

General Plan Implementation Review Committee

Planning and Development Department

AUGUST 18, 2020



The City Council of the City of Fresno hereby establishes a General Plan Implementation Review Committee (GPIRC) comprised of 17 members, two appointed by each councilmember and three appointed by the Mayor, to discuss the progress toward implementing the policies of the General Plan and to make recommendations to the Mayor.



Overview of Presentation

General Plan Chapter 11: Housing Element

- Relationship to General Plan Goals
- Summary
- Objectives, Policies, Programs, and Accomplishments



The Housing Element 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. The City of Fresno's

Housing Element specifically intends to:

Provide direction for future planning programs to ensure that sufficient consideration is given to housing goals and policies; Establish and portray community goals and policies relative to housing through the identification of existing, stated, and implicit goals, and the identification of housing needs and problems; and Establish and identify programs intended to implement and attain the community's goals and policies, taking into consideration the feasibility of those programs, and act as a meaningful guide to decision-makers considering housing-related issues.



Relationship to General Plan Goals

General Plan Goal 3

Emphasize conservation, successful adaptation to climate and changing resource conditions, and performance effectiveness in the use of energy, water, land, buildings, natural resources and fiscal resources required for the long-term sustainability of Fresno

General Plan Goal 7

Provide for a diversity of districts, neighborhoods, housing types (including affordable housing), residential densities, job opportunities, recreation, open space, and educational venues that appeal to a broad range of people throughout the city.



Relationship to General Plan Goals

General Plan Goal 8

Develop Complete Neighborhoods and districts with an efficient and diverse mix of residential densities, building types, and affordability which are designed to be healthy, attractive, and centered by schools, parks, and public and commercial services to provide a sense of place and that provide as many services as possible within walking distance.

General Plan Goal 9

Promote a city of healthy communities and improve quality of life in established neighborhoods.



Relationship to General Plan Goals

General Plan Goal 10

Emphasize increased land use intensity and mixed-use development at densities supportive of greater use of transit in Fresno



Summary



OPR Requirement

- Housing is one of the seven general plan topics or elements required by California's Planning and Zoning Law.
 - Land Use
 - Circulation
 - Housing
 - Conservation
 - Open Space
 - Noise
 - Safety
 - Air Quality
 - Environmental Justice*



Housing Element is Unique

- Only element requiring review and certification by a State agency - California Department of Housing & Community Development (HCD)
- Current 8-year cycle: 2015 - 2023



Housing Element Purpose

State Goal: Attainment of a decent home and suitable living environment for every Californian.

- Encourage the development of a variety of housing opportunities
- Provide housing opportunities for persons of lower and moderate incomes
- Address the quality of the existing housing stock in Fresno
- Minimize governmental constraints
- Promote equal housing opportunities of all residents



Housing Element Contents

- Chapter 1: Introduction
- Chapter 2: Housing Needs, Population, Household and Unit Characteristics
- Chapter 3: Land for Housing
- Chapter 4: Constraints to Housing Production
- Chapter 5: Program Accomplishments
- Chapter 6: Housing Plan-28 Programs



Regional Housing Needs Allocation

California law requires each city and county to have land zoned to accommodate its fair share of the regional housing need.

- The State Dept. of Housing and Community Development (HCD) allocates a numeric housing goal to Fresno Council of Governments (FCOG)
- FCOG distributes the goal among its 15 cities and the County.
- Planning goal; not building requirements



Current RHNA

Sites Inventory	Low/Very Low Income: 30+ du/ac	Mod Income: 16-30 du/ac	Above Mod Income: <16 du/ac	TOTALS
Required RHNA	8,955	3,571	11,039	23,565
Actual unit capacity	15,648	5,716	13,619	34,983
Surplus	6,693	2,145	2,580	11,418



“Rollover” RHNA

- Land capacity for **4,873** dwelling units that meet the following requirements:
 - 16 units per project (minimum);
 - Minimum density of 20 units per acre;
 - By-Right Approval
 - Zoned Residential or Mixed Use (meeting specified criteria)



RHNA Summary to Date

Income Level	RHNA X Income Level	2015	2016	2017	2018	2019	Total Units to Date	Total Remaining RHNA
Very Low	5,666	290	23		270	41	624	5,042
Low	3,289	268	8	4		5	285	3,004
Mod	3,571	384	334	787			1,505	2,066
Abv Mod	11,039	2328	923	676	1202	1970	7,099	3,940
Totals	23,565	3,270	1,288	1,467	1,472	2,016	9,513	14,052



Objectives, Policies, Programs, and Accomplishments



CHAPTER 11 OBJECTIVE

Objective H-1: Provide adequate sites for housing development to accommodate a range of housing by type, size, location, price, and tenure.

IMPLEMENTING POLICIES

H-1-a: Range of Housing Types

H-1-b: Housing Strategically Placed

H-1-c: Affordable Housing Near Transit



IMPLEMENTING PROGRAMS

Program 1: Adequate Sites

Program 2: Residential Densities on Identified Sites

Program 3: Annual Reporting Program



Accomplishments:

- The City created and maintains an inventory status report of all Housing Element Inventory Sites and has evaluated all development projects for consistency with General Plan housing objectives and RHNA obligations. The City has maintained a surplus capacity of adequate sites in all categories to meet its RHNA obligations since the Housing Element was adopted in 2016. *(H-1-a, b, and c and Programs 1 and 2)*
- The City has presented Housing Element Annual Progress Reports before the Housing and Community Development Commission, the City Council, public and interested organizations to garnered feedback. Multiple methods of outreach to engage the Fresno community were used, including multilingual notices and media outlets. *(H-1-a, b and c and Program 3)*
- November 2019, the City kicked off the community engagement efforts for the 2020-2024 Consolidated Plan, 2020-2021 Annual Action Plan, and Analysis of Impediments to Fair Housing Choice. By March 2020, there were 16 community meetings held, 500 surveys collected, and over 25 stakeholder interviews and focus groups conducted. In May, two Public Hearings were held before the Housing and Community Development Commission and the City Council. On May 21, 2020 all three plans were adopted by the City Council. *(H-1-b and c and Program 3)*

Policies Referenced

- H-1-a
- H-1-b
- H-1-c

Programs Referenced

- 1
- 2
- 3



CHAPTER 11 OBJECTIVE

Objective H-2: Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households.

IMPLEMENTING POLICIES

H-2-a: Incentivize Affordable Housing Development

H-2-b: Special Housing Needs

H-2-c: Utilize Government Subsidies

H-2-d: Address Homelessness

H-2-e: Foreclosure Services

H-2-f: Sustainable Development



IMPLEMENTING PROGRAMS

Program 4: Density Bonus Programs

Program 5: Housing Funding Sources

**Program 6: Strengthening 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



Accomplishments:

- To encourage transit-oriented development (TOD) and affordable housing, the City zoned mixed use along transit corridors and added TOD height & density bonuses and density bonuses for affordable housing, as part of Development Code adoption in 2016. *(H-2-a and Programs 4 and 6)*
- From 2016 thru 2019, 3 development projects received an Affordable Housing Density Bonus for a total of 131 affordable (40 of which are for seniors in the Self-Help Enterprise's Annadale Commons) and 39 market rate dwelling units; 2 projects received a TOD Density Bonus for a total of 27 dwelling units; and 5 projects received both bonuses for a total of 291 dwelling units. *(H-2-a and Programs 4 and 6)*
- Funding opportunities pursued, awarded, and expended include Low Income Housing Tax Credits (LIHTC), HOME funds, Community Development Block Grant Funds (CDBG), Emergency Solutions Grants (ESG), Housing Opportunities for Persons with AIDS/HIV (HOPWA), Affordable Housing and Sustainable Communities Program (AHSC), Multifamily Housing Program (MHP), Affordable Housing Program (AHP), Transformative Climate Communities (TCC), Bonds, and Infill Infrastructure Grant Program (IIG). *(H-2-b and c and Program 5)*
- In 2018-19, the City provided technical assistance with LIHTC projects: Mariposa Meadows, Annadale Commons, Fancher Creek Senior Housing, Econo Inn a rehab and reuse of existing 25-unit structure, and Renaissance at Cincotta a rehab of vacant 1980s apartment into 27-unit special needs housing for the city's most vulnerable population. *(H-2-b and c and Programs 5 & 6)*
- In 2019, the City released a HOME Program NOFA and selected for funding: Self-Help Enterprises' Annadale Commons Phase II (\$1,462,000) for 22 single-family houses, the Housing Authority's Chinatown Housing Project (\$397,118) for 57 multi-family housing units, and Habitat for Humanity's Central Lots Project Phase II (\$392,000) for two single-family houses. *(H-2-b and c and Program 5 and 6)*
- In 2019, The City also provided a Locality Contribution Letter in support of CalHFA lending and tax exempt Bond issuance for a new 88 affordable unit infill mixed-use project at 1501 N. Blackstone Ave and the Fresno Housing Successor Agency provided \$1.1 million to the project. *(H-2-b and c and Program 5 and 6)*
- In 2019, the City provided the Federal Home Loan Bank of San Francisco with a letter of support for the Cesar Chavez Foundation's Las Palmas de Sal Gonzales Sr. Apartments (135 senior and multi-family units) at 5070 E. Kings Canyon Rd. *(H-2-b and c and Program 5 & 6)*

Policies Referenced

- H-2-a
- H-2-b
- H-2-c

Programs Referenced

- 4
- 5
- 6



Accomplishments:

- The City of Fresno co-signed a letter of support through the Big City Mayors coalition for SB 18 (additional funding for emergency rental assistance and legal aid to residents faced with eviction). *(H-2-b and c and Programs 5 and 6)*
- In 2019, the City also assisted the Fresno Housing Authority with a National Environmental Policy Assessment for its Capital Fund 5-Year Plan which includes the rehabilitation of 387 affordable units in the Sequoia Courts Apartments, Sequoia Courts Terrance Apartments, DeSoto Gardens Apartments, Fairview Heights Apartments, and Sierra Plaza Apartments. *(H-2-b and c and Programs 5 and 6)*
- A Project Manager in the City of Fresno Housing and Community Development Division is in communication throughout the year with numerous affordable housing developers on upcoming federal, State, and local funding sources for various types of affordable housing developments. *(H-2-b and c and Programs 5 and 6)*
- Reporting and annual meetings completed as part of Annual Action Plan process and included a variety of housing stakeholders at public workshop on January 10, 2017, and public hearings with HCDC on January 25, 2017, January 9, 18, and 24, 2018, and January 3 and 7, 2019. Yearly accomplishments reported in the Consolidated Annual Performance and Evaluation Report. *(H-2-b and c and Program 6)*
- The City administered Community Housing Development Organization (CHDO) funds with Habitat for Humanity, Community Housing Works, and Self-Help Enterprises. *(H-2-b and c and Program 6)*
- In 2018, the City held an annual application workshop for its federal housing programs. *(H-2-b and c and Program 6)*
- In 2019, the City of Fresno entered into a \$2,568,000 HOME Program Agreement with Self-Help Enterprises for the construction of Annadale Commons 40 affordable senior housing units. *(H-2-b and c and Programs 5 and 6)*
- In 2019, the city approved \$2,259,784 in CDBG funds for the acquisition of a 2-acre parcel and \$1,420,500 in HOME Program funding for the future development of a 180 unit Fancher Creek Senior Housing Project. *(H-2-b and c and Programs 5 and 6)*

Policies Referenced

- H-2-b
- H-2-c

Programs Referenced

- 5
- 6



Accomplishments:

- ESG and HOPWA funds were used to provide direct assistance to homeless individuals or those at risk of becoming homeless. The City utilized 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 to set aside units to provide targeted housing. Between 2016 and 2019, the City utilized the HOPWA program to administer services to individuals living with HIV/AIDS. 269 AIDS clients were served thru either Housing Information Services, Supportive Services, STRMU or TBRA. HUD funds were used to assist a total of 2,683 households with temporary shelter including 2,258 people seeking emergency shelter at the Poverello House, Turning Point, and Marjoree Mason Center and 425 people seeking rapid re-housing assistance. (Policies H-2-b, c & d and Program 7)
- In 2016, the HOPWA program transitioned from Fresno County oversight to City of Fresno oversight. (H-2-b, c & d and Program 7)
- The City continues to work with community members and the Fresno-Madera Continuum of Care (CoC) to identify and confront systemic issues in mental health and homelessness service delivery. (H-2-b, c, & d and Programs 7 and 9)
- The City lobbied the State for funding to address homelessness resulting in \$500 million in State assistance via the Homeless Housing, Assistance and Prevention program (HHAP); of which Fresno received \$6,158,246 and the Fresno-Madera CoC \$2,954,437. A comprehensive, community-wide approach was developed with key partners including County of Fresno, Housing Authority, Fresno-Madera CoC, and over 70 other groups and individuals. The funds will become available in 2020. (H-2-b, c & d and Programs 7 & 9)
- Any developer receiving City funds is required to comply with the Universal Housing Ordinance. Every development project that has received City funds since the Ordinance was adopted has complied with this requirement. (H-2-b, c & d and Program 7)
- Between 2016 and 2020, there have been at least 147 clients to upwards of 206 clients receiving HUD funded Tenant Based Rental Assistance and Emergency Shelter assistance. (H-2-b, c & d and Program 9)

Policies Referenced

- H-2-b
- H-2-c
- H-2-d

Programs Referenced

- 7
- 9



Accomplishments:

- Every year, the City has sent out Annual Mobile Home Rent Review Packets to mobile home park owners/managers and rent review committees with information regarding the City's Mobilehome Park Rent Review and Stabilization Ordinance which includes updated Consumer Price Index and application forms to be returned to the City. *(H-2-b and Program 10A)*
- In 2017, the City sent to on-site managers, property managers and owners of mobile home parks a letter with flyers in English and 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. *(H-2-b and Program 10A)*
- In 2017, 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. In 2019, City staff used this map and spreadsheet to drive to all mobilehome parks to post in a public space a State of California's Mobile Home Assistance Center flyer in English and Spanish. *(H-2-b and Program 10A)*
- In 2020, the City submitted an application, but was not granted, HCD CalHome program funding for up to \$2 million in financial assistance for low income households to repair, rehabilitate or replace owner-occupied manufactured homes within the City. *(H-2-b and Program 10A)*
- In 2017-18 the City of Fresno increased its visibility of Housing Choice Vouchers through its website and developed methodology to define High Opportunity Areas (HOAs), sharing the boundaries and list of information on apartments within the HOAs with the Housing Authority. *(H-2-b and c and Program 10B)*
- In 2019, the Housing Authority initiated a Landlord Outreach program. The program has one staff member and is assisted by members of the inspections team. The goal of the program is to educate and bring on new Landlords, as well as ensure current landlords are educated and providing quality housing. This includes outreach to landlords in HOAs. As of 2019, the number of Housing Choice Voucher (HCV) holders in High Opportunity Areas (HOAs) is 116, or 1.06% of all Voucher holders in the city. *(H-2-b and c and Program 10B)*
- The City continues to offer the Fresno Green program to developers as an incentive to build sustainably. *(H-2-f and Program 11)*

Policies Referenced

- H-2-b
- H-2-c
- H-2-f

Programs Referenced

- 10A
- 10B
- 11



Break



CHAPTER 11 OBJECTIVE

Objective H-3: Address, and where possible, remove any potential governmental constraints to housing production and affordability.

IMPLEMENTING POLICIES

H-3-a: Development Regulations

H-3-b: Development Approval Process

H-3-c: Permit Processing Timeline

H-3-d: Affordable Housing Incentives

H-3-e: Housing Infill Development

H-3-f: Infrastructure Prioritization in High-Need Areas



IMPLEMENTING PROGRAMS

Program 12: Downtown Development

Program 12-A: Downtown Displacement Prevention

**Program 13: City of Fresno's Home Energy Tune-Up (HETU)
Program**

Program 14: Expedited Processing/Business Friendly Fresno

Program 15: Development Incentives

Program 16: Large and Small Lot Development

Program 16A: State Laws Related to Housing Development

Program 17: Agricultural Employees (Farmworker) Housing

Program 18: Infrastructure Priority Program

Program 19: Water and Sewer Service Providers



Accomplishments:

- Since adoption in 2016 there have been no changes to the Downtown Development Standards and a tri-plex and 4 custom homes were built; the Econo Inn renovation/conversion of 25 very low income affordable single room occupancy dwelling units by the Fresno Housing Authority received entitlement approval; 13 custom homes received building permits including 4 by Habitat for Humanity and 1 accessory dwelling unit; and 4 custom homes received entitlement approval. *(H-3-a and Programs 12 & 12A)*
- The Anti-Displacement Task Force was established by City Council in 2018 and Task Force appointees were approved in 2019. In 2019, the Task Force held meetings on April 29, May 6, June 3, and October 7. The Downtown Displacement Report was completed and presented at the first meeting. At the meetings, key concerns were uniquely identified by both homeowners and renters which resulted in a Request for Proposal released in 2019 for a consultant to craft specific measurements applicable to these concerns, including strategies to prevent displacement of both people and culture. One of the concerns expressed through the Task Forces meetings was over the use of eminent domain. Two special meetings were held to reassure residents that eminent domain was not and is not part of the TCC or anti-displacement task force initiative. *(H-3-a and Program 12A)*
- The City of Fresno’s Home Energy Tune-Up (HETU) Program completed 1,350 residential assessments in 2016 and approximately 1,000 residential assessments in 2017. Beginning in 2018, the City no longer offers the HETU program because funding was discontinued by the California Public Utilities Commission and Pacific Gas and Electric. *(H-3-e & f and Program 13)*
- No new incentives have been initiated, but existing incentives were implemented including Inner City Fee Reduction, impact fee waivers and Residential Build Act development fee waivers. In 2018, Business Friendly Fresno implemented the Accela software allowing for electronic submission of permit applications, improved processing of applications, accountability, and transparency. In 2019, the Planning & Development Department added 5 positions to improve application processing, plan check turnaround, customer service, and front counter support. One of the new positions, a Planner III, is designed as a Project Concierge that assists applicants through the development process from initial concept through the issuance of building permits. The Development Review Committee which provides pre-application assistance to housing related projects was reorganized to allow applicants to work with one administrator who answers questions, receives and assigns submittals, and sends response letters. This new process has increased productivity, cost effectiveness, and responsiveness. In 2019, the Money Back Guarantee/Business Streamlining Act was approved by Council creating a more streamlined review process through the implementation of mandatory processing timelines for planning entitlements and building plan check review. Under the act if the City fails to complete action on an application according to timelines, the applicant will be refunded the City’s portion of the processing fee. As of March 1, 2020 there have been no overdue plan checks which amounts to a total of more than 200 consecutive days of meeting mandatory processing timelines since the program started. *(H-3-c & d and Program 14 & 15)*

Policies Referenced

- H-3-a
- H-3-c
- H-3-d
- H-3-e
- H-3-f

Programs Referenced

- 12
- 12A
- 13
- 14
- 15



Accomplishments:

- In 2016, the City assisted one project (rehabilitation of a 79-unit historic Hotel Fresno including 40 units for very low and low-income households) in the Downtown in 45 days. In 2017, two projects were processed within 75 days in the Downtown (10 story, 129 affordable dwelling unit, Fresno Housing Authority and a 57 affordable dwelling unit mixed-use Fresno Housing Authority project both processed to qualify for TCC funding). In 2018, the Econo Inn motel conversion of a 25 unit low-income deed restricted housing complex by the Fresno Housing Authority was completed within 60 days. In 2019, all of the 12 projects submitted in the Downtown for entitlement were approved in less than 75 days. *(H-3-a and Program 15)*
- In 2016, the City reduced the Voluntary Parcel Merger application fee from \$5,360 to \$627 which resulted in an increased number of Voluntary Parcel Mergers and a monitoring program for large and small lots was established with procedures which includes a biennial review process for development on large and small lots and an annual review process for monitoring the percentage of affordable units developed on large lots. Large lot development is also encouraged through the specific plan process, for example, a 115-acre site at the southwest corner of Church and Martin Luther King Jr. Avenues was identified as a key catalyst site in the Southwest Fresno Specific Plan. The site is currently in the entitlement process for a mixed-use project that includes housing. The City is incentivizing this development by constructing the required off-site improvements with grant funds. *(H-3-e and Program 16)*
- The City reviewed the Development Code for compliance with State laws and created handouts for the Planning & Development Department public counter to help inform about the State ADU standards. The Department also initiated review and evaluation of the latest State laws as they relate to the Development Code, which will carry over into 2020. *(H-3-a and Program 16A)*
- 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. *(H-3-a and Program 17)*
- The Department of Public Utilities has established written policies and procedures that ensure water and sewer services are to be provided as a priority for developments that include units affordable to lower-income households and ensures that all development applications are considered, reviewed, and approved without prejudice to the proposed residents, contingent on the development application's compliance with all entitlement requirements. *(H-3-f and Program 18)*
- In 2017, a copy of the Fresno General Plan 2015-2023 Housing Element was sent to the City of Fresno Department of Public Utilities Water and Wastewater Divisions, Pinedale County Water District, and Bakman Water Company. *(H-3-f and Program 19)*

Policies Referenced

- H-3-a
- H-3-c
- H-3-e
- H-3-f

Programs Referenced

- 15
- 16
- 16A
- 17
- 18
- 19



CHAPTER 11 OBJECTIVE

Objective H-4: Conserve and improve the condition of Fresno's existing housing stock.

IMPLEMENTING POLICIES

H-4-a: Code Enforcement of Health & Safety Standards

H-4-b: Rehabilitation of Substandard Housing

H-4-c: Code Enforcement to Improve Housing Conditions

H-4-d: Public Education

H-4-e: Rehabilitation Assistance

H-4-f: Blighted Housing Demolition

H-4-g: At Risk Housing Preservation



IMPLEMENTING PROGRAMS

Program 20: Comprehensive 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: Enhanced Police Service to High Crime
Neighborhoods**



Accomplishments:

- **Anti-Slumlord Enforcement Team (ASET) (H-4-a, b, & c and Program 20):**
 - In 2016 the Strike Team on Problem Properties (STOPP), addressed 14 cases of properties with severely substandard conditions.
 - These cases investigated substandard housing conditions in rental housing, and pursued violations of multiple different codes and ordinances including the California State Health and Safety Code, California Building, Plumbing, Mechanical and Electrical Codes, and Fresno City Municipal Codes in 377 individual units.
 - In November of 2016, the City Council re-aligned the STOPP team, adding City Attorney staffing to the team and re-branding it ASET (Anti-Slumlord Enforcement Team), which is the name it operates under currently.
 - ✦ Total number of cases addressed since the beginning of the ASET program - 53
 - ✦ Violations to date 26,283
 - ✦ Units Inspected to date 554
 - ✦ Current Open Cases 29 per the status report from last week
 - ✦ Current # of units 549 per the status report from last week
- **Reactive Rental Housing (H-4-a, b & c and Program 20):**
 - The Reactive Rental Housing Team was established within the Code Enforcement Division, in October of 2018, for the purpose of addressing complaints of substandard housing conditions in multi-family units, on a reactive basis, throughout the City of Fresno.
 - Since its formation, the Reactive Rental Housing Team has successfully addressed violations and closed 526 cases.
 - Beginning in January of 2020, the Reactive Rental Housing Team was transferred to the Rental Housing Unit and incorporated into the Anti Slumlord Enforcement Team (ASET), and are currently addressing violations on 109 active cases.
 - Under the new model, the Reactive Rental Housing Team works with members of the ASET team, and staff from both teams address a mixture of cases in both areas of ASET and Reactive Rental Housing enforcement.

Policies Referenced

- H-4-a
- H-4-b
- H-4-c

Programs Referenced

- 20



Accomplishments:

- **The Proactive Rental Housing Inspection Program (H-4-a,b, & c and Program 20):**

- The Proactive Rental Housing Inspection Program was created through the Rental Housing Improvement Act (FMC Chapter 10 Article 16), adopted by the City Council in February of 2017 and which went into effect on March 13, 2017. The stated purpose of the program was to, “Identify substandard housing violations through an effective pro-active and re-active inspection program to ensure rental housing units in the city meet minimum health and safety standards required by the State of California and are safe to occupy, and provide: (1) adequate resources to effectively and timely remedy violations; and (2) to greatly reduce substandard housing in the city.” Initially a set of data was provided to the City by a private vendor, which identified locations of rental properties and contact information for the owners of those properties. On April 1st 2018, 85,677 informational brochures were mailed out to these property owners, which provided information about the City’s Rental Housing Improvement Program and the next steps property owners would need to take to register their properties. Beginning in July of 2018, Notices of Violation for failure to register residential rental properties were mailed out in a total of six rounds, for a total of 22,131 notices issued. In February of 2019 the first of three rounds of escalating citations for failure to register residential rental properties began to be mailed out, beginning with 2,744 in the first round, 1,299 in the second round and 941 in the third round, for a total of 4,984 citations.
 - ✦ To date, there are approximately 85,254 units registered in the Rental Housing Registry, which exist at more than 30,000 properties. Inspections of residential rental housing units have been progressing, and to date, the Program has worked through 10,793 total inspections of multi-family locations in 87 APN books.
 - 85,254 Registered individual Unit
 - 24,124 Single Family Home Registrations
 - 4,350 Multi Family Property Registration (58,804 Units)
 - 2,326 Condominium Property Registrations
 - 10,793 total baseline inspections of multi-family locations in 87 APN books
 - These APN books comprise all of the registered multi-family properties south of Nees Avenue
 - Before standing down due to Covid-19 concerns there were 150 baseline inspections conducted across 21 single family home portfolios.
- Staff from the Rental Housing unit has been working with the other units in Code Enforcement to investigate, educate and enforce complaints and violations of non-essential businesses continuing to operate, price gouging, and social distancing. Beginning with the initial emergency orders issued by the City on March 17, 2020, Code staff proactively visited businesses throughout the City and posted signage prohibiting price gouging, initially visiting more than 500 businesses in the first days of the crisis. As events unfolded and new emergency orders were issued, Code staff transitioned from the price gouging assignment into investigations of open businesses and then to social distancing complaints.
- In response to the COVID-19 state of emergency and the suspension of interior inspections, inspectors have been actively canvassing neighborhoods to find unregistered properties and to date have successfully identified 983 unregistered rental properties. Property owners of these unregistered rental properties that have been identified by Code Enforcement Officers have been issued notices of violation for their failure to register and will face monetary penalties if they fail to comply with the City’s Rental Housing Improvement Act.

Policies Referenced

- H-4-a
- H-4-b
- H-4-c

Programs Referenced

- 20



Accomplishments:

- The School Area Team (SAT) conducts proactive code enforcement and community engagement activities around schools to reduce blight and improve housing conditions throughout the City of Fresno (*H-4-a, b & c and Program 20*):
 - The SAT inspectors conduct the enforcement aspect and seek compliance of all health, safety, blight, and nuisance violations in the school areas
 - The SAT community coordinators engage residents to equip them with tools to improve their quality of life and connect low-income homeowners to available housing resources
 - The SAT conducts Neighborhood Improvement Modules, Tenant Rights and Responsibilities Workshops, Landlord Forums, community stakeholder meetings, and other neighborhood engagement activities in the school areas
 - SAT works with several community partners to connect residents with resources
- SAT staff includes bilingual inspectors and community coordinators - SAT is partnered with Parent University (for all Fresno Unified School District school areas). This partnership provides SAT with 2 part-time Primary Language Instructional Specialists to allow all SAT presentations, events, documents, and services to be available in English, Spanish, and/or Hmong (*H-4-a, b & c and Program 20*)
- Within the last year - since Code Enforcement has been under the City Attorney's Office; outreach efforts typically occurred in cooperation with City Councilmembers events (*H-4-a, b & c and Program 20*):
 - For example, a Code Enforcement Officer attended a Spanish-speaking virtual town hall meeting (over zoom), hosted by Councilmember Esmeralda Soria.

Policies Referenced

- H-4-a
- H-4-b
- H-4-c

Programs Referenced

- 20



Accomplishments:

- In September of 2016 the City Council, through Emergency Ordinance 2016-38, amended FMC 11-307 - VIOLATIONS, to include language which defined an "Egregious Violator" as a property owner who received correction notices for health and safety, or building code violations, at three (3) or more of their properties within a 12 month period, and also set forth a penalty schedule for those violators. *(H-4-a, b & c and Program 20)*
- In October of 2019 the City Council, through Ordinance 2019-035, amended FMC 11-307 - VIOLATIONS, to replace the "Egregious Violator" classification and replaced it with language which defined a "Serial Violator", and established an escalating citation schedule for property owners who receive citations for housing code violations at ten (10) or more of their properties within a 12 month period. *(H-4-a, b & c and Program 20)*
- Between 2016 and 2019, the City of Fresno Department of Public Works completed 137 projects at an overall cost of 104 million. The projects are as follows: 25 park projects totaling 12.3 million, 7 road and median projects totaling 9.3 million, 33 street construction projects totaling 20.9 million, 22 sewer projects totaling 19.3 million, 30 traffic signal projects totaling 12.87 million, 16 water related projects totaling 25.5 million and 4 well related project totaling 4.5 million and 7 sidewalk projects totaling 1.5 million. *(H-4- b and Program 21)*
- Between 2016 and 2019, the city completed 146 housing rehabilitation projects for low/mod income, owner occupied households in Neighborhood Revitalization Team areas and citywide. The projects were accomplished under the Housing Rehabilitation Program, Senior Paint Program, Minor Code Compliance Program, and Targeted Area Distressed Program. In 2018, the City entered into a subrecipient agreement with Habitat for Humanity to provide a Senior Paint Program to eligible households citywide and subrecipient agreements with Self-Help Enterprises, Habitat for Humanity, and Fresno Economic Opportunities Commission to implement and augment rehabilitation activities. From 2019 through July 2020, Self-Help Enterprises completed 18 rehabilitation projects and have 6 in progress. *(H-4- b & e and Program 22)*

Policies Referenced

- H-4-a
- H-4-b
- H-4-c
- H-4-e

Programs Referenced

- 20
- 21
- 22



Accomplishments:

- 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 Notices of Property Noncompliance on 2 properties and 6 months later were sent Notices of Compliance. In 2018 and 2019, the City did not issue any notices, because remedies were found within the required six-month window of non-compliance. *(H-4-f and Program 23)*
- The California Housing Partnership designates properties as at-risk if they do not have an overlapping federal or state subsidy that would extend affordability and are not owned by a large, stable, non-profit. In 2016, the City approved an assumption and assignment agreement for DHI to assume a \$2.9M note from the Annadale Housing Partners for the substantial rehabilitation of the King's View Estates, a 116 unit affordable housing complex in southwest Fresno. In 2017, the City 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 for the acquisition of the affordable 48-unit Village at Kings Canyon Apartments in southeast Fresno. In 2018 and 2019, there were no notices of intent to convert to market rate for any properties. *(H-4-g and Program 24)*
- The Police Department works within neighborhoods in a variety of ways *(H-4-a & d and Program 25)*:
 - Collaborates with Organizations in Neighborhoods (Bringing Broken Neighborhoods Back to Life, Hope Coalition, and Fresno Housing Authority)
 - Organizations for Crime Reduction (Neighborhood Watch, NextDoor-Virtual Neighborhood Watch-Business Watch, Crime Free Multihousing)
 - Worked in the past with RESTORE Fresno
 - School based Programs (Resilience Program, Trauma Informed Intervention, and Mentorship for High Risk Children)

Policies Referenced

- H-4-a
- H-4-d
- H-4-f
- H-4-g

Programs Referenced

- 23
- 24
- 25



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Policies Referenced

- H-4-a
- H-4-d
- H-4-f
- H-4-g

Programs Referenced

- 24
- 25



CHAPTER 11 OBJECTIVE

Objective H-5: Continue to promote equal housing opportunity in the City's housing market regardless of age, disability/medical condition, race, sex, marital status, ethnic background, source of income, and other factors.

IMPLEMENTING POLICIES

H-5-a: Housing Discrimination Prohibition

H-5-b: Enforcement of Fair Housing Laws

H-5-c: Special Needs Housing

H-5-d: Disabled-Accessible Housing

H-5-e: Development Application Process Fairness

H-5-f: Accommodation of Persons with Disabilities

H-5-g: Affordable Housing in High Opportunity Areas

H-5-h: Community Groups and Environmental Justice

H-5-i: Public Outreach Partnerships



IMPLEMENTING PROGRAMS

Program 26: Fair Housing Services

Program 27: Equitable Communities

Program 28: Relocation Services



Accomplishments:

- Each year between 2016 and 2019, the City allocated \$40,000 to the Fair Housing Council of Central California (FHCCC). The FHCCC provided services to 2,500+ persons via a monthly radio broadcast ("Fair Housing: It's the Law!") and yearly through its Annual Central Valley Fair Housing Conference in which members of the housing industry received Fair Housing training certification. FHCCC also addresses 100s of housing discrimination complaints each year. *(H-5-a, b, c, d, e & f and Program 26)*
- The City of Fresno Analysis of Impediments to Fair Housing Choice was updated and adopted by Fresno City Council in 2016 and another update began in November 2019 with a round of 10 community meetings to obtain input on the state of fair housing in the city of Fresno. The report was published as part of the 2020 – 2024 Consolidated Plan process. *(H-5-a, b, c, d, e & f and Program 26)*
- A General Plan Annual Report was published in 2017, a General Plan Implementation Review Committee (GPIRC) was established in 2019, and the GPIRC began meeting and continues to meet regularly in 2020. *(H-5-h and Program 27)*
- The City receives HUD funding annually for capital improvement projects in 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% of the area median income). *(Program 27)*
- A FAX Fixed-Route System Restructure Study, prepared in June 2018, included a Title VI Service Equity Analysis with analysis of transit access to affordable housing. *(H-5-c & g and Program 27)*

Policies Referenced

- H-5-a
- H-5-b
- H-5-c
- H-5-d
- H-5-e
- H-5-f
- H-5-g
- H-5-h

Programs Referenced

- 26
- 27



Accomplishments:

- The Proactive Rental Housing Inspection Program (*H-5-h and Program 27*):
 - The Proactive Rental Housing Inspection Program was created through the Rental Housing Improvement Act (FMC Chapter 10 Article 16), adopted by the City Council in February of 2017 and which went into effect on March 13, 2017. The stated purpose of the program was to, “Identify substandard housing violations through an effective pro-active and re-active inspection program to ensure rental housing units in the city meet minimum health and safety standards required by the State of California and are safe to occupy, and provide: (1) adequate resources to effectively and timely remedy violations; and (2) to greatly reduce substandard housing in the city.” Initially a set of data was provided to the City by a private vendor, which identified locations of rental properties and contact information for the owners of those properties. On April 1st 2018, 85,677 informational brochures were mailed out to these property owners, which provided information about the City’s Rental Housing Improvement Program and the next steps property owners would need to take to register their properties. Beginning in July of 2018, Notices of Violation for failure to register residential rental properties were mailed out in a total of six rounds, for a total of 22,131 notices issued. In February of 2019 the first of three rounds of escalating citations for failure to register residential rental properties began to be mailed out, beginning with 2,744 in the first round, 1,299 in the second round and 941 in the third round, for a total of 4,984 citations.
 - ✦ To date, there are approximately 85,254 units registered in the Rental Housing Registry, which exist at more than 30,000 properties. Inspections of residential rental housing units have been progressing, and to date, the Program has worked through 10,793 total inspections of multi-family locations in 87 APN books.
 - 85,254 Registered individual Unit
 - 24,124 Single Family Home Registrations
 - 4,350 Multi Family Property Registration (58,804 Units)
 - 2,326 Condominium Property Registrations
 - 10,793 total baseline inspections of multi-family locations in 87 APN books
 - These APN books comprise all of the registered multi-family properties south of Nees Avenue
 - Before standing down due to Covid-19 concerns there were 150 baseline inspections conducted across 21 single family home portfolios.
 - Staff from the Rental Housing unit has been working with the other units in Code Enforcement to investigate, educate and enforce complaints and violations of non-essential businesses continuing to operate, price gouging, and social distancing. Beginning with the initial emergency orders issued by the City on March 17, 2020, Code staff proactively visited businesses throughout the City and posted signage prohibiting price gouging, initially visiting more than 500 businesses in the first days of the crisis. As events unfolded and new emergency orders were issued, Code staff transitioned from the price gouging assignment into investigations of open businesses and then to social distancing complaints.
 - In response to the COVID-19 state of emergency and the suspension of interior inspections, inspectors have been actively canvassing neighborhoods to find unregistered properties and to date have successfully identified 983 unregistered rental properties. Property owners of these unregistered rental properties that have been identified by Code Enforcement Officers have been issued notices of violation for their failure to register and will face monetary penalties if they fail to comply with the City’s Rental Housing Improvement Act.

**Policies
Referenced**

- H-5-h

**Programs
Referenced**

- 27



Accomplishments:

- 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 Trail Network Expansion Feasibility Plan (adopted in 2019) ranked all of the proposed trails in the City using the ATP Project Prioritization Tool for purposes of pursuing grant funding to build trails in high need areas. *(Program 27)*
- The City accepted an EPA grant in 2017 for consulting services to prepare a Brownfields area-wide planning document for catalyst sites along Elm Avenue Corridor. In 2019, the Elm Avenue Revitalization Strategy was adopted. Outreach included meetings, technical assistance, and a workshop with the Steering Committee, catalyst site representatives, and community members. A temporary community plaza was developed on a catalyst site in a City Planner/local church collaboration. *(Program 27)*
- In 2018, the City received \$600,000 EPA Brownfields Grant Funds and will be used to fund Phase I/II EAs and market and planning studies to move projects closer to implementation, establish a Brownfields coalition of agencies and community partners, and conduct a citywide inventory of Brownfield sites. *(Program 27)*

**Policies
Referenced**

**Programs
Referenced**

- 27



Accomplishments:

- As part of the Fresno Transformative Climate Communities Collaborative (TCC) package a community garden, Food Hub, and trail are to be built adjacent to existing affordable housing (Yosemite Village, Mariposa Meadows, and Fresno Edison apartments) in Southwest Fresno. *(Program 27)*
- 21 vacant sites located in the high opportunity areas have been identified for discussions with City Councilmembers and Property owners to rezone to higher residential densities. *(H-5-g and Program 27)*
- In 2016, the Glenn Avenue Apartments was the only project that required relocation of tenants. Between 2017 and 2019, there was no relocation assistance required. *(H-5-f and Program 27)*

Policies Referenced

- H-5-f
- H-5-g

Programs Referenced

- 27
- 28



Other Housing Initiatives and Programs Underway Beginning in 2020



Underway:

- The 2020-2021 Annual Action Plan, adopted by City Council on May 21, 2020, includes HOME funds of \$2.4 million for development and substantial rehabilitation of affordable housing. *(H-2-a & c and Program 5)*
- A Substantial Amendment to the 2019 Annual Action Plan was approved by City Council on June 25, 2020 which directed HOME program income as follows *(H-2-a & c and Program 5)*:
 - \$750,000 for disposition of the City-owned property located at Willow and Byrd for the construction of at least 60 affordable single family homes in partnership with a City-approved CHDO;
 - \$1,000,000 for acquisition and disposition of land designated in the Housing Element as extremely, very, and low income parcels in areas of opportunity; and
 - \$5,366,900 in the form of Development Agreements to create affordable rental units on those parcels. At least 51% of the units will be affordable to households at or below 80% of median family income.
- The draft Plan and Application for funding through the State of California's Permanent Local Housing Allocation (PLHA) will be considered by City Council on August 20, 2020. The draft Plan includes first-year funding of \$971,000 for the development of multifamily housing and \$971,000 for the development of single-family housing. *(H-2-a & c and Program 5)*

Policies Referenced

- H-2-a
- H-2-c

Programs Referenced

- 5



Underway:

- On July 16, 2020, the City Council approved a \$1,462,000 HOME Investment Partnerships Agreement with Self-Help Enterprises for the construction of 22 affordable single-family homes on Annadale Ave. *(H-2-a & c and Program 6)*
- On July 17, 2020, the City released a HOME Program Notice of Funding Availability for the construction of new affordable housing units and/or substantial rehabilitation of existing units utilizing HOME Program funds of \$2.4 million. *(H-2-a & c and Program 6)*
- Through its continuing collaboration with the Fresno Madera Continuum of Care, and following the adoption of the City's 2020-2024 Consolidated Plan and 2020-2021 Annual Action Plan, the City will continue to use its annual Emergency Solutions Grant funding for the provision of Emergency Shelter, Homeless Prevention, and Rapid Rehousing, totaling \$673,000 for the program year starting July 1, 2020. Additionally, The City will use HOME Program funds of \$712,000 to fund the City's Tenant-Based Rental Assistance Program; CDBG funds of \$150,000 for the City's Senior Paint Program; and HOPWA funds of \$617,000 for housing assistance and housing-related supportive services for persons living with HIV/AIDS. *(H-2-a, b & c and Program 7)*
- The City received an allocation of HOPWA-Coronavirus (HOPWA-CV) funds of \$92,600 to be used to administer and award funds to WestCare California, Inc. to provide COVID-19-related housing assistance and supportive services to persons living with HIV/AIDS and an allocation of ESG-Coronavirus (ESG-CV1) funds of \$2,103,500 to be used to administer and award funds to the County of Fresno to execute the COVID-19 Homeless Response through a Substantial Amendment and agreement adopted by City Council on June 11, 2020. *(H-2-b & c and Program 7)*

Policies Referenced

- H-2-a
- H-2-b
- H-2-c

Programs Referenced

- 6
- 7



Underway:

- The City's draft Plan for the Permanent Local Housing Allocation (PLHA), a new State of California entitlement program for affordable housing and housing services, includes \$971,000 for a new down-payment assistance program for first-time homebuyers. The Plan will be considered by the City Council on August 20, 2020, and if approved will assist an estimated 21 households per year. *(H-2-a & c and Program 8)*
- The City is the recipient of additional HUD Community Planning and Development Coronavirus funds which will be programmed and awarded in the current program year, including \$8,845,000 of ESG-CV2 funds to prevent, prepare for, or respond to the Coronavirus for Homeless populations; and \$4,184,000 of Community Development Block Grant-Coronavirus (CDBG-CV) to be used for CDBG-eligible activities which prevent, prepare for, or respond to the Coronavirus. *(H-2-c & d and Program 9)*
- The City has set aside \$4.5 million of federal CARES Act funds for the purposes of responding to homelessness during the Coronavirus pandemic. *(H-2-c & d and Program 9)*
- As the City was not awarded the CalHOME funding for this purpose, the City has included \$323,900 of first-year Permanent Local Housing Allocation funding in its draft Plan for the purposes of rehabilitating homes that don't currently qualify for City programs, such as mobilehomes. The City Council will consider the Plan on August 20, 2020, and if approved, it will provide 9.5% of PLHA annual allocations for this purpose for five years. *(H-2-c & f and Program 10A and 22)*

Policies Referenced

- H-2-a
- H-2-b
- H-2-c
- H-2-f

Programs Referenced

- 8
- 9
- 10A
- 22



Underway:

- The City will release a Fair Housing NOFA to allocate \$50,000 to eligible organizations for the purposes of advancing fair housing referral services, education, and outreach on August 14, 2020. The NOFA specifically requests applicants to assist the City with promoting the availability of vouchers to residents, and communicating responsibilities in accepting vouchers to property owners and landlords. (*H-2-b & c and Program 10B*)
- On May 21, 2020, the City Council adopted the 2020-2024 Consolidated Plan for HUD Community Planning and Development programs. The plan prioritizes improvements to current public infrastructure and facilities, and closing gaps in areas with aging, lower quality, or nonexistent public infrastructure and facilities. As a result, the 2020-2021 Annual Action Plan included \$3.1 million for street and sidewalk improvements in low- and moderate-income neighborhoods including (*H-4-b and Program 21*):
 - Yosemite Middle School Complete Streets (year one of multi-year project) \$300,000
 - Highway City Neighborhood Street Reconstruction (year one of multi-year project) \$615,000
 - West Fresno Elementary & MLK Neighborhood Street Improvements \$1,200,000
 - Burroughs Elementary Neighborhood Street Reconstruction \$801,105
 - Ericson Elementary Neighborhood Street Reconstruction (year one of multi-year project) \$179,000

Policies Referenced

- H-2-b
- H-2-c
- H-4-b

Programs Referenced

- 10B
- 21



Underway:

- The City's 2020-2021 Annual Action Plan included \$1.35 million for housing rehabilitation to be delivered by the City's housing rehabilitation program, senior paint program, and through eligible non-profits to assist a minimum of 44 households over the program year. The City Council will consider the awarding of subrecipient agreements on August 27, 2020 for this purpose. *(H-4-b & c and Program 22)*
- On May 21, 2020, the City Council adopted the 2020 Analysis of Impediments to Fair Housing Choice (AI), which includes a Fair Housing NOFA to be released on August 14, 2020. The City is requesting applications from eligible organizations for \$50,000 (increased from PY19 funds of \$40,000) of CDBG funding to administer a Fair Housing education program for the public, outreach and education for housing providers and lenders, and Fair Housing complaint and referral services. *((H-5-a, b, c, d, e & f and Program 26)*

Policies Referenced

- H-4-b
- H-4-c
- H-5-a
- H-5-b
- H-5-c
- H-5-d
- H-5-e
- H-5-f

Programs Referenced

- 22
- 26



Underway:

- “Comprehensively Addressing Homelessness in Fresno”, a research project initiated by the Barbara Poppe & Associates, Mayor’s Office, and Fresno Housing Authority provides 13 Recommendations under four Pillars as follows (*H-2-d and Program 9*):
 - First Pillar - Leadership, alignment & community engagement
 1. Adopt Collective Impact approach and engage cross-sector community leaders
 2. Engage the entire community in solutions
 3. Strengthen the data foundation—what gets measured, gets done
 - Second Pillar - Reduce inflow to homelessness
 4. Scale up diversion and make consistent across community; enhance points of access
 5. Preserve affordable rental housing
 6. Build a path forward for collaborative community solution to reduce homelessness among domestic violence survivors
 - Third Pillar - Improve crisis response
 7. Align community programs to create a comprehensive crisis response network that provides person-centered and housing focused service
 8. Create new low-barrier crisis housing options
 - Forth Pillar - Increase permanent housing exits
 9. Enhance and expand all type of housing placement options and supports
 10. Scale up rapid rehousing
 11. Increase permanent supportive housing
 12. Aggressively expand non-traditional permanent housing options
 13. Design a cross-sector demonstration for people who experience street homelessness and are frequent users

**Policies
Referenced**

- H-2-d

**Programs
Referenced**

- 9



The City Council of the City of Fresno hereby establishes a General Plan Implementation Review Committee (GPIRC) comprised of 17 members, two appointed by each councilmember and three appointed by the Mayor, to discuss the progress toward implementing the policies of the General Plan and to make recommendations to the Mayor.

