

CITY OF FRESNO

HOUSING ELEMENT UPDATE 2015-2023



2015 Zej Zos cov Workshops:
October 19, 20, 21, 26, 27, 28 thiab November 2, 3

Lub Hom Phiaj rau lub Workshop

- Nkag siab tias qhov Housing Element yog dabtsi
 - Dabtsi pheej yig? Dabtsi yog qhov teeb meem ntawm cov vaj tse nyob rau hauv Fresno?
- Tham txog qhov Housing Element qhia paub txog cov txheej txheem
- Qhia koj qhov kev xam pom txog qhov tsev teeb meem thiab tswv yim txog tias cov tsev tshiab yuav nyob qhov twg



Housing Element Facts

- Xeev-npaj cov ntaub ntawv rau tsev nyob
 - 1 ntawm 7 lub xeev-yuav tsum muaj keeb rau Totaub Kev Npaj
- General Plan element uas yuav tsum saib xyuas dua thiab "ntawv pov thawj" los ntawm lub xeev chaw ua hauj lwm - California Department of Housing thiab Community Development (HCD)

STATE OF CALIFORNIA, BUSINESS, TRANSPORTATION AND HOUSING AGENCY
ARNOLD SCHWARZENEGGER, Governor
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177
FAX (916) 327-2643



February 27, 2009

Mr. Andrew Souza, City Manager
City of Fresno
2600 Fresno Street, Second Floor
Fresno, CA 93721-3600

Dear Mr. Souza:

RE: Review of the City of Fresno's Adopted Housing Element

Thank you for submitting the City of Fresno's housing element adopted January 27, 2009, and received for review on February 2, 2009. The Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(h). The review has been expedited to facilitate applications for funding resources.

As you know, the Department's November 20, 2008 review found the City of Fresno's revised draft element addressed the statutory requirements of housing element law. As the adopted element is substantially the same as the revised draft, the Department is pleased to find the element in full compliance with State housing element law (Article 10.6 of the Government Code). The Department commends the City for its leadership in adopting programs to rezone sites to higher densities and encourage a variety of housing types in the City's downtown. Increasing the supply, density and variety of housing furthers the objectives of the *10X10 Blue Ribbon Affordable Housing Committee* to promote smart growth, urban reinvestment and infill development. Further, the City's housing and land-use programs will meet important economic objectives while addressing climate change, air quality and maximizing land resources to preserve agricultural and open space resources.

In addition, the City now meets specific requirements for several State funding programs designed to reward local governments for compliance with State housing element law. For example, the Infill Incentive Grant Program, authorized by Proposition 1C, Local Housing Trust Fund and the Building Equity and Growth in Neighborhoods (BEGIN) Program include housing element compliance either as a threshold competitive factor in rating and ranking applications. More specific information about these and other programs, including the Housing Related Parks Program, is available on the Department's website at http://www.hcd.ca.gov/hpd/hrc/plan/the/loan_grant_hecompl011609.pdf.

Housing Element Facts

Ib sij ib zaug qhia paub los ntawm kev cai lij choj rau lub xeev

- 2015-2023 qhia txog ua ntej December 31, 2015 (ntxiv 120-hnub caij)
- Yog tias txais yuav raws caij, Housing Element yuav zoo rau yim lub xyoo



Housing Element Content

Yuam rau cov Housing Development

- Tsoom fwv (Governmental)
- Kev lag luam (Market)
- Ntsig txog ib puag ncig (Environmental)

Kev Pab thiab Cov Chaw Khoom Muag

- Cov chaw rau tag nrho cov them nyaij txiag
- Administrative Kev Pab
- Kev Pab Nyiaj Txiag

Tsev Npaj
2015-
2023

Kwv ntsuam xyuas tau

- Demographic Trends
- Tsev Ua Kev Lag Luam Ncauj Ke (Housing Trends)
- Pab Neeg Xiam (Special Needs Group)

Kev vam meej raws raus tes ua kom dhau Housing Element

Tsev pheej yig yog dabtsi?

- Tsev pheej yig: ib tsev neeg uas them tsawg tshaj 30% rau nqi tsev
- Nqi tab kaum: Thaum nqi tsev them ib hlis (xam nrog rau nqi faim fab) tshaj 30% rau nqi tsev ib hli
- Nqi tab kaum hauv lub zos Fresno:
 - 45% ntawm tag nrho cov tsev
 - 37% ntawm tag nrho tswv tsev
 - 54% ntawm tsev xauj



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

State Income Thresholds

Tsev pheej yig = 30% ntawm tsev nyiaj tau los

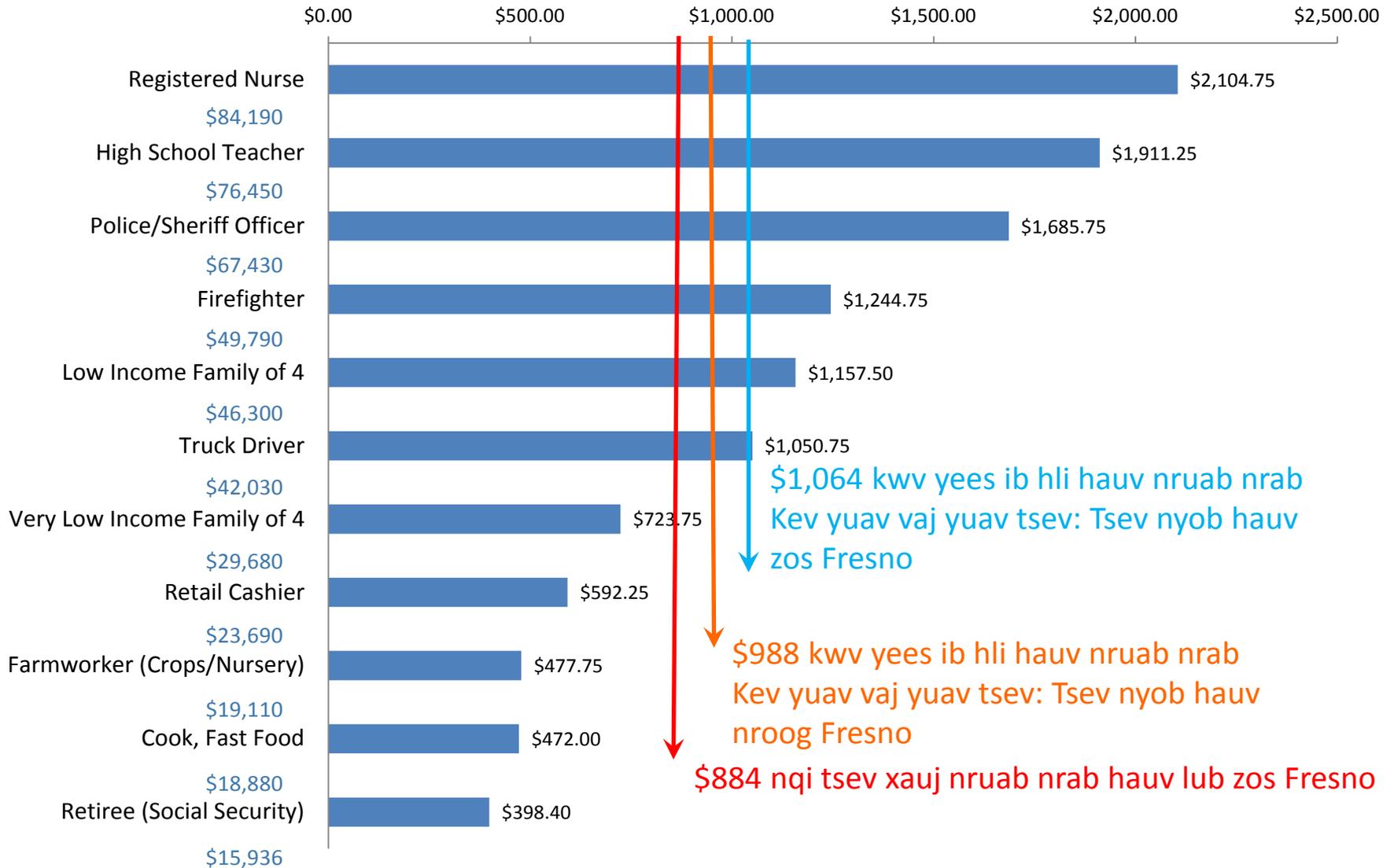
Theem Nyiaj Xyoo	1-tus neeg	2-tus neeg	3-tus neeg	4-tus neeg	5-tus neeg
Qis Kawg Nkaus (0-30% AMI)	\$12,150	\$15,930	\$20,090	\$24,250	\$28,410
Qis Heev (31-50% AMI)	\$20,300	\$23,200	\$26,100	\$28,950	\$31,300
Qis (51-80% AMI)	\$32,450	\$37,050	\$41,700	\$46,300	\$50,050
Nruab Nrab (81-120% AMI)	\$48,650	\$55,600	\$62,550	\$69,500	\$75,050

AMI = Area Median Income

Fresno County AMI = \$ 57,900

Source: CA HCD, 2015

Nqi Tsev Pheej Yig



Sources: U.S. Department of Labor, Bureau of Labor Statistics: May 2014 Metropolitan and Nonmetropolitan Area Occupational Employment and Wage Estimates, Fresno, CA; U.S. Social Security Administration; Zillow.com; Livability.com; Realtor.com Mortgage Calculator; California Department of Housing and Community Development, 2015 Income Limits

Lwm lub chaw nyob ua xav tau

- 10% ntawm ib pawg tsev nyob coob dhau lawm
- 6% ntawm ib pawg tsev nyob toobkas kho kom rov zoo tuaj
- 29% ntawm cov tsev nyob hauv Fresno, nyob hauv qab them ua kev txom nyem

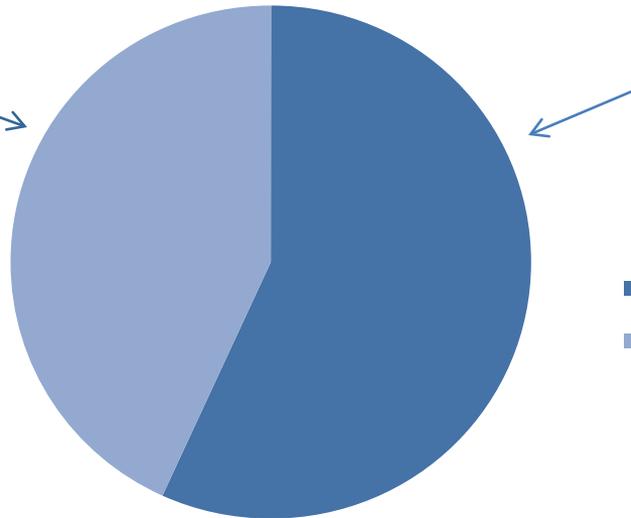


Cheeb Tsam Tsev Toobkas Qee Nyiaj Txiag (RHNA)

Ciaj ciam ntawm lub luag hauj lwm (Jurisdiction)	Pej Xeem Neeg 2010	Chaw Nyob Rau Tib Neeg 2010	RHNA (2013-2023)	% ntawm Nroog RHNA
Clovis	93,631	35,306	6,328	15%
Coalinga	18,087	4,344	589	1%
Firebaugh	7,549	2,096	712	2%
Fowler	5,570	1,842	524	1%
Fresno	494,665	171,288	23,565	57%
Huron	6,754	1,602	424	1%
Kerman	13,544	3,908	909	2%
Kingsburg	11,382	4,069	374	1%
Mendota	11,014	2,556	554	1%
Orange Cove	9,078	2,231	669	2%
Parlier	14,494	3,494	588	1%
Reedley	24,194	6,867	1,311	3%
Sanger	24,270	7,104	1,218	3%
San Joaquin	4,001	882	378	1%
Selma	23,219	6,813	605	1%
Unincorp. Areas	166,998	---	2,722	7%
Sources: Fresno County	930,450	315,531	41,470	100% ^{ts}

Cheeb Tsam Tsev Nyob Toobkas Qee Nyiaj Txiag (RHNA)

Qhov seem
ntawm lub nroog
Fresno:
17,911 pawg
43.2% ntawm
lub nroog



Lub Nroog Fresno:
23,565 pawg
56.8% ntawm lub nroog

■ Fresno City RHNA
■ Fresno County RHNA

Income Group	% ntawm lub Nroog AMI	Fresno RHNA (2013-2023)	% ntawm ib pawg
Qis Heev	0-50%	5,666	24%
Qis	51-80%	3,289	14%
Nyob Hauv Nruab Nrab	81-120%	3,571	15%
Saum Toj Nruab Nrab	120% +	11,039	47%
Tag Nrho		23,565	100%

RHNA

Hom phiaj pab cuam cov tsev ua toobkas los siv cov cai thiab npaj (kev tsoom fwv saib xyas ib ncig)

- TSIS YOG ib qho tuav txua

Pheej yig rau ib pawg raws li ntawm AB 2348

- Tsim “kev tuab”
- Chaw nrog tuab ntawm li 30 du/acre = xam tias pheej yig
- Tsis tswj cov tsim ntawm yav tom ntej rau cov chaw; kwv yees tias yog tuab heev ces nqi tsim yuav pheej yig dua

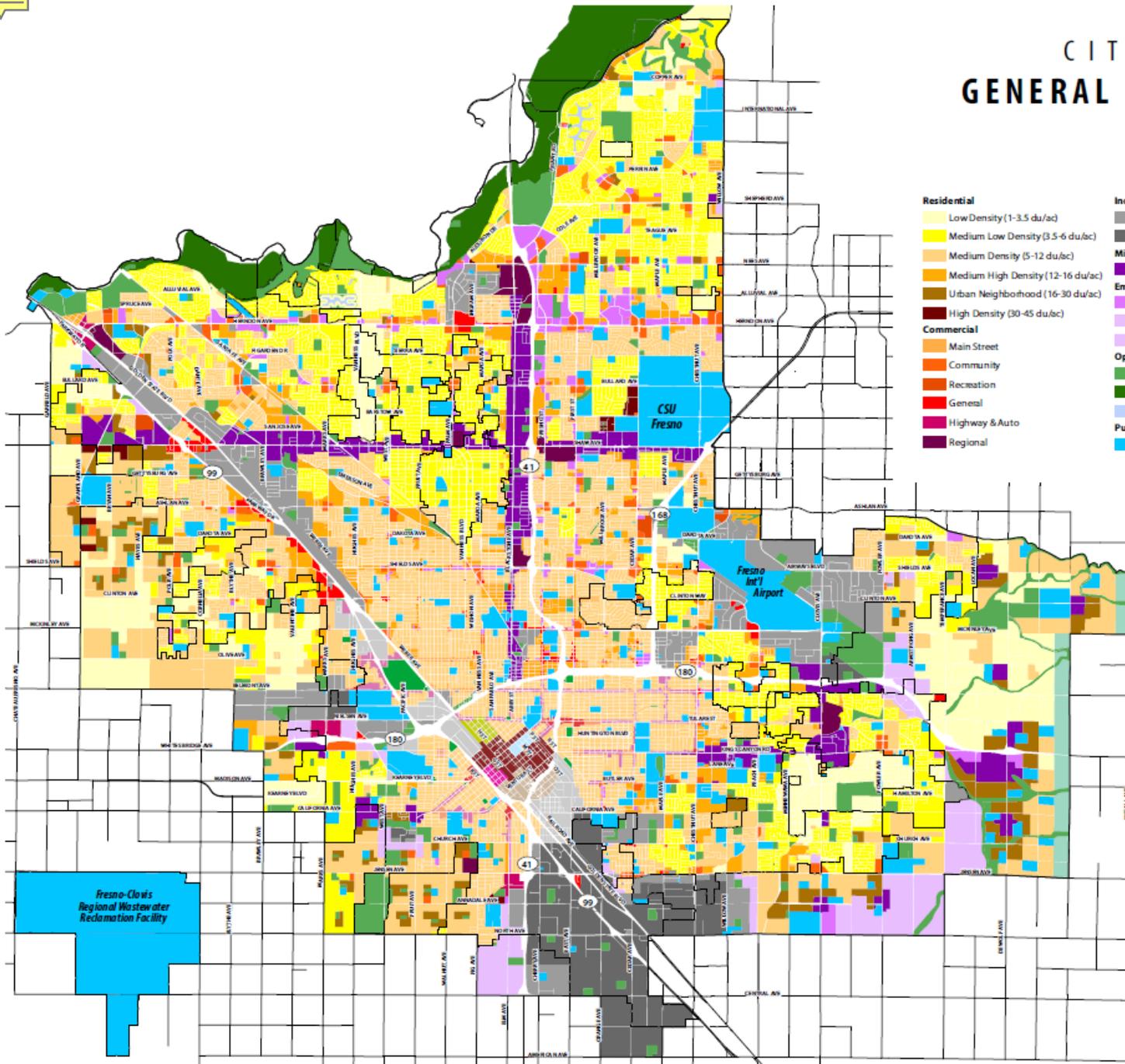
Kev Npaj rau Kev Loj Hlob Yav Tom Ntej

Fresno Kev Npaj (2014) hais txog:

- Txav los ntawm ntug zos mus rau lub zos kom loj hlob tuaj
- Ua zoo, tsim Plawv zos txhub
- Ua kom Zej Zos tshiab
- New Activity Centers raws tshiab kev Tsheb Npav
- Tsim Kev rau kev loj
- Business Park tej chaw me thiab loj.



CITY OF FRESNO GENERAL PLAN LAND USE



- Residential**
 - Low Density (1-3.5 du/ac)
 - Medium Low Density (3.5-6 du/ac)
 - Medium Density (5-12 du/ac)
 - Medium High Density (12-16 du/ac)
 - Urban Neighborhood (16-30 du/ac)
 - High Density (30-45 du/ac)
- Commercial**
 - Main Street
 - Community
 - Recreation
 - General
 - Highway & Auto
 - Regional
- Industrial**
 - Light Industrial
 - Heavy Industrial
- Mixed Use**
 - Mixed Use
- Employment**
 - Office
 - Business Park
 - Regional Business
- Open Space**
 - Open Space
 - Open Space - Multi Use
 - Open Space - Lake/Pond
- Public Facilities**
 - Public Facilities
- Downtown**
 - Central Business District
 - Civic Center
 - Town Center
 - Neighborhood Center
 - Chinatown District
 - Corridor General
 - Neighborhoods
 - Special Districts
 - Public Facilities
 - Open Conservation
 - South Stadium District
 - Cultural Arts District
 - Buffer

- City Limits
 - Sphere of Influence
 - Roads
- 0 0.75 1.5 3 Miles

Date: October, 2015
Source: City of Fresno GIS, 2015



Housing Element Txheej Txheem Qhia Paub

Sawv daws qhia
tswv yim



Theem

1

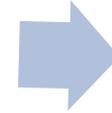
Zos Sib Ntsib Los
Txais Tswv Yim
Pab

Caij Nplooj Zeeg
2015



Tshuaj Ntsuam
Txhua Yam Ceev
thiab Qhia Paub
Txog Thaj Av Rau
Tej Khoom Muaj
thiab Kev Pab

Caij Nplooj Zeeg
2015



Kho Cov Ntaub
Ntawv Tsev Txoj
Cai thiab Txheej
Xwm thiab Npaj
Sau Qhov
Housing Element

Caij Nplooj Zeeg
2015

Theem

2

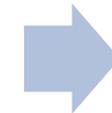
CEQA Saib
Xyuas Dua

Caij Ntuj No 2015



HCD Saib Xyuas
Dua

Caij Ntuj No 2015



Sawv Daws
Xyaum ua raws
Cov Rooj Hais
Plaub

February 2016

Sawv daws qhia
tswv yim



Tsev ncaj ncees yog dabtsi?

Muaj sib npuag zos hwv tsam los xaiv seb yuav nyob qhov twg (nyob ntawm seb koj them puas tau qis tsev) tsis muaj kev ntxub ntxaug tawm tsam los tos txhais txawv tshaj lwm tus neeg.



Tsev ntxub ntaug txhaum txoj cai

Qhov Federal Fair Housing Act txwv tsis pub muaj kev ntxub ntaug raws li:

- Haiv neeg, xim, neeg txawv tebchaws, kev ntseeg, poj niam txiv neej, nyiaj txiv neej lossis poj niam, nyiaj txiag los qhov twg los, puas cev xws li puas tes puas taw los yog lag ntsej dig muag, menyuam yau tshaj 18 xyoo los ib tug poj niam xeeb tub nyob hauv tsev neeg

Yog koj xav tias koj tau pom kev ntxub ntxaug, nrog ib tug neeg tuav tsev tham:

Fair Housing Council ntawm Fresno County

(559) 244-2950

<http://www.fhc-cc.org/>

Txheej Txheem Workshop

- Mloog thiab saib tau lwm tus neeg thaum lawv hais lus
- Hais lus tuaj ntawm koj txoj kev kawm dhau los
- Txhawb kev pom uas txawv
- Saib cov tswv yim — tsis nkag siab los tsis ua licas
- Koom tes! Peb xav hnov koj cov tswv yim.

Koj Xav Li Cas?

- Cov tsev twg yog cov toobkas txhim kho kom zoo dua qhov qub los ua kom rov zoo?
- Cov teeb meem ntawm cov neeg tsis muaj tsev loj tshaj plaws nyob qhov twg?
- Qhov twg yog cov tsev ua tsis pheej yig?
- Cov tsev tshiab yuav tsum mus nyob rau qhov twg?

Koj Xav Li Cas?

- Cov teeb meem loj rau cov tsev nyob hauv Fresno yog dabtsi?
- Koj puas tau pom tsev ntxub ntxaug hauv koj lub zej zos?
- Dab tsi yog cov tsis yooj yim ua yuav tau los hla kom dhau mus?
- Txheej txheem tswv yim rau cov tsev tshiab?

Peb Xav Hnov Ntawm Koj

- Cuab Zos Workshops
 - Oct. 19, 20, 21, 26, 27, 28 thiab Nov. 2, 3

Tag nrho cov workshops pib thaum 6:30 tsaus ntuj
- Housing Commission, Planning Commission, thiab City Council Study Sessions (December 2015 thiab January 2016)
- Sib ntsib ntxiv txog Fair Housing npaj rau Winter 2016
- Website: www.fresno.gov/housingelement
- Email cov neeg ua hauj lwm: HousingElement@fresno.gov
- Public Hearings rau Housing Element (Planning Commission & City Council) npaj ntsoov tos February 2016

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