



For more information on the Housing Element
Annual Report please visit
www.fresno.gov/HousingElement
or call Sophia Pagoulatos at (559) 621-8061 or
(559) 907-5221

Annadale Commons

2020 HOUSING ELEMENT ANNUAL REPORT HIGHLIGHTS

PUBLIC WORKSHOPS

Learn more at remote Public Workshops on April 20 and 27
Register here: <https://tinyurl.com/3wzk3u94>
or scan the QR code below.

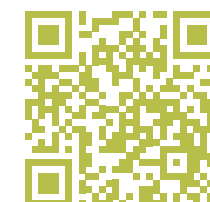


TUESDAY

APRIL 20 and 27, 2021



6:00 PM



HOUSING ELEMENT ANNUAL REPORT

The Housing Element is a State-mandated planning document that 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. Every year, the City of Fresno completes an annual progress report as part of the ongoing planning process. The report this year lists the residential building activity for the year 2020, identifies the affordability level of these new housing units, and provides a status update on each housing program listed within the Housing Element. The Housing Element has been in place since it was adopted in April 2016 and will be updated in 2023.

The 2020 Housing Element Annual Progress Report is available online at www.fresno.gov/HousingElement and highlights are summarized below.

HOUSING SITES INVENTORY

The Regional Housing Need Allocation (RHNA) is a state-mandated process that determines the total number of housing units (by affordability level) that each jurisdiction must show it can accommodate in its Housing Element. The Fresno Housing Element identified enough vacant and underutilized land zoned for housing to meet its future housing needs at a variety of income levels. The City of Fresno maintains this list of parcels and monitors new housing permit activity to ensure that adequate capacity is retained at all times. In 2020, the City continued to hold a surplus of capacity in all income categories for the 2013-2023 RHNA.

LEAP GRANT

In 2020, the Planning & Development Department was awarded a Local Early Action Planning (LEAP) Grant from the State of California for \$750,000 to help accelerate housing production. The grant will help fund numerous programs, including supporting efforts to establish a local housing trust fund, creating free-to-use Accessory Dwelling Unit designs, and funding pre-development work for transit-supported Catalyst Housing Sites.

HOUSING PRODUCTION & REHABILITATION 2020

Housing built (dwelling units)



INFRASTRUCTURE PROJECTS

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



36
TOTAL

SPECIAL NEEDS HOUSING & EMERGENCY SHELTER ASSISTANCE



The City worked with community partners to provide assistance to persons and families at risk of homelessness. In 2020, annual HUD entitlement funds were awarded, allowing 158 people to receive Tenant Based Rental Assistance, 58 people to receive homelessness prevention support, 146 people to receive supportive services, and 855 persons to receive emergency shelter and outreach services. In 2020, the City also received a substantial amount of added funding to address homelessness in response to the COVID-19 pandemic. These incremental, one-time funds, totaling \$71,363,072 altogether, were used to address homelessness- adding 969 beds or hotel rooms, and as of Dec. 31, 2020, 3,165 additional unsheltered persons were assisted with homelessness and homelessness prevention services.

HOME REHABILITATION GRANTS



The City offers funding for programs that provide paint and minor repair to seniors, key distressed properties, and home rehabilitation funds for lower-income households. In 2020, 57 grants were awarded: 16 for painting homes for seniors, 30 for home repairs, and 11 for roof replacement projects.

DEVELOPMENT INCENTIVES/EXPEDITED PROCESSING



The City provides assistance to housing developers to encourage and expedite the creation of new housing. In 2020, 38 housing projects received early review assistance, 38 received fee reductions, 16 received fee waivers, 13 received expedited 75-day processing in the Downtown Planning Area. In 2020, there were no overdue plan reviews that resulted in money being returned through the Money Back Guarantee Program. The Program was repealed by Council in October 2020.

DENSITY BONUS



Density bonuses are granted for projects in which the developer agrees to include a certain number of affordable housing units in exchange for an increase in density or other development concessions. One project received density bonuses which will result in 11 new affordable housing units once constructed.

DOWNTOWN PLANNING AREA



In 2020, in the Downtown Planning Area, 16 custom single family homes were entitled (6), received building permits (5), or were built (5); 4 accessory dwelling units were submitted (1), entitled (2), or received building permits (1); 1 accessory living quarter was submitted; 28 multifamily units were entitled and 57 received building permits; 2 mixed-use projects totaling 32 dwelling units were entitled; 1 motel conversion with 26 units received building permits; and 1 housing village for people experiencing homelessness, with 30 units was built.

DOWNTOWN DISPLACEMENT PROGRAM



The Thrivance Group was selected in March 2020 to assist with anti-displacement efforts. They conducted a social climate analysis and data collection, identified groups vulnerable to displacement, and developed strategy to prevent and avoid displacement. The Anti-Displacement Task Force oversaw this work and met on June 1 and September 21 of 2020. Extensive community engagement around displacement was conducted, including 20,000 mailers sent, 7,500 flyers hand delivered, 1,250 phone calls, 200 face-to-face hours, 50 interviews, and 2 public workshops. The goal was to identify anti-displacement policies that could be pursued by the City. At the end of 2020, a final round of outreach occurred to gather input for an Anti-Displacement Report, authored by the Thrivance Group, which is expected to be released in Spring of 2021.