

CITY OF FRESNO

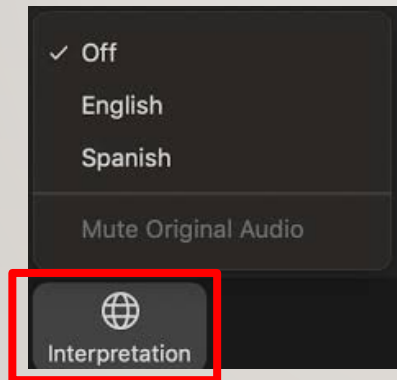
HOUSING ELEMENT ANNUAL PROGRESS REPORT 2020



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

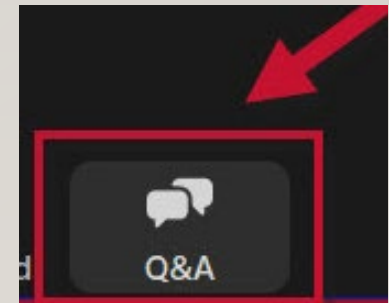
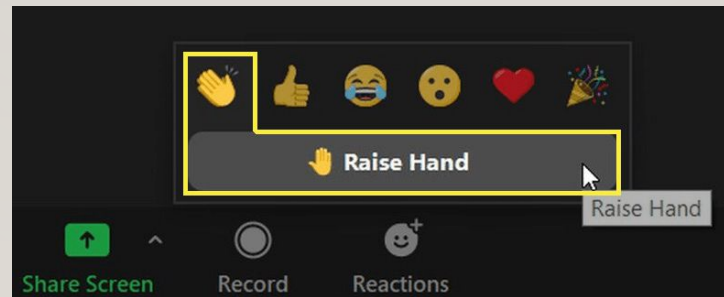


- 1) Select the Interpretation Globe at the bottom of your screen,
- 2) Choose your preferred language.

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

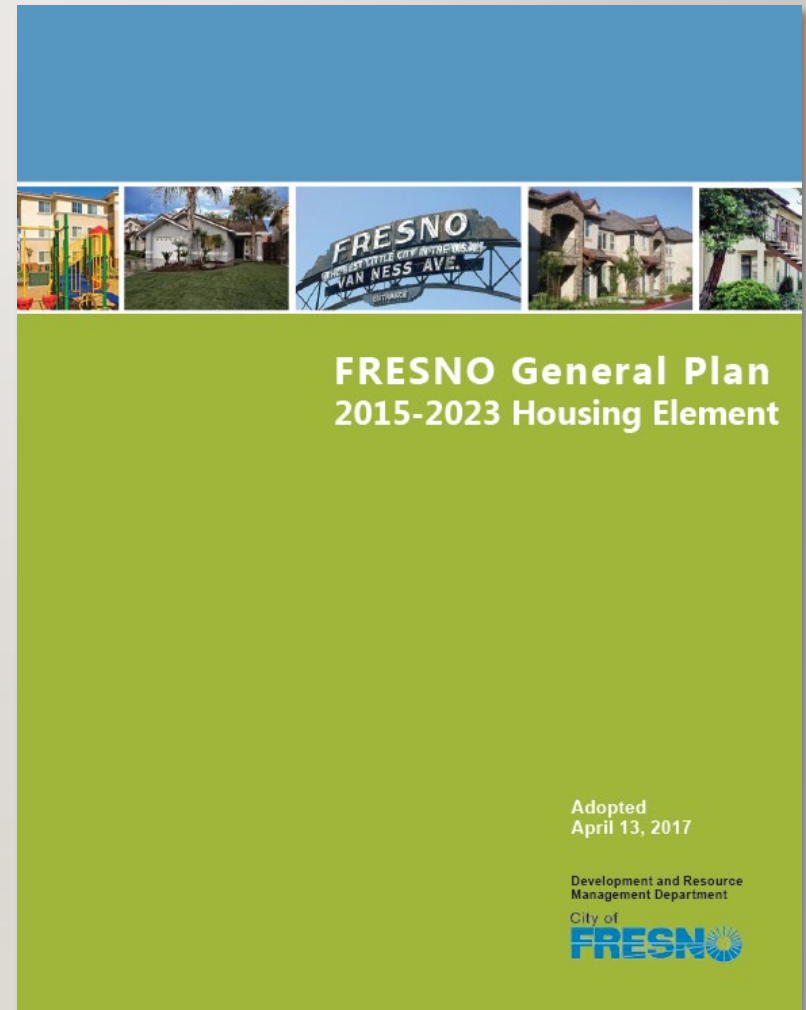


What is a Housing Element?



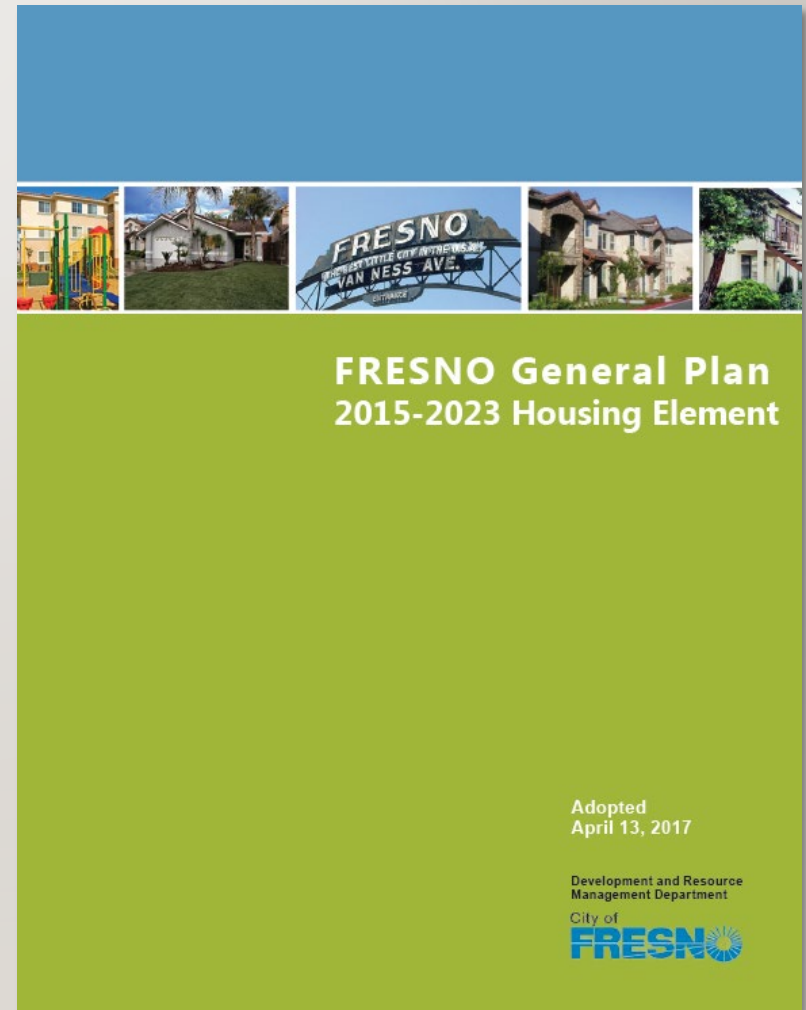
HOUSING ELEMENT

- Citywide Housing Plan
- Requires Certification
- 8-Year Cycle
- www.fresno.gov/housingelement



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

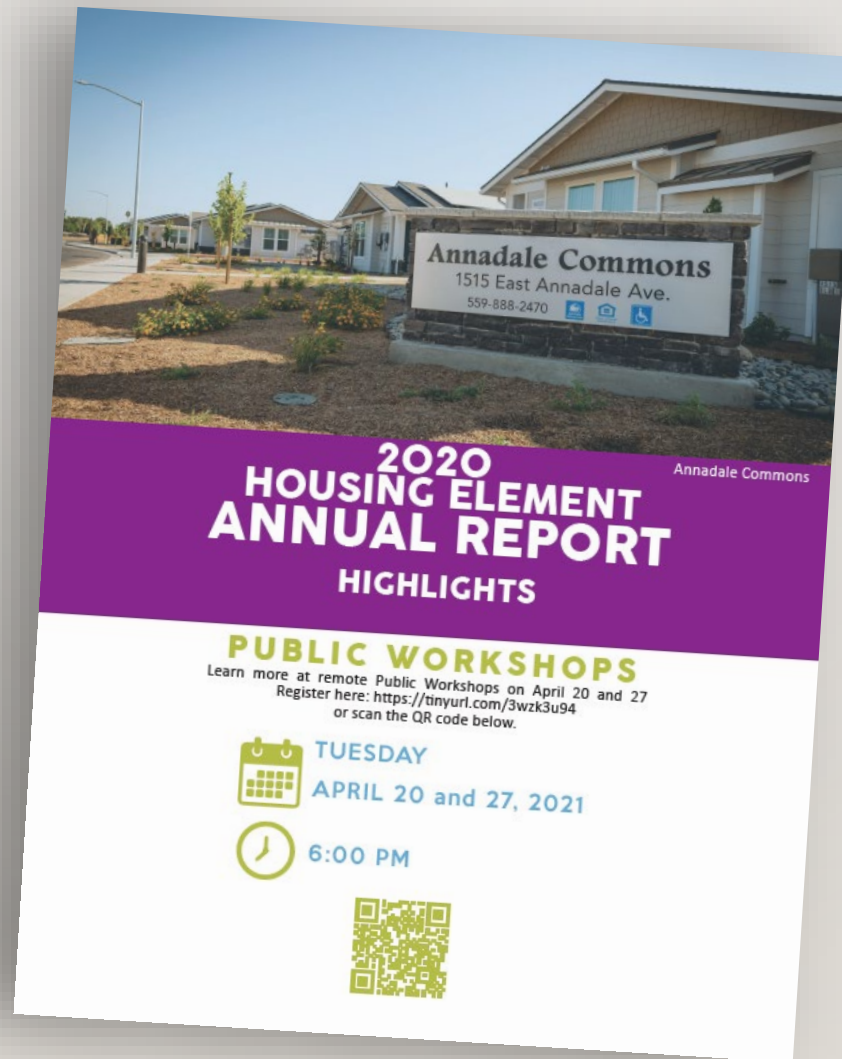


Housing Element Annual Progress Report

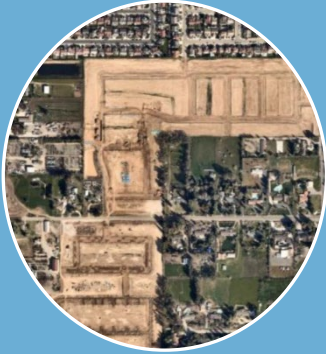


2020 Housing Element Annual Progress Report

City of Fresno
Planning and Development Department
April 12, 2020



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



Objective I

**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 I: 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

5,666 units	Extremely/very low-income households
3,289 units	Low-income households
3,571 units	Moderate Income households
11,039 units	Above-moderate income households
23,565	TOTAL Housing Sites Capacity

Housing Sites Inventory Status

RHNA vs. Building Permits Issued

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

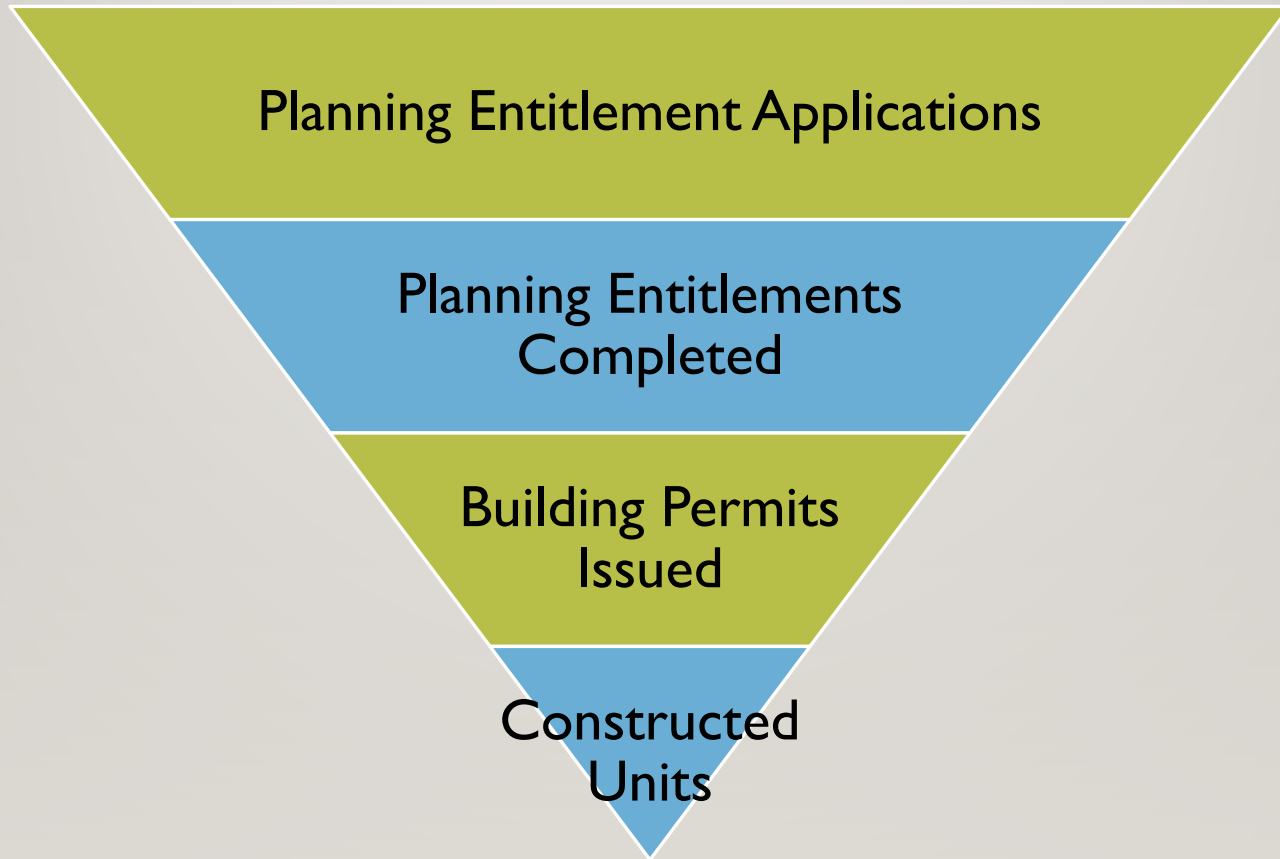
* Includes deed-restricted affordable units

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



Housing Development Applications Processed

Housing Units by Affordability Level (2020)					
	Extremely/ Very Low*	Low*	Moderate	Above Moderate	Total
Planning Applications submitted	68	2	-	2,575	2,645
Planning Entitlements completed	-	2	11	1,528	1,531
Building Permits issued	68	-	-	2,184	2,252
Constructed Units	85	-	-	1,139	1,224

*Affordability based on deed restrictions and the state density bonus program

Residential Building Activity Map - 2020

Residential Job Value

- <\$50,000
- \$50,000-\$500,000
- >\$500,000

Boundaries

- City Limits
- Sphere of Influence

0 1 2 4 Miles

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

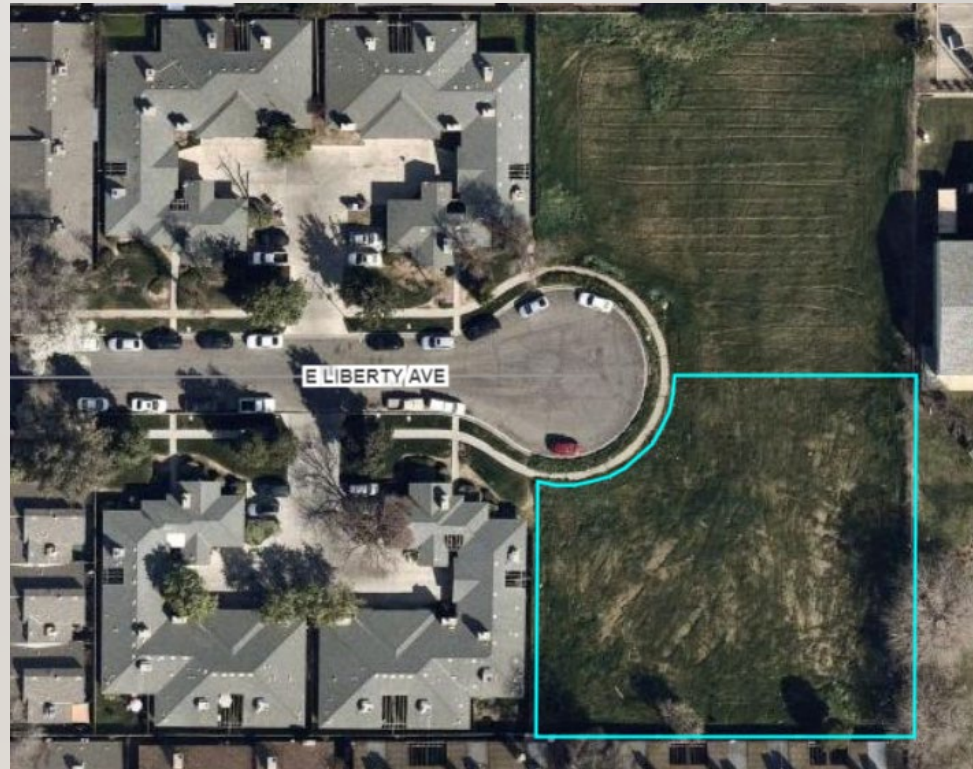
Assist in the Development of Housing to meet the needs of extremely low-, very low-, low- and moderate-income households

- **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

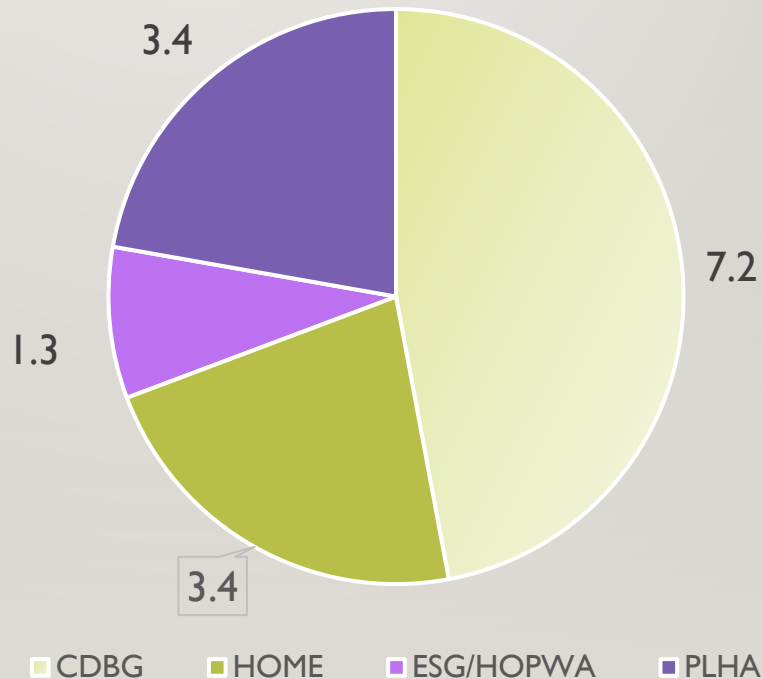


Program 5: Housing Funding

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



Program 5: Housing Funding

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

New Funding Sources:

One-Time:

- Local Early Action Planning Grant: \$750,000
- CARES Act

Ongoing:

- Permanent Local Housing Allocation: \$3.4 Million

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

Self-Help Enterprises

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



Program 6: Partnerships

Cesar Chavez Foundation

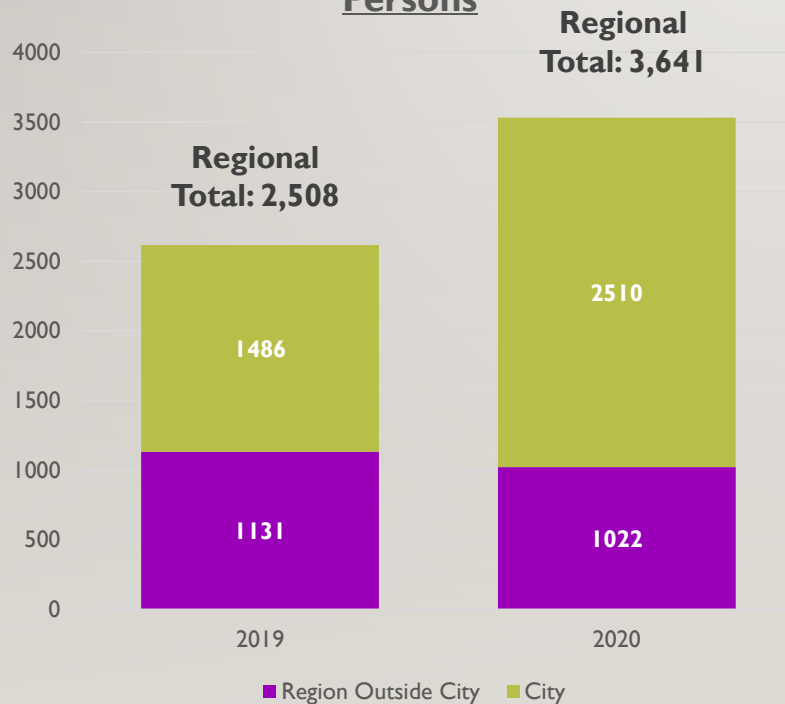
Assist in the Development of Housing to meet the needs of extremely low-, very low-, low- and moderate-income households



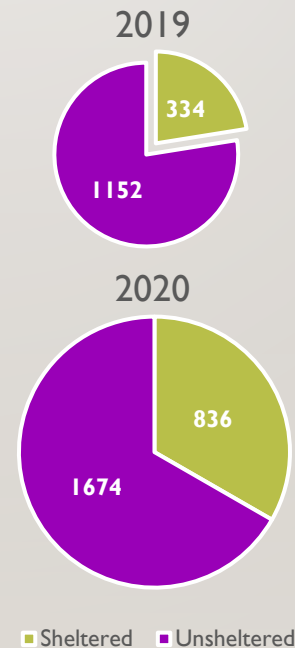
Las Palmas de Sal Gonzales Sr. Apartments

Programs 7/9: Special Needs and Emergency Shelter

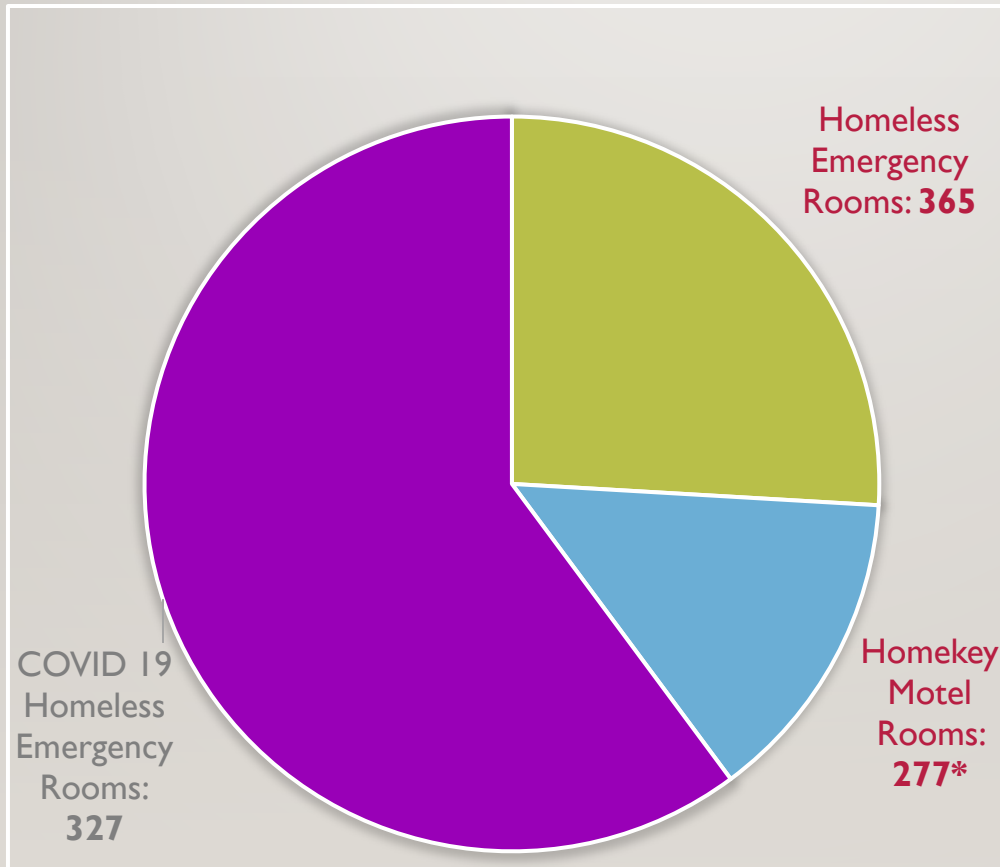
Point-in-Time Count of Homeless Persons



City of Fresno Sheltered/Unsheltered



TOTAL SHELTER BEDS IN COF TODAY: **1,454**



Total Rooms:

969

Estimated Total Beds:

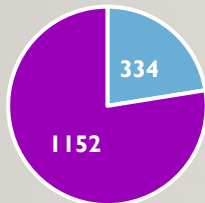
1,454 (969 rooms x
1.5 average persons per
room)

*Golden State Triage 50 rooms counted in Homeless Emergency total

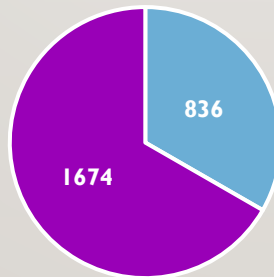
WHAT IS THE GROWTH OF THE PROBLEM?

City of Fresno Sheltered/Unsheltered

2019 T: 1486

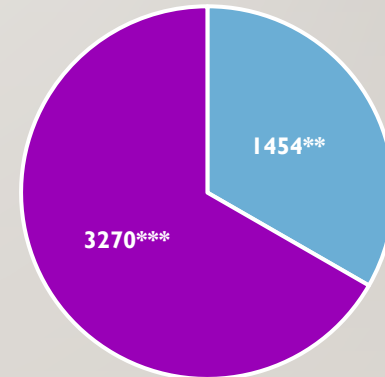


2020 T: 2510



■ Sheltered ■ Unsheltered

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



■ Sheltered ■ Unsheltered

*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



4,411

Unduplicated persons assisted with one or more services for unsheltered persons utilizing City of Fresno funds



473

Beds added to the system



2,019

Unduplicated persons assisted with overnight shelter, triage, or bridge housing



1,226

Persons have exited the system



648

Exits to permanent housing

Joint COVID-19 Homeless Response

(City of Fresno, County of Fresno & Fresno Madera Continuum of Care)

Over 1,500*

Persons Assisted with overnight shelter, triage, or bridge housing

432

Average Emergency Beds

394

Average Occupied Beds

*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

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

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

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

Removal of Governmental Constraints to Housing

- 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

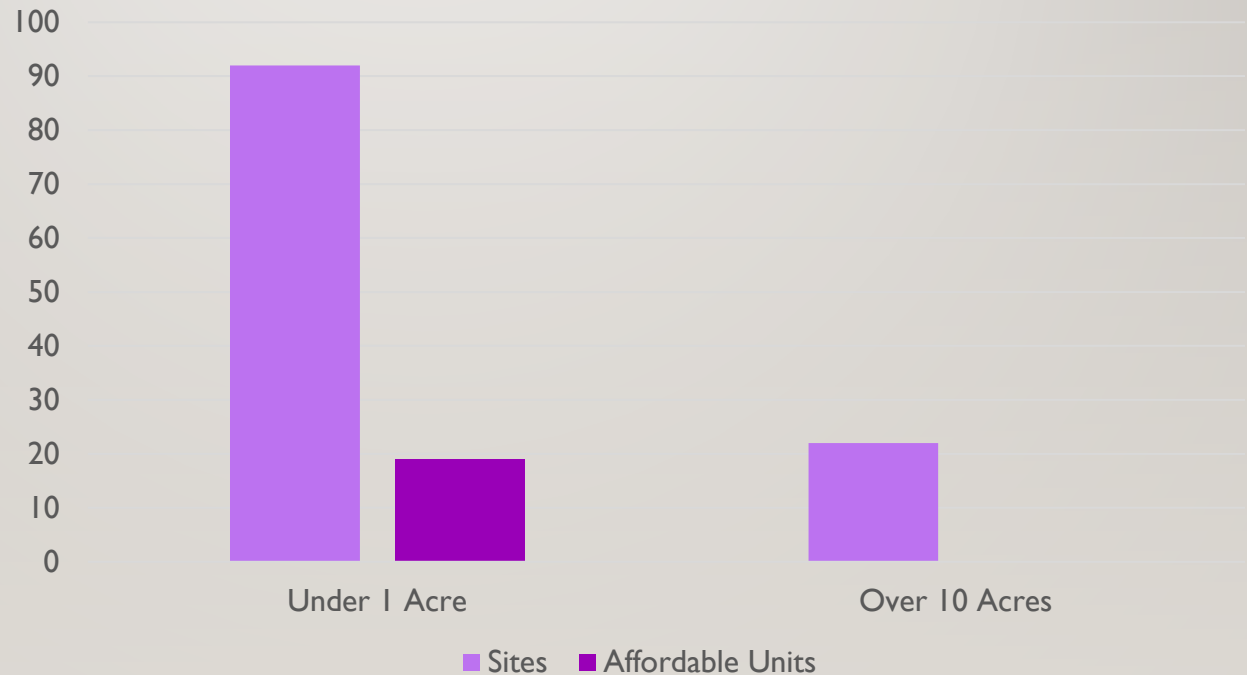
Removal of Governmental Constraints to Housing

- 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



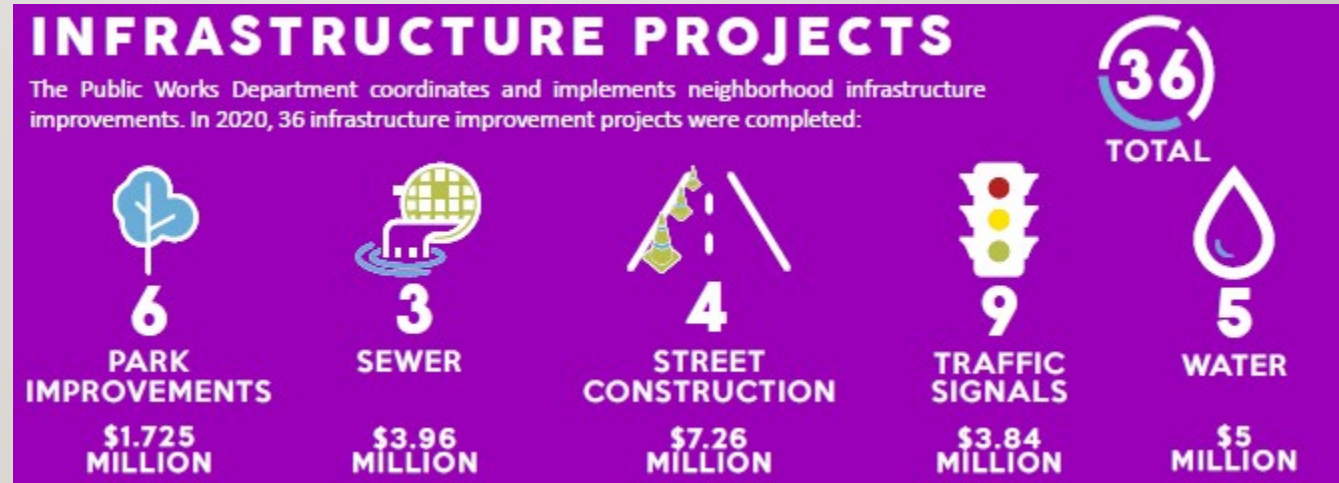
Objective 4

**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



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

Equal Housing Opportunity

- 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

Equal Housing Opportunity

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

Equal Housing Opportunity

- \$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

Housing Element Programs



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Remove
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Conserve
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Programs 20-25



**Objective 5
Equal Housing
Opportunity**
Programs 26-28



3. Partners



Self-Help Enterprises

3. Partners



4. Next Steps



Next Steps

- 2020 Housing Element Annual Progress Report is available online www.fresno.gov/HousingElement
- Submit comments on the Annual Progress Report by May 6, 2021

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2600 Fresno St.
Fresno, CA 93721

- The APR will be presented to City Council on May 13, 2021

5. Public Comment, Q & A



