

CITY OF FRESNO

HOUSING ELEMENT ANNUAL PROGRESS REPORT 2017



Housing & Community Development Commission (HCDC)
Public Meeting
March 28, 2018

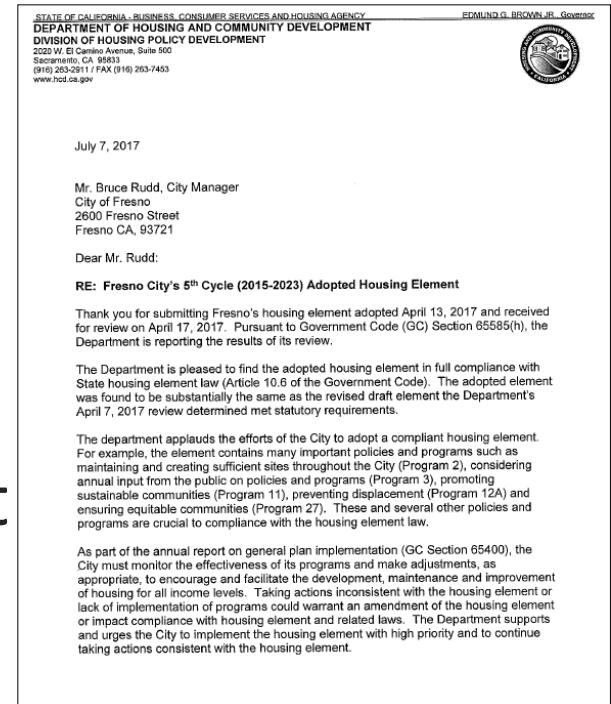
Presentation Outline

- Purpose of the Housing Element and Housing Element Annual Report
- Housing Element Implementation Progress
 - Housing Production
 - Housing Sites Inventory
 - Programs
- Next Steps



Housing Element

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



Housing Element Annual Report

- Required by law (Government Code Section 65400)
- Documents the City's progress in implementing its Housing Element
- Uses forms and tables set up by the State (HCD)
- Submit to HCD and the Governor's Office of Planning and Research on/before April 1



Housing Element Annual Report



Building Activity (2017)

Housing Units Built by Affordability Level (2017)*

Extremely/ Very Low	Low	Moderate	Above Moderate	Total
--	4	787	676	1,467

* Building permits issued

HOW DO WE CATEGORIZE AFFORDABILITY?

Affordability
based on
deed
restriction

Affordability
based on
rent/sale
Prices
(Multi family
units)

No
affordability
information/
expectation
(Single
Family Units)

Rehabilitated, Preserved and Acquired Units(2017)

Housing Activity by Affordability Level (2017)					
Activity Type	Extremely/ Very Low	Low	Moderate	Above Moderate	Total
Rehabilitation**	23	27	--	--	50
Preservation*	--	--	--	--	--
Acquisition	--	--	--	--	--
Total*	23	27	--	--	50

*There were no at-risk units preserved or units acquired during the program year.

****Rehabilitation programs include:**
 Citywide Rehab grants, CDBG Rehab grants, senior paint grants, Targeted Area Distressed Property grants, and Minor Code Compliance.

Housing Sites Inventory Status

- RHNA: Regional Housing Needs Assessment
 - Planning goal to accommodate estimated housing demand (2013-2023)
 - Divided up by affordability levels
- Fresno also has to accommodate part of the RHNA from 2008

Housing Sites Inventory Status

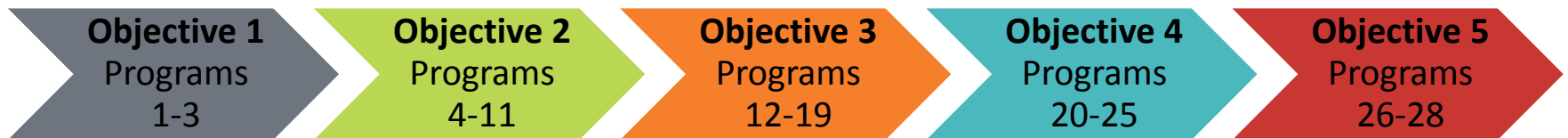
RHNA vs. Building Permits Issued

	Total RHNA	Years 1-4 (2013-2016)	Year 5 (2017)	Years 2018-2023	Total (Years 1-5)	Remaining RHNA
Extremely/ Very Low	7,971	313	0	TBD	313	7,658
Low	5,736	276	4*	TBD	280	5,456
Moderate	3,228	718*	787	TBD	1,505	1,723
Above Moderate	10,116	3,251	672	TBD	3,923	6,193
Total	27,051	4,558	1,463	TBD	6,021	21,030

* Includes deed-restricted affordable units

Housing Element Program Status

- Annual Report includes information on the status of housing element program implementation
- Most programs are newly implemented (Housing Element was adopted April 2017)



Housing Programs

**Objective 1:
Adequate Sites
to
Accommodate
a Range of
Housing**

- **Program 1:** Adequate Sites
- **Program 2:** Residential Densities on Identified Sites
- **Program 3:** Annual Reporting Program

Housing Programs

Adequate Sites to Accommodate a Range of Housing

- **Status:**
 - Adequate sites maintained. Surplus capacity has decreased but is offset by new sites and sites not previously expected to develop
 - New procedures for monitoring of sites identified in the Housing Element

Housing Programs

**Objective 2:
Assist in the
Development
of Housing to
meet the needs
of extremely
low-, very low-,
low- and
moderate-
income
households**

- **Program 4:** Density Bonus Programs
- **Program 5:** Housing Funding Sources
- **Program 6:** Partnerships with Affordable Housing Developers
- **Program 7:** Special Needs Housing
- **Program 8:** Home Buyer Assistance
- **Program 9:** Homeless Assistance
- **Program 10A:** Mobile Home Parks
- **Program 10B:** Housing Choice Vouchers
- **Program 11:** Fresno Green

Housing Programs

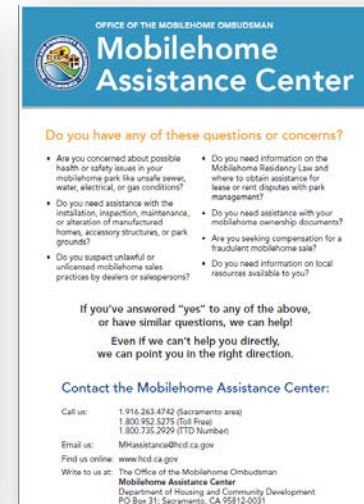
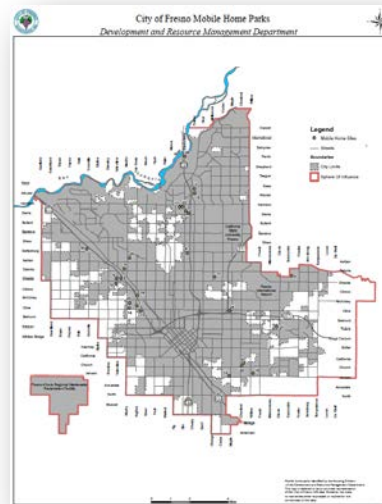
Assist in the Development of Housing to meet the needs of extremely low-, very low-, low- and moderate-income households

- **Status:**
 - 3 density bonus projects
 - 497 clients served through rental assistance, short term mortgage/utility payments, or emergency shelter care
 - No State funding available for homebuyer program

Housing Programs

Assist in the Development of Housing to meet the needs of extremely low-, very low-, low- and moderate-income households

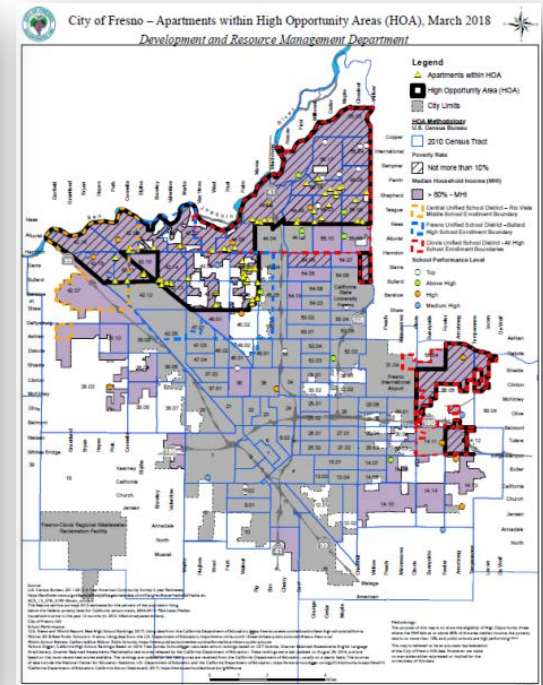
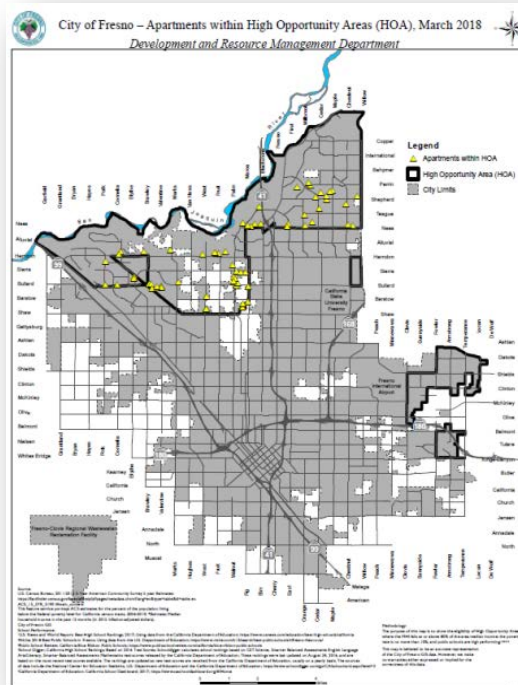
- **Status:**
 - Outreach to mobile home residents
 - Inventory of mobile home parks
 - Owners and managers sent information on state resources



Housing Programs

Assist in the Development of Housing to meet the needs of extremely low-, very low-, low- and moderate-income households

- Status:
 - Developed methodology and conducted research to define and map High Opportunity Areas (HOA)



Housing Programs

Assist in the Development of Housing to meet the needs of extremely low-, very low-, low- and moderate-income households

- **Status:**
 - Identified apartments in high opportunity areas
 - For use by Housing Authority to help expand participation in the Housing Choice Voucher program

Housing Programs

Objective 3: Removal of Governmental Constraints to Housing

- **Program 12:** Downtown Development
- **Program 12A:** Downtown Displacement
- **Program 13:** Home Energy Tune-Up
- **Program 14:** Expedited Processing/
Business Friendly
- **Program 15:** Development Incentives
- **Program 16:** Large/Small Lot Development
- **Program 16A:** Housing State Laws
- **Program 17:** Agricultural Employee
Housing
- **Program 18:** Infrastructure Priority
- **Program 19:** Water/Sewer Service Providers

Housing Programs

Removal of Governmental Constraints to Housing

- **Status:**
 - Downtown Displacement Program:
 - Methodology for gathering, recording and analyzing data is being assessed and the work will be conducted in 2018
 - The first annual report on displacement and the convening of a Task Force will also occur in 2018

Housing Programs

Removal of Governmental Constraints to Housing

- **Status:**
 - 1,000 residential assessments were conducted under the High Energy Tune-up Program
 - 88 housing-related projects received special assistance by Development Review Committee
 - Two affordable housing development projects in the Downtown Planning Area received expedited 75-day processing

Housing Programs

Removal of Governmental Constraints to Housing

- **Status:**
 - The Voluntary Parcel Merger application fee was reduced from \$5,360 to \$627 resulting in the greatest number of parcel mergers since the inception of the program

Housing Programs

**Objective 4:
Conserve/
Improve
Fresno's
existing
housing stock**

- **Program 20:** Code Enforcement
- **Program 21:** Neighborhood Infrastructure
- **Program 22:** Housing Rehabilitation
- **Program 23:** Franchise Tax Board Building Code Program
- **Program 24:** At-Risk Housing
- **Program 25:** Police Services

Housing Programs

**Conserve/
Improve
Fresno's
existing
housing stock**

- **Status**
 - 12,950 code enforcement inspections were completed (~5,000 more than required)
 - Rental Housing Division Anti Slumlord Enforcement Team (ASET) was created and pursued compliance of ~4,200 violations in over 450 units

Housing Programs

**Conserve/
Improve
Fresno's
existing
housing stock**

- **Status**
 - A Rental Housing Registry was established to inspect all rental housing property ensuring housing units meet minimum health and safety standards



Housing Programs

**Conserve/
Improve
Fresno's
existing
housing stock**

- **Status**
 - 26 infrastructure improvement projects were completed
 - 50 grants were awarded for programs that provide paint and minor repair to seniors, distressed property grant, and home rehabilitation funds for lower-income households

Housing Programs

**Conserve/
Improve
Fresno's
existing
housing stock**

- **Status**
 - Fresno Police Department implemented the Project Safe Neighborhoods Grant and reported crime down by 2% from 2016
 - Continued implementation of programs related to community policing, school safety, and gang enforcement

Housing Programs

Objective 5: Equal Housing Opportunity

- **Program 26:** Fair Housing Services
- **Program 27:** Equitable Communities
- **Program 28:** Relocation Services



Housing Programs

Equal Housing Opportunity

- **Status:**
 - In FY2017, the City allocated \$40,000 to the Fair Housing Council of Central California (FHCCC) to provide services to 2,500+ persons



Housing Programs

Equal Housing Opportunity

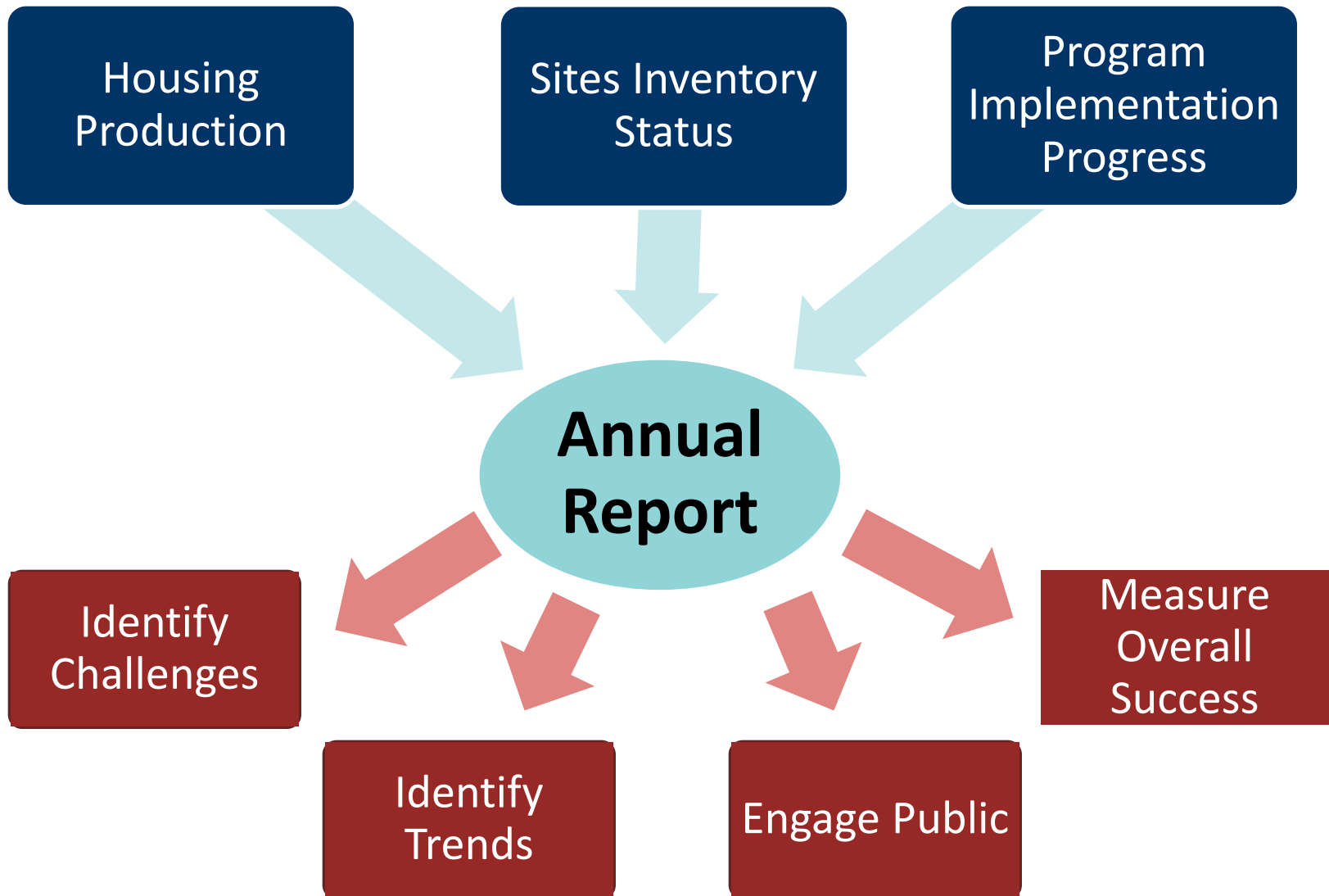
- **Status:**
 - A General Plan Implementation Committee is being established by the Mayor's Office
 - A study that includes an analysis of transit access to affordable housing is being finalized
 - Recently adopted plans prioritize infrastructure projects in high need areas: Active Transportation Plan and Southwest Fresno Specific Plan

Housing Programs

Equal Housing Opportunity

- **Status:**
 - CDBG infrastructure funding in low/moderate income areas:
 - \$1,200,000 for neighborhood street improvements
 - \$500,000 for park improvement
 - \$163,000 for public facilities
 - \$337,000 for non-profit facility improvements

Housing Element Annual Report



Next Steps

- Submittal to HCD on or before April 1, 2018
- 2017 Housing Element Annual Progress Report is available online www.fresno.gov/HousingElement
- Any questions or comments:
Contact Amber Piona at (559) 621-8067

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