

ANNUAL ELEMENT PROGRESS REPORT *Housing Element Implementation* (CCR Title 25 §6202)

Jurisdiction City of Fresno
Reporting Period 1/1/2017 - 12/31/2017

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
B and Amador	S-F	O	0	4	0	0	4	4	CHDO	Deed Restricted	N/A
(9) Total of Moderate and Above Moderate from Table A3 ▶▶					787	676	1,463				
(10) Total by income Table A/A3 ▶▶				4	787	676	1,467	4			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	9	14	27	50	
(2) Preservation of Units At-Risk	0	0	0	0	There were no at-risk units preserved during the program year.
(3) Acquisition of Units	0	0	0	0	There were no units acquired during the program year.
(5) Total Units by Income	9	14	27	50	

* Note: This field is voluntary

Table A3
Annual Building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate		102	685			787	
No. of Units Permitted for Above Moderate	676					676	

*Note: This table represents building permits minus units identified in Table A. Single Family have been categorized as Above Moderate, because affordability is not assessed in the building permit process. Affordability for Multi-Family development that do not have affordability restrictions in place is based on market rents and home sales prices in Fresno that are within the affordability range for both low- and moderate income households.

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period.		1/1/13 to 12/31/13	1/1/14 to 12/31/14	1/1/15 to 12/31/15	1/1/16 to 12/31/16	1/1/17 to 12/31/17						Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level*	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Extremely Low/Very Low	Deed Restricted	7,971	191	13	86	23	0					313	7,658
	Non-deed restricted												
Low	Deed Restricted	5,736	121	117	30	8	4					280	5,456
	Non-deed restricted												
Moderate	Deed Restricted	3,228	1	287	2	1	0					291	1,723
	Non-deed restricted		50		44	333	787					1,214	
Above Moderate		10,116	925	570	833	923	672					3,923	6,193
Total RHNA by COG. Enter allocation number:		27,051											
Total Units ▶ ▶ ▶			1,288	987	995	1,288	1,463					6,021	21,030
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

*Note: The RHNA numbers have been changed from the previous year Annual Report to reflect the RHNA numbers in the 2015-2023 Housing Element adopted in April 2017.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 1 - Adequate Sites	Ongoing implementation and annual assessment of status of housing sites inventory as part of the annual reporting process.	Ongoing and Annually	The City is maintaining, on an ongoing basis, an inventory status report of all Housing Element Inventory Sites. The inventory status report is available to City staff to address current planning projects for compatibility with surplus and to prospective residential developers upon request. As of January 2, 2018, with total surplus reductions since 2013, the 2013-2023 RHNA surplus capacity for very low/low is 5,996, moderate is 2,250, and above moderate is 3,668. In regards to the 2008-2013 RHNA the surplus capacity for very low/low is 139 as of January 2, 2018 as well. The reduction of the surplus in 2008-2013 RHNA housing inventory sites has been offset by increased or newly identified capacity on other sites. An affordable housing project was approved in January 2018 on a site included in the Housing Element with a capacity of 0. There have also been discussions for development of housing on sites that were not identified in the Housing Element.
Program 2 - Residential Densities on Identified Sites	Ongoing implementation: as part of the entitlement review process, evaluate new projects for consistency with General Plan objectives as they relate to housing and the Regional Housing Needs Assessment (RHNA) obligations. Establish procedure for the review process by April 2017	December 2016 and Ongoing	In 2016, the City established procedures for the review and monitoring of sites identified in the Housing Element sites inventory. During the entitlement review process, new projects are evaluated for their consistency with General Plan housing objectives and RHNA obligations. In 2017, the City developed Policy and Procedure No. G005 - Housing Element Sites Inventory Entitlement Review Process Procedure to be implemented in its final form with Accela, which is the new land management system for the DARM Department. Accela will facilitate the City's permitting, mapping, planning and development processes and is scheduled to be operational in April 2018. The few projects in 2017 that did propose a reduction in density were found in writing to be consistent with the General Plan. Consistency was maintained because the inventory currently has a surplus of adequate sites identified in the Housing Element to meet its RHNA obligations.

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<p>Program 3 - Annual Reporting Program</p>	<p>Partner with housing advocates and organizations to provide information to the community on housing density and affordable housing. Reach out to the community regarding these topics annually as part of a Housing Element Annual Report. Notify and invite interested community members to attend and discuss housing production progress at a public hearing. Facilitate community input on other housing and fair housing-related programs and policies as those opportunities arise.</p>	<p>Annually and As Opportunities Arise</p>	<p>On March 28, 2018, the City presented the 2017 Housing Element Implementation Progress Report to the public and interested organizations and garnered feedback at the Housing and Community Development Commission (HCDC) hearing.</p>
<p>Program 4 - Density Bonus Programs</p>	<p>Ongoing implementation and annual reporting throughout the planning period.</p>	<p>Ongoing and Annually</p>	<p>In 2017, during the pre-application process for entitlements the City met with applicants to provide assistance including technical assistance. Projects that were eligible for density bonuses were informed of the State Affordable Housing Bonus and City of Fresno Transit Oriented Development (TOD) Height and Density Bonus. D-17-153 a 4 story, 45 unit multi-family, Fresno Housing Authority project at Blackstone and Simpson received Affordable Housing & TOD Density Bonuses filed in 2017 with conditions granted in 2018; C-17-044 a 26 unit single family and 40 unit multi-family senior housing affordable Self-Help Enterprise project at Annadale and Elm Avenues qualified for Affordable Housing Density Bonus and was used as concession but not to increase density; D-16-137 a mixed-use 11 unit multi-family/1,465 square foot retail project at Van Ness and Home Avenues applied for TOD Density Bonus, but has not been approved yet; and D-17-101 a mixed-use 90 unit multi-family/3,230 square foot retail project at First Street and Shaw Avenue was given the option to apply for Affordable Housing & TOD Density Bonuses.</p>
<p>Program 5 - Housing Funding Sources</p>	<p>Annual assessment of funding opportunities and status of housing sites inventory as part of the annual reporting process; Ongoing implementation and annual reporting throughout the planning period.</p>	<p>Ongoing and Annually</p>	<p>Funding opportunities available during the program year: LIHTC, HOME, CDBG, ESG, HOPWA, AHSC, MHP, AHP, TCC, Bonds, and IIG.</p>

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<p>Program 6 - Strengthening Partnerships with Affordable Housing Developers</p>	<p>Ongoing implementation and annual reporting throughout the planning period; annual review and assessment of potential funding opportunities; convene annual meeting, starting in the Fall of 2016, with housing stakeholders to identify development barriers, funding opportunities, and opportunities for development of affordable and special needs housing; and administer Community Housing Development Organization (CHDO) funds as part of the Consolidated Plan process and annual Action Plan update.</p>	<p>Fall of 2016, Ongoing and Annually</p>	<p>The reporting and annual meetings were completed as part of the Annual Action Plan process. The Action Plan outlines the needs of the community, barriers, and housing opportunities. A public workshop was held on January 10, 2017, and a public hearing was held on January 25, 2017. Hearings for 2018 were held: January 9, 18, and 24, 2018. These meetings and hearings include a variety of housing stakeholders. The accomplishments were reported in the Consolidated Annual Performance and Evaluation Report for Program Year 2016 (July 1, 2016 - June 30, 2017). At the end of the program year, the City is administering three CHDOs: Habitat for Humanity, Community Housing Works, and Self-Help Enterprises.</p>
<p>Program 7 - Special Needs Housing</p>	<p>Annual implementation as part of the HUD Entitlement Grant and Continuum of Care funding process; 500 households assisted with temporary shelter during the planning period (62.5 households per year).</p>	<p>Annually</p>	<p>The City utilizes the HUD funded program Housing Opportunities for Persons with AIDS/HIV (HOPWA) to provide housing location, relocation, Tenant Based Rental Assistance (TBRA) and Short-Term Rental/Mortgage and Utilities (STRMU) payments. The City works with subrecipient vendors who set aside units to provide targeted housing for this need. In 2017, a total of 57 AIDS clients were served with Special Needs Housing Services. Under the HOPWA program 29 clients received STRMU and 28 received TBRA. Additionally, 27 clients received Supportive Services. Also, HUD funds were used to assist 350 people seeking emergency shelter at the Marjoree Mason Center due to domestic violence and to assist 90 people seeking Rapid Re-housing assistance for a total of 440 households served with temporary shelter in 2017.</p>
<p>Program 8 - Home Buyer Assistance</p>	<p>Assist 10 households annually and complete annual reporting throughout the planning period.</p>	<p>Annually</p>	<p>The City assisted 0 households for first-time homebuyers with State CalHome mortgage assistance in Calendar year 2017. The homebuyer program is funded by the California Department of Housing and Community Development's CalHome program. The funding agreement expired April, 2017 as the State does not currently have the funds to continue the program.</p>
<p>Program 9 - Homeless Assistance</p>	<p>Annual implementation as part of the Emergency Shelter Grant and Continuum of Care funding process and complete annual reporting for HUD entitlement funds throughout the planning period; Assist 100 households.</p>	<p>Annually</p>	<p>The HUD funded Tenant Based Rental Assistance (TBRA) program is run in coordination with the Fresno Madera Continuum of Care (FMCoC), the local Fresno Housing Authority, and other subrecipient vendors to provide Emergency Shelter, Homeless Prevention and Rapid Re-housing for clients in need. Whether the person seeking help is homeless, chronically homeless, near homelessness or a victim of domestic violence, the client is evaluated to see which program best fits their current need. Currently, there are at least 147 clients receiving TBRA and Emergency Shelter assistance.</p>

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<p>Program 10A - Mobile Home Parks</p>	<p>Compile a list of financial resources for residents and park owners for maintenance and preservation, and outreach to stakeholders by January 2017. Conduct annual outreach to park owners and non-profit organizations interested in preservation of mobile home units, starting January, 2018</p>	<p>January 2017</p>	<p>The City Housing Division held one public workshop and one public hearing for residents (including mobilehome parks residents) to voice their concerns and request needs for the neighborhoods, such as sidewalks, better lighting, better crime prevention strategies, and more neighborhood parks. The subject of the workshop and hearing was "Annual Housing and Community Development Needs Public Hearing for Development of the Fiscal Year 2017-2018 Annual Action Plan." A public workshop was held on January 10, 2017, and a public hearing was held on January 25, 2017. Hearings for 2018 were held: January 9, 18, and 24, 2018. The City sent to on-site managers, property managers and owners of all mobile home parks in Fresno a letter with flyers in English and in Spanish for the State of California's Mobile Home Assistance Center requesting that the flyers be posted in a common area, clubhouse or other publically accessible space for residents to view and utilize. The City developed a map locating all mobilehome parks in Fresno and a spreadsheet with the address and APN of each park and the contact information for on-site managers, property managers and owners.</p>
<p>Program 10B - Housing Choice Vouchers</p>	<p>Ongoing implementation and annual reporting throughout the planning period; Provide information on the Housing Choice Voucher Program and list of developments that accept vouchers at City counters and website by November 2017; Identify properties in high opportunity areas for outreach efforts by June, 2017 and support the Housing Authority's outreach to those areas on an annual and ongoing basis.</p>	<p>November 2016, January 2017, Ongoing and Annually</p>	<p>In 2017, the City developed methodology and conducted research to define and map High Opportunity Areas (HOA) in Fresno including determining top performing schools and their school boundaries and to find all apartments within the HOA boundary. A map was developed to represent the location of all apartments in High Opportunity Areas and a spreadsheet was created to list all the apartment information. In March 2018, the City provided this information to Fresno Housing Authority to support marketing of Housing Choice Vouchers in the High Opportunity Areas.</p>

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<p>Program 11 - Fresno Green</p>	<p>Ongoing implementation of the Fresno Green program and annual reporting throughout the planning period.</p>	<p>Ongoing and Annually</p>	<p>The City continues to offer the Fresno Green program to developers as an incentive to build sustainably which in turn reduces utility costs to homeowners or renters. In 2017, no housing projects received Fresno Green certification, however the City of Fresno began an update of the Fresno Green program to better align it with the 2035 Fresno General Plan, state policies and goals associated with greenhouse gas (GHG) reduction. The revised Fresno Green program will further the City's efforts towards energy and resource conservation, in general improving the overall community and further promoting local and state climate change mitigation efforts. The revised Fresno Green program is anticipated to be completed in the third quarter of 2018. Assistance with the update of the Fresno Green program is being undertaken by the Energize Fresno project in collaboration with the City of Fresno and is leveraging funding from a California Energy Commission (CEC) Electric Program Investment Charge (EPIC) grant. The CEC EPIC grant is focused on development of an Advanced Energy Community (AEC) and the Fresno Green program is one of multiple efforts being undertaken to align with the development of an AEC and the City in general.</p>
<p>Program 12 - Downtown Development Standards</p>	<p>Annually assess residential development activity in Downtown Fresno as part of the annual reporting process, starting 2017. Initiate adjustments to the DDC if constraints to the production of housing are identified.</p>	<p>Mid-2016</p>	<p>The Downtown Development Standards were adopted by the Fresno City Council on October 20, 2016. There have been no Rezones or Plan Amendments in Downtown Fresno and no changes have been made to the Downtown Development Standards. Since 2013, there have been 3 single family residents and 2 apartment complexes (24 units total) built. Several more projects are in entitlement review.</p>
<p>Program 12-A - Downtown Displacement Prevention</p>	<p>Annually gather data on lease rates, vacancy rates, rent burden, rental rates, restricted affordable housing covenant expirations, and if applicable, displacement as part of the annual reporting process, starting in 2018. Convene Task Force within 3 months of release of first annual report on displacement in 2018.</p>	<p>Early 2018, Spring 2018, Ongoing and Annually</p>	<p>This program was introduced in 2017 with the May 2017 amendment to the Housing Element. The methodology for gathering, recording and analyzing data is being assessed and the work will be conducted in 2018 along with the first annual report on displacement and the convening of a Task Force.</p>
<p>Program 13 - City of Fresno's Home Energy Tune-Up (HETU) Program</p>	<p>Ongoing implementation and annual reporting throughout the planning period. Estimated 1,100 households served per year.</p>	<p>Ongoing and Annually</p>	<p>This is still an ongoing process and is on track. In calendar year 2016 the program completed 1,350 residential assessments within the City of Fresno and approximately 1,000 residential assessments were completed in 2017. This results in an annual average over 1,100 residential assessments. Due to changes in program funding levels and program design, the quantity of residential assessments will be decreasing in 2018 to focus more of these funds in the most economic, social and environmental disproportionately burdened census tracts within the City of Fresno.</p>

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<p>Program 14 - Expedited Processing/Business Friendly Fresno</p>	<p>Ongoing implementation and annual reporting throughout the planning period; Review development incentives every two years and modify or add development incentives that will facilitate the development of affordable housing.</p>	<p>Ongoing, Annually and every two years</p>	<p>The Downtown Development Code adopted in 2016 allows for Zone Clearances for development in the Downtown that complies with Housing Element requirements. In 2017, there were 298 zone clearances applied to Housing Element sites throughout the City of which 8 were in Downtown. In 2017, Business Friendly Fresno (BFF) 2.0! completed a significant amount of work to lead to the implementation of Accela software. Accela will allow electronic submission of permit applications and architectural drawings and tracking of the plan check online. The software will help identify shortcomings in the processes and allow staff to develop appropriate solutions, set up more detailed and realistic performance metrics and goals for every type of permit. When operational in Spring of 2018, Accela will improve the BFF program and is expected to improve processing of applications, accountability and transparency. In 2017, the Development Review Committee provided pre-application assistance to 88 housing related projects. No new incentives were initiated in 2017, but existing incentives were implemented. For example, the Cesar Chavez Foundation Project received an impact fee waiver of \$648,133.42 and donation of City property last appraised at \$904,000 in support of a \$31.7 million project consisting of a 135-unit affordable multi-family development (89 family & 46 senior units) and Sustainable Transportation Infrastructure (STI) components such as improved walk paths, dedicated bike paths and crosswalks, connecting residents to, major retail, social services, education, employment opportunities, and future Bus Rapid Transit services. In addition, four projects received development fee waivers via the Residential Build Act application process.</p>
<p>Program 15 - Development Incentives</p>	<p>Assist 2 housing developments annually and complete annual reporting throughout the planning period.</p>	<p>Ongoing and Annually</p>	<p>Two new housing development projects processed within an average of 75 days in the Downtown Planning Area: ZC-18-022 a 10 story, 129 affordable dwelling unit, Fresno Housing Authority project at Fulton and Tuolumne Streets processed to qualify for Transformative Climate Communities (TCC) funding; and ZC-17-2110 a 57 affordable dwelling unit/6,203 square foot retail mixed-use Fresno Housing Authority project processed to qualify for TCC funding at 1101 F Street on the corner of Mariposa and F Street.</p>

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<p>Program 16 - Large and Small Lot Development</p>	<p>Implement the Voluntary Parcel Merger Program and fee reduction program by mid-2016. Establish a policy and guidelines for the requirements of a Specific Plan or phasing process for large site development by December 2017. Establish a monitoring program by June 2017 and include a biennial review process for development on large and small lots.</p>	<p>Mid-2016, December 2017 and biennial</p>	<p>On July 1, 2016, the City adopted a reduction to the Voluntary Parcel Merger application fee from \$5,360 to \$627 which resulted in the greatest number of Voluntary Parcel Mergers since the inception of the program in 2011. That year the City approved 15 voluntary parcel mergers and this year, 2017, the City approved 23; up 8 from the previous record year. A monitoring program for large and small lots was established in July 2016 with procedures prepared as part of Program 2 above. In 2017, 30 projects were on a total of 52 Housing Element sites that were either under 1 acre or over 10 acres. 24 projects were on sites less than 1 acre, 4 were on sites over 10 acres, and 2 included sites that were both over 10 and under 1 (these projects are both rezones; the Southwest Fresno Specific Plan (SWFSP) adoption and a General Plan cleanup). The sites under 1 acre in size that had a structure built on them developed as single family residences even those whose acreage were considered below the 1 dwelling unit threshold in the Housing Element. The one site over 10 acres in size that was built on developed at a little above a third of the capacity identified in the Housing Element sites inventory. None of the units have affordable housing covenants.</p>
<p>Program 16-A- State Laws Related to Housing Development</p>	<p>Review Development Code for compliance with State laws by May 2017. If needed, present findings to the City Council for consideration of any amendments or revisions required by September 2017. Provide written information on the City's development standards related to secondary dwelling units at the City's Planning and Land Use Division counter and on the City's website by January 2018.</p>	<p>May 2017, September 2017, January 2018</p>	<p>This program was introduced in 2017 with the May 2017 amendment to the Housing Element. In spring of 2018, the DARM Department will bring before the Fresno City Council for consideration amendments to the Development Code to address requirements for accessory dwelling units per SB 1069, AB 2299, and AB 2406.</p>
<p>Program 17 - Agricultural Employees (Farmworker) Housing</p>	<p>Review Development Code for compliance with the Employee Housing Act by January 2017. If needed, present to the City Council for consideration of any amendments or revisions required by July 2017.</p>	<p>January 2017 and July 2017</p>	<p>The Agricultural Employees Housing (AEH) Act was reviewed and no changes to the Development Code were necessary, because it currently meets the requirements of the AEH.</p>
<p>Program 18 - Infrastructure Priority Program</p>	<p>Ongoing implementation and annual reporting throughout the planning period</p>	<p>Ongoing and Annually</p>	<p>There are administrative orders in place to insure that all development applications are considered, reviewed, and approved without prejudice.</p>

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<p>Program 19 - Water and Sewer Service Providers</p>	<p>Provide Housing Element within 30 days of adoption.</p>	<p>Within 30 days of adoption</p>	<p>On March 30, 2017, a copy of the Fresno General Plan 2015-2023 Housing Element was sent to the City of Fresno Department of Public Utilities Water Division and Wastewater Division, as well as to the Pinedale County Water District and the Bakman Water Company which supply water to a segment of households within the city limits.</p>
<p>Program 20 - Comprehensive Code Enforcement</p>	<p>Complete 8,000 inspections annually, pursue resolution of cases identified through the inspection process, and develop Task Force recommendations by mid-2017.</p>	<p>Annually and mid- 2017</p>	<p>The City completed 12,950 inspections in calendar year 2017. In November 2016, the City Council approved the AntiSlumlord Enforcement Team (ASET), a reactive rental inspection program intended to expand the City Manager's STOPP team. On February 2, 2017, Mayor Brand introduced a revised Rental Housing Inspection Program along with funding for the City Council ASET program. Both were approved on February 9, 2017 and became effective on March 13, 2017. The City's FY2018 budget provided for a new Rental Housing Division along with a legal staff team housed in the DARM Department. In its first six months, 17 employees were hired to staff the Division including its first hire, the manager. In 2017, ASET has successfully pursued compliance of approximately 4,200 violations in over 450 units. Currently, another 3,700 violations are being pursued in 320 units as part of active ASET cases. Also in 2017, a Rental Housing Registry was set up and all owners of residential rental properties are in the process of being notified by mail that their properties are required to be registered. The goal of the registry is for the City to conduct inspections of all rental housing property in Fresno to ensure housing units meet minimum health and safety standards required by the State of California and be safe to occupy.</p>
<p>Program 21 - Neighborhood Infrastructure</p>	<p>Complete 5 infrastructure projects annually, ongoing implementation and annual reporting throughout the planning period.</p>	<p>Ongoing and Annually</p>	<p>In 2017, the City of Fresno Department of Public Works completed 27 projects at an overall cost of 18.7 million. The projects are as follows: 6 park projects totaling 1.8 million, 1 road and median project totaling 1.5 million, 3 street construction projects totaling 1.7 million, 6 sewer projects totaling 5.4 million, 4 traffic signal projects totaling 1.2 million, 6 water related projects totaling 6.2 million and 1 well related project totaling 0.9 million.</p>
<p>Program 22 - Housing Rehabilitation</p>	<p>Complete 10 rehabilitation grants, 10 senior paint/minor repair grants, and 3 distressed property grants annually.</p>	<p>Annually</p>	<p>Completed 12 total rehabilitation grants (4 Citywide Rehab grants and 8 CDBG Rehab grants), 11 senior paint grants, 22 Targeted Area Distressed Property grants, and 5 Minor Code Compliance grants in calendar year 2017.</p>
<p>Program 23 - Franchise Tax Board Building Code Program</p>	<p>Investigate participation by January 2017.</p>	<p>January 2017</p>	<p>The City investigated participation in the Franchise Tax Board's (FTB) Substandard Housing Program, researched necessary notices and procedural requirements, and began participating in the Program as it relates to ASET properties. In 2017, the City sent notice on 2 properties. The Notice of Property Noncompliance was sent on January 13, 2017, and the Notice of Compliance was sent on July 31, 2017.</p>

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<p>Program 24 - At-Risk Housing</p>	<p>The City will monitor, every six months, the status of any HUD receipt/approval of Notices of Intent and Plans of Action filed by property owners to convert to market-rate units. The City will annually explore funding sources available to purchase affordability covenants on at-risk projects, transfer ownership of at-risk projects to public or non-profit agencies, purchase existing buildings to replace at-risk units, or construct replacement units. Annually contact property owners to gauge interest in continuing project affordability and pursue funding and preservation strategy on a project basis. Upon receipt of opt-out notices, the City will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures.</p>	<p>Biannually, Annually, and upon receipt of opt-out notices</p>	<p>On December 20, 2017, the Housing and Community Development Division received a request from Opportunity Builders to consider an assignment and assumption of its HOME Investment Partnerships (HOME) Program Agreement and related documents to EAH. EAH has proposed to acquire the Village at Kings Canyon Apartments, a 48-unit affordable multifamily rental property in southeast Fresno. Close of escrow for this project is scheduled for March 2018.</p>
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<p>Program 25 - Enhanced Police Service to High Crime Neighborhoods</p>	<p>Reduce crime in high-crime neighborhoods and explore funding for safety programs on an ongoing basis.</p>	<p>Ongoing</p>	<p>Crime throughout the City of Fresno has gone down by 2 percent in calendar year 2017 as compared to 2016. The Police Department was awarded several grants in 2017, with the Project Safe Neighborhoods grant having the most impact on housing. This grant's most notable component is the purchase and operation of the Integrated Ballistics Information System (IBIS). This system is linked to the Bureau of Alcohol, Tobacco, Firearms and Explosives' (ATF) National Integrated Ballistics Information Network (NIBIN) connects shell casings from crime scenes to guns seized by linking ballistic data. This grant will end 6/30/2018, however the continued use of the system and equipment will remain at the Fresno Police Department. The Police Department also continued operating the Community Oriented Policing Services (COPS Hiring) program, placing Student Neighborhood Resource Officers (SNROs) in 15 middle schools within Fresno Unified and the surrounding neighborhoods. The Fresno Police Department continues to be a part of and operates within the Multi-Agency Gang Enforcement Consortium (MAGEC), Street Violence Bureau, Patrol Division, Housing and Urban Development (HUD) partnerships (replacing ENPH), Citizens On Patrol, and Violence Intervention and Community Services Unit (replacing MGPI). Additional community education programs that are hosted by the Fresno Police Department are the Hispanic Residents Academy, Police Explorer Program, Teen Police Academy, Police Activities League, and Citizen's Police Academy. The City continues to utilize the expertise of Crime Data Specialists for crime mapping and data analysis as well as technology tools such as ShotSpotter, a gunshot detection system and PredPol, a predictive policing tool, in an effort to reduce crime in high-crime neighborhoods. The Police Department has continued to utilize the Special Response Teams (SRT), Multi-Agency Gang Enforcement Consortium (MAGEC), Street Violence Section (SVS), Patrol Division, Police Activities League, Citizens On Patrol (COP), and Gang Prevention Initiative, as well as K9, Skywatch, Traffic, Graffiti, ENPH (Evict Narcotics from Public Housing), SNRO (Student Neighborhood Resource Officers) and tools like ShotSpotter (gunshot detection) and PredPol (Predictive Policing) in an effort to reduce crime in high-crime neighborhoods.</p>
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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Fresno
Reporting Period 1/1/2017 - 12/31/2017

<p>Program 26 - Fair Housing Services</p>	<p>Provide funding, as available, of \$25,000 per year to the Fair Housing Council of Central California (FHCCC) and provide services to 2,500 persons annually consistent with the 2015-2019 Consolidated Plan and Action Plans. Update the City of Fresno Analysis of Impediments to Fair Housing Choice by 2017. Complete ongoing implementation and annual reporting throughout the planning period.</p>	<p>Ongoing, Annually, and 2017</p>	<p>In both Fiscal Year 2017 and 2018, the City allocated \$40,000 to the FHCCC. This organization provided services to 2,500+ persons in calendar year 2017. A radio broadcast ("Fair Housing: It's the Law!") plays monthly on KFCF Fresno, 88.1 FM, reaches approximately 2,500 + listeners per broadcast, and the broadcasts are archived at www.fhc-cc.org. FHCCC held its 21st Annual Central Valley Fair Housing Conference on April 28, 2017, and presented Fair Housing training certification to 110 members of the housing industry. In calendar year 2017, FHCCC addressed 888 discrimination complaints of which 26% were male and 74% female, 34% were Caucasian, 34% were Hispanic, 30% African American, 1% Asian Pacific, and less than 1% were other. FHCCC made 8 referrals for administrative or injunctive relief to HUD and private attorneys involving Fresno housing discrimination victims and received 159 new cases of housing discrimination during the subject period. Cases by Basis: Race, 35; Disability: 47; Sex/Gender/Gender Identification: 7; Familial Status: 25; National Origin: 8; Religion: 2; Color: 30; Other State Violations: 11. The City of Fresno Analysis of Impediments to Fair Housing Choice was updated and adopted by Fresno City Council on May 12, 2016. The next update, which will be retitled to an Assessment of Fair Housing per State law, will occur before the City begins work on the next Consolidated Plan in 2019.</p>
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ANNUAL ELEMENT PROGRESS REPORT
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Jurisdiction City of Fresno
Reporting Period 1/1/2017 - 12/31/2017

<p>Program 27 - Equitable Communities</p>	<p>Publish a General Plan Annual Report in December of 2016 with reports being filed annually each December thereafter. Convene General Plan Implementation Committee in the first quarter of 2017. Review location of infrastructure projects annually and identify high need, deficient areas for infrastructure prioritization by December 2017. Conduct an affordable housing/transportation access study in 2018.</p>	<p>Ongoing, Annually, December 2016, January 2017, December 2017, 2018</p>	<p>The General Plan Annual Report for 2017 has been published and is on the City of Fresno DARM Department website. A General Plan Implementation Committee has not convened yet. A bus route restructuring study (Title VI) which includes an analysis of transit access to affordable housing is expected to be presented to the City Council in late March. The Fresno General Plan includes Priority Areas for Development Incentives and represented these geographic areas in Figure IM-1 which includes the high needs and deficient areas of Fresno. In 2017, the City Council adopted the Active Transportation Plan (ATP) and the Southwest Fresno Specific Plan and both have components that prioritize infrastructure projects in high need deficient areas of Fresno. The adoption of the ATP included an ATP Project Prioritization Tool to be used with trail, bike lane, and sidewalk projects. The tool includes scoring categories for Accessibility, Equity, and Community Identified Priority. The City receives H.U.D. funding to be used on capital improvement projects in Community Development Block Grant (CDBG) areas of Fresno. Each year the City prepares an Annual Action Plan that describes the public facility and public improvement projects it will undertake to carry out in predominately low and moderate income areas outlined in the Consolidated Plan (below 80 percent of the area median income). In Plan Year 2017 (July 1, 2016 to June 30, 2017), \$1,200,000 in CDBG funds were allocated towards neighborhood street improvements, \$500,000 towards improving 1 existing park, \$163,000 towards public facilities, and \$337,000 towards non-profit facility improvements. In Plan Year 2018 (July 1, 2017 to June 30, 2018), \$2,090,623 in CDBG funds were allocated towards neighborhood street improvements including street lights and ADA accessible sidewalks and curb ramps, \$1,345,900 towards improving 7 existing parks, and \$525,000 towards non-profit facility improvements including new trees throughout Southwest Fresno.</p>
<p>Program 28 - Relocation Services</p>	<p>Provide relocation assistance as prescribed by law as needed.</p>	<p>As needed</p>	<p>During the program year, there was no relocation assistance required.</p>