
Plan Amendments	$1,060	
Rezonings	$520	
Parcel Maps		50% of normal fee
Conditional Use Permits		50% of normal fee
Site Plan Review Applications		50% of normal fee
Grading Permits		50% of normal fee
Voluntary Change of Occupancy		50% of normal fee
(when not a result of code enforcement)		
Variance to Review Development Standards	$110	
Environmental Assessments (*included in above flat fees)	*	
Director-Initiated Rezonings in Case of Injustice of Hardship	$0	
Minor Deviation	$320	
Relocation Inspection Within Inner City Area		50% of normal fee

Source: City of Fresno, Inner City Development Policy, 2015

Standards, Dedications, and Improvements

Site improvements and property dedications are important components of new development and contribute to the creation of decent housing. Housing construction in Fresno is subject to a variety of site improvement and building code requirements that add to the cost of development. Developers are generally responsible for covering the full cost of water, sewer, road, and drainage improvements within their projects. Typically, site improvements are requested during the planning review process.

Improvement requirements are the same throughout the city of Fresno, however some sites require fewer improvements if the infrastructure already exists and is in good condition. Typical off-site infrastructure improvements for new projects include constructing new streets, which include undergrounding of utilities, parkway landscaping, curbs, gutters, sidewalks, and street lighting that are in compliance with standards as defined in the General Plan and the Municipal Code. Local residential streets require a dedication of 56 feet with a curb-to-curb width of 36 feet for a design with parking on both sides of the street (Public Works Standard P-56).

In areas already served by infrastructure, site improvement requirements vary depending on the existing condition of each project site. Usually, only standard connection laterals are required for most project utilities. The undergrounding of utilities from the nearest pole to the project is required of all projects (although there is a process for the granting of waivers in hardship cases), and street tree planting may also be required. New subdivisions typically require public and circulation improvements for the orderly and efficient development of the community.

As stated in the Municipal Code (Section 15-3804), site improvements for residential subdivisions include:

-
- Grading of streets and alleys, installation of street lighting, drainage pipes or lines, and drainage structures.
- Installation of sidewalks, curbs, gutters, and driveway approaches, unless the Standard Specifications for the Street Section do not require the improvements.
- Surfacing of a width and quality suitable for the particular type of street or alley as established in specifications adopted therefore.
- Pedestrian ways, including paving, landscaping, and fences and walls as may be required.
- Bikeways as may be required.
- Trails, Greenways, or Parks. As may be required.
- A water system of sufficient design and capacity to furnish an adequate water supply for each lot in the subdivision and for adequate fire protection to the area, as determined by the City Engineer.
- Sanitary sewer facilities and connections for each lot.
- Services from all utilities for each lot, made in such manner that will avoid or minimize disturbance of completed street improvements.
- The installation and planting of median islands, as may be required.
- Street Trees

- Street Signs
- The installation of an underground street lighting system approved by the City Engineer, as required.

Overall, the purpose of on- and off-site requirements is to ensure the health and safety of residents. These improvements are not seen as constraints to development as efficient site planning should balance necessary on-site improvement costs to make affordable housing feasible. While required on- and off-site improvements may add to the cost of housing on affected properties, it is not evidenced that these requirements and associated costs represent a higher standard than other jurisdictions in the County and beyond. On- and off-site improvement requirements do not constitute extraneous requirements, and the additional cost associated with these requirements may enhance property value. In addition to its Inner City Planning Application Fee Incentive Program (see Chapter 6) the City of Fresno has recently adopted a fee waiver program that applies to mixed use projects in economically disadvantaged areas. The program waives development impact fees for police and fire facilities, regional streets, new growth streets and traffic signals for qualifying projects.

In addition, the City incentivizes infill development of all types by adoption of a tiered system of traffic Level of Services (LOS) standards and requirements for Traffic Impact Studies. General plan policy MT-2-i addresses LOS standards that would require a Traffic Impact Study. This system provides a ranking of the efficiency of a street segment or intersection with six categories ranging from A (free traffic flow with individual vehicles virtually unaffected by the presence of other vehicles) to F (forced, stop-and-go travel with the volume of vehicles substantially exceeding the capacity of the street). The LOS standards are more relaxed for existing, developed areas of the city where higher density and affordable housing would most likely be located. For example, the Downtown area has a level of service standard of F and built out areas of the city where infill development is encouraged must maintain a peak hour LOS standard of E. The Cityôs previous General Plan policies called for an LOS D throughout the city, which was a standards that required more traffic improvement and was sometimes a barrier to new infill development in the center of the city.

The following criteria apply:

- Traffic Impact Zone I (TIZ-I):TIZ-I represents the Downtown Planning Area. Maintain a peak hour LOS standard of F or better for all intersections and roadway segments.
- Traffic Impact Zone II (TIZ-II): TIZ-II generally represents areas of the city currently built up and wanting to encourage infill development. Maintain a peak hour LOS standard of E or better for all intersections and roadway segments.
- Traffic Impact Zone III (TIZ-III):TIZ-III generally represents areas near or outside the city limits but within the sphere of influence as of December 31, 2012. Maintain a peak hour LOS standard of D or better for all intersections and roadway segments.

- Traffic Impact Zone IV (TIZ-IV): TIZ-IV represents the southern employment areas within and planned by the City. Maintain a peak hour LOS standard of E or better for all intersections and roadway segments.

Building Codes

Building and safety codes are adopted to ensure the construction of safe and decent housing. These codes and standards also have the potential to increase the cost of housing construction or maintenance.

The Cities of Fresno and Clovis, the County of Fresno, along with the Fresno City and County Chambers of Commerce, and the Building Industry Association have an effective review committee that meets yearly. That committee reviews electrical, plumbing and mechanical codes of the three jurisdictions. The goal is to develop uniform codes and other processes as the need arises.

Community Revitalization (Code Enforcement)

The Code Enforcement staff of the City responds to all complaint calls within three days. As stated in Chapter 5 (Accomplishments), the City Development and Resource Management Department, Community Revitalization Division set a goal of assertively conducting targeted neighborhood inspections of 35,000 housing units for potential health and safety issues. The majority of housing cases (estimated at 80 percent) received by the Community Revitalization Division are nuisance cases - open vacant properties, blighted (rubbish, junk and debris), fire hazards (dry weeds and grass). The remaining 20 percent of the housing cases addressed by the Division include structural deficiencies.

Business-Friendly Fresno

The City of Fresno has replaced former planning and development "red tape" with an easy to follow, customer-focused approval process, known as Business-Friendly Fresno. The new straightforward approach identifies projects based on their complexity. The City of Fresno has developed Business Friendly Fresno to establish accountability and clear protocols and authority for decision-making that align with the General Plan, Development Code, and pre-zoning. The program establishes an optimized process based on the complexity of a project. The simpler a project, the quicker the review with some projects being approved over the counter. For more complex projects, the developer can meet with the Development Review Committee (DRC) comprised of a staff person from all of the reviewing departments, to collaboratively discuss the application and receive concise and thorough feedback. Business-Friendly Fresno streamlines the development process, eliminating roadblocks for projects that meet the defined process criteria.

Planning and Policy Constraints

Policies related to the location of areas designated for housing development and the density of that development are set through the City's overarching planning policies.

The quantity of land designated for residential uses is adequate to accommodate the city's anticipated growth through 2035 and beyond.

Land Use Controls

The Fresno General Plan sets forth policies that guide new development, including new residential development. Table 4-8 summarizes the land use designations within the city that allow residential uses, as well as their permitted net densities (without density bonus).

Table 4-8: Fresno General Plan Land Use Designations

General Plan Designation	Minimum Density (DU per acre)	Maximum Density (DU per acre)	Notes
Buffer	--	0.05 (1 unit per 20 net acres)	
Low Density Residential	1 unit per 5 acres	3.5	
Medium Low Density Residential	3.5	6	
Medium Density Residential	5	12	
Medium High Density Residential	12	16	
Urban Neighborhood Density	16	30	
High Density Residential	30	45	
Neighborhood Mixed Use	12	16	Min. 50% Residential
Corridor/Center Mixed Use	16	30	Min. 40% Residential
Regional Mixed Use	30	45	Min. 30% Residential
Downtown Planning Area Land Uses Allowing Residential Uses*:			
Downtown- Central Business District (CBD)	--	60	
Downtown- Town Center	--	45	
Downtown- Neighborhood Center	--	30	
Downtown- Chinatown District	--	45	
Downtown- Corridor General	--	30	
Downtown- Neighborhoods	--	16	
Downtown- South Stadium District	--	60	

*Note: The density standards in Downtown are included in the General Plan for capacity analysis purposes. No site specific density maximums are established for the Downtown Planning Area.
Source: Fresno General Plan, Urban Form, Land Use, and Design Element

Residential Development Standards

Existing land use districts within the Fresno Development Code provide for a range of residential uses within the Buffer[2] designation, six single-family districts, four multi-family districts, three mixed-use districts and two commercial districts. Table 4-9 shows Development Standards by zoning district.

[2] The Buffer land use designation in the City of Fresno General Plan, Urban Form, Land Use, and Design Element is intended to separate urban uses from long-term agricultural uses in order to preserve long-term viable agricultural areas and intensive farming operations adjoining but outside the Planning Area.

Table 4-9: City of Fresno Development Standards by Zoning District

Zoning District	Max. Height	Min. Lot Width	Minimum Yard Setback			Minimum Lot Area	Density (DU per Acre)	Max. Lot Coverage	Permitted Uses
			Front	Side	Rear				
Residential Single Family (RS) Districts									
RE	35	80-160	35	10-35	20	5 acres	0.2	30%	SF*
RS-1	35	80-160	35	10-25	20	36,000	1.2	30%	SF*
RS-2	35	80-130	30	10-25	20	20,000	2.2	30%	SF*
RS-3	35	60-90	25	5-20	20	9,000	0.2-3.5	35%	SF*
RS-4	35	40-70	13	4-10	10	5,000	3.5-6	50%	SF*
RS-5	35	30-60	13	3-10	10	4,000	5-12	60%	SF/MF*
Residential Multi-Family (RM) Districts									
RM-1	40	--	10-20	10-15	20	--	12-16	50%	SF/MF*
RM-2	50	--	10-20	10-15	15	--	16-30	50%	MF*
RM-3	60	--	10-20	10-15	15	--	30-45	60%	MF*
RM-MH	35	--	10-20	10-15	10	--	12-16	50%	MF*
Mixed-Use Districts (MX)									
NMX	40	--	0	0	0	--	12-16 (1.5 FAR)	--	SF/MF*
CMX	60	--	0	0	0	--	16-30 (1.5 FAR)	--	SF/MF*
RMX	75	--	0	0	0	--	30-45 (2.0 FAR)	--	SF/MF*
Commercial (C) Districts Allowing Residential Development									
CMS	35	--	0	0	0	--	Max 16 DU/ac and 1.0 FAR	--	SF/MF*
CR	75	100	15	0	0	10,000	Max 16 DU/ac and 1.0 FAR	--	SF/MF*

Notes: Densities in the Residential Single Family Districts are based on corresponding land use designation in the Fresno General Plan. For Mixed Use zones, minimum residential density is not required for projects on lots less than 20,000 sq. ft. in area, projects further than 1,000 feet from a planned or existing BRT route and projects which submit a Development Permit application prior to January 1, 2019. For mixed-use and commercial districts, all permitted uses are allowed either alone or in combination with other permitted uses unless otherwise stated.
*See Development Code for additional uses.
Source: City of Fresno Development Code, 2016

Note that all new development has an obligation to provide open space. Fresno City Code requires that a minimum of 3 acres per 1,000 population be set aside for parks. Pursuant to State law, in-lieu fees may be paid instead of land dedication. The parkland requirement amounts to .00933 acres per single-family residence, and .00759 acres per multi-family unit.

The type, location and density of residential development are primarily regulated through the Development Code. The Code serves to protect and promote the health, safety, and general welfare of the residents of the community while also serving to implement the goals and policies of the General Plan. Reflective of the diversity of the residential offerings in Fresno, the standard minimum lot size for single-family residential zoning districts ranges from 4,000 square feet (RS-5) to 5 acres (RE). This translates to densities ranging from one unit per 5 acres to ten-plus residential units per

net acre. The allowable density in multi-family residential zoning districts ranges from 12 residential units per acre up to 45 units per acre.

All single-family residential districts have established development standards for minimum lot area, building setbacks, lot width and depth, and building height. The multi-family residential districts have additional standards for building coverage and open space areas. Residential development is also permitted in three mixed-use districts and two commercial districts. In addition, zoning standards for three Downtown districts are in the process of being established and will be in place by mid-2016.

Zoning standards for the Downtown districts are in the process of being established and are projected to be in place by mid-2016. In the interim, the City has adopted a Zoning Designation Translation Table that identifies the applicable standards in the newly adopted Development Code that correspond to that parcel's existing zoning designation. The use of the Zoning Designation Translation Table allows for continued development activity prior to incorporating the new Downtown zoning districts. The Downtown zoning standards will contain a residential capacity limit for the area of 9,000 units with unlimited density on Downtown properties. After new Downtown zoning is in place, additional capacity will be available on other vacant sites not identified in this sites inventory, allowing residential development where it was not previously permitted. There will be no density limits for Downtown properties once the new standards are in place. The Cityôs development policies in 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. Revitalization projects in the cityôs Downtown include the $20 million Fulton Mall project that will reintroduce car traffic to a 6-block section of Downtown and create a complete street, including a pedestrian-friendly corridor. In addition, planning is nearly complete for the area of Downtown within ¼ mile of the 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 to revitalize Downtown. To facilitate higher density mixed use development in the downtown, an environmental impact report is being prepared to environmentally assess the pending downtown plans and code so that new development would not require further environmental analysis.

Flexibility with regard to development standards is available through use of the Planned Development (PD) Overlay District which allows for an alternate process to accommodate major and unique developments for residential, commercial, professional, or other similar activities. The PD overlay district is intended to provide assurances to a land developer to reduce the economic risks of a project while providing a flexible means of promoting comprehensive planning and orderly development.

The Fresno Urban Growth Management Process, adopted in 1976, is intended to identify the demands on municipal facilities, improvements, or services created by any proposed residential, commercial, industrial, or other type of development and to provide the means for satisfying such demands; to identify any deleterious effects of any such development and protect the city and its residents against such effects by minimizing the costs of municipal facilities, improvements, and services; and to maintain

a high quality of such facilities, improvements, and services. The City does not have adopted growth control measures besides the Urban Growth Management process, nor has the City ever adopted any moratoria and prohibitions against multi-family family housing or mixed-use projects. Rather, the City encourages the development of mixed-use projects. In 2008, the City amended the Zoning Ordinance to allow mixed-use projects in commercially zoned properties with flexible development standards. The City has taken further steps to encourage mixed-use development by creating new mixed-use designations in the General Plan and Development Code are strategically located on transit corridors and in higher density areas like Downtown. Density bonuses are provided for Transit Oriented Development near transit stations and any project proposed in a mixed-use district receives priority processing and streamlined review.

Density Bonus

The City of Fresno adopted a Density Bonus Ordinance (Article 22 of the Development Code) that is in accordance with the California Government Code. California Government Code Section 65915 provides that a local government shall grant a density bonus of at least 20 percent (five percent for condominiums) to a developer of a housing development agreeing to provide at least:

- Ten percent of the units for lower-income households;
- Five percent of the units for very low-income households;
- Ten percent of the condominium units for moderate-income households; or
- A senior citizen housing development;

Additional incentives, or financially equivalent incentive(s), are provided to developers that provide qualified donations of land, condominium conversions, and/or child care facilities.

The density bonus law also applies to senior housing projects and projects which include a child care facility. In addition to the density bonus stated above, the statute includes a sliding scale that requires:

- An additional 2.5 percent density bonus for each additional increase of one percent in very low-income units above the initial five percent threshold;
- A density increase of 1.5 percent for each additional one percent increase in low-income units above the initial 10 percent threshold; and
- A one percent density increase for each one percent increase in moderate-income units (in condominiums and Planned Developments) above the initial 10 percent threshold.

These bonuses reach a maximum density bonus of 35 percent when a project provides either 11 percent very low-income units, 20 percent low-income units, or 40 percent moderate-income units. In addition to a density bonus, developers may also be eligible for one or more development concessions or incentives. There is no density bonus maximum in Mixed-Use Districts.

In addition to the State Density Bonus program, 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 all three of the following criteria are met:

- The project site is located entirely within an MX District.
- The project site is located within 500 feet of an existing or planned Bus Rapid Transit station or a station for a similar enhanced transit service as determined by the Review Authority.
- The project will provide one of the following public benefits:
  a) A Public Plaza per Section 15-1104-E.1.c; or
  b) Qualifying public art at the discretion of the Review Authority; or
  c) 90 percent or greater frontage coverage along the street which features the Bus Rapid Transit route or other enhanced transit route.

For qualifying project sites, the bonus height may exceed the Base District height by 25 percent. The bonus density may exceed that of the Base District by 100 percent.

In general terms, the City's residential development standards do not act as a constraint to the development of new housing and affordable housing. The overriding constraint to the provision of affordable housing is the scarcity of available local, State and federal funding to help subsidize affordable housing projects

Parking

Parking is an important development regulation in communities. Adequate parking for residential projects contributes to the marketability of a development project, the safety of residents, and its appearance. Parking requirements for residential uses in Fresno are summarized in Table 4-11.

Table 4-11: Parking Standards for Residential Use

Use	Required Spaces	Notes
Single-unit residential up to 2 bedrooms	1 space per dwelling unit	Must be within a garage
Single-unit residential 3 or more bedrooms	1 space per dwelling unit	Must be within a garage
Second Dwelling Unit	1 covered space per 1-bedroom unit; 1 additional, covered or uncovered, parking space for 2 or more bedrooms in the second dwelling unit.	• A tandem parking space may also be used to meet the parking requirement for the Second Dwelling Unit, providing such space will not encumber access to a required parking space for the primary single-unit dwelling. • An existing 2 vehicle garage and/or carport may not be provided in-lieu of these parking requirements unless the parking spaces are accessed from

Table 4-11: Parking Standards for Residential Use

Use	Required Spaces	Notes
		different garage doors.
Multi-Unit Residential (Studio)	1 space per unit; 0.75 spaces per unit in MX and CMS Districts.	One covered space shall be designated for each unit. One additional uncovered guest parking space shall be provided for every 4 units. In MX and CMS Districts, required parking shall be covered. One additional guest parking space must be provided for every 4 units for projects greater than 4 units.
Multi-Unit Residential (1- or 2-bedroom)	1 space per unit	One covered space shall be designated for each unit. One additional uncovered guest parking space must be provided for every 2 units. In MX and CMS Districts, required parking shall be covered. One additional guest parking space must be provided for every 4 units for projects greater than 4 units.
Multi-Unit Residential (3+ bedrooms)	1.5 spaces per unit	
Affordable Housing (studio, 1-, and 2- bedroom)	0.75 spaces per unit	1 covered space per unit plus 1 additional uncovered guest parking space for every 4 units.
Affordable Housing (3+ bedrooms)	1.5 spaces per unit	
Residential Care, Limited	None in addition to parking required for residential use.	
Residential Care, General	2 spaces for the owner-manager plus 1 for every 5 beds and 1 for each non-resident employee.	
Residential Care, Senior	1 space for every 7 residents plus 1 for each live-in caregiver. Facilities serving more than 15 residents shall also provide 1 space for each caregiver, employee, and doctor on-site at any one time.	
SRO	0.5 spaces per unit	

Source: City of Fresno Development Code 2016

Parking requirements do not constrain the development of housing directly. However, parking requirements may reduce the amount of available lot areas for residential development. The City determines the required number of parking spaces based on the type and size of the residential unit and has found the required parking spaces to be necessary to accommodate the number of vehicles typically associated with each residence. The City also provides a reduced parking requirement for affordable housing developments (up to 2-bedroom units), mixed-use residential uses (up to 1-bedroom units), specific multi-family developments with transit accessibility, and developments that have shared parking to encourage the development of such uses.

Zoning for a Variety of Housing Types

Second Dwelling Units

In Fresno, second dwelling units are permitted as an accessory use to single-unit dwellings, consistent with the Government Code Section 65852.2. Second dwelling units, backyard cottages, tiny houses and accessory living quarters may be established on any lot in any residential district where single-unit dwellings are existing or permitted. Only one second unit, backyard cottage, tiny house or accessory living quarters may be

permitted on any one lot. Minor deviations and/or variances to meet the minimum lot sizes are not permitted.

Manufactured Housing

State law requires local governments to permit manufactured or mobile homes meeting federal safety and construction standards on a permanent foundation in all single-family residential zoning districts (Section 65852.3 of the California Government Code). In Fresno, a manufactured/factory built house is considered to be a single-family detached dwelling unit and is treated as such.

Residential Care Facilities

Residential Care Facilities Limited (those serving 6 or fewer clients) are allowed by right in all zones that allow residential uses subject to the same development standards and permit processing standards as other residential uses in those zones, pursuant to the California Lanterman Developmental Disabilities Services Act. Residential Care Facilities General (providing care for more than 6 persons) are permitted by right in the RM-2 and RM-3 districts and conditionally permitted in the residential single-family districts (RS-1 to RS-5), the RM-1 district, and in the CMS district.

Emergency Shelters

Emergency shelters are allowed without discretionary review in the RMX, CG, RBP, IL, and PI zoning districts. Combined, these zone districts make up 16,236 acres of the city. In addition to the same land use regulations and development standards that apply to all development within the identified districts (e.g., lot size, setbacks, building height, etc.), an emergency shelter proposed in these district must comply with the following operational standards found in Section 15-2729 of the Development Code:

- Number of Residents. The number of adult residents, not including staff, who may be housed on a lot that is smaller than one acre shall not exceed the number of persons that may be accommodated in any hospital, elderly and long term care facility, residential, transient occupancy, or similar facility allowed in the same district.
- Length of Occupancy. Occupancy by an individual or family may not exceed 180 consecutive days unless the management plan provides for longer residency by those enrolled and regularly participating in a training or rehabilitation program.
- Outdoor Activities. All functions associated with the shelter must take place within the building proposed to house the shelter, except for children's play areas, outdoor recreation areas, parking, and outdoor waiting. Outdoor waiting for clients, if any, may not be in the public right-of-way, must be physically separated from the public right-of-way, and must be large enough to accommodate the expected number of clients.
- Minimum Hours of Operation. At least eight hours every day between 7 a.m. and 7 p.m.
- Employee Presence. On-site employee presence must be provided at all times.
- Toilets. At least one toilet must be provided for every 15 shelter beds, unless a greater number is required by State law.

- Management Plan. The operator of the shelter must submit a management plan for approval by the Director. The Plan must address issues identified by the Director, including transportation, client supervision, security, client services, staffing, and good neighbor issues.

Supportive and Transitional Housing

State law (AB 2634 and SB 2) requires local jurisdictions to address the provisions for transitional and supportive housing. Under Housing Element law, transitional housing means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance (California Government Code Section 65582(h)). Supportive housing means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Target population means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act of the Welfare and Institutions Code and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and people experiencing homelessness (California Government Code Sections 65582(f) and (g)).

Accordingly, State law establishes transitional and supportive housing as a residential use and therefore local governments cannot treat it differently from other similar types of residential uses (e.g., requiring a use permit when other residential uses of similar function do not require a use permit). The City of Fresno Development Code specifies that transitional and supportive housing constitutes a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same district.

Single Room Occupancy (SRO)

Single room occupancy (SRO) hotels and/or boarding homes, which house between five and 15 guests, are collectively referred to as SROs. SRO units are one room units intended for occupancy by a single individual. It is distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other. Buildings that provide SRO dwellings are permitted by right in the CG zone and conditionally permitted in the RM-2 and RM-3 districts.

Farmworker Housing

The California Employee Housing Act requires that housing for six or fewer employees be treated as a regular residential use. The Employee Housing Act further defines

housing for agricultural workers consisting of 36 beds or 12 units be treated as an agricultural use and permitted where agricultural uses are permitted. The Fresno Development Code defines Agricultural Labor Housing as living accommodations for employees and their immediate families employed for the exclusive purpose of agricultural pursuits either on the premises or off site. It includes single- or multi-unit dwellings, including mobile homes and dormitories. Agricultural labor housing is permitted by right in the Buffer (B) district. The Buffer District is intended to separate urban uses from commercial agricultural uses to preserve long-term viable agricultural areas and intensive farming operations in adjacent areas. The Buffer District serves to prevent urban residential and related uses from developing near agricultural operations, and thereby infringing on full operation of farmland of importance. A program is included in the Housing Plan that directs the City to review the Development Code to ensure continued compliance with the Employee Housing Act.

Housing Accessibility for Persons with Disabilities

Land Use Controls

Residential Care Facilities Limited (those serving 6 or fewer clients) are allowed by right in all zones that allow residential uses subject to the same development standards and permit processing standards as other residential uses in those zones, pursuant to the California Lanterman Developmental Disabilities Services Act. Residential Care Facilities General (those serving more than clients) are permitted by right in the RM-2 and RM-3 districts and conditionally permitted in the residential single-family districts (RS-1 to RS-5), the RM-1 district, and in the CMS district.

Definition of Family

The Development code does not define ñfamily.ò

Reasonable Accommodation

Building and development standards may constrain the ability of persons with disabilities to live in housing units that are suited to their needs. Reasonable accommodation refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. The Cityôs Development Code allows for special provisions that meet the needs of persons with disabilities without the need for variances. The Cityôs Reasonable Accommodation Ordinance is codified in Article 57 of the Development Code. A request for reasonable accommodation may be submitted on an application form provided by the City or be made orally to the Director. Additionally, the City is required to help assist the applicant in preparing the application if needed. Generally, an application for a reasonable accommodation shall be granted in thirty days and must be granted if the following findings are made:

- The housing, which is the subject of the request for reasonable accommodation, is to be used by an individual protected under fair housing laws;
- The requested accommodation is necessary to make specific housing available to an individual protected under fair housing laws;

- The requested accommodation does not impose an undue financial or administrative burden on the City; and
- The requested accommodation does not require a fundamental alteration in the nature of a City plan, policy, rule, regulation, or code.

Permits and Processing

The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The Cityôs requirements for building permits and inspections are the same as for other residential projects and are straightforward and not burdensome. City officials are not aware of any instance in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities.

As discussed above, group homes of six or fewer persons are allowed by right, as required by State law, in all districts that allow residential uses. No CUP or other special permitting requirements apply to such homes. There is no CUP requirement for group residential and residential care facilities of more than six persons in most residential districts with the exception of the RM-2 and RM-3 districts where they are permitted by right.

Universal Design Element and Retrofit Assistance

In 2008, the Fresno City Council adopted a Universal Design Ordinance governing new construction or modification of City-subsidized housing using visitability and aging in place as guiding principles. The program includes the following four items: 1) one ñno stepò entry, 2) accessible interior routes, 3) accessible kitchen counter space, and 4) ground floor facilities for units over 750 square feet in size. The City requires the incorporation of Universal Design features in affordable housing developments through a development agreement.

Conservation of At-Risk Housing

Section 65583(a) of the Housing Element Law requires that there be an analysis of existing or potential ñat-riskò assisted housing developments, which are eligible to convert to market-rate housing over the next ten (10) years. The conversion may be due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions. Assisted housing developments are multi-family rental housing projects that receive or have received government assistance under federal programs (i.e., State and local multi-family revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, and HOME Investment Partnerships Program).

“At-Risk” Housing Units

HUD Federally Assisted Projects

Table 4-12 lists HUD-assisted, at-risk housing development projects within the Fresno city limits. The developments were originally built or renovated with commitments of various HUD Programs. Under the Project-Based Section 8, the federal government

provides the project owner with the difference between a tenantõs rent contribution (which is limited to 30 percent of income) and a higher rent set by HUD. Unlike the Housing Choice Voucher (formerly Section 8), the subsidy is tied to the project and cannot be used by the tenant if they move elsewhere. These Project-based Section 8 contracts were set for a number of years, ranging from five to 40; however, most of the contracts allow owners to opt out after every five years. If the owner decides not to renew for the subsequent five-year term, the tenants would lose their rent assistance. Within the next ten years (2015-2025), 1,449 federally assisted housing units in the city of Fresno will be õat-riskò of converting to market rate housing, based on opt-out dates. However, it should be noted that other affordability covenants may be in place on individual projects that would preclude conversion. Many affordable housing developments are owned by nonprofit companies with missions to provide affordable housing in perpetuity, thus lessening the likelihood for conversion.

Table 4-12: City of Fresno 2014 HUD Federally Assisted Projects At Risk

Name	Address	Program	Assisted	Market	Total	Opt-Out Date	Owner
Bigby Villa	1329 E. Rev. Chester Riggins Ave., 93706	HUD/LIHTC/LMSA	177	3	180	12/31/17	For Profit
El Cazador Apartments	4851 Cedar Ave., 93726	Preservation	64	36	100	12/31/15	For Profit
Garland Gardens	3726 N. Pleasant Ave., 93705	HFDA/8	51	0	51	7/23/20	For Profit
Glen Agnes ï Seniors	530 W. Floradora Ave., 93728	HFDA/8	149	0	149	4/02/19	Non Profit
Kearney-Cooley Plaza	720 W. Hawes Ave., 93706	LMSA	139	11	150	6/30/25	Non Profit
Kings Canyon Apartments	5271 E. Kings Canyon, 93727	LMSA	65	9	74	10/31/15	For Profit
Masten Towers	1240 Broadway Plaza, 93721	LMSA	204	0	206	7/31/22	Non Profit
Millbrook Park Apartments	7077 N. Millbrook Ave., 93720	8	75	0	75	5/1/20	For Profit
Pleasant Village Apartments	3665 N. Pleasant Ave., 93705	HUD/LIHTC/LMSA	98	1	99	9/30/18	For Profit
Silvercrest Fresno	1824 Fulton St., 93721	202/8	158	0	158	12/1/19	Non Profit
Sunnyside Glen Apartments	5700 E. Balch Ave., 93727	8	74	0	74	6/30/21	For Profit
Arbor Court - Disabled	4830 E. Laurel Ave., 93727	811	16	0	19	12/31/15	Non Profit
Sierra Gateway I ï Seniors	5125 N. Marty Ave., 93727	202	79	0	80	4/30/15	Non Profit
Sierra Gateway II ï Seniors	5125 N. Marty Ave., 93727	202	68	0	68	N/A	Non Profit
Twilight Haven II	1717 S. Winery Ave., 93727	202	32	0	32	6/1/20	For Profit

Source: City of Fresno 2015-2019 Draft Consolidated Plan; National Low Income Housing Coalition Preservation database, 2015.

State Assisted Projects

The Low Income Housing Tax Credit (LIHTC) Program was created by the Tax Reform Act of 1986 to help as an alternate method of funding housing development or rehabilitation of existing housing for low- and moderate-income households, and has been in operation since 1987. In 2014, the sale of tax credits were generating between .94 to $1.02 on the dollar, depending on the project. The proceeds generated by the sale of tax credits are used to leverage private capital for development of new construction or acquisition and rehabilitation of affordable housing.

The total amount of tax credits is determined by the development costs, and is used by the owner of a project. However, often, because of Internal Revenue Service (IRS) regulations and program restrictions, the owner of the property will not be able to use all of the tax credits, and therefore, many LIHTC properties are owned by limited partnership groups consisting of syndications. Often times, the owner becomes a general administrative partner responsible for management of the property operations. In this manner, a variety of companies and private investors participate, investing in housing development and in return receive credit toward their federal tax liability in return.

New tax credits must be used for new construction, rehabilitation, or acquisition and rehabilitation, and projects must also meet the following requirements:

- Twenty percent or more of the residential units in the project are both rent restricted and occupied by individuals whose income is 50 percent or less of area median gross income or 40 percent or more of the residential units in the project are both rent restricted and occupied by individuals whose income is 60 percent or less of area median gross income.

- Properties receiving tax credits must remain affordable for up to 55 years.

Table 4-13 lists active Housing Tax Credit Program projects within the city of Fresno. When the LIHTC program was initially created, it only required a 15-year compliance period. Therefore, properties developed between 1986 and 1989 only have 15-year compliance periods. Post-1989 developments have at least 30-year restrictions as required by the Revenue Reconciliation Act, and more recent tax credit properties must remain affordable for up to 55 years. However, the statute allows for owners to opt out by requesting that the state find a ñqualified contractò purchaser to buy the property during the fourteenth year of the initial 15-year compliance period. If no purchaser is found, the owner may exit the LIHTC program. If a purchaser is found, or if the owner will not sell the property, the use restrictions extend to the full 30 years. HUD statistics indicate that most LIHTC properties (95 percent) remain affordable despite having passed the 15-year period of compliance with Internal Revenue Service (IRS) use restrictions. Generally, because tax credits are competitively allocated, states may impose more restrictive requirements than the Code minimum, e.g., greater percentages of restricted units, deeper income targeting and rent levels, or longer use restrictions.

Due to the complex nature of affordability expirations for LIHTC projects, all projects (with a total of 3,890 assisted units) placed into service between and up until 2010 are included in the at-risk analysis.

Table 4-13: Low Income Housing Tax Credit Projects

ID Number:	Project Name	Project Address	Zip Code	Total Units	Low-Income Units	Placed-In Service Year
CA-1987-060	Fresno Four-Plex	4833 E. Lane	93727	4	4	1987
CA-1991-187	Sequoia Knolls	3207 West Shields Ave.	93722	52	20	1991
CA-1992-040	Ross Gardens Apartments	2533 N. Marks Ave.	93722	140	139	1992
CA-1993-150	Sunshine Financial Group II	3460 N. Brawley	93722	14	14	1993
CA-1993-176	Annadale Housing Project	949 E Annadale Ave.	93706	222	222	1993
CA-1994-058	Maplewood	2060 E. Spruce Ave.	93720	100	99	1994
CA-1996-181	Sunshine Financial Group II - Dakota	3780 W. Dakota	93722	4	4	1996
CA-1997-928	Plaza Mendoza Apartments	1725 N. Marks Ave.	93722	132	131	1997
CA-1996-925	The Winery Apartments	1275 S. Winery Ave.	93727	248	248	1998
CA-1998-907	The Village at 9th Apartments	5158 N. Ninth St.	93710	240	239	1998
CA-1998-908	The Village at Shaw Apartments	4885 N. Recreation	93726	204	203	1998
CA-1998-973	Cedar Tree Apartments	1755 E. Roberts	93710	143	143	1998
CA-1998-960	Whispering Woods	5241 N. Fresno St.	93710	406	402	1998
CA-2000-165	The Parks at Fig Garden	4085 N. Fruit Ave.	93705	356	356	2000
CA-2001-390	Park West	2825 W. Alamos Ave.	93705	256	180	2001
CA-2001-920	The Californian	851 Van Ness Ave.	93721	217	216	2001
CA-2002-455	Villa Del Mar	3950 N. Del Mar Ave.	93704	48	37	2002
CA-2003-049	Village at Kings Canyon	962 S. Pierce Ave.	93721	48	47	2003
CA-2003-162	Summercrest	1160 E. Church Ave.	93706	72	70	2003
CA-2003-635	Westgate Gardens	846 E. Belgravia Ave.	93706	100	99	2003
CA-2004-060	Canyon Springs	6185 N. Figarden Dr.	93722	138	29	2004
CA-2004-684	Brierwood Court (Fresno Emerald Palms)	4402 W. Avalon Ave.	93722	73	72	2004
CA-2004-136	Geneva Village	1550 E. Church	93706	142	139	2004
CA-2006-120	Sandstone	1515 E. Jensen Ave.	93706	69	68	2006
CA-2007-096	Martin Luther King Sq.	911 E. Belgravia	93706	91	90	2007
CA-2007-050	Tanager Springs II	2147 S. Maple Ave.	93725	80	78	2007
CA-2007-149	Tanager Springs I	2187 S. Maple Ave.	93725	74	72	2007
CA-2007-834	Oak Park Senior Villas	2597 S. Richelle Ave.	93725	65	64	2007
CA-2008-830	Yosemite Village	811 W. California Ave.	93706	69	68	2008
CA-2009-053	Parc Grove Commons II	2674 E. Clinton Ave.	93703	215	213	2009
CA-2009-096	Summer Hill Place	430 B. St. (Site A)	93706	25	24	2009
CA-2009-096	Summer Hill Place	2150 S. Elm Ave. (Site B)	93706	25	25	2009
CA-2010-092	Renaissance at Trinity	520 S. Trinity St.	93706	21	20	2010
CA-2010-231	Pacific Gardens	5161 E. Kings Canyon Rd.	93727	56	55	2010

Source: California Tax Credit Allocation Committee (TCAC) Database. www.treasurer.ca.gov/ctcac/projects.asp. Accessed November 19, 2015.

Entities Interested in Participating in California's First Right of Refusal Program

An owner of a multi-family rental housing development with rental restrictions (e.g., is under agreement with federal, State, and local entities to receive subsidies for low-income tenants), may plan to sell their ñat riskò property. The California First Right of Refusal Program allows these owners to accept a bona fide offer to purchase the property from one who does not intend to maintain required affordability and use restrictions (nonqualified entity), subject to the ñFirst Right of Refusalò process. This process requires the owner to: a) notify each qualified entity (bidder who intends to maintain affordability and use restrictions) of the terms and conditions on the pending offer, b) provide each qualified bidder 30 days to respond to the ownerôs notice (e.g., counteroffer), and c) accept a bid from the qualified entity (that is the same as that offered by the nonqualified bidder), unless the nonqualified entity agrees to maintain affordability and use restrictions. In addition, the owner (if now getting out-of-State affordability restricted agreements) must notify the State one year in advance of the intention to convert to market rate units or otherwise remove the affordability of the units. The State then notifies the jurisdiction of the subject location which in turn notifies and works with interested housing agencies to save the ñat-riskò units.

The California Department of Housing and Community Development have listed eleven entities that may be interested in participating in California's First Right of Refusal Program.

ACLC, Inc.
42 N. Sutter Street, Suite 206
Stockton, CA 95202

Foundation for Affordable Housing, Inc.
2847 Story Road
San Jose, CA 95127

Long Beach Affordable Housing Coalition, Inc.
110 W. Ocean Boulevard, #350
Long Beach, CA 90802

Affordable Homes
P.O. Box 900
Avila Beach, CA 93424

Fresno Co. Economic Opportunities Commission
3120 W. Nielsen Avenue, Suite 102
Fresno, CA 93706

Self-Help Enterprises
P.O. Box 351
Visalia, CA 93279

Christian Church Homes of Northern California, Inc.
303 Hegenberger Road, Suite 201
Oakland, CA 94621

Fresno Housing Authority
P.O. Box 11985
Fresno, CA 93776

The East Los Angeles Community Union (TELACU)
5400 E. Olympic Boulevard, Suite 300
Los Angeles, CA 90022

Community Housing Developers, Inc.
255 N. Market Street, Suite 290
San Jose, CA 95110

Housing Assistance Corporation
P.O. Box 11863
Fresno, CA 93775

There are over 168 additional organizations, the majority of which are based in California that are interested and eligible to participate in the California's First Right of Refusal Program.

Production of New Replacement Rental Housing

Housing Element Law requires an analysis of "at-risk" units (those that could convert from affordable low-income to market-rate housing) and an estimate of the total cost to produce new rental housing comparable in size and rent levels to replace lost units. In Fresno, the estimated market value for the 5,339 units (federal and LIHTC) at-risk is roughly $338 million[3] based on expected unit distribution and rents for the area. The cost of developing new housing depends on a variety of factors, including density, size of units, construction quality and type, location, and land cost. The total cost for replacement of an "at risk" housing unit is estimated to average about $200,000[4]. Based on this figure, the total replacement cost for all 5,339 units is estimated at just over $1 billion.

Housing Element Law also requires an estimated cost of preserving the units verses the construction of new units for replacement of assisted housing developments. Transferring ownership of the affordable units to a nonprofit housing organization is a viable way to preserve affordable housing for the long term and increase the number of government resources available to the project. State, local, or other funding sources also can be used to provide rental subsidies to maintain the affordability of at-risk projects. These subsidies can be structured to mirror the Housing Choice Voucher program, whereby the subsidy covers the cost of the unit beyond what is determined to be affordable for the tenant's household income (including a utility allowance) up to the fair market value of the apartment. Based on fair market rents for the area and affordability limits established by the State and federal government, the annual cost to provide rental subsidies to these 5,339 units could reach over $24 million. Subsidies, to be used by low-income and very low-income households, could be at least partially met by a combination of tax credits, low cost financing, land write down, or other combinations of available resources. The precise financing plan would have to be determined at the time such units become "at-risk" since State, federal and local authorization for such assistance changes from year to year. Another option to preserve the affordability of at-risk projects is to restructure the financing of the projects by paying off the remaining permanent loan balance or writing down the interest rate on the remaining loan balance. The feasibility of this option depends on whether the complexes are too highly leveraged.

In recent years, the City has funded re-syndication projects that have expiring affordable covenants. A 2013 funded project was the Plaza Mendoza Apartments, a 132 multi-family housing project at McKinley Avenue and Marks Avenue in west central Fresno. The cost of purchase, rehabilitation, and re-syndication was estimated at $108,717 per unit, considerably lower than new construction.

[3] Source: MIG, Inc. 2015
[4] Source: MIG, Inc. 2015

The City's plan for preserving at-risk units is as follows:

- Under the Low Income Housing Preservation and Residential Homeownership Act (LIHPRHA), owners are required to provide a notice to the City of the intent to pre-pay at least one year in advance of the proposed conversion. The City Development and Resource Management Department, Housing and Community Development Division, is responsible for monitoring such notices. The City has monitored these projects since September of 1995, and will continue to monitor notices to determine if the owner desires to pre-pay the mortgages and/or convert the units to market-rate.

- In the event such notice is given, the City will assist with an application for possible funding from housing programs to preserve the units. The City of Fresno continues to support tax credit applications and uses its HOME Program funds to assist with gap financing. The City has also been proactive in creating community revitalization areas to make tax credit applications more competitive.

- The Housing and Community Development Division works with owners and interested community agencies to maintain the cityôs affordable housing stock. This could be in the form of subsidies, assignment and assumption, direct purchase and resale to an interested non-profit housing organization, the provision of technical assistance, or a combination of methods aimed at preserving affordable housing.

Acquisition and Management

Housing Element Law states that the analysis of at-risk units shall also identify public and private non-profit corporations known to the local government to have legal and managerial capacity, and interest in acquiring and managing assisted housing developments. Following is a representative list of such agencies. Other agencies may also be interested in participation and this list may expand over time.

Fresno Housing Authority. The Housing Authority owns hundreds of housing units and manages thousands more within the city. In Fresno County, the Housing Authority owns, manages, or provides assistance to persons living in their managed housing units. The Housing Authority also has two non-profit housing production and management organizations known as Silvercrest, Inc. and Better Opportunity Builders, Inc.

City of Fresno Housing and Community Development Division (HCD). The City of Fresno HCD administers the HOME Program and a portion of the CDBG Program funds to provide a multitude of housing programs including a new development/major rehabilitation of multi-family housing program, an owner-occupied housing rehabilitation program and a targeted area rehabilitation program. A down payment assistance program is offered utilizing the Stateôs CalHome Program.

Neighborhood Opportunities for Affordable Housing (NOAH). This nonprofit corporation was established for the purpose of constructing new residential affordable owner-occupied housing units for lower income households within the community. NOAH constructs new homes and provides housing rehabilitation to income-eligible residents.

Coalition for Urban Renewal Excellence (CURE). Blighted homes in troubled neighborhoods are purchased, and in some cases donated, then rehabilitated with the help of the developer and building tradesõ partners in the coalition. Once rehabilitated, the homes are sold to low and moderate-income families. CURE is positioned to rehabilitate six to ten houses per year.

Self Help Enterprises (SHE). This nonprofit provides a variety of housing assistance programs to lower income households, including a weatherization program, extensive rehabilitation program, a new housing construction program utilizing sweat-equity down payment assistance, and helps in seeking funding for water and wastewater systems. SHE also develops and owns multi-family projects.

Better Opportunity Builders (BOB). BOB is a non-profit arm of the Housing Authority and is an affordable housing production and management organization.

National Farmworker Service Center. This non-profit housing corporation provides housing and ancillary services for farmworkers and other related persons.

Of these agencies, the Housing Authority, CURE, SHE and BOB are regularly involved in the construction, management and oversight of multi- and single-family housing developments and could manage ñat-riskò units in order to preserve the units if the need existed. Other agencies that are involved in acquisition and management include the Fresno County Economic Opportunities Commission, West Fresno Coalition for Economic Development, One by One Leadership, EAH, Inc., and the Be Group.

Potential Funding

Finally, Housing Element Law requires jurisdictions to identify and consider the use of all federal, State, and local financing and subsidy programs that can be used to preserve assisted housing developments for lower-income households. The following funding sources are available to the City for this purpose as replacement and new housing becomes necessary.

Community Development Block Grant (CDBG) Program - HUD provides an annual allocation to the City of Fresno of approximately $7.7 million. A portion of these funds can be utilized for the replacement of substandard housing, rehabilitation of lower income owner-occupied and rental-occupied housing units, and other programs that assist households with incomes at or below 80 percent of median income.

Home Investment Partnerships (HOME) Program - The City received a HOME allocation of approximately $1.66 million in fiscal year 2015 from HUD. These funds are used for rehabilitation, acquisition and/or new construction of affordable housing. The

City must use 100 percent of its HOME funds to assist families with incomes at, or below, 80 percent of area median income.

Low Income Housing Preservation and Residential Homeownership Act (LIHPRHA). LIHPRHA requires that all eligible HUD Section 236 and Section 221(d) projects ñat-riskò of conversion to market-rate rental housing through the mortgage prepayment option be subject to LIHPRHA Incentives. The incentives to owners include HUD subsidies that guarantee owners an eight percent annual return on equity. Owners must file a Plan of Action to obtain incentives or offer the project for sale to a) non-profit organizations, b) tenants, or c) public bodies for a 12-month period followed by an additional three-month sale to other purchasers. Only then are owners eligible to prepay the subsidized mortgages.

California Housing Finance Agency (CalHFA) - The mission of the various CalHFA homeownership programs is to provide affordable housing opportunities by offering below market interest rate mortgage programs to very low- to moderate-income first-time homebuyers. There are several programs offered to the prospective buyer: 1) Conventional Loans ï offer interest only PLUS, 30- and 40-year fixed mortgages, and 30-year fixed government insured mortgages. 2) Down payment assistance ï offers a number of programs designed to assist with down payments for homebuyers, such as the Affordable Housing Partnership program, the CalHFA Housing Assistance program, the California Homebuyers Down payment Assistance Program, the Extra Credit Teachers Home Purchase Program, the High Cost Area Home Purchase Assistance program, and the School Facility Fee Down payment Assistance program, and 3) Other programs to help builders, borrowers who are disabled, home-buying assistance to Section 8 voucher recipients and the Self-Help Builder Assistance program.

California Tax Credit Allocation Committee - The California Tax Credit Allocation Committee administers a federal 9 percent Low Income Housing Tax Credit program and a State 4 percent Low Income Housing Tax Credit program. Both programs were created to encourage private investment in affordable rental housing for households meeting certain income requirements. The Committee also administers a Farmworker Housing Assistance Program and a Commercial Revitalization Deduction Program.

California Debt Limit Allocation Committee (CDLAC) - Federal law limits how much tax-exempt debt a State can issue in a calendar year, with the cap determined by a population-based formula. CDLAC was created to set and allocate Californiaôs annual debt ceiling, and administers the tax-exempt bond program to issue the debt. Allocation is distributed among six program areas. The Qualified Residential Rental Project Program assists developers of multi-family rental housing units, the Single-Family Housing Program assists first-time homebuyers with their home purchase, the Exempt Facility Program helps finance solid waste disposal and waste recycling facilities and an Industrial Development Bond Project Program helps construct or expand existing manufacturing facilities.

Additionally, CDLAC allocates to the Extra Credit Home Purchase Program, which helps teachers and school staff purchase a home and the Student Loan Program to help students and families pay for their higher education.

California Community Reinvestment Corporation (CCRC) - CCRC provides long-term and bond financing for new construction, acquisition and rehabilitation and investment funds to acquire at-risk housing. Programs are available for family, senior, mixed-use and special needs housing.

Affordable Housing Program (AHP) - Member banks of the Federal Home Loan system of San Francisco offers the AHP, which subsidizes the cost of owner-occupied housing for individuals and families with incomes at or below 80 percent of the area median income (AMI), and rental housing in which at least 20 percent of the units are reserved for households with incomes at or below 50 percent of area median income. The subsidy may be in the form of a grant or a below-cost or subsidized interest rate on an advance. AHP funds are primarily available through a competitive application program at each of the FHL Banks.

Multi-family Housing Program (MHP) - The State Department of Housing and Community Development provides deferred payment loans through the MHP program. The cost is based on 3 percent simple interest on the unpaid principal over a 55-year term. Local public entities, for-profit and non-profit corporations, and others are eligible applicants through the Program's Notice of Funding Availability process. Under this program, funds awarded may be utilized for new construction, rehabilitation, or acquisition and rehabilitation of permanent or transitional rental housing, and the conversion of nonresidential structures to rental housing. Projects are not eligible if construction has commenced as of the application date, or if they are receiving 9 percent federal Low Income Housing Tax Credits.

Proposition 1C (Prop 1C) ï State of California Prop 1C extended the nationôs largest state-funded affordable housing assistance effort. The Stateôs voters approved the measure by a substantial margin, authorizing $2.85 billion in State General Obligations bonds to continue several housing assistance programs, and to begin new programs to improve infrastructure to support housing. There may be limited funding balance; however, the City continues to respond to all applicable notices of funding availability.

Chapter Five – 2008-2013 Program Accomplishments

This chapter includes an analysis of program performance from the 2008-2013 Housing Element programs that worked toward the preservation and affordability of housing in Fresno.

State law (California Government Code Section 65588[a]) requires each jurisdiction to review its housing element as frequently as appropriate and evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- The effectiveness of the Housing Element in attainment of the community's housing goals and objectives; and
- The progress in implementation of the Housing Element

This evaluation provides valuable information on the extent to which programs have achieved stated objectives and whether these programs continue to be relevant to addressing current and future housing needs in Fresno. The evaluation provides the basis for recommended modifications to policies and programs and the establishment of new housing objectives.

San Ramon Apartments, completed in 2014

Listed below in Table 5-1 is each 2008-2013 Housing Element Program, corresponding accomplishment, and its measurable success.

Table 5-1: Program Performance (2008-2013 Housing Element)

2008 Housing Element Program	Program Performance and Continued Appropriateness
Program 1.1.1a – Complete the Activity Center Study by January 1, 2010. Complete the Activity Center Study (by January 1, 2010) to evaluate land use and transportation alternatives of the designated activities centers, intensity corridors and mid-rise high-rise corridor.	In 2007/2008 the City, in its effort to implement the General Plan, commissioned technical studies to determine the specific types of land uses and transportation systems that should be accommodated within the Activity Centers and along the Intensity Corridors. This information was incorporated into the updated General Plan, adopted in 2014 and the City's newly adopted (2015) Development Code, which includes development standards for three mixed-use districts. This program is implemented and is removed from the 2015 Housing Element.
Program 1.1.1.b – Complete a comprehensive update of the zoning ordinance Complete a comprehensive update of the zoning ordinance, including adoption of the Form Based Codes where appropriate, by July 1, 2012.	The City adopted a comprehensive update of the Development Code in 2015. This program is implemented and is removed from the 2015 Housing Element.
Program 1.1.1.c – Adopt the land use plan for the Southeast Growth Area (SEGA) Adopt the land use plan for the Southeast Growth Area prior to 2013.	The SEGA administrative draft plan was completed and aspects of this plan were incorporated into the updated General Plan adopted in 2014. This program is implemented and is removed from the 2015 Housing Element.
Program 1.1.2 – One Stop Processing The City will improve the one stop process through the Development Partnership Center (DPC) to expedite processing of affordable housing projects.	The City of Fresno has established an easy to follow, customer-focused approval process, known as Business-Friendly Fresno. Business-Friendly Fresno establishes accountability and clear protocols and authority for decision-making that align with the General Plan, Development Code, and pre-zoning. The program establishes an optimized process based on the complexity of a project. Part of the Business-Friendly Fresno program includes the Development Review Committee established for the purpose of one stop processing and project streamlining. The City endeavors to meet and exceed the Business-Friendly Fresno processing deadlines for affordable housing projects. This program is implemented but will remain in the 2015 Housing Element to focus on continued streamlining of the development process and will be retitled Business-Friendly Fresno.

Table 5-1: Program Performance (2008-2013 Housing Element)

2008 Housing Element Program	Program Performance and Continued Appropriateness
Program 1.1.3 – Reduced Housing Costs The City will continue assisting Low Income Housing Tax Credit (LIHTC) applicants and reduce inner city housing project application fees.	Between 2008 and 2014, the City evaluated 25 LIHTC applications and local developers were awarded over $41 million in LIHTC. The City continues to provide reduced development fees as an incentive to promote development in the urban core. This program is an important component of the City's affordable housing strategy and will remain in the 2015 Housing Element.
Program 1.1.4 – Institutional Barriers The City will identify land use policies, ordinances and procedures, and other potential local state and federal regulations that may act as institutional barriers to the development and/or rehabilitation of affordable housing and develop maximum densities for single- and multi-family housing developments.	The City adopted a comprehensive update of the Development Code in 2015 which included a comprehensive review of the City's development standards and procedures. The updated Development Code establishes maximum densities within each district that allows residential single- and multi-family housing developments. Setback regulations and other requirements were tailored to facilitate the achievability of maximum densities in the updated Development Code. This program is removed from the 2015 Housing Element and replaced with a policy directing the City to periodically review its development policies and processes to identify institutional barriers to the development and/or rehabilitation of affordable housing.
Program 1.1.5 – Complaint Referral The City Housing and Community Development Division, through the Fair Housing Council of Central California (FHCCC), will refer inquiries and landlord/tenant complaints concerning housing discrimination to the applicable regulatory body (State Department of Fair Employment and Housing, HUD, or private council) for processing during the plan period. The FHCCC and the City will disseminate fair housing information citywide by sponsoring workshops, housing information fairs, and monitoring of affirmative marketing. The FHCCC will advertise fair housing laws and complaint procedures through literature displays at City and County offices, non-profit organizations such as Central California Legal Services, Lao Family Organizations, Fresno Interdenominational Refugee Ministries, Central Valley Regional Center, property management organizations, lenders, and other such organizations. Literature will be provided in English, Spanish, Hmong, Cambodian, Vietnamese and Loa. Additional information will be made available through radio, television and other media.	Between 2008 and 2014, the FHCCC received 3,959 complaints, 1,226 of which were escalated. The FHCCC also distributed thousands of pieces of information at over 50 agencies and schools and broadcast several radio programs. This program will remain in the 2015 Housing Element as furthering fair housing choice is an important City goal.

Table 5-1: Program Performance (2008-2013 Housing Element)

2008 Housing Element Program	Program Performance and Continued Appropriateness
Program 1.1.6 – Support of Current Law The FHCCC shall sponsor workshops, housing information fairs, monitor affirmative marketing, and work closely with the State Department of Fair Employment and Housing. The City will use the FHCCC to support enforcement of Fair Housing Laws as expressed in Title 8 of the Civil Rights Act of 1968, as amended. The City will continue to allocate Community Development Block Grant (CDBG) Program funds in the amount of $50,000 annually, as funding permitted.	Between 2008 and 2014 the City provided $275,000 in funds to the FHCCC (an average of close to $40,000 annually). The FHCCC uses the funds to support enforcement of Fair Housing Laws and also distributes fair housing literature to various agencies and schools and broadcasts fair housing related radio programs. This program will remain in the 2015 Housing Element but will be folded into a general fair housing program.
Program 1.1.7 – Fresno Green Implement the Fresno Green Strategy, created in April, 2007 as the Cityôs action plan for achieving sustainability.	A key implementation element of the Fresno Green Strategy was to finalize the incentive-based Green Building Program. This was codified under the Cityôs previous zoning code and was carried forward in the recent (2015) comprehensive update to the Development Code. Fresno Green also called for the City to update the General Plan and zoning code to promote increased densities in activity centers. Under the Cityôs General Plan, the City creates a comprehensive plan for increased densities downtown and along major transit corridors and promotes household conservation of electricity, and strives to change current trends of higher energy use in newer development in order to conserve resources for future growth. The Cityôs Fresno Green Strategy promotes the construction of buildings and communities that are sustainable and environmentally responsible. Incentives for certified Fresno Green development projects include fee reductions and flexibility in developments standards. The Fresno Green Strategy also set a goal to build at least 20% of all future City-sponsored affordable housing units to meet an adopted Green building standard. The City encourages all projects to consider energy and water conservation measures. Parc Grove Commons, a City and Housing Authority partnership project that included 215 apartments in Phase 1 (2011) and 148 apartments in Phase 2 (2014) met green building standards. The program is still relevant to the Cityôs sustainability goals and is included in the 2015 Housing Element.
Program 1.1.8 – Funding Energy Saving Improvements The City will monitor H.R. 6. Energy Independence and Security Act legislation to determine if the City can use a portion of the $10 billion dollar grant fund	Between 2008 and 2014 no applicable HR 6899 NOFAs were identified. While the program is still relevant to the Cityôs sustainability goals, it will be folded into a general

Table 5-1: Program Performance (2008-2013 Housing Element)

2008 Housing Element Program	Program Performance and Continued Appropriateness
for applicable housing related energy-efficient items.	energy conservation program in the 2015 Housing Element.
Program 2.1.1 – Land Demand The City will annually monitor the supply of vacant zoned and residential planned land to ensure that there is at least a continual 10-year supply of planned residential land and at least a 5-year supply of zoned land to meet the needs of all economic sectors of the community.	The 2008 Housing Element identified a variety of sites to meet the RHNA, and promised to rezone additional sites to increase capacity for affordable housing to meet the remaining unaccommodated need. In 2015, the City Council adopted a new Development Code (consistent with the General Plan adopted in 2014ð the culmination of a four year comprehensive planning process) which established residential densities of up to 45 units per acre. The Development Code update resulted in an increased potential development capacity. The Zoning Map (adopted in 2016) implements the Development Code. In the interim, a translation table was adopted so that new zoning standards would apply throughout the city until the new Zoning Map was adopted. Although the Cityõs vacant residential land inventory under the newly adopted Development Code has a capacity in excess of the Cityõs 2008 RHNA commitment, the rezoning was completed at the end of previous planning period, providing limited opportunities for development during the planning period, as required by Housing Element law. As a result, the City of Fresno is addressing a carryover of 3,515 lower-income units from the 2008-2014 RHNA in addition to the new 2013 RHNA. The City reviewed all zone changes on sites identified in the 2008 Housing Element (zone changes 2008-2015) and confirmed that cumulatively on those sites, an increase in capacity occurred. To ensure adequate sites during the planning period, this program will remain in the 2015 Housing Element, to maintain an inventory of available housing sites.
Program 2.1.2 – Reduction in Density The City shall comply with the density reductions of State Law.	The City of Fresno adopted a Density Bonus Ordinance in 2007 that was carried forward into Article 22 of the Development Code that is in accordance with California Government Code Section 65915. Granting density bonuses are allowed by State Law and represent a routine function of the Cityõs planning and building departments. The Density Bonus provisions available to developers will be folded into a general affordable housing program that will also include the Cityõs TOD Height and

Table 5-1: Program Performance (2008-2013 Housing Element)

2008 Housing Element Program	Program Performance and Continued Appropriateness
	Density Bonus program.
Program 2.1.3 – Central Community Plan Area Housing The City shall ensure that priority and expedient processing is extended to construction of new housing in the Central Community Plan Area (generally bound by State Routes 41, 99, and 180) by processing completed (after Development Partnership acceptance) plans consistent with rezoning, and Site Plan Review and Conditional Use Permit applications for permitting within an average of 75 working days.	The City provides priority processing to all projects within the boundaries of the Downtown/Central Community Plan Area. Between 2008 and 2014, 9 projects were processed and several more have been discussed. The program is still relevant to the City's infill development goals and is included in the 2015 Housing Element.
Program 2.1.4 – Inner City Residential Development The City shall continue to provide reduced application fees and priority processing for single- and multi-family projects within the Inner City Fee Program area, as referenced in the Municipal Code, to create approximately 700 housing units. The Inner City Development Policy permits residential projects in the eligible areas to be given processing priority and reduced processing fees from 10 to 50 percent.	The City continues to offer significantly reduced application processing fees to encourage residential development in designated Inner City Areas. Between 2008 and 2014, developments with a total of 240 units were approved. The target goal was not achieved; however, the City's recent comprehensive planning efforts to update the General Plan, Development Code, and provide new Downtown zoning standards are anticipated to further stimulate development interest in the Inner City area. The program is still relevant to the City's development goals within the Inner City Area and is included in the 2015 Housing Element.
Program 2.1.5 – Other Infill Housing The City and RDA shall acquire sites to accommodate up to 300 units to be constructed as low-income affordable housing, utilizing non and for-profit builders, and housing agencies. The City was to review each State-issued NOFA for applicability to infill housing goals.	The RDA, through the Community Housing Partnership program with the Housing Authority, completed major rehabilitation and sale of 13 affordable units between 2008 and 2011. Effective February 1, 2012, all redevelopment agencies in the State of California were dissolved pursuant to AB 1X 26. In addition, as reported in the 2014-2015 CAPER, the City has leveraged HOME funds to assist with the construction/rehabilitate an additional 288 affordable housing units (386 N. Park, Viking Village, Cedar Court, Fultonia West, and Laval). In prior years, additional funding supported Bridges at Florence, Sierra Gateway II, CityView, and Parc Grove Commons (resulting in an additional 427 affordable units). Due to loss of Redevelopment funding (and the lack of an alternative funding source), this program is removed from the 2015 Housing Element, and new programs pertaining to the identification of additional funding sources and local partnerships are included.
Program 2.1.6 – Multi-family Land Supply The City will amend the Zoning Ordinance to establish a site plan review procedure for multi-family uses in multi-family zones on lots greater than 2 acres, by June 30, 2010.	The City's previous Development code required a CUP for multi-family developments on lots greater than two acres. The City adopted a comprehensive update of the Development Code in 2015. The new Development code does not require a CUP for

Table 5-1: Program Performance (2008-2013 Housing Element)

2008 Housing Element Program	Program Performance and Continued Appropriateness
	these developments in the cityôs Residential Multi-Family Districts. This program is implemented and is removed from the 2015 Housing Element.
Program 2.1.6a – Facilitate the Development of Multi-family Housing Affordable to Lower Income Households The City will identify and rezone approximately 500 acres of vacant land to the R-2 or R-3 zoning district, allowing exclusively residential uses by right without a Conditional Use Permit or other discretionary action and a minimum of 20 units per acre. Additionally, the City will identify and rezone approximately 200 acres of vacant land to the R-3 or R-4 zoning district, allowing exclusively residential uses by right without a Conditional Use Permit or other discretionary action and a minimum of 38 units per acre.	This program is no longer needed and is removed from the 2015 Housing Element. The Density Bonus provisions available to developers will be folded into a general affordable housing program. The Fresno City Council adopted a new Development Code which established residential densities of up to 45 units per acre in both the Multi Family High Density and the Regional Mixed Use districts. Densities in the Multi Family Urban Neighborhood district and in the Corridor/Center Mixed Use district were established to allow up to 30 units per acre. The Development Code update resulted in an increased potential development capacity. As a result, the Cityôs vacant land inventory has a capacity of over 33,000 units in the appropriate income categories, and additional capacity (over 3,000 units) on underutilized sites. These figures meet both the Cityôs 2008 unaccommodated need and the current RHNA planning numbers. Using the maximum densities allowed plus the potential increase from the City (Transit-Oriented Development (TOD) Height and Density Bonus) and State Density Bonus programs provide the opportunity for significantly higher capacity on these sites than was assumed in this conservative analysis.
Program 2.1.7 – Multi-family Land Supply The City will review applicable State legislation to ensure that its plans and Zoning Ordinance are consistent with State law. Whenever possible, the Cityôs housing yield per acre shall be increased; conserving land, services, and costs. The City shall also review the potential higher yield through flexibility in or removal of governmental constraints such as street width, setback, coverage, and lot size requirement as set forth in the new policies and code changes.	The City conducted a comprehensive 4-year process to update the General Plan (adopted in 2014). Through that process, consistency with new State laws was achieved, and the Cityôs total anticipated residential development potential was increased. Through the General Plan update, an additional 4,355 acres now permit residential development, and the anticipated population build-out increased by nearly 23 percent. Much of this population is anticipated to be located in infill/high density areas, including Bus Rapid Transit corridors and Downtown. To implement the General Plan, the City adopted a comprehensive update of the Development Code in 2015 which included a comprehensive review of the

Table 5-1: Program Performance (2008-2013 Housing Element)

2008 Housing Element Program	Program Performance and Continued Appropriateness
	City's development standards. The updated Development Code establishes residential densities of up to 45 units per acre in three Downtown districts, the Multi Family High Density district, and the Regional Mixed Use district. Densities in the Multi Family Urban Neighborhood district and in the Corridor/Center Mixed Use district were established to allow up to 30 units per acre. The Development Code was crafted to ensure that development standards allowed maximum densities to be achieved. The City has reviewed all zone changes on sites identified in the 2008 Housing Element (zone changes 2008-2015) and confirmed that cumulatively on those sites, an increase in capacity occurred. This program is removed from the 2015 Housing Element and replaced with a policy directing the City to review applicable State legislation to ensure that its plans and Zoning Ordinance are consistent with State law.
Program 2.1.7a – Maximum Density Whenever possible, density shall be increased, conserving land, services and costs. The City Development and Resource Management Department was to review its development standards such as street width, setback, coverage, height, parking and lot size requirements and amend zoning and development standards in the R-3 and R-4 zoning districts, and facilitate maximum densities.	This program is no longer needed and is removed from the 2015 Housing Element. The City adopted a comprehensive update of the Development Code in 2015 which included a comprehensive review of the City's developments standards. The updated Development Code establishes residential densities of up to 45 units per acre in the Multi Family High Density and the Regional Mixed Use districts. Densities in the Multi Family Urban Neighborhood district and in the Corridor/Center Mixed Use district were established to allow up to 30 units per acre. Prior to the comprehensive update of the Development Code, the West Community Plan Area was amended to allow more development at R-3 densities.
Program 2.1.8 – Mixed-Use Zoning The City shall continue to encourage mixed-use developments through its Activity Center Study, which is analyzing the activity centers proposed in Exhibit 6 of the 2025 General Plan and developing density and design recommendations for these mixed-use nodes. In addition, the City was to prepare a Formed Based Zoning Code, which will provide design standards for the City's activity centers and transit corridors.	This program is no longer needed and is removed from the 2015 Housing Element. In 2007/2008 the City, in its effort to implement the General Plan, commissioned technical studies to determine the specific types of land uses and transportation systems that should be accommodated within the Activity Centers and along the Intensity Corridors. This information was incorporated into the updated General Plan, adopted in 2014. In 2008, the City also adopted a

Table 5-1: Program Performance (2008-2013 Housing Element)

2008 Housing Element Program	Program Performance and Continued Appropriateness
	Mixed Use ordinance that permitted mixed use development with a conditional use permit on commercially zoned sites with no density limit. The City adopted a comprehensive update of the Development Code in 2015 which includes development standards for three mixed-use districts. In mixed use districts, residential stand-alone uses are now allowed by right and minimum densities are established to ensure that development is consistent with the character and density established in the Fresno Development Code. The new Development Code reclassified 800 acres of land to Regional Mixed Use with a density of 30-45 units per acre. This mixed use zone district did not exist prior to the adoption of the Code.
Program 2.1.9 – Farmworker Housing Funding and Development The City Housing and Community Development Division shall partner with and encourage local and State non-profits to seek funding for development of new farmworker housing projects.	Between 2008 and 2014 no funding sources for this program were identified. Seeking funding for development of affordable or special needs housing projects is still relevant to the City's affordable housing goals. In the 2015 Housing Element this program is folded into a general affordable housing program.
Program 2.1.10 – Emergency Shelter Grant Allocations The City Housing and Community Development Division shall use Emergency Shelter Grant (ESG) Program funds to support needed social services and review applications annually. Additionally, staff will work with the 10 x 10 Affordable Housing subcommittee for Urban Reinvestment, In-Fill, and Transitional Housing Developments to proactively address the housing issues of our urban core.	The Emergency Solutions Grant (ESG) has replaced the former Emergency Shelter Grant from HUD. ESG funds are used to provide homeless prevention services and to support the operation of emergency shelters for homeless individuals. Historically, the City receives approximately $389,000 in ESG funds. The ESG program is still relevant to the City's affordable housing goals and is included in the 2015 Housing Element. The 10 x 10 Affordable Housing Committee was eliminated in 2009 and therefore that portion of the program will be removed.
Program 2.1.11 – Zoning for Emergency and Homeless Shelters The City Development and Resource Management Department shall, within one year of submission of the Housing Element, identify a zoning district or districts where emergency and homeless shelters were allowed as a permitted use, in compliance with State Government Code Section 65583(a)(4), and revise its Zoning Ordinance accordingly. Furthermore, the City will adopt the State definition which states that emergency and homeless shelters were to be defined as housing with minimal supportive services for homeless persons that has	This program is no longer needed and is removed from the 2015 Housing Element. The City adopted a comprehensive update of the Development Code in 2015. Consistent with State law, emergency shelters are allowed without discretionary review in the RMX, CG, RBP, IL, and PI zoning districts. In addition to the same land use regulations and development standards that apply to all development within the identified districts (e.g., lot size, setbacks, building height, etc.), an emergency shelter proposed in these district must comply with operational standards found in Section

Table 5-1: Program Performance (2008-2013 Housing Element)

2008 Housing Element Program	Program Performance and Continued Appropriateness
occupancy requirements of six months or less by a homeless person and that is not withheld due to a clientõs inability to pay.	15-2729 of the Development Code and allowed under State law.
Program 2.1.12 – Zoning for Special Needs Housing The City shall, within one year of submission of the Housing Element, review the Zoning Ordinance for consistency with State Government Code 65583(a)(7) regarding appropriate levels of permit review for special needs housing development applications. ñSpecial needs housingò means housing for disabled persons with special or supportive services that allow them to live independently.	This program is implemented and is removed from the 2015 Housing Element and replaced with a policy addressing special needs housing. The City adopted a comprehensive update of the Development Code in 2015 and addressed State laws related to residential care facilities and supportive and transitional housing. Residential Care Facilities Limited (those serving 6 or fewer clients) are allowed by right in all zones that allow residential uses subject to the same development standards and permit processing standards as other residential uses in those zones, pursuant to the California Lanterman Developmental Disabilities Services Act. Residential Care Facilities General (those serving more than 6 clients) are permitted by right in the RM-2 and RM-3 districts and conditionally permitted in the residential single-family districts (RS-1 to RS-5), the RM-1 district, and in the CMS district. Also, the City of Fresno Development code specifies that transitional and supportive housing constitutes a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same district. Reasonable accommodation procedures are also included in the updated Development Code.
Program 2.1.13 – Transitional and Supportive Housing The City shall continue to utilize available funds and/or seek funding to support the Fresno-Madera Continuum of Care, a local collaborative of homeless services providers, and construct a minimum of 100 transitional housing units. Additionally, the City shall, within one year of submission of the Housing Element, amend its zoning ordinance to identify the development of transitional and/or supportive housing as a residential use, and only subject to those restrictions that apply to other residential uses of the same type in the same zone, in compliance with State law.	This program is no longer needed and is removed from the 2015 Housing Element. A policy will remain that directs the City to support the Fresno-Madera Continuum of Care. The City adopted a comprehensive update of the Development Code in 2015 and addressed State laws related to the siting of supportive and transitional housing. The City of Fresno Development Code specifies that transitional and supportive housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same district. Each year, the City allocates ESG funds to assist with shelter and outreach, homelessness prevention, and rapid rehousing, helping homeless persons make the transition to permanent housing

Table 5-1: Program Performance (2008-2013 Housing Element)

2008 Housing Element Program	Program Performance and Continued Appropriateness
	and independent living.
Program 2.1.14 – Single Room Occupancy Housing The City will amend the Zoning Ordinance, within one year of submission of the Housing Element, to comply with the State law on single room occupancy to permit development, by right, in appropriate zone districts.	This program is no longer needed and is removed from the 2015 Housing Element. The City adopted a comprehensive update of the Development Code in 2015 and addressed the siting of on single room occupancy (SRO) units. The City of Fresno Development code specifies that buildings that provide SRO dwellings are allowed by right in the CG district.
Program 2.1.15 – Very-Low Income Large Family Single- and Multi-Family Housing The City, RDA and Housing Authority, shall investigate funding sources, develop partnerships and apply for available local, State, and federal funds to assist in the production of 400 large family units.	Effective February 1, 2012, all redevelopment agencies in the State of California were dissolved pursuant to AB 1X 26. As reported in the 2014-2015 CAPER, the City has leveraged HOME funds to assist with the construction of an additional 288 units of affordable housing (386 N. Park, Viking Village, Cedar Court, Fultonia West, and Laval). In prior years, additional funding supported Bridges at Florence, Sierra Gateway II, CityView, Parc Grove Commons and Plaza Mendoza (resulting in an additional 427 affordable units). Due to loss of Redevelopment funding (and the lack of an alternative funding source), the RDA source is removed from the 2015 Housing Element but the general intent of this program will be folded into a general affordable housing program.
Program 2.1.16 – Extremely Low-, Very Low- and Low-Income Senior Housing The City, RDA, and Housing Authority, shall seek and apply to funding sources and partner with local and statewide non-profits and for-profits in applying for funds and encouraging the construction of at least 400 units for extremely low-, very low-, and low-income seniors (typically age 65 years and over; may vary by funding source and program).	Between 2008 and 2014, the City provided $4.4 million in funding to help in the development of six senior housing developments. Effective February 1, 2012, all redevelopment agencies in the State of California were dissolved pursuant to AB 1X 26. As reported in the 2014-2015 CAPER, the City has leveraged HOME funds to assist with the construction of an additional 288 units of affordable housing (386 N. Park, Viking Village, Cedar Court, Fultonia West, and Laval).In prior years, additional funding supported Bridges at Florence, Sierra Gateway II, CityView, Parc Grove Commons and Plaza Mendoza (resulting in an additional 427 affordable units). Due to loss of Redevelopment funding (and the lack of an alternative funding source), the RDA source is removed from the 2015 Housing Element but the general intent of this program will be folded into a general affordable housing program.

Table 5-1: Program Performance (2008-2013 Housing Element)

2008 Housing Element Program	Program Performance and Continued Appropriateness
Program 2.1.17 – Other Extremely Low- and Very Low-Income Housing The City, RDA, Housing Authority in conjunction with non- and for-profit developers, shall provide financial assistance to develop, at least 1,000 units for other extremely low- and very low-income households. Additionally, staff will partner with the 10 x 10 Affordable Housing subcommittee for Expanding Affordable Housing Resources and New Financing by continuing to seek and support additional housing resources, develop guidelines for the implementation of a local and regional housing trust fund, and identify funding priorities for the City's set aside housing trust fund.	Between 2008 and 2014, the City provided $7.4 million in funding to help in the development of 5 housing developments. Effective February 1, 2012, all redevelopment agencies in the State of California were dissolved pursuant to AB 1X 26. Due to loss of Redevelopment funding (and the lack of an alternative funding source), the RDA source is removed from the 2015 Housing Element but the general intent of this program will be folded into a general affordable housing program. The 10 x 10 Affordable Housing Committee was eliminated in 2009.
Program 2.1.18 – Inclusionary and Alternative Housing Policy Programs The City's 10 x 10 Affordable Housing Strategy shall investigate alternative housing policies and comparable programs to help increase the supply of affordable housing. Also, the RDA, as required by the California Redevelopment Law, shall utilize mandated inclusionary housing policies to assist in the production of low- to moderate-income housing units.	Effective February 1, 2012, all redevelopment agencies in the State of California were dissolved pursuant to AB 1X 26. The 10 x 10 Affordable Housing Committee was eliminated in 2009. Due to loss of Redevelopment (and the lack of an alternative funding source), the RDA source is removed from the 2015 Housing Element. The intent of the program will be folded into a general affordable housing program.
Program 2.1.19 – Proposition 1C Program The City shall review published Proposition 1C notices for funding availability and cause applications to be prepared for various City housing programs, projects, and activities.	In 2008, 2010, and 2011, the City applied for and received $1.5 million (total $4.5 million) in CalHome Program funds to augment its First-Time Homebuyer Program and Home Improvement Program. In 2009, two projects were awarded a total of $7 million in Prop 1C Program funds. In 2010, the City applied for and received $856,525 in Housing Related Parks Program funds to make improvements to the Ted C. Wills Community Center and Dickey Park. In 2013, the City applied for and received $1.5 million in Housing Related Parks Program funds to make improvement to Pilibos Park, Radio Park, and Holmes Park. In the 2015 Housing Element this program is folded into a new program calling for partnerships with affordable housing developers and pursuing funding sources for housing programs, projects, and activities.
Program 2.1.20 – Strengthening Partnerships with Affordable Housing Developers The City and RDA shall continue the on-going efforts to strengthen partnerships and relationships with affordable housing developers by encouraging funding applications to applicable funding sources,	The City continues to partner with local developers in an effort to leverage available public and private funding. Effective February 1, 2012, all redevelopment agencies in the State of California were dissolved

Table 5-1: Program Performance (2008-2013 Housing Element)

2008 Housing Element Program	Program Performance and Continued Appropriateness
providing staff expertise, encouraging local capacity building and attracting large investors to facilitate the construction of new affordable housing units and incentivize self-help type single-family housing construction for extremely low-income households.	pursuant to AB 1X 26. Due to loss of Redevelopment (and the lack of an alternative funding source), the RDA source is eliminated and the program modified in the 2015 Housing Element to focus on continued coordination with the development community to facilitate the development of affordable housing.
Program 2.1.21 – Zoning for Agricultural Employees (Farmworker) Housing The City Development and Resource Management Department shall, within one year of submission of the Housing Element, adopt a program to amend the Zoning Ordinance to bring into compliance with Health and Safety Code Sections 170021.5, 17021.6 and Government Code Sections 51238 and 51238.5 to encourage and facilitate a variety of housing types of agricultural employees.	The Fresno Development Code defines Agricultural Labor Housing as living accommodations for employees and their immediate families employed for the exclusive purpose of agricultural pursuits either on the premises or off site. It includes single- or multi-unit dwellings, including mobile homes and dormitories. Agricultural labor housing is permitted by right in the Buffer (B) district. This program will be replaced by a program directing the City to review the Development Code to ensure continued compliance with the Employee Housing Act.
Program 2.1.22 – Single Room Occupancy Housing The City shall, within one year of submission of the Housing Element, amend the Zoning Ordinance to comply with State law on single room occupancy housing, to permit them, by right, in the appropriate zone district.	This program is implemented and is removed from the 2015 Housing Element. The City adopted a comprehensive update of the Development Code in 2015 and addressed the siting of single room occupancy (SRO) units. The City of Fresno Development code specifies that buildings that provide SRO dwellings are permitted by right in the CG zone and conditionally permitted in the RM-2 and RM-3 districts.
Program 3.1.1 – Comprehensive Code Enforcement The City Community Revitalization Division (formerly Code Enforcement) shall set a goal of assertively conducting targeted neighborhood inspections of 35,000 housing units for potential health and safety issues and advise on available financial assistance (7,000 units annually in targeted neighborhoods. Additionally, the Community Revitalization Division's Safe Housing and Vacant Structure Team, and all Area Teams as needed, will continue to improve neighborhoods throughout Fresno and increase livability by creating safe and healthy conditions, removing blight, educating citizens, promoting pride of ownership and building collaborative relationships with the community.	Between 2008 and 2014, the City's Code Enforcement Division completed over 120,000 inspections. This program will remain in the 2015 Housing Element with modified quantifiable objectives consistent with available funding.
Program 3.1.2 – Neighborhood Infrastructure The City Public Works Department shall commit its best efforts to provide services, within budgetary allocations, for neighborhood infrastructure such as	Between 2008 and 2014, the City completed over 200 neighborhood infrastructure projects costing over $146 million. Projects included road, traffic signal, water, and sewer infrastructure related

Table 5-1: Program Performance (2008-2013 Housing Element)

2008 Housing Element Program	Program Performance and Continued Appropriateness
curbs, gutters, sidewalks, streets, ramps, driveway approaches, curb cuts, wheelchair ramps, and street lights necessary to accommodate existing units and facilitate development of undeveloped or underdeveloped properties, to assist at least 2,500 households.	projects. Ensuring neighborhood infrastructure maintenance is an important City goal. This program will remain in the 2015 Housing Element.
Program 3.1.3 – Public Utilities Sewer and Water Deficiencies The City Department of Public Utilities will develop written policies and procedures that ensure water and sewer services are to be provided as a priority for development that included units affordable to lower income households, contingent on the development applicationõs compliance with all entitlement requirements. Additionally, as is current practice, the City will ensure that all development applications are considered, reviewed, and approved without prejudice to the proposed residents, contingent on the development applicationõs compliance with all entitlement requirements.	The City of Fresno Department of Public Utilities has executed a priority wastewater collection and water services policy for affordable housing development. This program will be modified in the 2015 Housing Element to remove the program components that have already been implemented.
Program 3.1.4 – Enhance Police Service to High Crime Neighborhoods The City Police Department shall continue to focus on strategies to reduce Part I crimes. In addition, the Department will continue its prevention and intervention programs such as the Police Activities League, Mayorõs Gang Prevention Initiative and the Lifeskills Program in an effort to reduce crime in high-crime neighborhoods.	The Police Department addressed crimes through their use of proactive programs. Most years between 2008 and 2014, the City saw a reduction in crimes reported. Reducing crime and ensuring safety is an important City goal. This program is included in the 2015 Housing Element.
Program 3.2.1 – Housing Rehabilitation The City, RDA, and Housing Authority shall utilize information from the Housing Quality Survey to rehabilitate 2,000 single- and multi-family dwelling units (1,500 minor, 300 moderate, 120 substantial, and 80 emergency repairs).	Between 2008 and 2014, 258 weatherization, senior paint, emergency grant, and home rehabilitation projects were completed. These projects have been funded primarily with CalHome and CDBG funds. Effective February 1, 2012, all redevelopment agencies in the State of California were dissolved pursuant to AB 1X 26. Due to loss of Redevelopment (and the lack of an alternative funding source), the RDA source is eliminated and the program modified in the 2015 Housing Element to focus on non-RDA funding and objectives that reflect current and anticipated funding levels.
Program 3.2.2 – Housing Replacement The City in partnership with the RDA and the Housing Authority shall replace or reconstruct at least 60 dilapidated units that suffer from excessive neglect and were not fit for human habitation.	Between 2008 and 2014, no dilapidated units were replaced. Effective February 1, 2012, all redevelopment agencies in the State of California were dissolved pursuant to AB 1X 26. Due to loss of Redevelopment (and the lack of an alternative funding source), the RDA source is eliminated and the program is removed from the

Table 5-1: Program Performance (2008-2013 Housing Element)

2008 Housing Element Program	Program Performance and Continued Appropriateness
	2015 Housing Element.
Program 3.2.3 – Home Buyer Assistance The City shall set aside funds for the first-time home buyer program to assist 500 households during the planning period.	Between 2008 and 2014, 111 first time homebuyers were assisted with funding from CalHome and the Neighborhood Stabilization Program. This program will remain in the 2015 Housing Element with modified objectives that reflect current and anticipated funding levels.
Program 3.2.4 – Redevelopment Housing Sites The City and the RDA shall acquire 30 blighted properties to develop as new residential housing.	Between 2008 and 2011, the RDA acquired 20 blighted properties. Effective February 1, 2012, all redevelopment agencies in the State of California were dissolved pursuant to AB 1X 26. Due to loss of Redevelopment (and the lack of an alternative funding source), the RDA source is eliminated and the program removed from the 2015 Housing Element.
Program 3.2.5 – Comprehensive Housing Quality Survey The City Development and Resource Management Department will conduct a comprehensive housing quality survey during the planning period. The findings shall be incorporated into the upgraded Geographic Information System (GIS) to track housing conditions and permits issued for repair.	This program was canceled due to a lack of funding. This program is removed from the 2015 Housing Element.
Program 4.1.1 – At-Risk Housing The City and RDA shall participate in securing the continued affordability of at-risk housing units through preservation and replacement. The City will continue to partner with the Fresno area office of the U.S. Department of Housing and Urban Development, local housing developers and the California Housing Partnership Corporation to pro-actively identify at-risk housing units, and engage owners in developing viable plans to conserve unit affordability. The at-risk housing committee will meet monthly, or more frequently as needed, to prepare strategies for conserving at-risk units. Additionally, the City will update its condominium conversion ordinance in 2008. As the City identifies at-risk units that are considering converting to market rate, the owner or proposed future owner will be encouraged and assisted in applying for local, State or federal housing funds for housing acquisition and/or rehabilitation to assist in the preservation of the at-risk housing.	Between 2008 and 2014, no opt-out notices were received from the City. The newly adopted Development Code (2015) includes standards for new condominiums and condominium conversions and as such this objective is removed from the program. A program addressing affordable housing at risk of conversion to market rate will remain in the 2015 Housing Element.
Program 4.1.2 – Preventing and Alleviating Foreclosure The City Development and Resource Management Department will address the foreclosure crisis by applying for funding programs to alleviate foreclosure, partnering with local foreclosure counseling service providers to assist families from	The City continues to partner with the local Community Housing Council which provides counseling services to homeowners facing foreclosures. The City also adopted two ordinances related to foreclosed properties. Between 2008 and 2011 the City received $14.1 million in Neighborhood Stabilization funds to provide

Table 5-1: Program Performance (2008-2013 Housing Element)

2008 Housing Element Program	Program Performance and Continued Appropriateness
entering foreclosure procedures and enacting local ordinance to incentivize quick alleviation of already foreclosed homes. The City Housing and Community Development Division will monitor implementation of the Neighborhood Stabilization Act (H.R. 5818). The City will actively partner with the Community Housing Council's Housing Resource Center. In addition, within one year of the adoption of the Housing Element, the City will update its Vacant Building Ordinance. In addition, within one year of the adoption of the Housing Element, the City will update its Vacant Building Ordinance to better address the problems associated with buildings that have been vacated due to foreclosure. The changes include, but are not limited to, shortening the time allowed between citation issuance and an increasing fee scale per citation. These changes are meant to motivate the owners of the vacant buildings to address the issues associated with abandonment in a more timely and efficient manner. Thereafter the City will work with local community groups to prepare a public education and outreach campaign addressing the resources available to avoid and/or alleviate foreclosures.	foreclosure assistance. In 2015, the City Council amended the Vacant Blighted Building Ordinance, including an amendment to require all buildings that have been or expected to be vacant for longer than 30 days to be registered with the City. The amendment also established a daily fine (rather than a fixed fee fine) to encourage abatement. As the foreclosure crisis has eased relative to the previous planning period, and funding for foreclosure assistance is not as readily available, this program will be replaced in the 2015 Housing Element with a policy encouraging support and coordination of agencies providing foreclosure services.
Program 4.2.1 – Providing Relocation Services as Needed The City Housing and Community Development Division and the RDA shall be legally responsible for the relocation of individuals and families displaced due to redevelopment activities. The City was to provide relocation assistance as prescribed by law.	Effective February 1, 2012, all redevelopment agencies in the State of California were dissolved pursuant to AB 1X 26. Due to loss of Redevelopment (and the lack of an alternative funding source), the RDA source is eliminated and a revised program will be reflected in the 2015 Housing Element.
Program 4.3.1 – Required Reporting by Regional Housing Need Allocation Income Category To ensure standardized and categorized reporting in the Housing Element annual update to the California Department of Housing and Community Development on the targeted income and special groups, all parties reporting accomplishment data to the City shall track housing program accomplishments by income levels.	Annual Reports submitted to the State throughout the planning period reflected tracked accomplishments by the appropriate income categories. Tracking accomplishment data is a routine function of City staff therefore this program is no longer needed and is removed from the 2015 Housing Element as the program objective was met.
Program 4.3.2 – Citywide Public Services Processing for Affordable Housing The City shall provide a copy of the Housing Element to City Departments and responsible agencies to ensure processing for proposed developments that include affordable housing units to lower-income households.	This program accomplishment was met and will remain in the 2015 Housing Element.

Table 5-2 summarizes the quantified objectives contained in the City's 2008-2013 Housing Element, and compares the City's progress in fulfilling these objectives. The City recognizes that it had limited resources to address the varied affordable housing needs in the community. As part of the 2008-2013 Housing Element, the City established a set of quantified objectives for housing construction, rehabilitation, and preservation. The City met a significant portion of construction objectives; however, the 2008 rehabilitation goals fell short. The City met its conservation goals, as no affordable units were converted during the planning period.

Table 5-2: Summary of 2008-2013 Quantified Objectives and Progress

Objectives	Income Levels				Total
	Very Low	Low	Moderate	Above Moderate	
RHNA Objectives					
Goal(a)	5,197	3,355	3,312	9,121	20,967
Progress	738 (14%)	835 (25%)	77 (2%)	12,665 (139%)	14,315 (94%)
Rehabilitation Objectives					
Goal(b)	2,000		--	--	2,000
Progress	324 (16.2%)		--	--	324 (16.2%)
Conservation/Preservation Objectives					
Goal(c)	804		--	--	
Progress	804(100%)		--	--	804(100%)

Notes:
a. Represents the City's RHNA for the 2006-2014 planning period.
b. Represents objectives for Housing Rehabilitation Program
c. Refers to maintenance of the existing affordable housing stock at risk of conversion to market rate housing (804 units as indicated in the 2008 Housing Element).

CHAPTER SIX – HOUSING PLAN

Housing Plan

The intent of the Housing Element is to ensure that the City makes a good effort and commits available resources to meeting the housing needs of all economic segments of the community. The Housing Element sets forth long-term goals and policies, as do other General Plan Elements, but also provides specific programs to meet those needs, as specified in state law. The housing objectives and policies included in the Fresno Housing Element, as well as the actions (programs) that the City will undertake to meet its housing needs, are discussed in this Chapter. An identification of funding sources, responsible entities, and time frames for implementation is also presented.

Renaissance at Santa Clara, Single Room Occupancy Housing, completed in 2012

The Housing Element objectives, policies, and programs aim to:

- Provide adequate sites to meet the 2015-2023 RHNA;
- Assist in the development of housing to meet the needs of lower-income households
- Address and where appropriate, and legally possible, remove governmental constraints to housing development;
- Conserve, preserve, and improve the condition of the existing affordable housing stock; and
- Promote equal housing opportunity.

These objectives are required by and delineated in state law (California Code Section 65583 [b][1]).

Objectives, Polices, and Programs

Objective H-1: Provide adequate sites for housing development to accommodate a range of housing by type, size, location, price, and tenure.

- **Policy H-1-a:** Implement land use policies and standards that allow for a range of residential densities and products that will enable households of all types and income levels the opportunity to find suitable ownership or rental housing.
- **Policy H-1-b:** Encourage development of residential uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes.
- **Policy H-1-c:** Promote the development of affordable and special needs housing near transit and/or smart growth areas.

Program 1 – Adequate Sites

The City of Fresno has a remaining RHNA of 19,297 units for the 2015-2023 RHNA period after credits for permitted or approved units are taken into consideration.

The City's previous Housing Element (2008-2013) committed to an adequate sites rezoning program. The expected capacity of the sites to be rezoned far exceeded the capacity needed to meet the 2008 RHNA. After a comprehensive update to the General Plan (Fresno General Plan, adopted in 2014), the City drafted a new Development Code and Zoning Map which resulted in significantly increased potential development capacity. Although the City's vacant residential land inventory under the newly adopted Development Code has a capacity in excess of the City's 2008 RHNA commitment, the rezoning was completed at the end of previous planning period, providing limited opportunities for development during the planning period, as required by Housing Element law. AB 1233 (Government Code Section 65584.09) requires the City to identify and if necessary rezone sites in the first year of the current planning period to address the unaccommodated lower-income RHNA from the previous planning period. This requirement is in addition to the requirement to identify other specific sites to accommodate the RHNA for the current planning period. The City of Fresno must carry over 3,516 lower-income units from the 2008-2014 RHNA. Combined, the

unaccommodated portion of the 2008 lower-income RHNA and the remaining 2013 RHNA for the 2013-2023 Planning Period is 22,813 units.

The City of Fresno is not responsible for the actual construction of these units. The City is, however, responsible for creating a regulatory environment in which the private market could build these units. This includes the creation, adoption, and implementation of General Plan policies, zoning standards, and/or incentives to encourage the construction of various types of units.

The residential sites inventory consists of over 4,526 acres of vacant land with capacity to yield at least 36,337 new units. Overall, the City has the ability to adequately accommodate, and significantly exceed, the Cityõs RHNA (unaccommodated 2008 RHNA plus remaining 2014 RHNA) under existing General Plan and Development Code standards. The City will maintain an inventory of available sites for residential development and provide it to prospective residential developers upon request.

Responsibility: Development and Resources Management Department
Funding Source: General Fund
Timeframe/Objective: Ongoing implementation and annual assessment of status of housing sites inventory as part of the annual reporting process.

Program 2: Residential Densities on Identified Sites

Government Code §65863 states that no jurisdiction shall ñreduce, or require, or permit the reduction of, the residential density for any parcel to, or allow development of any parcel at, a lower residential density, or allow development at a lower residential density than projectedò for sites identified in the Housing Element sites inventory unless the jurisdiction makes written findings that the reduction is consistent with the General Plan, and that the remaining sites identified in the Housing Element are adequate to accommodate the jurisdictionõs need.

The City of Fresno will evaluate residential development proposals for consistency with goals and policies of the General Plan and the Housing Element Sites Inventory. So long as the residential sites inventory continues to exceed the Cityõs RHNA as set forth in Program 1, the City will make the necessary written findings regarding the reductionõs consistency with the General Plan. If a proposed reduction of residential density will potentially result in the residential sites inventory failing to accommodate the RHNA, the City will consider an amendment to the Housing Element in order to restore capacity to the sites inventory, before acting on a density reduction.

Responsibility: Development and Resources Management Department
Funding Source: General Fund
Timeframe/Objective: Ongoing implementation: as part of the entitlement review process, evaluate new projects for consistency with General Plan objectives as they relate to housing and the RHNA obligations. Establish procedure for the review process by December 2016.

Program 3: Annual Reporting Program

Achieving consensus on housing policy and proposed housing developments can be a difficult process. Through active and continued dialogue with stakeholders and neighborhood groups, the likelihood of achieving neighborhood consensus for new housing policy and developments is increased significantly. Fresno supports efforts to help residents be more informed about housing facts, which will help them provide sound direction on housing solutions. Fresnoõs has a Housing and Community Development Commission that can help facilitate this annual evaluation. Information provided would include exploring avenues to help residents understand development tradeoffs, the benefits of affordable housing, and implementation of measures necessary to implement the Cityõs vision for a vibrant and lively community.

Objectives: Partner with housing advocates and organizations to provide annual information to the community on housing density and affordable housing. Reach out to the community regarding these topics annually as part of a Housing Element Annual Report on annual progress. Notify and invite interested community members to attend and discuss housing production progress at a public hearing.

Responsibility:	Development and Resources Management Department, Housing and Planning Divisions
Funding Source:	General Fund
Timeframe/Objective:	Partner with housing advocates and organizations to provide annual information to the community on housing density and affordable housing. Reach out to the community regarding these topics annually as part of a Housing Element Annual Report on annual progress. Notify and invite interested community members to attend and discuss housing production progress at a public hearing.

Objective H-2: Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households.

- **Policy H-2-a:** Facilitate housing development that is affordable to extremely low-, very low-, low-, and moderate-income households by providing technical assistance, regulatory incentives and concessions, and financial resources as funding permits.
- **Policy H-2-b:** Encourage both the private and public sectors to produce or assist in the production of housing with particular emphasis on housing affordable to persons with disabilities, elderly, large families, female-headed households with children, and people experiencing homelessness.
- **Policy H-2-c:** Continue to utilize federal and State subsidies to the fullest extent to meet the needs of lower-income residents, including extremely low-income residents.
- **Policy H-2-d:** Support regional efforts to address homelessness including the Fresno-Madera Continuum of Care.

- **Policy H-2-e:** Support and coordinate with agencies and service providers offering foreclosure services.
- **Policy H-2-f:** Promote and encourage sustainable development and green building practices for all new residential development and for the retrofitting of existing housing.

Program 4 – Density Bonus Programs

The City's TOD Height and Density Bonus program provides flexibility for projects that promote walkability, livability, and transit ridership near stations for Bus Rapid Transit and other enhanced transit service. For qualifying project sites, the bonus height may exceed the Base District height by 25 percent and the bonus density may exceed that of the Base District by 100 percent.

The City will encourage use of the State Affordable Housing Density Bonus and City of Fresno TOD Height and Density Bonus provisions through technical assistance and information dissemination.

Responsibility:	Development and Resources Management Department Planning Division
Funding Source:	General Fund
Timeframe/Objective:	Ongoing implementation and annual reporting throughout the planning period.

Program 5 – Housing Funding Sources

The City will actively pursue funding to assist in the development, preservation, and rehabilitation of any housing type with a particular emphasis on the development of mixed-income neighborhoods. The City will identify these funding opportunities to both for-profit and non-profit developers as part of the residential and mixed-use development processes, especially those projects that have the potential for affordable housing. The City will also continue to assist Low Income Housing Tax Credit (LIHTC) applications and Affordable Housing and Sustainable Communities (AHSC)/Cap and Trade applications. The actions that the City will take specifically include, but are not necessarily limited to:

- Identification of potential funding assistance and support applications for current state and federal assistance;
- Identification of sites available for development and infill opportunities;
- Continued exploration of the development of a Transit Oriented Affordable Housing Loan Fund, which could pool local, state, federal, and private Community Reinvestment Act (CRA) sources to support mixed-income housing;
- Continued exploration and potential partnerships with non-profit entities to support the development of a land bank or community land trust to acquire properties for rehabilitation and/or development of affordable and mixed-income housing;
- Continued support of State and Federal legislation that increases financial support and reduces regulatory barriers for affordable housing;

- Assessment and exploration of the potential for new funding programs, such as AB 2 (Alejo, 2015) to create additional local sources of funding for affordable housing; and,
- Consideration of entitlement process(es) incentives as may be necessary and appropriate; and others as may be added by the City.

Responsibility:	Development and Resources Management Department Housing and Community Development Division
Funding Source:	HOME Program, LIHTC, AHSC
Timeframe/Objective:	Annual assessment of funding opportunities and status of housing sites inventory as part of the annual reporting process; Ongoing implementation and annual reporting throughout the planning period.

Program 6 – Strengthening Partnerships with Affordable Housing Developers

The City will continue to strengthen partnerships and relationships with affordable housing developers, including but not limited to the Fresno Housing Authority, by doing the following:

- Encouraging and assisting in funding applications to applicable federal, state, and local funding sources;

- Supporting local capacity building efforts around affordable housing finance, including convening affordable housing developers, community development leaders, lenders, and advocates to identify ongoing regulatory and funding barriers to affordable and mixed-income development;

- Attracting large investors to facilitate the construction of new affordable housing units and incentivize self-help type single-family housing construction for extremely low-income households;

- Reviewing published notices for funding availability and cause applications to be prepared for various City housing programs, projects, and activities;

- Administering Community Housing Development Organization (CHDO) funds for affordable housing projects with service providers including Habitat for Humanity; and

- Encouraging local and State non-profits to seek funding for development of new farm worker housing projects, as well as local affordable housing and mixed-income projects in transit-oriented developments along transit corridors throughout the City.

Responsibility:	Development and Resources Management Department Planning and Housing and Community Development Divisions
Funding Source:	HOME & CDBG Programs

Timeframe/Objective: Ongoing implementation and annual reporting throughout the planning period.

Program 7 – Special Needs Housing

The City will continue to encourage the development of adequate housing to meet the needs of persons with special needs (such as seniors, survivors of domestic violence, and people with disabilities, including persons with developmental disabilities), including the following efforts:

- The City will continue implementation of its Universal Design Ordinance for new construction or modification of City-subsidized housing using visitability and aging in place as guiding principles. The program includes:
  - One ñno stepò entry
  - Acessible interior routes
  - Accessible kitchen counter space; and
  - Ground floor facilities for units over 750 square feet in size

- The City will partner with and encourage local and State non-profits to seek funding for development of new farmworker housing projects.

- The City will use funding programs such as the Emergency Shelter Grant (ESG) and Housing Opportunities for Persons with HIV/AIDS (HOPWA) to support needed social services and review applications annually.

- The City will continue to utilize available funds and/or seek funding to support the Fresno-Madera Continuum of Care, a local collaborative of homeless service providers, to construct transitional and supportive housing units.

- The City will provide technical assistance to developers with proposed (Single Room Occupancy (SRO) projects to create units during the plan period.

- The City and Housing Authority of the City of Fresno will investigate funding sources, develop partnerships and apply for available local, State, and federal funds to assist in the production of large family units.

- The City and Housing Authority of the City of Fresno will seek and apply to funding sources and partner with local and statewide non-profits and for-profits in applying for funds and encouraging the construction of units for extremely low-, very low-, and low-income income seniors (typically age 65 years and over; may vary by funding source or program).

Responsibility: Development and Resources Management Department Housing and Community Development Division

Funding Source: HUD Funds (ESG), Other Grants

Timeframe/Objective: Annual implementation as part of the HUD Entitlement Grant and Continuum of Care funding process; 500 households

assisted with temporary shelter during the planning period (62.5 households per year).

Program 8 – Home Buyer Assistance

The City of Fresno administers a first-time homebuyer program that provides up to $50,000 as a silent second loan to an eligible homebuyer. The program helps low-income households purchase their first home in qualified census tracts within the City of Fresno (excluding County islands) and is funded with CalHome Program funds and/or HOME Program funds. The City also converts new single-family housing development loans to first-time homebuyer assistance loan upon transfer of the property to the homebuyer. The City will continue to pursue funds for the first-time homebuyer program to assist City households during the planning period.

Responsibility:	Development and Resources Management Department
Funding Source:	CalHome,
Timeframe/Objective:	Assist 10 households annually and complete annual reporting throughout the planning period.

Program 9 – Homeless Assistance

The City of Fresno works in collaboration with service agencies dedicated to providing shelter, housing and case management services to those in need. While the City of Fresno does not provide direct services, street outreach or case management services, it has established a strong partnership with local, State and federal agencies that continues to grow. Through this collaboration, service agencies have embraced the national best practice model of ñhousing first,ò and have prioritized ending veteran and chronic homelessness.

In February, 2015 the Multi-agency Access Program (MAP) Point at the Poverello House was opened and continues to operate as an integrated intake process connecting individuals facing housing, substance abuse, and/or medical illness challenges to supportive services. During the 2015 Point-In-Time Count, service agencies documented an overall 40 percent decrease in the homeless population. Results from the 2016 Point-In-Time Count are expected in June, 2016.

The City of Fresno utilizes entitlement funding from the U.S. Department of Housing and Urban Development (HUD) to implement programs related to homelessness. The City will apply for, or support applications for funding for emergency shelters, transitional or supportive housing. The City will continue to use Emergency Solutions Grant (ESG) Program funds to support needed social services and review applications annually. The City is also utilizing the HOME Investment Partnerships (HOME) Program and is contracted with the Fresno Housing Authority to implement a $1 million tenant-based rental assistance program for persons that are homeless, threatened with homelessness, or in need of housing assistance after completing a transitional living program. In addition to ESG and HOME funds, during Fiscal Year 2016, the City allocated approximately $520,000 in general funds for the MAP Point at the Poverello House, outreach, and assessment of homeless individuals.

The City will continue to participate in, and support the Fresno Madera Continuum of Care and the MAP Point at the Poverello House.

Responsibility:	Development and Resources Management Department Housing and Community Development Division
Funding Source:	HUD Funds (ESG)
Timeframe/Objective:	Annual implementation as part of the Emergency Shelter Grant and Continuum of Care funding process and complete annual reporting for HUD entitlement funds throughout the planning period; Assist 100 households.

Program 10 – Fresno Green

The City has been active in taking steps to invest and deploy renewable energy technology and improve the energy efficiency of City-owned facilities and the community at large. The Fresno Green strategy was created in April 2007 as the City's action plan for achieving sustainability by 2025. The City's Fresno Green program is committed to the construction of buildings and communities that are sustainable and environmentally responsible. Incentives for certified Fresno Green development projects include:

- 25 percent fee reductions of many planning fees (Site Plans, CUPs, EAs etc.)
- 20 percent minor deviation from development standards, if needed (25 percent if public art is incorporated into the project)
- Eligibility for a Fresno Green award and use of the Fresno Green brand for the project

The City will continue implementation of the Fresno Green program and work with developers to lower long-term housing costs through energy efficient housing developments. The City will also monitor grant funds for applicable housing related energy-efficient items and pursue funding on an ongoing basis.

Responsibility:	Development and Resources Management Department Planning Division
Funding Source:	General Fund
Timeframe/Objective:	Ongoing implementation of the Fresno Green program and annual reporting throughout the planning period

Objective H-3 Address, and where possible, remove any potential governmental constraints to housing production and affordability.

- **Policy H-3-a:** Review and adjust as appropriate residential development standards, regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and construction that are determined to be a constraint on the development of housing.

- **Policy H-3-b:** Educate applicants on how to navigate the development approval process and otherwise facilitate building permit and development plan processing for residential construction.
- **Policy H-3-c:** Facilitate timely development plan and building permit processing for residential construction.
- **Policy H-3-d:** Provide incentives and regulatory concessions for residential projects constructed specifically for lower- and moderate-income households.
- **Policy H-3-e:** Encourage the new construction of housing in the Central City, Inner City, and other targeted areas.

Program 11 – Downtown Development Standards

Zoning standards for the Downtown districts are in the process of being established and are projected to be in place by mid-2016. In the interim, the City has adopted a Zoning Designation Translation Table that identifies the applicable standards in the newly adopted Development Code that correspond to that parcel's existing zoning designation.

The proposed Downtown zoning standards will contain a residential capacity limit for the area with unlimited density on individual Downtown properties and are expected to increase residential capacity in the area and allow residential development where it was not previously permitted. The purpose of establishing Downtown standards is to provide a streamlined and clear set of zoning regulations to make good projects easier to build in Downtown and the surrounding neighborhoods. One of the proposed actions for the Downtown area is to remove density limits for Downtown properties which would increase capacity on identified Downtown sites. To facilitate higher density mixed use development in the downtown, an environmental impact report is also proposed to environmentally assess the proposed Downtown plans and code so that new development would not require further environmental analysis.

The City will ensure that the proposed Downtown development standards will not constrain the potential for developing of housing and that interim zoning standards for the sites ensure continued adequate capacity to meet the City's RHNA obligation.

Responsibility:	Development and Resources Management Department Planning Division
Funding Source:	General Fund
Timeframe/Objective:	Hold adoption hearings for proposed Downtown Development Standards by mid-2016.

Program 12 – City of Fresno's Home Energy Tune-Up (HETU) Program

The City of Fresno currently provides the Home Energy Tune-Up Program to residents of Fresno and seven other counties from Bakersfield to Stockton California in the PG&E electric service territory. This program is funded by California utility customers and administered by Pacific Gas and Electric Company under the auspices of the California Public Utilities Commission. For most people, especially lower income residents, the energy bill is the second largest housing expense second only to rent or the mortgage payment. By leveraging the no-cost HETU program, Fresno's residents are provided

with the knowledge and resources to lower their energy costs and create better homes in the process. The HETU program provides a range of services that includes:

- Simple online Home Energy Profile (HEP) smart-meter analytics tool that uses advanced analytics to monitor a residence's home's energy use and offers specific tips to help clients save money on their energy bill and make their homes more comfortable
- In-Home energy efficiency auditing service that provides Fresno residents with:
  - Straight forward understanding of their home's current energy use
  - Energy conservation measure recommendations and their associated energy and utility savings
  - Online resources to research and locate qualified subcontractors
  - Information on current utility rebate and incentives to assist with buying down energy retrofit projects
  - Summary of available financing programs
- Follow up support services to assist homeowners with understanding and leveraging all aspects of the HETU program

The City has been managing the HETU program since 2011 and is committed to continuing to provide local residents with this vital service and help drive down energy costs, improve indoor air quality, and make homes more comfortable for Fresno residents.

Responsibility:	Development and Resources Management Department Sustainable Fresno Division
Funding Source:	PG & E
Timeframe/Objective:	Ongoing implementation and annual reporting throughout the planning period. Estimated 1,100 households served per year

Program 13 – Expedited Processing/Business Friendly Fresno

The City's Business Friendly Fresno program presents prospective developers with an easy to follow and customer-focused approval process. The program has established accountability and clear protocols and authority for decision-making that align with the General Plan, Development Code, and pre-zoning. The City will continue to implement the Business Friendly Fresno program as it applies to residential development projects and also continue to provide fast track or one-stop permit processing for housing developments affordable to lower-income households or other priority housing needs (i.e., extremely low-income, large families, persons with disabilities, farmworkers). As needed, the City will assess the incentives needed to facilitate the development of affordable housing.

Responsibility:	Development and Resources Management Department Planning Division
Funding Source:	General Fund
Timeframe/Objective:	Ongoing implementation and annual reporting throughout the planning period; Review development incentives every two

years and modify or add development incentives that will facilitate the development of affordable housing.

Program 14 – Development Incentives

The City will continue to provide priority processing for the construction of new housing in the Downtown Planning Area by processing completed plans, consistent rezoning, and Development Permit review and Conditional Use Permit applications for permitting within an average of 75 working days. The City will continue to provide reduced application fees and priority processing for single- and multi-family projects within the Inner City Fee Program area, as referenced in the Municipal Code, to create housing units. In addition, impact fee waivers are available for qualifying infill projects in priority areas of the City pursuant to Ordinances 2013-21 (The Build Act), and 2015-44 (Fee Waivers for Mixed Use Projects in Economically Disadvantaged Areas). As funding is available, the city will reduce, or subsidize development and impact fees for affordable housing.

Responsibility:	Development and Resources Management Department Planning Division
Funding Source:	General Fund
Timeframe/Objective:	Assist 2 housing developments annually and complete annual reporting throughout the planning period.

Program 15 – Large and Small Lot Development

The Housing Element sites inventory includes 449 acres of vacant and underutilized sites that are less than 1 acre in size (making up just 10 percent of all residential capacity on vacant and underutilized sites). Small sites present the opportunity for development on the existing sites or lot consolidation into larger projects. There are many opportunities for lot consolidation surrounding identified sites, given the underutilized nature of surrounding properties. The City's Voluntary Parcel Merger program permits the combining of parcels without going through the Parcel Map or Lot Line Adjustment process. In addition, in order to facilitate lot consolidation, the City has reduced the application fee from $5,360 to $627. The program will go into effect July 1, 2016.

The Sites Inventory includes 2,557 acres of vacant and underutilized sites that are over 10 acres in size (53 percent of all residential capacity on vacant and underutilized sites). To encourage a strategic approach to the development of large sites and to facilitate the development of housing, the City will encourage the development of large sites through a allowance of phasing of development and offsite improvements, and where applicable, through the Specific Plan process.

Responsibility:	Development and Resources Management Department Planning Division
Funding Source:	General Fund
Timeframe/Objective:	Implement the Voluntary Parcel Merger Program and fee reduction program by mid-2016. Establish a policy and

guidelines for the requirements of a Concept, Specific, or Master Plan for large site development by 2017.

Program 16 – Agricultural Employees (Farmworker) Housing

The California Employee Housing Act requires that housing for six or fewer employees be treated as a regular residential use. The Employee Housing Act further defines housing for agricultural workers consisting of 36 beds or 12 units be treated as an agricultural use and permitted where agricultural uses are permitted.

The City of Fresno Development Code allows Agricultural labor housing by right in the Buffer (B) district and specifically indicates that in the case of any conflict the California Health and Safety Code relating to agricultural employee housing supersedes the Development code. The City will review the Fresno Development Code to ensure continued compliance with the California Employee Housing Act. Based on the review of the Development Code, the City will amend or revise the Fresno Development Code, if needed, to comply with the Employee Housing Act.

Responsibility:	Development and Resources Management Department Planning Division
Funding Source:	General Fund
Timeframe/Objective:	Review Development Code by January 2017 and amend or revise the Development Code if needed to comply with the Employee Housing Act following the review.

Program 17 – Infrastructure Priority Program

The City Department of Public Utilities has established written policies and procedures that ensure water and sewer services are to be provided as a priority for developments that include units affordable to lower income households, contingent on the development applicationôs compliance with all entitlement requirements. The City will ensure that all development applications are considered, reviewed, and approved without prejudice to the proposed residents, contingent on the development applicationôs compliance with all entitlement requirements.

Responsibility:	Department of Public Utilities, Development and Resources Management Department
Funding Source:	General Fund
Timeframe/Objective:	Ongoing implementation and annual reporting throughout the planning period

Program 18 – Water and Sewer Service Providers

The City of Fresno Department of Public Utilities (DPU) provides potable water to the majority of the City and the City is the Regional Sewer Agency for the Fresno-Clovis Metropolitan Area. In accordance with Government Code Section 65589.7, immediately following City Council adoption, the City must deliver to all public agencies or private entities that provide water or sewer services to properties within the City of Fresno a copy of the 2015-2023 Housing Element.

Responsibility: Development and Resources Management Department Housing and Community Development Division
Funding Source: General Fund
Timeframe/Objective: Provide Housing Element within 30 days of adoption.

Objective H-4: Conserve and improve the condition of Fresno's existing housing stock.

- **Policy H-4-a:** Enforce adopted code requirements that set forth acceptable health and safety standards for the occupancy of existing housing.
- **Policy H-4-b:** Advocate and facilitate the conservation and rehabilitation of substandard residential properties by homeowners and landlords.
- **Policy H-4-c:** Utilize Code compliance to bring substandard units into compliance with City codes and to improve overall housing conditions in Fresno.
- **Policy H-4-d:** Educate the public regarding the need for property maintenance and rehabilitation, code enforcement, crime watch, neighborhood conservation and beautification, and other related issues.
- **Policy H-4-e:** Continue to facilitate access to rehabilitation programs that provide financial and technical assistance to low- and moderate-income households for the repair and rehabilitation of existing housing with substandard conditions.
- **Policy H-4-f:** Facilitate the removal of existing housing, including illegal, nonconforming, and blighted properties, that poses serious health and safety hazards to residents and adjacent structures.
- **Policy H-4-g:** Assist in the preservation of all units at risk of converting from affordable housing to market rate housing.

Program 19 – Comprehensive Code Enforcement

The City of Fresno, in conjunction with private businesses and developers and community-based non-profit organizations, will continue to collectively increase neighborhood revitalization activities. The Community Revitalization Division will continue to assertively conduct targeted neighborhood inspections of housing units for potential health and safety issues. The Community Revitalization Division's Safe Housing and Vacant Structure Team, and all Area Teams as needed, will continue to improve neighborhoods throughout Fresno and increase livability by creating safe and healthy conditions, removing blight, educating citizens, promoting pride of ownership and building collaborative relationships with the community. In 2016, the City established a Neighborhood Revitalization Team (NRT) that is assigned to targeted neighborhood revitalization activities. The City recently adopted and implemented a revised blighted vacant building ordinance and has established the Strike Team On Problem Properties. The Mayor-Council Code Enforcement Task Force is currently discussing options to improve property conditions and preserve the city's existing rental housing stock. The City will pursue resolution of cases identified through the inspection process, including through enforcement actions against landlords if necessary.

Responsibility:	Community Revitalization Division (Formerly Code Enforcement)
Funding Source:	General Fund
Timeframe/Objective:	Complete 8,000 inspections annually and develop Task Force recommendations by the end of 2016;

Program 20 – Neighborhood Infrastructure

The City Public Works Department will commit its best efforts to provide households, within budgetary allocations, with neighborhood infrastructure improvements such as curbs, gutters, sidewalks, streets, curb ramps, driveway approaches, curb cuts, , and street lights. In addition, the City will provide services to facilitate development of undeveloped or underdeveloped properties. The City, through the Disability Advisory Commission, and the ADA Transition Plan for the Public Right of Way, will continue to receive citizen suggestions on needed ADA improvements and implement the most needed projects on a priority basis.

Responsibility:	Public Works Department
Funding Source:	Capital Improvement Funds, HUD Funds (CDBG)
Timeframe/Objective:	Complete 5 infrastructure projects annually, ongoing implementation and annual reporting throughout the planning period.

Program 21 – Housing Rehabilitation

The City offers programs that provide senior paint and minor repair, distressed property grant, and home rehabilitation funds for lower income households. These activities have been funded primarily with HOME and CDBG program funds. The Homeowner Rehabilitation Program provides a grant to low-income, owner-occupied households to make needed repairs and improvements to their homes. The maximum allowable amount for a rehabilitation grant is $65,000. The City also offers a Senior Paint Program, in the form of a grant, to low-income senior citizens (62 years of age or older), who own and occupy their home. Grant funds provide for a licensed lead certified painting contractor to paint the exterior of the home. The Distressed Property Grant provides up to $15,000 per property to assist low income homeowners with correction of code violations.

Responsibility:	Development and Resources Management Department Housing and Community Development Division
Funding Source:	HUD Funds (HOME and CDBG program funds)
Timeframe/Objective:	Complete 10 rehabilitation grants, 10 senior paint/minor repair grants, and 3 distressed property grants annually,.

Program 22 – Franchise Tax Board Building Code Program

The Franchise Tax Board (FTB) operates the Substandard Housing Program which assists the State and local agencies responsible for abating unsafe living conditions that violate Health and Safety Codes. Property owners in violation of Health and Safety Code standards are not allowed to make certain deductions on their personal tax

returns pursuant to California Revenue & Taxation Code (CR&TC) Sections 17274 and 24436.5. The additional revenue collected by FTB is transferred to the Local Code Enforcement Rehabilitation fund. These funds are allocated and disbursed to the cities and counties which generated the notification of substandard housing to the FTB.

The City will investigate participation in this program as a tool to reduce the number of substandard units in the City of Fresno.

Responsibility:	Development and Resources Management Department Community Revitalization Division (Code Enforcement)
Funding Source:	General Fund
Timeframe/Objective:	Investigate participation by January 2017.

Program 23 – At-Risk Housing

The City will continue or undertake the following activities during the housing element planning period to guard against the loss of housing units available to lower-income households. The efforts listed below represent a varied strategy to mitigate potential loss of ñat-riskò units due to conversion to market-rate units. These local efforts utilize existing City and local resources. They include efforts to secure additional resources from the public and private sector should they become available.

- Provide ongoing preservation technical assistance and education to affected tenants and the community at-large, on the need to preserve the existing affordable housing stock.

- Monitor owners of at-risk projects on an ongoing basis, at least annually, in coordination with other public and private entities to determine their interest in selling, prepaying, terminating or continuing participation in a subsidy program.

- Monitor ñat-riskò projects through the use of existing databases (e.g., HUD, State HCD and California Tax Credit Allocation Committee).

- The City will respond to any federal and/or State notices including Notice of Intent to Pre-Pay, owner Plans of Action, or Opt-Out Notices filed on local projects by contacting property owners upon receipt of notices.

- . Work with the Fresno Housing Authority to determine the availability of tenant-based vouchers for tenants who choose to move from at-risk units or are displaced by conversion.

- Establish contact with public and non-profit agencies interested in purchasing and/or managing units at-risk to inform them of the status of such projects. Where feasible, provide technical assistance and support to these organizations with respect to financing. The City will actively pursue affordable housing

opportunities and maintain a list of interested and qualified affordable housing developers..

Responsibility: Development and Resources Management Department Housing and Community Development Division

Funding Source: HOME Program funds, LIHTC, Cap & Trade, other available funding sources

Timeframe/Objective: The City will monitor, every six months, the status of any HUD receipt/approval of Notices of Intent and Plans of Action filed by property owners to convert to market-rate units. The City will annually explore funding sources available to purchase affordability covenants on at-risk projects, transfer ownership of at-risk projects to public or non-profit agencies, purchase existing buildings to replace at-risk units, or construct replacement units. Annually contact property owners to gauge interest in continuing project affordability and pursue funding and preservation strategy on a project basis. Upon receipt of opt-out notices, the City will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures.

Program 24 – Enhanced Police Service to High Crime Neighborhoods

The City Police Department shall continue to focus on strategies to reduce Part I crimes, which are measured by the FBI to assist cities in comparing themselves against other cities in the following categories: murder, rape, robbery, aggravated assault, arson, burglary, theft and auto theft. The Department shall also continue to utilize the Violent Crime Impact Team (VCIT), Multi-Agency Gang Enforcement Consortium (MAGEC), Street Violence Section (SVS), and Patrol Division in reaching this goal. In addition, the Department shall continue its prevention and intervention programs such as the Police Activities League, Citizens On Patrol (COP), and Mayor's Gang Prevention Initiative in an effort to reduce crime in high-crime neighborhoods.

In 2015, the City of Fresno was awarded $1,875,000 in grant funding through the Department of Justice's Office of Community Oriented Policing Services (COPS Office) COPS Hiring Program (CHP). The money will be used to hire neighborhood police officers and school resource officers for the City of Fresno.

Responsibility: City of Fresno Police Department

Funding Source: Fresno Police Department

Timeframe/Objective: Reduce crime in high-crime neighborhoods and explore funding for safety programs on an ongoing basis.

Objective H-5: Continue to promote equal housing opportunity in the City's housing market regardless of age, disability/medical condition, race, sex, marital status, ethnic background, source of income, and other factors.

- **Policy H-5-a:** Prohibit discrimination in the sale, rental, or financing of housing based on race, color, ancestry, religion, national origin, sex, sexual orientation, gender identity, age, disability/medical condition, familial status, marital status, source of income, or any other arbitrary factor.
- **Policy H-5-b:** Assist in the enforcement of fair housing laws by providing support to organizations that can receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.
- **Policy H-5-c:** Provide equal access to housing for special needs residents such as people experiencing homelessness, elderly individuals, and persons with disabilities.
- **Policy H-5-d:** Promote the provisions of disabled-accessible units and housing for persons with mental and physical disabilities.
- **Policy H-5-e:** Ensure that all development applications are considered, reviewed, and approved without prejudice to the proposed residents, contingent on the development applicationõs compliance with all entitlement requirements.
- **Policy H-5-f:** Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Development Code.

Program 25 – Fair Housing Services

The City will continue to contract with a fair housing service provider (Fair Housing Council of Central California (FHCCC)) to support enforcement of State and Federal Fair Housing Laws and provide fair housing services that include, but are not limited to the following fair housing service:

- Referring inquiries and landlord/tenant complaints concerning housing discrimination to the applicable regulatory body (State Department of Fair Employment and Housing, HUD, or private counsel) for processing.
- Disseminating fair housing information citywide by sponsoring workshops, housing information fairs, monitoring of affirmative marketing and working closely with the State Department of Fair Employment and Housing.
- Advertising fair housing laws and complaint procedures through literature displays at City and County offices, non-profit organizations such as Central California Legal Services, Lao Family Organization, Fresno Interdenominational Refugee Ministries, Central Valley Regional Center, property management organizations, lenders, and other such organizations. Literature will be provided in English, Spanish, Hmong, Cambodian, Vietnamese and Lao.
- Disseminating fair housing information through radio, television and other media.

Responsibility: City of Fresno and Fair Housing Council of Central California
Funding Source: CDBG

Timeframe/Objective: Provide funding, as available, of $25,000 per year to the FHCCC and provide services to 2,500 persons annually consistent with the 2015-2019 Consolidated Plan and Action Plans. Update the City of Fresno Analysis of Impediments to Fair Housing Choice by 2017. Complete ongoing implementation and annual reporting throughout the planning period.

Program 26 – Relocation Services

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

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

Quantified Objectives

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

- The RHNA Objective (a) represents the City's remaining 2015 RHNA of 19,297 in addition to the unaccommodated portion of the 2008 lower-income RHNA (3,516 units).
- The Rehabilitation Objective (a) represents the City's Housing Rehabilitation Program Objectives.
- The Conservation objective refers to the preservation all 5,339 units in the at-risk properties identified in the 2015-2023 Housing Element.

Table 6-1: 2015-2023 Quantified Objectives

Objectives	Income Levels				Total
	Extremely/ Very Low	Low	Moderate	Above Moderate	
RHNA Objectives (a)*	6,432	5,491	2,733	8,157	22,813
Rehabilitation Objectives (b)	216		--	--	216
Conservation/Preservation Objectives (c)	5,339			--	5,339

*Note: The City of Fresno is not responsible for the actual construction of these units. The City is, however, responsible for creating a regulatory environment in which the private market could build these units. This includes the creation, adoption, and implementation of General Plan policies, zoning standards, and/or incentives to encourage the construction of various types of units.