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
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 its 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

Sources: U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) Data, 2006-2010
## Regional Housing Needs Allocation for *Current* Housing Element (2015-2023)

### Table 3-1: Regional Housing Needs Allocation

<table>
<thead>
<tr>
<th>Income Category</th>
<th>No. Units Required</th>
<th>% Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low (0-30 percent AMI)*</td>
<td>2,833</td>
<td>12%</td>
</tr>
<tr>
<td>Very Low (31-50 percent AMI)</td>
<td>2,833</td>
<td>12%</td>
</tr>
<tr>
<td>Low (51-80 percent AMI)</td>
<td>3,289</td>
<td>14%</td>
</tr>
<tr>
<td>Moderate (81-120 percent AMI)</td>
<td>3,571</td>
<td>15%</td>
</tr>
<tr>
<td>Above Moderate (&gt;120 percent AMI)</td>
<td>11,039</td>
<td>47%</td>
</tr>
<tr>
<td><strong>Total Units Needed</strong></td>
<td><strong>23,565</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

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.

**Sources**: U.S. Census Bureau, 2010 Census of Population, Public Law 94-171 Redistricting Data File, Fresno County Regional Housing Needs Allocation Plan 2013, Fresno Council of Governments

- 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

Current Sites: 23,565

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

Rollover Sites: 6,476

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

Fresno Housing Element 2015-2023
2. Mobile Home Park Conservation

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

State

City
Mobile Home Parks
3. Equitable Communities

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