General Plan Implementation Review Committee

Meeting called by: Chair Cary Catalano  
Type of meeting: Meeting #10
Facilitator: Planning Manager, Sophia Pagoulatos, City of Fresno  
Note taker: Executive Assistant Cherie Vick, Planning and Development, City of Fresno
Roll Call Time: 6:05 PM  
Begin Time: 6:02 PM
Attendees: See page 6
Late Attendees:

Minutes

Agenda item: Welcome & Roll Call  
Presenter: Chair Cary Catalano
Discussion:  
Chair Cary Catalano took roll calling using participant list. Planning Manager Sophia Pagoulatos took roll call for the Subject Matter Experts. Chair Cary Catalano spoke about housekeeping items, thanked Staff for putting the presentation together and Committee for submitting questions in advance.

Conclusions:
n/a

Action items  
Person responsible  
Deadline
✓

Agenda item: Staff Presentations and Committee Discussion  
Presenter: Planning Manager Sophia Pagoulatos
Discussion:  
Planning Manager Sophia Pagoulatos of Planning and Development Department outlined the goals and objectives and then went in the accomplishments for Chapter 11 – Housing Element.

Conclusions:
n/a

Action items  
Person responsible  
Deadline
✓ Don Simmons – Question - RHNA how are those numbers derived? Don submitted email questions. Sophia Pagoulatos responded to the question  
Implementation Meeting, tentative, 9/1/20
✓ Grecia Elenas – Question - What is the increase in RHNA allocations, above moderate income units 2018 3825 to 2019 4,720? (Sent questions to Sophia and Cary at approx.. 6:00pm) Sophia Pagoulatos will have Staff follow up
✓ Grecia Elenas – Question - RNHA allocation process when will it be timeline? Sophia Pagoulatos responded to the question
<table>
<thead>
<tr>
<th>Action items</th>
<th>Person responsible</th>
<th>Deadline</th>
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<tbody>
<tr>
<td>✓ Grecia Elenas - Question - Related to program 2, an accomplishment, the City added 91 sites in the downtown area, what is the breakdown for appropriate distribution between the income categories?</td>
<td>Sophia Pagoulatos responded to the question</td>
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<td>✓ Steve Brandau – Question – Which cycle are these RHNA figures taken from?</td>
<td>Sophia Pagoulatos responded to the question</td>
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<td>✓ Steve Brandau – Question - Project Home Key, converting motels to long term affordable housing, do you know if these units will be counted toward our RHNA goals?</td>
<td>Sophia Pagoulatos will have Staff follow up</td>
<td>Implementation Meeting, tentative, 9/1/20</td>
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<tr>
<td>✓ Daniel Brannick – Question – To what extent does the City have to follow on building the units? Is it a good faith effort?</td>
<td>Sophia Pagoulatos responded to the question</td>
<td></td>
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<tr>
<td>✓ Darius Assemi – Question – At the state level, post COVID, what is the requirement for RHNA 35 per acre?</td>
<td>Sophia Pagoulatos responded to the question</td>
<td></td>
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<tr>
<td>✓ Mariah Thompson – Question – No new incentive for affordable housing, if so, why not?</td>
<td>Sophia Pagoulatos and Thomas Morgan responded to the question</td>
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<td>✓ Mariah Thompson – Question – In smaller/rural areas where building at 30 units an acre or even 20 units can be unrealistic, if in your experience can you see those kinds of projects that that density level? (for Tom Collishaw)</td>
<td>Tom Collishaw responded to the question</td>
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<td>✓ Mariah Thompson – Question – As an affordable housing developer in Fresno, what do you find to be the greatest challenges to meeting some of these very significant needs especially for very low income housing?</td>
<td>Tom Collishaw responded to the question</td>
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<td>✓ Grecia Elenas – Question – Around specific needs of the Valley, the City is to convene annual meetings with housing stakeholders to identify barriers for funding opportunities, and opportunities for development and special needs housing, to what extent is this being done?</td>
<td>Sophia Pagoulatos responded to the question</td>
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<tr>
<td>✓ Grecia Elenas – Question – Is the rapid rehousing program, how are others being made aware of it and getting access to it?</td>
<td>Thomas Morgan responded to the question</td>
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<tr>
<td>✓ Grecia Elenas – Question – For the funding of the homeownership programs or first time homebuyer program is the City looking for new funding sources outside the CalHome program?</td>
<td>Thomas Morgan responded to the question</td>
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<td>✓ Mariah Thompson – Question – Small lots and consolidation of lots? Has the City success in this area?</td>
<td>Sophia Pagoulatos will have Staff follow up</td>
<td>Implementation Meeting, tentative, 9/1/20</td>
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<td>Action items</td>
<td>Person responsible</td>
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<tr>
<td>✓ Mariah Thompson – Question – Interested in hearing more about high opportunity areas, what is</td>
<td>Preston Prince and Michelle Zumwait</td>
<td>responded to the question</td>
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<td>considered a high opportunity area?</td>
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<td>✓ Grecia Elenas – Question – Regarding program 16, what is the status (Small and large lots)?</td>
<td>Sophia Pagoulatos and Zumwait will</td>
<td>will have Staff respond</td>
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<td>✓ Mariah Thompson – Question – Low income housing tax credit list, how does the City go about</td>
<td>Thomas Morgan and Tom Collishaw</td>
<td>responded to the questions</td>
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<td>tracking and when those expirations are coming due, are you updating the list? How do you</td>
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<td>evaluate what they are at risk?</td>
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<td>✓ Don Simmons – Question – How many properties received maintenance mitigation funds in the last</td>
<td>Mike Sanchez will have Staff</td>
<td>Implementation Implementation</td>
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<td>couple of years? How many properties are using the Mills Act?</td>
<td>respond</td>
<td>Meeting, tentative, 9/1/20</td>
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<tr>
<td>✓ Mariah Thompson/Don Simmons – Motion – Eliminate Program 25 – Enhanced Police Service in High</td>
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<td>Crime Neighborhoods</td>
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<td>✓ Mariah Thompson/Cary Catalano – Motion – Add a program that actively tracks at risk subsidy</td>
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<td>properties, including but not limited to low income housing tax credit properties</td>
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<td>✓ Keith Bergthold/Daniel Brannick – Motion – Enhancing the infrastructure financing districts</td>
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<td>which will allow funding to go to bond capacity for affordable housing, EIFD would be pursing</td>
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<td>expanded EIFD for the balance of the City of Fresno, and includes financing that directly</td>
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<td>boosts bonding capabilities for affordable housing subsidy funds and production and adds</td>
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<td>financing for additional multimodal streetscape capital projects and alternative BRT and heavy</td>
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<td>transit target quarter in the City to supply walking, biking hardscape and landscape amenities.</td>
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<td>✓ Keith Bergthold/Mariah Thompson – Motion – Senate 743 – VMT – Prioritizing the use of Senate</td>
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<td>743 mitigation funds for affordable housing development mitigation projects located in</td>
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<td>disadvantaged communities. Require high minimum percentage of total SB 743 funds to be</td>
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<td>delivered to disadvantaged communities for affordable housing and consider explicitly directing</td>
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<td>SB 743 mitigation project from affluent communities to disadvantaged communities.</td>
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<td>✓ Keith Bergthold/Joe White – Motion – Conduct fiscal impact and subsidy analyses explore. All</td>
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<td>initial and perpetual land development related municipal costs revenues and subsidies so the</td>
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<td>true costs and intentional subsidies can be reflected through revised development impact fees</td>
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<td>municipal service fees and more to create a level competitive playing field for infill with</td>
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<td>primary suburban single family development not currently covered</td>
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by inclusionary zoning. Also, in order to ensure fairness and to preserve the long term fiscal sustainability, the City, and its critical public services in a future with much needed and hopefully increased affordable housing development. We need to assess the impacts and consider requiring all affordable housing project to pay property taxes.

✓ Keith Bergthold/Mariah Thompson – Motion – To apply somewhere between 10% and 20% affordability requirement on all market rate projects single family and multiple family projects, both in suburban and infill locations to measurably boost permanent affordable housing production in the City of Fresno.

✓ Darius Assemi/Sal Gonzales – Motion – To study perimeter development to have more affordable housing, study the cost of development in SEGA and West of 99, if the City can put together a Mello Roos District to build the infrastructure and spread the cost over the entire growth area with the higher property taxes and also analyze the dollar impacts of VMT per home.

✓ Don Simmons/Mariah Thompson – Motion – Encourage the City to seek California funding for ROCs (Resident Own Communities) for mobile home parks. And to determine if matching those funds with private funds and other public partnerships to establish in ROC fund in the City of Fresno to help mobile home park residents to move toward ownership of their entire property.

✓ Matt Smith/Darius Assemi – Motion – The City study the relationship between the results of VMT in combination with its RHNA goals and what are we are going to do to meet our RHNA goals?

**Agenda item:** Next Meeting – September 1, 2020 at 9:00AM  
**Presenter:** Chair Cary Catalano

**Discussion:**
Cary Catalano, Committee Chair, described to the Committee what will happen in the next couple of meetings, regarding data requests and motions recorded. Staff will respond to all questions in writing at the upcoming data review meeting. Meeting was adjourned.

**Conclusions:**

n/a

**Action items**  
**Person responsible**  
**Deadline**

✓ Chapter 12 – Implementation  
n/a  
n/a

*Meeting was adjourned by Chair Cary Catalano at 8:10PM.*

**Other Information**

**Observers:**
Director Jennifer Clark, Planning and Development, City of Fresno
Executive Assistant Cherie Vick, Planning and Development, City of Fresno
Lor Xiong-Roby, Hmong Translator, Veritas Interpreting
Reyna Castellanos, Hispanic Translator, Linguistica Interpreting & Translation

Resources:
Materials were passed out via email prior to all of the council member and subject matter experts.

Special notes:
Chats from meeting are on page 6.
Emailed motions and questions are included on pages 7 through 18.
18:05:08 From Drew Wilson to All panelists: hello! I'm just listening in to a vital public meeting.

18:10:04 From Gloria Meyers to All panelists: This is H. Spees. I appear on the screen as my better colleague, Gloria Meyers.

18:10:41 From Grecia Elenes to All panelists: Hi H, if you click on the 3 dots in your picture you can rename yourself there.

18:11:20 From H Spees to All panelists: Thanks, G!

18:16:09 From Grecia Elenes to All panelists: Welcome!

18:19:37 From Don Simmons to All panelists: How do these RHNA numbers correlate with population percentages? How are these derived?

18:22:55 From Mariah Thompson to All panelists: OK I actually do have a question.

18:23:29 From Cary Catalano to All panelists: okay, let me get me go to Grecia first, and I will come back to you.

18:28:51 From Mariah Thompson to All panelists: The state has funding stream available for resident owned mobilhome parks.

18:29:37 From Mariah Thompson to All panelists: https://www.hcd.ca.gov/grants-funding/active-funding/mprrp.shtml

18:29:41 From Grecia Elenes to All panelists: @Don, I would also add that most times MHP residents don't join the City's Annual Action Plan or Con Plan meetings b/c of lack of transportation, but folks we work with residing in 3 MHPs have all brought this up.

18:30:29 From Mariah Thompson to All panelists: They have an active NOFA with a deadline of 2021.

18:37:34 From Cary Catalano to All panelists: I see it, I am taking questions in order that hands went up.

18:38:24 From Mariah Thompson to All panelists: Thomas- I am interested in hearing about your experience with the MHP resident ownership program. Can we connect?

19:07:28 From Mariah Thompson to All panelists: That was a very helpful series of answers, thank you.

20:01:19 From Preston Prince to All panelists: Thank you for inviting me. I am signing off.

20:03:42 From Don Simmons to All panelists: thank you, Mariah--you're faster with me on the data! Cary--I have a motion (I think my hand is raised, too).
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<th>Name</th>
<th>Company</th>
<th>Email</th>
<th>In Attendance?</th>
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<tbody>
<tr>
<td>District 1</td>
<td>Daniel Brannick</td>
<td>Odell Planning and Research</td>
<td><a href="mailto:daniel.brannick@gmail.com">daniel.brannick@gmail.com</a></td>
<td>X</td>
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<tr>
<td>District 1</td>
<td>Mariah Thompson</td>
<td>Central Valley Chapter of the National Lawyers Guild</td>
<td><a href="mailto:Mariah.c.thompson@gmail.com">Mariah.c.thompson@gmail.com</a></td>
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<tr>
<td>District 2</td>
<td>Sal Gonzales</td>
<td>Lance-Kashian Company</td>
<td><a href="mailto:sgonzales@lance-kashian.com">sgonzales@lance-kashian.com</a></td>
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<td>District 2</td>
<td>Gary Giannetta</td>
<td>Giannetta Engineering</td>
<td><a href="mailto:gary@giannettaengineering.com">gary@giannettaengineering.com</a></td>
<td>X</td>
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<tr>
<td>District 3</td>
<td>Don Simmons</td>
<td>Lecturer, CSUF, Social Sciences College</td>
<td><a href="mailto:creativepotential@gmail.com">creativepotential@gmail.com</a></td>
<td>X</td>
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<tr>
<td>District 3</td>
<td>Grecia Elenes</td>
<td>Leadership Counsel</td>
<td><a href="mailto:gelenes@leadershipcounsel.org">gelenes@leadershipcounsel.org</a></td>
<td>X</td>
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<tr>
<td>District 4</td>
<td>Steve Brandau</td>
<td>County Supervisor (sub: Robert Jeffers)</td>
<td><a href="mailto:sbrandau@fresnocountyca.gov">sbrandau@fresnocountyca.gov</a></td>
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<tr>
<td>District 4</td>
<td>Jeff Roberts</td>
<td>The Assemi Group</td>
<td><a href="mailto:JRoberts@assemigroup.com">JRoberts@assemigroup.com</a></td>
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<tr>
<td>District 5</td>
<td>Nick Yovino, Sr.</td>
<td>Retired Planning Director</td>
<td><a href="mailto:npyovino@gmail.com">npyovino@gmail.com</a></td>
<td>X</td>
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<tr>
<td>District 5</td>
<td>Joe White</td>
<td>Jackson CDC</td>
<td><a href="mailto:joe@neighborhoodchurchfresno.com">joe@neighborhoodchurchfresno.com</a></td>
<td>X</td>
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<tr>
<td>District 6</td>
<td>Matt Smith</td>
<td>Wathen-Castanos</td>
<td><a href="mailto:josh@wchomes.com">josh@wchomes.com</a></td>
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<tr>
<td>District 6</td>
<td>Darius Assemi</td>
<td>Granville Homes</td>
<td><a href="mailto:DAssemi@gvhomes.com">DAssemi@gvhomes.com</a></td>
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<tr>
<td>District 7</td>
<td>Patience Milrod</td>
<td>Central California Legal Services</td>
<td><a href="mailto:pmilrod@centralcallegal.org">pmilrod@centralcallegal.org</a></td>
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<tr>
<td>District 7</td>
<td>Keith Bergthold</td>
<td>Fresno Metro Ministry</td>
<td><a href="mailto:keith@fresnometmin.org">keith@fresnometmin.org</a></td>
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<tr>
<td>Mayor</td>
<td>Lorraine Salazar</td>
<td>Sal’s Mexican Restaurants</td>
<td><a href="mailto:salsmex@gmail.com">salsmex@gmail.com</a></td>
<td>X</td>
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<tr>
<td>Mayor</td>
<td>Cary Catalano</td>
<td>Catalano, Fenske &amp; Associates</td>
<td><a href="mailto:cary@cfanda.com">cary@cfanda.com</a></td>
<td>X</td>
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<tr>
<td>Mayor</td>
<td>Wayne Rutledge</td>
<td>Property Owner</td>
<td><a href="mailto:wayne@uhbagels.com">wayne@uhbagels.com</a></td>
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Hi Sophia and Cary,

I apologize for getting these in late but hadn't gotten a chance until today to review. Here are my questions below:

Questions

General Qs:

- **Q**: To the extent HE are on their own timeline and have their own law, how are any policy recommendations going to be incorporated?

- **Q**: To what extent has the City complied thus far with SB 330? How will it ensure it remains compliant given history to downzone several parcels of land?

- **Q**: What’s the process/timeline for the RHNA update?

- **Q**: What’s the Universal Housing Ordinance?

Program Qs:

- **Q**: Program 1 “surplus capacity for Very Low/Low is 4,702 units, Moderate is 952 units, and Above Moderate of 4,720” but 2018 APR had AMI surplus of 3,825; 2017 AMI surplus 3,668 and 3,503

  - What accounts for this increase in surplus?

- **Q**: Program 2 “In order to restore adequate capacity, Council adopted Plan Amendment P19-00980 to add 91 sites in Downtown (approximately 54.16 acres) for an estimated 9,374 units to the 2008-2013 Inventory. “
- what’s the breakdown of these units per income? If mostly L/I, how does this comply with the law to AFFH?

- Where can I find a map of these HE inventory sites?

**Q:** To what extent are the efforts reported for Program 3 being assessed and deemed effective?

- Is the city taking any proactive steps to improve outreach and engagement efforts and assess their effectiveness based on qualitative and quantitative metrics? — this goes beyond the long-range planning department but they can be a catalyst for improving Fresno’s civic infrastructure.

**Q:** Program 5 — Project Manager in the City of Fresno Housing and Community Development Division was 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

- Did anything come of this?

**Q:** Prgm 5 — In 2019 the City also received an EPA Brownfield’s grant that is poised to help identify and remedy environmental hazards on sites within the TCC target area.

- Plans for this grant?

- What about AHTF? $7M this year from what sources? Any discussion of how to be strategic about these investments and ongoing funding of this fund?

**Q:** Prgm 6 — 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
To what extent is this being done?

Q: Prgm 7 — What’s the rapid re-housing program? How are folks made aware? How do people get access?

Q: Prgm 8 — Is the City looking at alternative funding sources aside from CalHOME? Any local sustainable funds?

Homeownership is a top priority/aspiration for many people, but with current home prices compared to wages it’s nearly impossible

Q: Prgm 10A — Status of CalHOME application?

“Compile a list of financial resources for” — status?

“Conduct annual outreach to park owners and non-profit organizations interested in preservation of mobile home units”

this needs to go beyond the AAP engagement and be tailored to the needs and priorities of MHP residents

and needs to be accessible as many households we work with in 3 MHPs don’t have transportation

Q: Prgm 10B — the Housing Authority initiated a Landlord Outreach program” — success of this program so far?

Q: Prgm 16A — Establish a monitoring program by June 2017 and include a biennial review process for development (or lack thereof) on large and small lots, include an annual review process for monitoring the percentage of affordable units developed on large lots, and create an incentive program for affordable units on those sites after the first year of monitoring.
Q: Prgm 27 — “Twenty-one vacant sites ranging in size from 1 acre to 7.73 acres and located in the high opportunity areas of Fresno have been identified for discussions with City Councilmembers and Property owners. The discussions will be to consider the option of rezoning to provide opportunities for higher density development once business returns to normal after the Covid-19 shelter in place requirements are lifted and business as usual is restored.”

Given the pushback market right high density projects have received what’s the likelihood of the City moving forward here?

Expand affordable housing opportunities that prevent the concentration of single-family and multifamily dwelling units affordable to low- and moderate-income households

Publication of a General Plan Annual Report every December which details the location of public investments and building permit activity by sector.

Track infrastructure projects in the City to assess the distribution of projects in the different areas of the City.

As funding sources allow, prioritize basic infrastructure improvements including water, sewer, and street lights in high-need communities. Review location of infrastructure projects annually and identify high need, deficient areas for infrastructure prioritization by December 2017
Status?

Thank you and our staff in advance for getting this info together Sophia!

--

**Grecia A. Elenes** | *she, her, hers* |
Senior Policy Advocate, **Leadership Counsel for Justice and Accountability**
2210 San Joaquin St, Fresno, CA 93721
w: 559.369.2790 | c: 559.259.6975
My questions:
Obj. H3-- Prog. 10AMobile Home rental reviews are mentioned, however, no programs to establish mobile home "lot ownership" are mentioned, such as "ROC"-Resident Owned Communities, as well documented as successful in Boise, ID, SLC, UT, Oklahoma City, OK and 40 other cities. The ROC model allows for residents to build equity/wealth while living in a mobile home community-often the most affordable housing option in a city. Why is Mobile Home Resident ownership not a priority?

Under Accomplishments: There are no accomplishments mentioned about the fee reductions or other supporting policies for the Adaptive Reuse of Historic Properties. Why is adaptive reuse not specifically mentioned in this document as a priority method of producing more housing, particularly affordable housing, while producing "new" buildings appears to be a primary goal of this element? With the environmental benefits of adaptive reuse (vs. new construction/consumption of ag land, need for more infrastructure), it is apparent that this document favors new development. Why is this element not balanced to include adaptive reuse? (Hotel Fresno and EconoLodge are mentioned as successes--but, they are the only projects mentioned--with hundreds of underused building stock, why aren't there more?)

What city housing policies deter adaptive reuse?

Respectfully submitted,

Don Simmons

On Mon, Aug 17, 2020 at 10:01 AM Cherie Vick <Cherie.Vick@fresno.gov> wrote:

Good morning.
Just a friendly reminder to forward your questions.

Thank you,

Cherie A. Vick

*Executive Assistant to Director of Planning & Development, Jennifer Clark*

(559) 621-8036

Cherie.Vick@fresno.gov

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**From:** Cherie Vick  
**Sent:** Thursday, August 13, 2020 5:12 PM  
**To:** Sophia Pagoulatos <Sophia.Pagoulatos@fresno.gov>  
**Cc:** Cary Catalano <cary@cfanda.com>; Drew Wilson <Drew.Wilson@fresno.gov>; Jennifer Clark <Jennifer.Clark@fresno.gov>  
**Subject:** General Plan Implementation Review Committee Agenda  
**Importance:** High

Good Afternoon Committee,

I have attached the agenda and the presentation for the meeting next Tuesday, August 18, 2020 at 6 pm. Please submit all questions to me by Monday, August 17, 2020 by 10am.

The meeting will be held via Zoom, and each committee member should have already received a panelist link. If you did not receive the link let me know and I can resend, and please remember not to share that link with anyone.

Thank you for your participation,

Cherie A. Vick
Don R. Simmons, Ph.D.
Distinguished Lecturer, Humanics* Philanthropy and Community Based Leadership
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California State University, Fresno 93740-8019
dsimmons@mail.fresnostate.edu
559/278-6468 FAX
Humanics@FresnoState—Exceptional Leaders. Enhanced Organizations. Enriched Communities.
http://www.humanicsfresnostate.org/

* HUMANICS (hyoo-man-iks): the education of the whole person—in spirit, mind, and body—for leadership in service to humanity

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Pronouns: "he" "him" "his"
City of Fresno - GPIRC Review of Chapter 11: HOUSING ELEMENT CONSISTENCY CHAPTER

Some brief policy/action ideas with notes that link increased affordable housing production to SB 743, general infill and BRT corridor development, expanded tax Increment financing, and true cost fiscal accounting and development subsidy analyses – Submitted by Keith Bergthold, Fresno Metro Ministry, 8-15-2020

While not new – some of these things have already been discussed in previous GPIRC meetings - these ideas and notes are submitted as particularly relevant to the Housing Element discussion by GPIRC members scheduled for August 20, 2020:

1. **Use SB 743 mitigation funds to prioritize and boost affordable housing production**

   o SB 743 prioritizes development that reduces VMT (vehicle miles traveled) – essentially favoring transit oriented mixed use development (with affordable and market rate housing) where transit options (and complete streets with safe walking and biking facilities) offset individual vehicle use. Generally - for new development that cannot reduce VMT – mitigation funds will be required.

   o **Proposed Idea:** Prioritize the use of SB 743 mitigation funds for affordable housing development mitigation projects located in disadvantaged communities; Require a high minimum percentage of total SB 743 funds to be delivered to disadvantaged communities for affordable housing; and Consider explicitly directing SB 743 mitigation projects from affluent communities to disadvantaged communities.

2. **Apply inclusionary zoning to all market rate projects**

   o As real wages stagnate, racial disparities grow, and housing prices soar in cities across the US, local governments are increasingly adopting laws and regulations, such as inclusionary zoning, that aim to reduce inequalities and improve access to economic opportunity for their residents. Local inclusionary zoning laws create affordable housing by encouraging or requiring developers to set aside a percentage of housing units to be sold or rented at below-market prices. These laws aim to provide housing to low-income residents who would otherwise be unable to afford it. Inclusionary zoning laws have been growing in popularity in order to boost permanent affordable housing production. A recent estimate listed 866 jurisdictions with some form of Inclusionary zoning (2017).

   o **Proposed Idea:** Apply (10-20% affordable requirements) for all market rate projects – single-family and multi-family projects in suburban and infill locations to measurably boost permanent affordable housing production (this may be a modification to a related motion made in previous GPIRC meeting).

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2 [https://www.urban.org/sites/default/files/publication/99647/inclusionary_zoning._what_does_the_research_tell_us_about_the_effectiveness_of_local_action_2.pdf](https://www.urban.org/sites/default/files/publication/99647/inclusionary_zoning._what_does_the_research_tell_us_about_the_effectiveness_of_local_action_2.pdf)
3. Expand tax increment financing geographically and to include/emphasize boosting bonding capacities for affordable housing production\(^3\)
   - Tax Increment Financing is a mechanism for financing redevelopment that is both a powerful and controversial force in American urbanism. Every state except Arizona currently allows it, as does the District of Columbia, and it has become the most popular incentive tool for economic development in the United States as the federal government has decreased its urban development spending. The City of Fresno is admirably pursuing an Enhanced Infrastructure Financing District (EIFD), thank you Council Member Esparza. The Fresno EIFD encompasses approximately 4,237 acres of land, representing approximately 5.8% of the City’s total approximately 73,400 acres. The Fresno EIFD includes the City’s Downtown Planning Area and the southern portion of the Blackstone Avenue Bus Rapid Transit (“BRT”) Corridor as characterized in the City General Plan.
   - **Proposed Idea:** Pursue an expanded EIFD for the balance of the City of Fresno that includes financing that directly boosts bonding capacities for affordable housing subsidy funds and production; and adds financing for additional multi-modal streetscape capital projects on all targeted BRT and heavy transit target corridors in the city – to supply walking, biking, hardscape and landscape amenities that support affordable housing TOD and transit which support infill housing.

4. Develop true cost accounting through comprehensive fiscal impact analyses and an evidence-based understanding of suburban development subsidies in order to better support affordable housing production\(^4\)
   - America’s wealth enabled it to develop in ways that other societies could not. Geography, timing, and prosperity all played a role in the rise of suburbia, but we have forgotten an even more important factor that shaped patterns of American development since the Great Depression. What we don’t see is that decades of explicit public policy powered the expansion of suburbia. Our communities would look very different today had it not done so. While every level of government favored sprawl in many different ways, four policies had an outsized effect: Housing finance; Special tax treatment; Subsidization of a car-oriented lifestyle; and Zoning laws.
   - **Proposed Idea:** Conduct comprehensive fiscal impact and subsidy analyses that explore all initial and perpetual land development related municipal costs, revenues, and subsidies so that true costs and intentional subsidies can be reflected through revised development impact fees, municipal services fees, and more to create a level competitive playing field for infill with primarily suburban single family development and market rate developments not currently covered by inclusionary zoning. Also – in order to ensure fairness and to preserve the long-term fiscal sustainability of the City and its critical public services in a future with much needed and increased affordable housing development – assess impacts and consider requiring all affordable housing projects to pay property taxes (these ideas supplement a related motion made in previous GPIRC meeting – and add to and not replace related materials submitted to GPIRC leadership 2-4-2020).


I want to thank you for the rapid turnaround on responses to many of my questions.

On Mon, Aug 17, 2020 at 7:31 PM Cherie Vick <Cherie.Vick@fresno.gov> wrote:

Good evening GPIRC Committee Members,

Thank you for sending us the questions in advance. We were able provide some responses and they are noted in the following documents STAFF RESPONSE and attach supporting documents. The remaining questions will either be answered during out meeting tomorrow or by staff at a later date.

Here is a public comment sent in with suggestions for the Committee to consider:

**STAFF RESPONSE:** We thank her for her community input, thoughts and suggestions and more information about the City’s Homelessness Program will be presented at the GPIRC meeting.

We look forward to the meeting tomorrow at 6:00pm.

**Cherie A. Vick**

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"Justice is what love looks like in public"-- Cornel West