



For more information on the Housing Element  
Annual Report please visit  
[www.fresno.gov/HousingElement](http://www.fresno.gov/HousingElement)  
or call Amber Piona at (559) 621-8061.



# 2017 HOUSING ELEMENT ANNUAL REPORT HIGHLIGHTS

146 N. Glenn HOME Project

## PUBLIC MEETING

The City invites interested community members to attend and discuss housing production progress and gather community input on the implementation of the Housing Element at a public meeting.



 **WEDNESDAY  
MARCH 28, 2018**

 **5:00 PM**

 **FRESNO CITY HALL  
HOUSING & COMMUNITY  
DEVELOPMENT COMMISSION**  
2600 Fresno St, Rm 2165N  
Conference Rm A, Second Floor  
Fresno, CA 93721

# HOUSING ELEMENT ANNUAL REPORT

The Housing Element is a state-mandated planning document that provides the City of Fresno with a coordinated and comprehensive strategy for promoting the production of safe, decent and affordable housing for all community residents. Every year, the City of Fresno completes an annual progress report as part of the ongoing planning process. The report lists the residential building activity for the year 2017, identifies the affordability level of new housing units, and provides a status update on each housing program listed within the Housing Element. The current Housing Element has only been in place for one year (it was adopted in April 2017) so many of the programs are in their early stages.

The 2017 Housing Element Annual Progress Report is available online at [www.fresno.gov/HousingElement](http://www.fresno.gov/HousingElement) and highlights are summarized below.

## HOUSING SITES INVENTORY

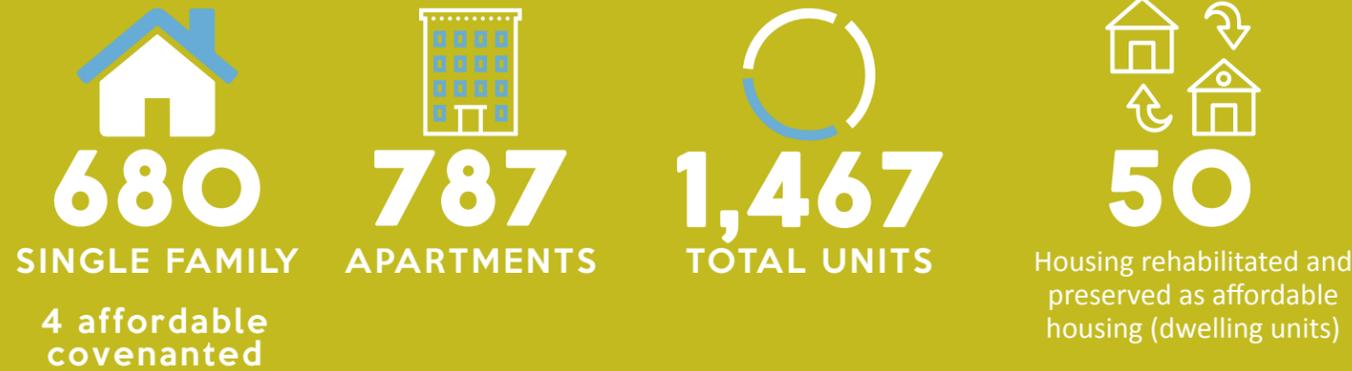
The Regional Housing Need Allocation (RHNA) is a state-mandated process that determines the total number of housing units (by affordability level) that each jurisdiction must show it can accommodate in its Housing Element. The Fresno Housing Element identified enough vacant and underutilized land zoned for housing to meet its future housing needs at a variety of income levels. The City of Fresno maintains this list of parcels and monitors new housing permit activity to ensure that adequate capacity is retained if certain sites are developed with uses other than housing.

## CODE ENFORCEMENT ACTIVITIES

The City's Code Enforcement Division conducts targeted neighborhood inspections of housing units for potential health and safety issues. In 2017, 12,950 inspections were completed. In addition the new Rental Housing Division was created to include the Anti Slumlord Enforcement Team (ASET) and legal staff. ASET successfully pursued compliance of approximately 4,200 violations in over 450 units. Rental Housing Registry was established and all owners of residential rental properties are 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.

## HOUSING PRODUCTION & REHABILITATION 2017

Housing built (dwelling units)



## INFRASTRUCTURE PROJECTS

The Public Works Department coordinates and implements neighborhood infrastructure improvements. In 2017, 26 infrastructure improvement projects were completed:



### DENSITY BONUS

Density bonuses are granted for projects in which the developer agrees to include a certain number of affordable housing units in exchange for an increase in density or other development concessions. Two projects received density bonuses which will result in 111 new affordable housing units once constructed.



### DEVELOPMENT INCENTIVES/EXPEDITED PROCESSING

The City provides assistance to housing developers to encourage and expedite the creation of new housing. In 2017, 88 housing-related projects received special assistance through early review and 2 additional projects located in the Downtown Planning Area received expedited 75-day processing.



### SPECIAL NEEDS HOUSING & EMERGENCY SHELTER ASSISTANCE

The City worked with community partners to provide assistance to persons and families at risk of homelessness. Last year, 29 households received Tenant Based Rental Assistance, 28 households received Short-Term Rental/Mortgage and Utilities payments, 90 households received Rapid-Rehousing assistance, and 350 persons received emergency shelter care.



### HOME REHABILITATION GRANTS

The City offers funding for programs that provide paint and minor repair to seniors, key distressed properties, and home rehabilitation funds for lower-income households. In 2017, 50 grants were awarded: 12 for housing rehabilitation, 11 for painting homes for seniors, 22 for targeted area distressed properties, and 5 for minor code compliance improvements.



### HOME ENERGY TUNE-UP PROGRAM

The City provides the Home Energy Tune-Up Program to monitor energy use and offers specific tips to help residents save money on their energy bill and make their homes more comfortable. In 2017, approximately 1,000 residential assessments were conducted.



### POLICE SERVICES

Project Safe Neighborhoods is a nationwide commitment to reduce gun and gang crime by using existing local programs that target gangs and gun crime and providing these programs with additional tools to be successful. The Fresno Police Department implemented the new Project Safe Neighborhoods Grant and reported crime was down by 2% from 2016.