

CITY OF FRESNO

HOUSING ELEMENT UPDATE 2015-2023



2016 Community Workshops:
December 6, 14 & 15

Goals for Workshop

- Understand what the Housing Element is
- Discuss the Housing Element Amendment
- Provide opportunities for Input

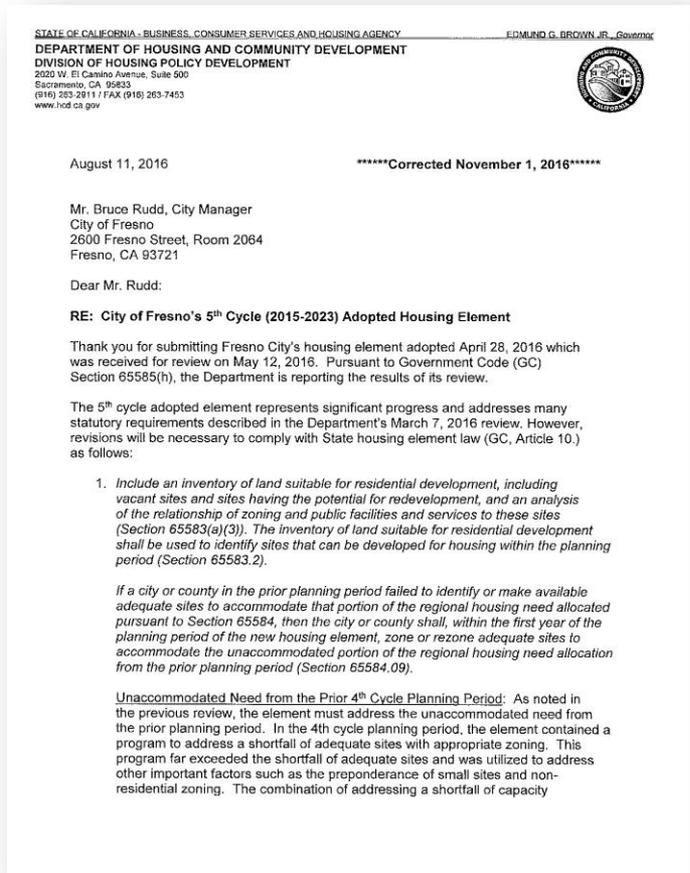




WHAT IS A HOUSING ELEMENT?

Housing Element Facts

- State-mandated planning document for housing
 - 1 of 7 state-required elements of the Comprehensive Plan
- Only General Plan element that requires review and “certification” by a State agency - California Department of Housing & Community Development (HCD)



Housing Element Purpose

- Encourage development of a **variety** of housing opportunities
- Provide housing opportunities for persons of **lower and moderate incomes**
- Address the **quality** of existing housing
- Minimize **governmental constraints**
- Promote **equal housing opportunity** for all residents

Housing Element Content

Constraints to Housing Development

- Governmental
- Market
- Environmental

Resources and Sites Inventory

- Sites for all Income Levels
- Administrative Resources
- Financial Resources

Housing
Plan
2015-2023

Needs Assessment

- Demographic Trends
- Housing Market Trends
- Special Needs Groups

Progress toward Implementing Previous Housing Element

What is Affordable Housing?

- Affordable housing: housing that costs no more than 30% of the annual income of the occupants
- Cost burden: When monthly housing costs (including utilities) exceed 30% of monthly income
- Cost burden in the City of Fresno:
 - 45% of all households
 - 37% of owner households
 - 54% of renter households



Sources: U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) Data, 2006-2010

Why is the City amending it's Housing Element?

WHAT IS THE HOUSING ELEMENT AMENDMENT?

WHAT IS THE HOUSING ELEMENT AMENDMENT?

1. Adequate Sites for Housing (Program 1)
2. Mobile Home Park Conservation (Program 10A)
3. Equitable Communities (Program 27)

1. Adequate Sites for Housing

Regional Housing Needs Allocation for Current Housing Element (2015-2023)

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.

Additional Housing Need from Prior Housing Element (2008-2015) “Rollover”

- Land capacity for **6,476** dwelling units that meet the following requirements:
 - 16 units per project (minimum);
 - Minimum density of 20 units per acre; and
 - By-Right Approval
 - Zoned Residential or Mixed Use (meeting specified criteria)

Sites for Affordable Housing



- Can condition approvals to require infrastructure
- No minimum project size
- No restrictions on mixed use
- Various densities



- No conditions allowed
- Minimum project size
- Restrictions on mixed use
- 20 units per acre min density

2. Mobile Home Park Conservation

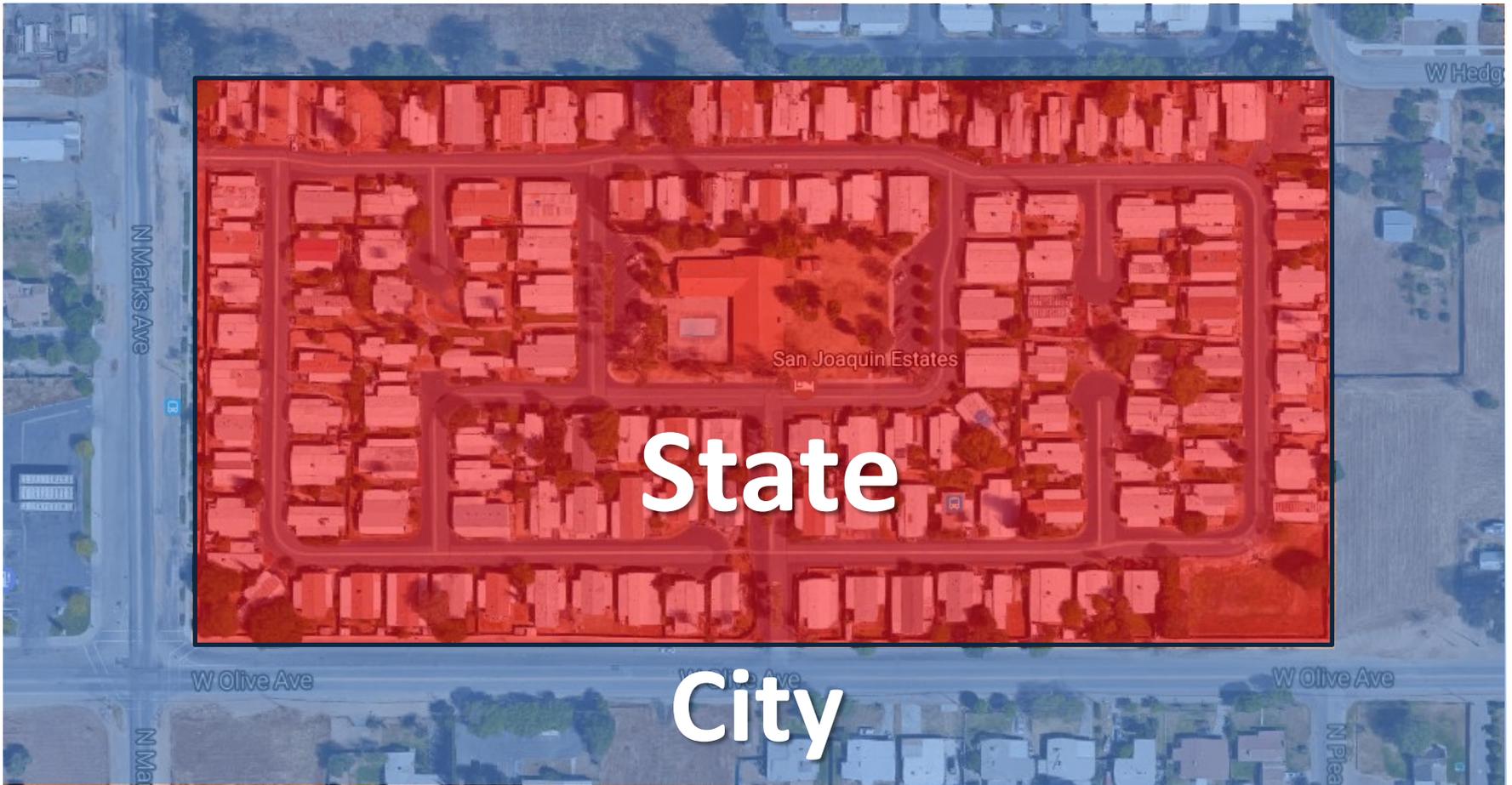
Mobile Home Park Conservation Program



City to provide:

- List of financial resources to facilitate maintenance and preservation of mobile home parks.
- City to do outreach, partner with other organizations and provide information.

Who Controls?



Mobile Home Parks



3. Equitable Communities

Equitable Communities

- Identify areas of high need and target an integrated approach to service provision and investment in those neighborhoods
 - Restore Fresno
 - General Plan Implementation
- Expand housing opportunities by working with the Fresno Housing Authority to expand acceptance of housing vouchers throughout Fresno.



INPUT OPPORTUNITIES

We Want to Hear from You

- Community Workshops
 - December 14th and 15th
- Website: www.fresno.gov/housingelement
- Email Staff: HousingElement@fresno.gov
- Public Hearings for Housing Element (Planning Commission & City Council) anticipated Spring 2017
- **30-day Public Comment Period: December 13, 2016 – January 13, 2017**

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