CITY OF FRESNO

HOUSING ELEMENT ANNUAL PROGRESS REPORT 2017











Housing & Community Development Commission (HCDC) Public Meeting
March 28, 2018

Presentation Outline

- Purpose of the Housing Element and Housing Element Annual Report
- Housing Element Implementation Progress
 - Housing Production
 - Housing Sites Inventory
 - Programs
- Next Steps



Housing Element

- State-mandated planning document for housing
 - -1 of 7 state-required General Plan elements
- Only element requiring review and "certification" by a State agency - California Department of Housing & Community Development (HCD)

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

DIVISION OF HOUSING POLICY DEVELOPMENT

Sacramento, CA 95833 (916) 263-2911 / FAX (916) 263-7453



July 7, 2017

Mr. Bruce Rudd, City Manager City of Fresno 2600 Fresno Street Fresno CA, 93721

RE: Fresno City's 5th Cycle (2015-2023) Adopted Housing Element

Thank you for submitting Fresno's housing element adopted April 13, 2017 and received for review on April 17, 2017. Pursuant to Government Code (GC) Section 65585(h), the Department is reporting the results of its review

The Department is pleased to find the adopted housing element in full compliance with State housing element law (Article 10.6 of the Government Code). The adopted element was found to be substantially the same as the revised draft element the Department's April 7, 2017 review determined met statutory requirements

The department applauds the efforts of the City to adopt a compliant housing element. For example, the element contains many important policies and programs such as maintaining and creating sufficient sites throughout the City (Program 2), considering annual input from the public on policies and programs (Program 3), promoting sustainable communities (Program 11), preventing displacement (Program 12A) and ensuring equitable communities (Program 27). These and several other policies and programs are crucial to compliance with the housing element law.

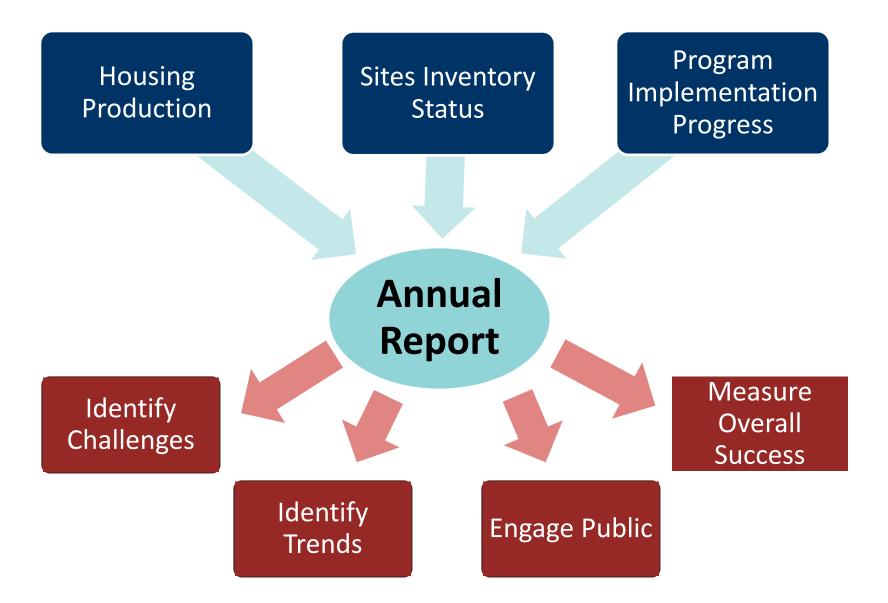
As part of the annual report on general plan implementation (GC Section 65400), the City must monitor the effectiveness of its programs and make adjustments, as appropriate, to encourage and facilitate the development, maintenance and improvement of housing for all income levels. Taking actions inconsistent with the housing element or lack of implementation of programs could warrant an amendment of the housing element or impact compliance with housing element and related laws. The Department supports and urges the City to implement the housing element with high priority and to continue taking actions consistent with the housing element.

Housing Element Annual Report

- Required by law (Government Code Section 65400)
- Documents the City's progress in implementing its Housing Element
- Uses forms and tables set up by the State (HCD)
- Submit to HCD and the Governor's Office of Planning and Research on/before April 1



Housing Element Annual Report



Building Activity (2017)

Housing Units Built by Affordability Level (2017)*

Extremely/			Above	
Very Low	Low	Moderate	Moderate	Total
	4	787	676	1,467

^{*} Building permits issued

HOW DO WE CATEGORIZE AFFORDABILITY?

Affordability based on deed restriction

Affordability
based on
rent/sale
Prices
(Multi family
units)

No
affordability
information/
expectation
(Single
Family Units)

Rehabilitated, Preserved and Acquired Units(2017)

Housing Activity by Affordability Level (2017)

Activity Type	Extremely/ Very Low	Low	Moderate	Above Moderate	Total
Rehabilitation**	23	27			50
Preservation*					
Acquisition					
Total*	23	27			50

^{*}There were no at-risk units preserved or units acquired during the program year.

**Rehabilitation programs include:

Citywide Rehab grants, CDBG Rehab grants, senior paint grants, Targeted Area Distressed Property grants, and Minor Code Compliance.

Housing Sites Inventory Status

- RHNA: Regional Housing Needs Assessment
 - Planning goal to accommodate estimated housing demand (2013-2023)
 - Divided up by affordability levels
- Fresno also has to accommodate part of the RHNA from 2008

Housing Sites Inventory Status

RHNA vs. Building Permits Issued

	Total RHNA	Years 1-4 (2013- 2016)	Year 5 (2017)	Years 2018- 2023	Total (Years 1-5)	Remaining RHNA
Extremely/ Very Low	7,971	313	0	TBD	313	7,658
Low	5,736	276	4*	TBD	280	5,456
Moderate	3,228	718*	787	TBD	1,505	1,723
Above Moderate	10,116	3,251	672	TBD	3,923	6,193
Total	27,051	4,558	1,463	TBD	6,021	21,030

^{*} Includes deed-restricted affordable units

Housing Element Program Status

- Annual Report includes information on the status of housing element program implementation
- Most programs are newly implemented (Housing Element was adopted April 2017)



Objective 1:
Adequate Sites
to
Accommodate
a Range of
Housing

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

Adequate Sites to Accommodate a Range of Housing

• Status:

- Adequate sites maintained. Surplus capacity has decreased but is offset by new sites and sites not previously expected to develop
- New procedures for monitoring of sites identified in the Housing Element

Objective 2:

Assist in the Development of Housing to meet the needs of extremely low-, very low-, low- and moderateincome 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

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

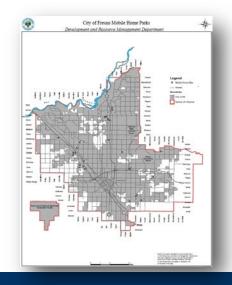
Status:

- 3 density bonus projects
- 497 clients served through rental assistance, short term mortgage/utility payments, or emergency shelter care
- No State funding available for homebuyer program

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

Status:

- Outreach to mobile home residents
- Inventory of mobile home parks
- Owners and managers sent information on state resources

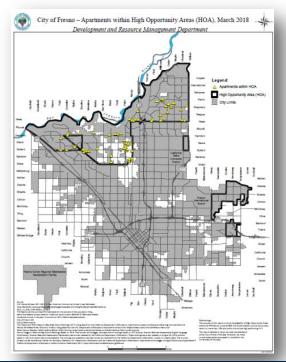


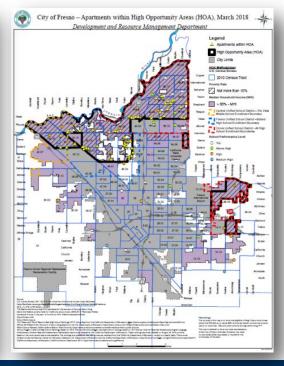


Assist in the **Development** of Housing to meet the needs of extremely low-, very low-, low- and moderateincome households

• Status:

 Developed methodology and conducted research to define and map High Opportunity Areas (HOA)





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

Status:

- Identified apartments in high opportunity areas
- For use by Housing Authority to help expand participation in the Housing Choice Voucher program

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

Removal of Governmental Constraints to Housing

• Status:

- Downtown Displacement Program:
 - Methodology for gathering, recording and analyzing data is being assessed and the work will be conducted in 2018
 - The first annual report on displacement and the convening of a Task Force will also occur in 2018

Removal of Governmental Constraints to Housing

• Status:

- 1,000 residential assessments were conducted under the High Energy Tune-up Program
- 88 housing-related projects received special assistance by Development Review Committee
- Two affordable housing development projects in the Downtown Planning Area received expedited 75-day processing

Removal of Governmental Constraints to Housing

Status:

 The Voluntary Parcel Merger application fee was reduced from \$5,360 to \$627 resulting in the greatest number of parcel mergers since the inception of the program

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

Conserve/
Improve
Fresno's
existing
housing stock

Status

- 12,950 code enforcement inspections were completed (~5,000 more than required)
- Rental Housing Division Anti Slumlord Enforcement Team (ASET) was created and pursued compliance of ~4,200 violations in over 450 units

Conserve/
Improve
Fresno's
existing
housing stock

Status

 A Rental Housing Registry was established to inspect all rental housing property ensuring housing units meet minimum health and safety standards



Conserve/
Improve
Fresno's
existing
housing stock

Status

- 26 infrastructure improvement projects were completed
- 50 grants were awarded for programs that provide paint and minor repair to seniors, distressed property grant, and home rehabilitation funds for lower-income households

Conserve/
Improve
Fresno's
existing
housing stock

Status

- Fresno Police Department implemented the Project Safe Neighborhoods Grant and reported crime down by 2% from 2016
- Continued implementation of programs related to community policing, school safety, and gang enforcement

Objective 5: Equal Housing Opportunity

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



Equal Housing Opportunity

Status:

 In FY2017, the City allocated \$40,000 to the Fair Housing Council of Central California (FHCCC) to provide services to 2,500+ persons



Equal Housing Opportunity

Status:

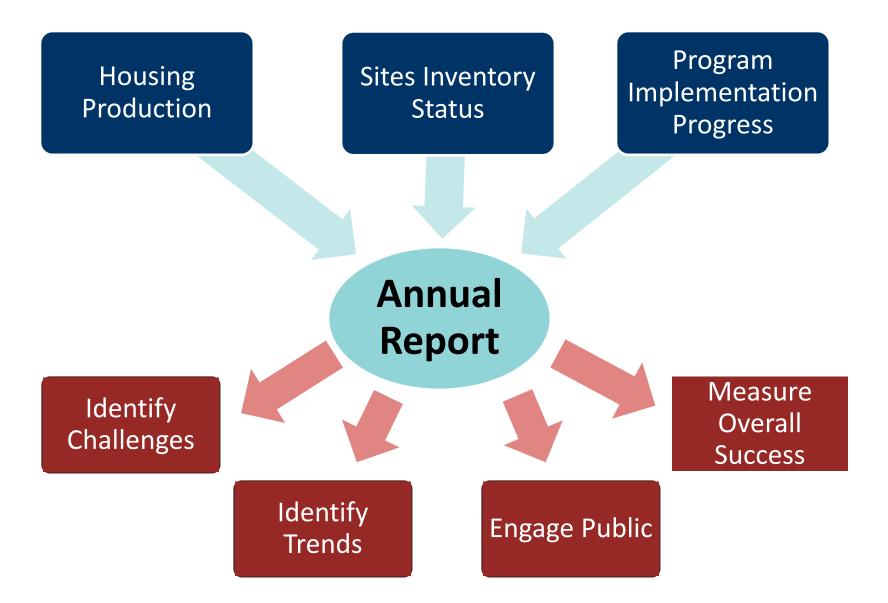
- A General Plan Implementation Committee is being established by the Mayor's Office
- A study that includes an analysis of transit access to affordable housing is being finalized
- Recently adopted plans prioritize infrastructure projects in high need areas: Active Transportation Plan and Southwest Fresno Specific Plan

Equal Housing Opportunity

Status:

- CDBG infrastructure funding in low/moderate income areas:
 - \$1,200,000 for neighborhood street improvements
 - \$500,000 for park improvement
 - \$163,000 for public facilities
 - \$337,000 for non-profit facility improvements

Housing Element Annual Report



Next Steps

- Submittal to HCD on or before April 1, 2018
- 2017 Housing Element Annual Progress Report is available online www.fresno.gov/HousingElement
- Any questions or comments:
 - Contact Amber Piona at (559) 621-8067

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