

CITY OF FRESNO

HOUSING ELEMENT UPDATE 2015-2023



2015 Community Workshops:
October 19, 20, 21, 26, 27, 28 and November 2, 3

Goals for Workshop

- Understand what the Housing Element is
 - What is affordable? What are the housing issues in Fresno?
- Discuss the Housing Element update process
- Share your perspectives about housing issues and ideas about where new housing should be located



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)

STATE OF CALIFORNIA, BUSINESS, TRANSPORTATION AND HOUSING AGENCY
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
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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

Periodic updates required by State law

- 2015-2023 update due December 31, 2015 (plus 120-day grace period)
- If adopted on time, Housing Element valid for eight years



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: a household paying no more than 30% of its annual income on housing
- 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

State Income Thresholds

Affordable housing = 30% of household income

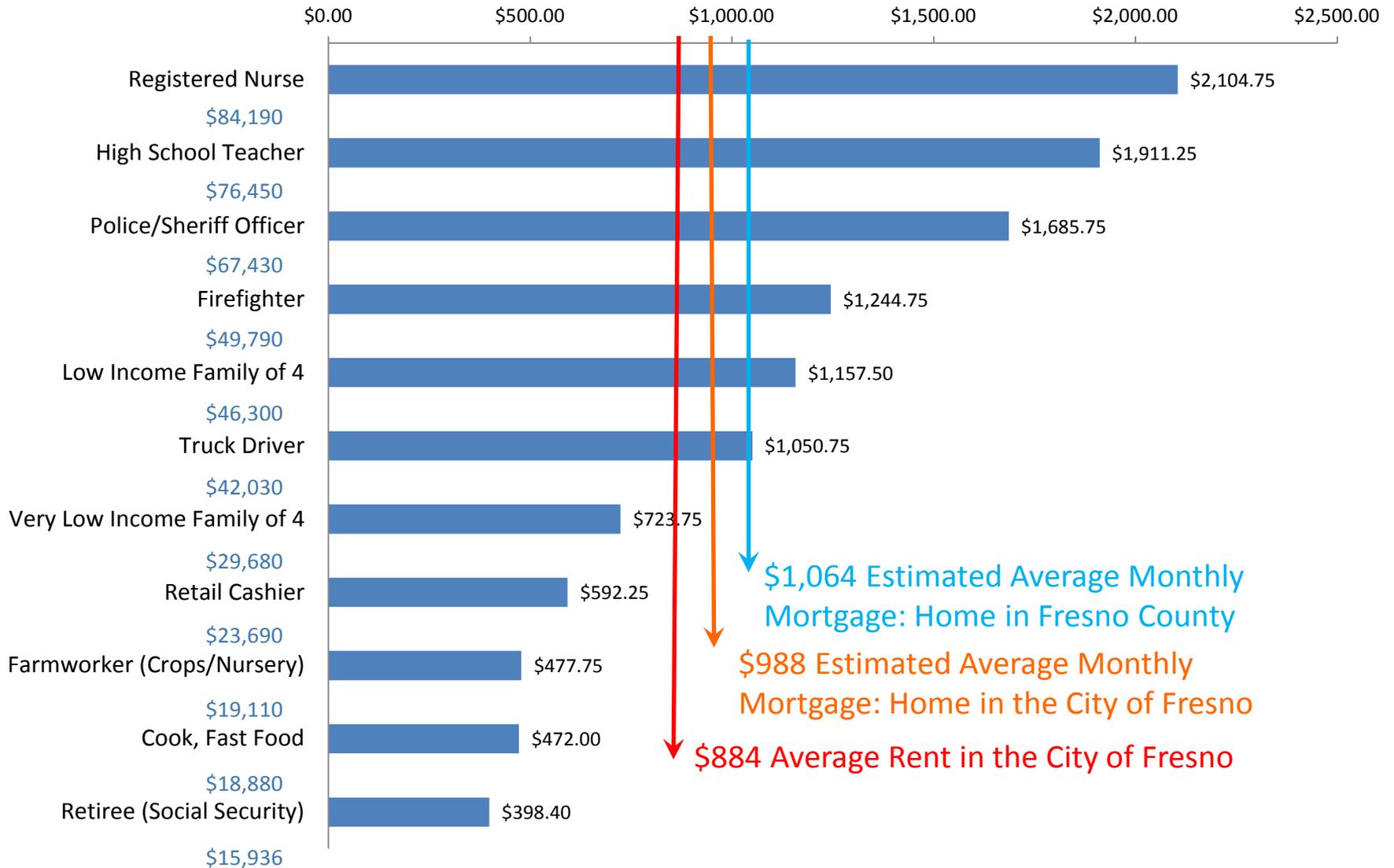
Income Level	1-Person	2-Person	3-Person	4-Person	5 Person
Extremely Low (0-30% AMI)	\$12,150	\$15,930	\$20,090	\$24,250	\$28,410
Very Low (31-50% AMI)	\$20,300	\$23,200	\$26,100	\$28,950	\$31,300
Low (51-80% AMI)	\$32,450	\$37,050	\$41,700	\$46,300	\$50,050
Moderate (81-120% AMI)	\$48,650	\$55,600	\$62,550	\$69,500	\$75,050

AMI = Area Median Income

Fresno County AMI = \$ 57,900

Source: CA HCD, 2015

Affordable Housing Cost



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

Other Housing Needs

- 10% of housing units are overcrowded
- 6% of housing units need rehabilitation (based on a 2010 survey)
- 29% of Fresno households live below the poverty level

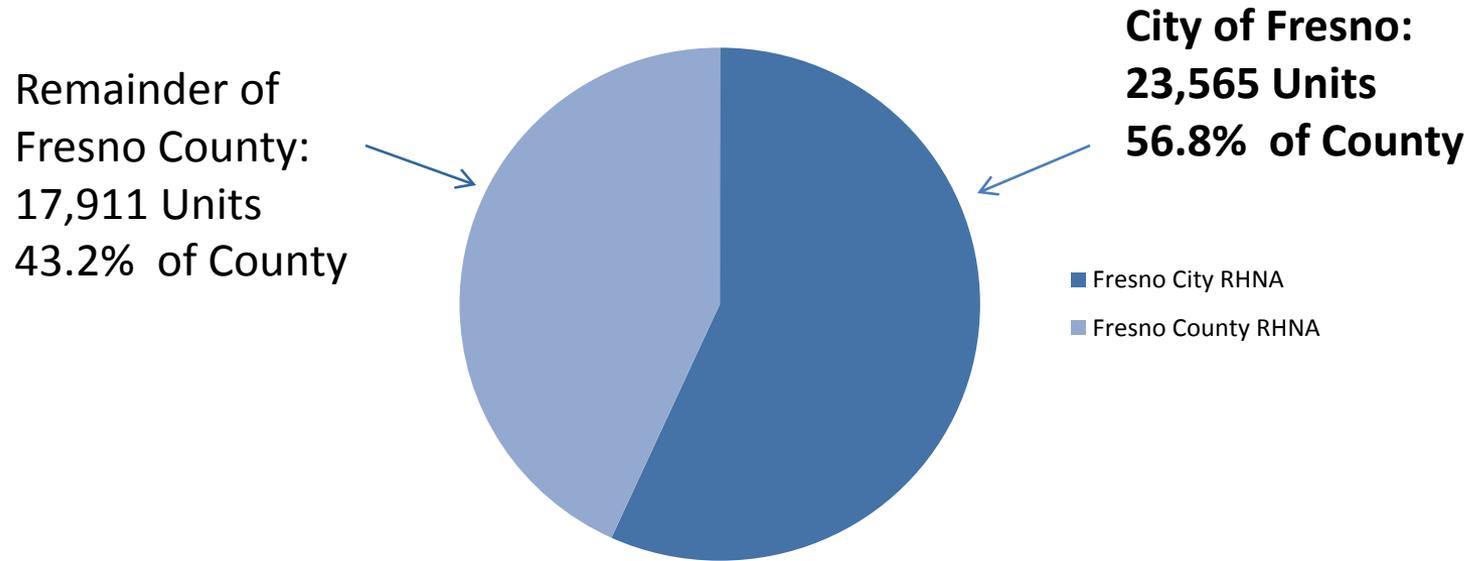


Regional Housing Needs Allocation

Jurisdiction	Population 2010	Housing Units 2010	RHNA (2013-2023)	% of County 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%
Fresno County	930,450	315,531	41,470	100%

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

Regional Housing Needs Allocation



Income Group	% of County AMI	Fresno RHNA (2013-2023)	% of Units
Very Low	0-50%	5,666	24%
Low	51-80%	3,289	14%
Moderate	81-120%	3,571	15%
Above Moderate	120% +	11,039	47%
Total		23,565	100%



RHNA

Goal for accommodating housing need through land use policies and planning (zoning)

- NOT a construction obligation

Affordability of units based on AB 2348

- Establishes “default density”
- Sites with density of at least 30 du/acre = considered affordable
- Does not dictate the type of future development on these sites; only assumes that higher densities can lower per-unit development costs

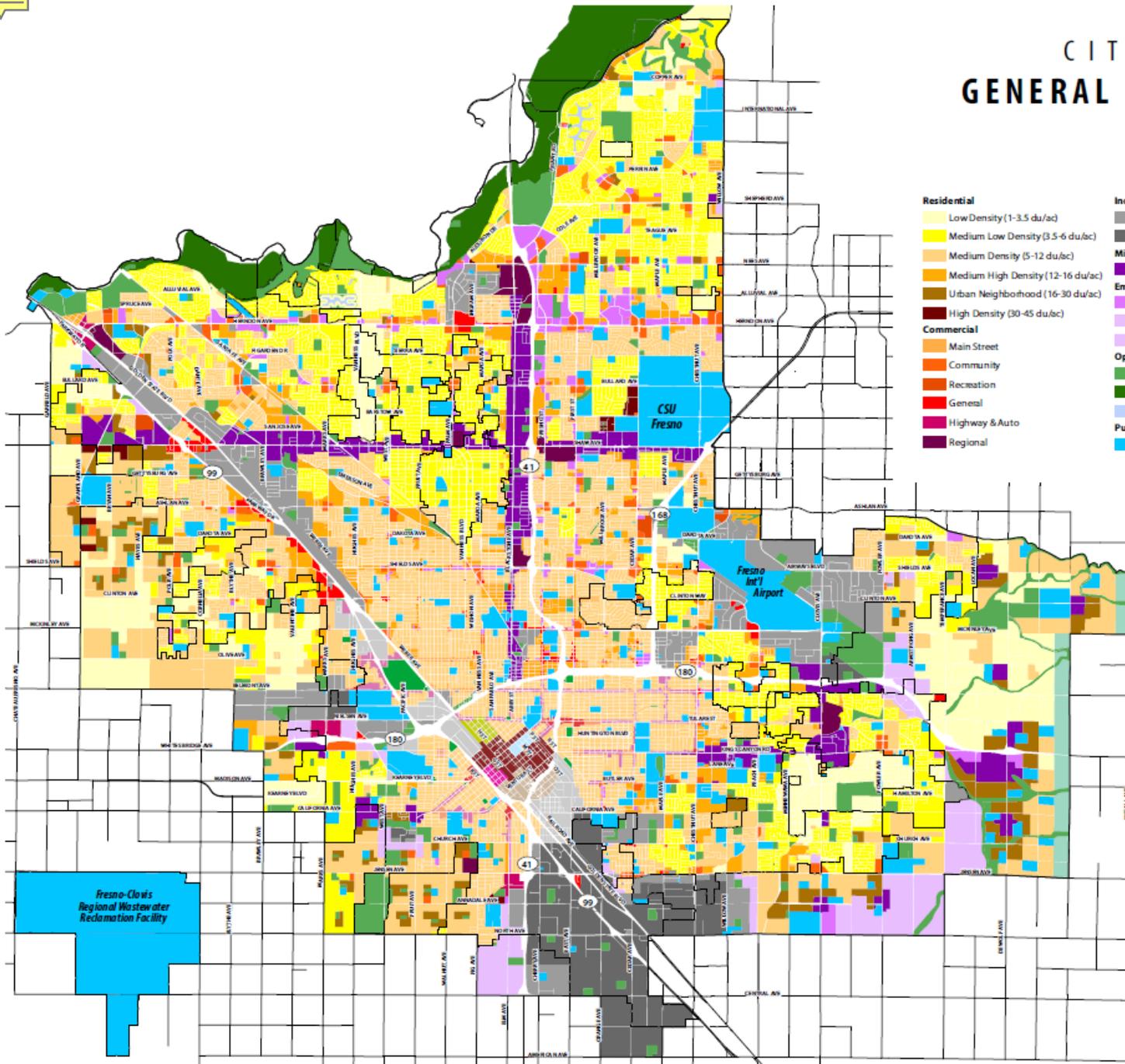
Strategic Direction for Future Growth

The Fresno General Plan (2014) emphasizes:

- Shift from suburban growth to increased urban development
- Efficient, Downtown infill development
- Neighborhood revitalization
- New Activity Centers along new Bus Rapid Transit routes
- Transit Oriented Development along major streets
- Business Park campuses at small and large scales



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 Update Process

Public Input

Phase

1

Community Meetings to Receive Input

Fall 2015



Evaluate Any New Constraints and Update Land Inventory and Resources

Fall 2015



Revise Housing Policies and Programs and Prepare Draft Housing Element

Fall 2015

Phase

2

CEQA Review

Winter 2015



HCD Review

Winter 2015



Public Adoption Hearings

February 2016

Public Input

What is Fair Housing?

Having equal opportunity to choose where to live (depending only on whether you are able to pay the rent or mortgage) without being discriminated against or treated differently than other people



Housing Discrimination is Illegal

The State and Federal Fair Housing laws prohibit discrimination based on:

- Race, color, national origin, religion, gender, sexual orientation, source of income, disability, presence of children, among other arbitrary factors

If you think you've been discriminated against, talk to a housing counselor:

Fair Housing Council of Fresno County

(559) 244-2950

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

Workshop Guidelines

- Listen actively and respect others when they are talking
- Speak from your own experience
- Encourage different perspectives
- Focus objectively on ideas — it's okay to disagree
- Participate! We want to hear your ideas.

What are Your Thoughts?

- 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?

What are Your Thoughts?

- What are the major housing issues in Fresno?
- Have you seen housing discrimination in your neighborhood?
- What are the challenges to overcome?
- Ideas for new housing programs?

We Want to Hear from You

- Community Workshops
 - Oct. 19, 20, 21, 26, 27, 28 and Nov. 2, 3All workshops begin at 6:30 PM
- Housing Commission, Planning Commission, and City Council Study Sessions (December 2015 and January 2016)
- Additional meetings on Fair Housing planned for early 2016
- Website: www.fresno.gov/housingelement
- Email Staff: HousingElement@fresno.gov
- Public Hearings for Housing Element (Planning Commission & City Council) anticipated February 2016

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