CITY OF FRESNO

HOUSING ELEMENT ANNUAL PROGRESS REPORT 2020

Public Workshop
April 20 and 27, 2021
How to Participate Today

**ALL** participants should join a language channel in order to listen to and communicate with all participants.

1) Select the Interpretation Globe at the bottom of your screen,
2) Choose your preferred language.

This meeting is being recorded and publically broadcasted. Participating in today’s meeting will be considered consent to be recorded.
Workshop Agenda

1. Introduction
2. 2020 Housing Element Annual Progress Report
3. Partners
4. Next Steps
5. Public Comments
I. Introduction
What is a Housing Element?
HOUSING ELEMENT

• Citywide Housing Plan
• Requires Certification
• 8-Year Cycle
• www.fresno.gov/housing element
PURPOSE:

To provide the City of Fresno with a coordinated and comprehensive strategy for promoting the production of safe, decent and affordable housing for all community residents.
2. 2020 Annual Progress Report
2020 Housing Element Annual Report

Highlights

Public Workshops

Learn more at remote Public Workshops on April 20 and 27.
Register here: https://tinyurl.com/5w4b9y or scan the QR code below.

TUESDAY
APRIL 20 and 27, 2021
5:00 PM
Housing Element Programs

Objective 1
Land for Housing
Programs 1-3

Objective 2
Affordable Housing
Programs 4-11

Objective 3
Remove Government Constraints
Programs 12-19

Objective 4
Conserve Existing Housing
Programs 20-25

Objective 5
Equal Housing Opportunity
Programs 26-28

2020 Housing Element Annual Report
Objective 1

Adequate Sites to Accommodate a Range of Housing Types & Affordability Levels

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

Objective 1: Adequate Sites to Accommodate a Range of Housing Types & Affordability Levels

- Regional Housing Needs Allocation (RHNA)
  - Planning goal to meet housing demand
  - Divided up by affordability levels
### Housing Sites Inventory

<table>
<thead>
<tr>
<th>Income Category</th>
<th>Number of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely/very low-income households</td>
<td>5,666 units</td>
</tr>
<tr>
<td>Low-income households</td>
<td>3,289 units</td>
</tr>
<tr>
<td>Moderate Income households</td>
<td>3,571 units</td>
</tr>
<tr>
<td>Above-moderate income households</td>
<td>11,039 units</td>
</tr>
<tr>
<td><strong>TOTAL Housing Sites Capacity</strong></td>
<td><strong>23,565</strong></td>
</tr>
</tbody>
</table>
## Housing Sites Inventory Status

<table>
<thead>
<tr>
<th></th>
<th>Total RHNA</th>
<th>2015-2019</th>
<th>2020</th>
<th>2021-2023</th>
<th>Total</th>
<th>Remaining RHNA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely/Very Low</td>
<td>5,666</td>
<td>489*</td>
<td>68</td>
<td>TBD</td>
<td>557*</td>
<td>5,109</td>
</tr>
<tr>
<td>Low</td>
<td>3,289</td>
<td>285*</td>
<td>-</td>
<td>TBD</td>
<td>285*</td>
<td>3,004</td>
</tr>
<tr>
<td>Moderate</td>
<td>3,571</td>
<td>1,505</td>
<td>-</td>
<td>TBD</td>
<td>1,505</td>
<td>2,066</td>
</tr>
<tr>
<td>Above Moderate</td>
<td>11,039</td>
<td>7,099</td>
<td>2,184</td>
<td>TBD</td>
<td>9,283</td>
<td>1,756</td>
</tr>
<tr>
<td>Total</td>
<td>23,565</td>
<td>9,378</td>
<td>2,252</td>
<td>TBD</td>
<td>11,630</td>
<td>11,935</td>
</tr>
</tbody>
</table>

* Includes deed-restricted affordable units
Programs 1, 2

Objective 1: Adequate Sites to Accommodate a Range of Housing Types & Affordability Levels

Adequate sites maintained. The City continues to have surplus capacity across all income categories.
Housing Production

Planning Entitlement Applications

Planning Entitlements Completed

Building Permits Issued

Constructed Units
## Housing Development Applications Processed

### Housing Units by Affordability Level (2020)

<table>
<thead>
<tr>
<th></th>
<th>Extremely/Very Low*</th>
<th>Low*</th>
<th>Moderate</th>
<th>Above Moderate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning Applications submitted</td>
<td>68</td>
<td>2</td>
<td>-</td>
<td>2,575</td>
<td>2,645</td>
</tr>
<tr>
<td>Planning Entitlements completed</td>
<td>-</td>
<td>2</td>
<td>11</td>
<td>1,528</td>
<td>1,531</td>
</tr>
<tr>
<td>Building Permits issued</td>
<td>68</td>
<td>-</td>
<td>-</td>
<td>2,184</td>
<td>2,252</td>
</tr>
<tr>
<td>Constructed Units</td>
<td>85</td>
<td>-</td>
<td>-</td>
<td>1,139</td>
<td>1,224</td>
</tr>
</tbody>
</table>

*Affordability based on deed restrictions and the state density bonus program.
Residential Building Activity Map - 2020

Residential Category includes: Single Family or 2 Unit (SF), Multi-Family (MF), Home Additions (HA), Home-Related Living (HRL), Single Family Add-ons, Alterations or Repairs (10A), Multi-Family Add-ons.

Source: City of Fresno Building and Safety Division.

Disclaimer: This map is believed to be an accurate representation of the City of Fresno GIS data; however, we make no warranties either expressed or implied for correctness of this data.
Objective 2

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

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

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

One density bonus for 11-unit residential development at 5242 E. Liberty Ave near Peach and Butler
Program 5: Housing Funding

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

Annual Funding (Millions)
Total: 15.3 Million

- CDBG: 7.2
- HOME: 3.4
- ESG/HOPWA: 3.4
- PLHA: 1.3

2020 Housing Element Annual Report
Program 5: Housing Funding

New Funding Sources:
One-Time:
- Local Early Action Planning Grant: $750,000
- CARES Act

Ongoing:
- Permanent Local Housing Allocation: $3.4 Million

Assist in the Development of Housing to meet the needs of extremely low-, very low-, low- and moderate-income households.
Program 6: Partnerships

Assist in the Development of Housing to meet the needs of extremely low-, very low-, low- and moderate-income households
Program 6: Partnerships

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

Self-Help Enterprises
Program 6: Partnerships

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

Cesar Chavez Foundation

Las Palmas de Sal Gonzales Sr. Apartments
Programs 7/9: Special Needs and Emergency Shelter

Point-in-Time Count of Homeless Persons

- **Regional Total:** 2,508
  - **Region Outside City:** 1,486 (2019) 1,022 (2020)
  - **City:** 1,131 (2019) 1,152 (2020)

**Regional Total:** 3,641
- **Sheltered: 2019:** 1,152
- **Unsheltered: 2019:** 334
- **Sheltered: 2020:** 1,674
- **Unsheltered: 2020:** 836

City of Fresno Sheltered/Unsheltered
TOTAL SHELTER BEDS IN COFTODAY: 1,454

- COVID 19 Homeless Emergency Rooms: 327
- Homekey Motel Rooms: 277*
- Homeless Emergency Rooms: 365

Total Rooms: 969
Estimated Total Beds: 1,454 (969 rooms x 1.5 average persons per room)

*Golden State Triage 50 rooms counted in Homeless Emergency total
WHAT IS THE GROWTH OF THE PROBLEM?

City of Fresno
Sheltered/Unsheltered

2019 T: 1486
1152
334

2020 T: 2510
1674
836

2021 T: 4,239
(straight-line projection)*

*estimate based on same percentage increase in 2021 as 2020 (68.9%)

**969 rooms x 1.5 avg persons per room = 1,454

***4,239 estimated total homeless minus 1,454 estimated in shelter = 3,270

Does not include effect of eviction moratorium (ends June 30, 2021)
## WHAT ARE WE GETTING FOR OUR MONEY?
### OUTCOMES AS OF DECEMBER 31, 2020

### City of Fresno Homelessness Programs

<table>
<thead>
<tr>
<th>Icon</th>
<th>Number</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>People</td>
<td>4,411</td>
<td>Unduplicated persons assisted with one or more services for unsheltered persons utilizing City of Fresno funds</td>
</tr>
<tr>
<td>Beds</td>
<td>473</td>
<td>Beds added to the system</td>
</tr>
<tr>
<td>Overnight</td>
<td>2,019</td>
<td>Unduplicated persons assisted with overnight shelter, triage, or bridge housing</td>
</tr>
<tr>
<td>Exits</td>
<td>1,226</td>
<td>Persons have exited the system</td>
</tr>
<tr>
<td>Exits to PH</td>
<td>648</td>
<td>Exits to permanent housing</td>
</tr>
</tbody>
</table>

### Joint COVID-19 Homeless Response
(City of Fresno, County of Fresno & Fresno Madera Continuum of Care)

**Over 1,500***

<table>
<thead>
<tr>
<th>Category</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Persons assisted with shelter</td>
<td>432</td>
</tr>
<tr>
<td>Average Emergency Beds</td>
<td>394</td>
</tr>
</tbody>
</table>

*997 reported in both Joint COVID-19 Homeless Response and City of Fresno Homelessness Programs
Program 10A: Mobile Home Parks

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

The City and Self-Help Enterprises partnered on a CalHome grant application for a program to rehabilitate 21 mobile homes.
Program 10B: Housing Choice Vouchers

- Several pages on City website link to the Fresno Housing Authority’s Housing Choice Voucher website
- Fresno Housing conducting Landlord Education

Assist in the Development of Housing to meet the needs of extremely low-, very low-, low- and moderate-income households
Objective 3

Removal of Governmental Constraints to Housing

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

Removal of Governmental Constraints to Housing

- 11 single-family homes in planning process, 5 constructed;
- 5 accessory dwelling units in planning process;
- 28 apartment units entitled;
- 57 apartment units received building permits;
- 2 mixed-use projects totaling 32 dwelling units entitled;
- 1 motel conversion with 26 units received building permits;
- 1 housing village for people experiencing homelessness was constructed (30 units)
Program 12A: Downtown Displacement

• The Anti-Displacement Task Force met in June and September of 2020 to help guide anti-displacement activities;

• The Thrivance Group was hired to study and make policy recommendations on displacement, based on community input:
  • 20,000 mailers sent
  • 7,500 flyers hand delivered
  • 1,250 phone calls made
  • 200 fact-to-face hours
  • 50 interviews
  • 2 public workshops
Program 14: Expedited Processing

Removal of Governmental Constraints to Housing

- 38 projects received early review
- 38 projects received fee reductions
- 16 projects received fee waivers
- 13 projects received expedited 75-day processing in Downtown
Program 16: Small/Large Lots

Removal of Governmental Constraints to Housing

Development on Housing Element Sites Under 1 Acre and over 10 Acres

- Under 1 Acre
- Over 10 Acres

Sites
Affordable Units
Objective 4

Conserve/Improve Fresno’s existing housing stock

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

Conserve/Improve Fresno’s existing housing stock

**INFRASTRUCTURE PROJECTS**
The Public Works Department coordinates and implements neighborhood infrastructure improvements. In 2020, 36 infrastructure improvement projects were completed:

- **6 PARK IMPROVEMENTS** - $1.725 MILLION
- **3 SEWER** - $3.96 MILLION
- **4 STREET CONSTRUCTION** - $7.26 MILLION
- **9 TRAFFIC SIGNALS** - $3.84 MILLION
- **5 WATER** - $5 MILLION
Program 22: Housing Rehabilitation

Conserve/Improve Fresno's existing housing stock

57 home rehabilitations for low/moderate-income homeowners completed in 2019 and 2020, meeting goal of 23 rehabs / year.
Objective 5

Equal Housing Opportunity

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

- The City allocated $25,000 to the Fair Housing Council of Central California (FHCCC) to provide services to 2,500+ persons
- Conducts extensive outreach and education on fair housing issues
- Fielded 247 housing discrimination complaints and 116 cases of new rental housing discrimination;
- Analysis of Impediments to Fair Housing Choice adopted by City Council in May of 2020.
Program 27: Equitable Communities

Capital improvement investments continue in CDBG-eligible neighborhoods

- Yosemite Middle School
- Highway City
- Ericson Elementary
- West Fresno Elementary
- Large Park Multi Gen Center
Program 27: Equitable Communities

- $7.1 M in CDBG and HOME funds allocated to increase affordable housing development in High Opportunity Areas
- Regional DRIVE initiative – 18 initiatives calling for $4.2B investment
- Transform Fresno-$66M investment in 20+ projects in Southwest Fresno, Chinatown and Downtown
- General Plan Implementation Task Force/Report

Equal Housing Opportunity
Housing Element Programs

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3. Partners

Self-Help Enterprises
3. Partners

Fresno Housing
4. Next Steps
Next Steps

- 2020 Housing Element Annual Progress Report is available online [www.fresno.gov/HousingElement](http://www.fresno.gov/HousingElement)
- Submit comments on the Annual Progress Report by **May 6, 2021**
  - Email: Sophia.pagoulatos@fresno.gov
  - Mail: Planning and Development
    - Long Range Planning
    - Fresno City Hall, Rm 3065
    - 2600 Fresno St.
    - Fresno, CA 93721
- The APR will be presented to City Council on May 13, 2021
5. Public Comment, Q & A