




City of Fresno

2022 Housing Element and General Plan Annual Progress Report

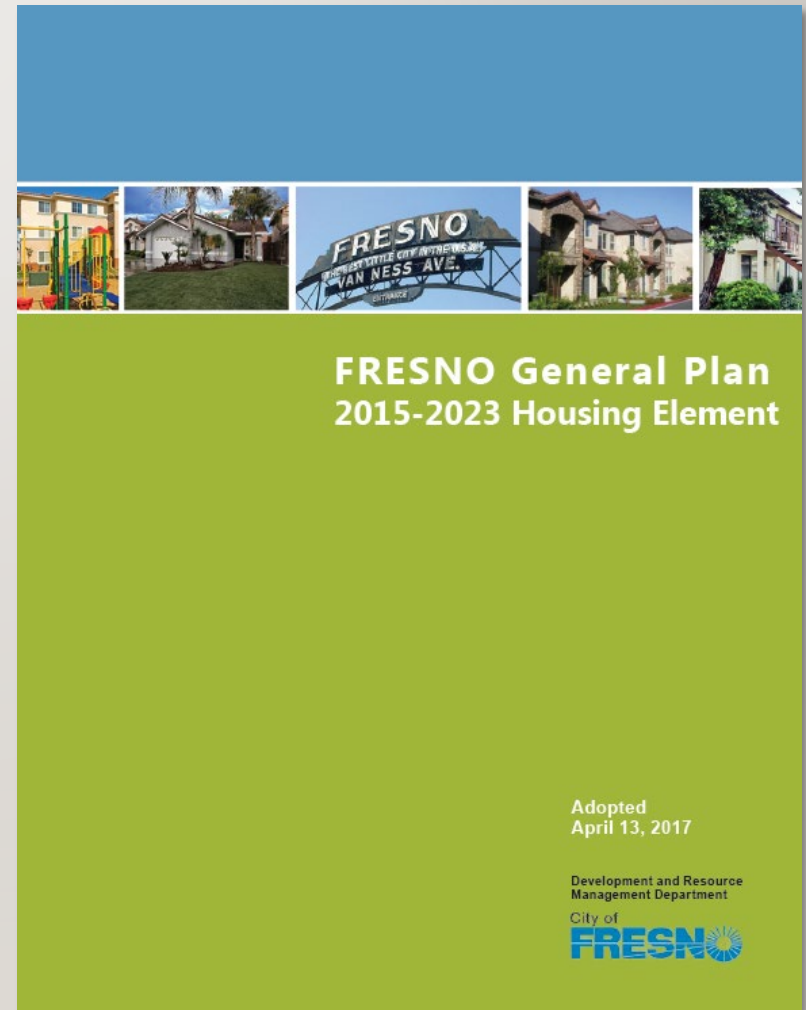


Planning and Development
Department
April 1, 2023



HOUSING ELEMENT

- Citywide Housing Plan
- Requires Certification
- 8-Year Cycle
- Promotes safe, decent and affordable housing for all
- www.fresno.gov/housingelement



Housing Element Objectives



**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



Regional Housing Needs Allocation

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

Carry-over RHNA from 2008 Housing Element is 4,872 very low/low income capacity.

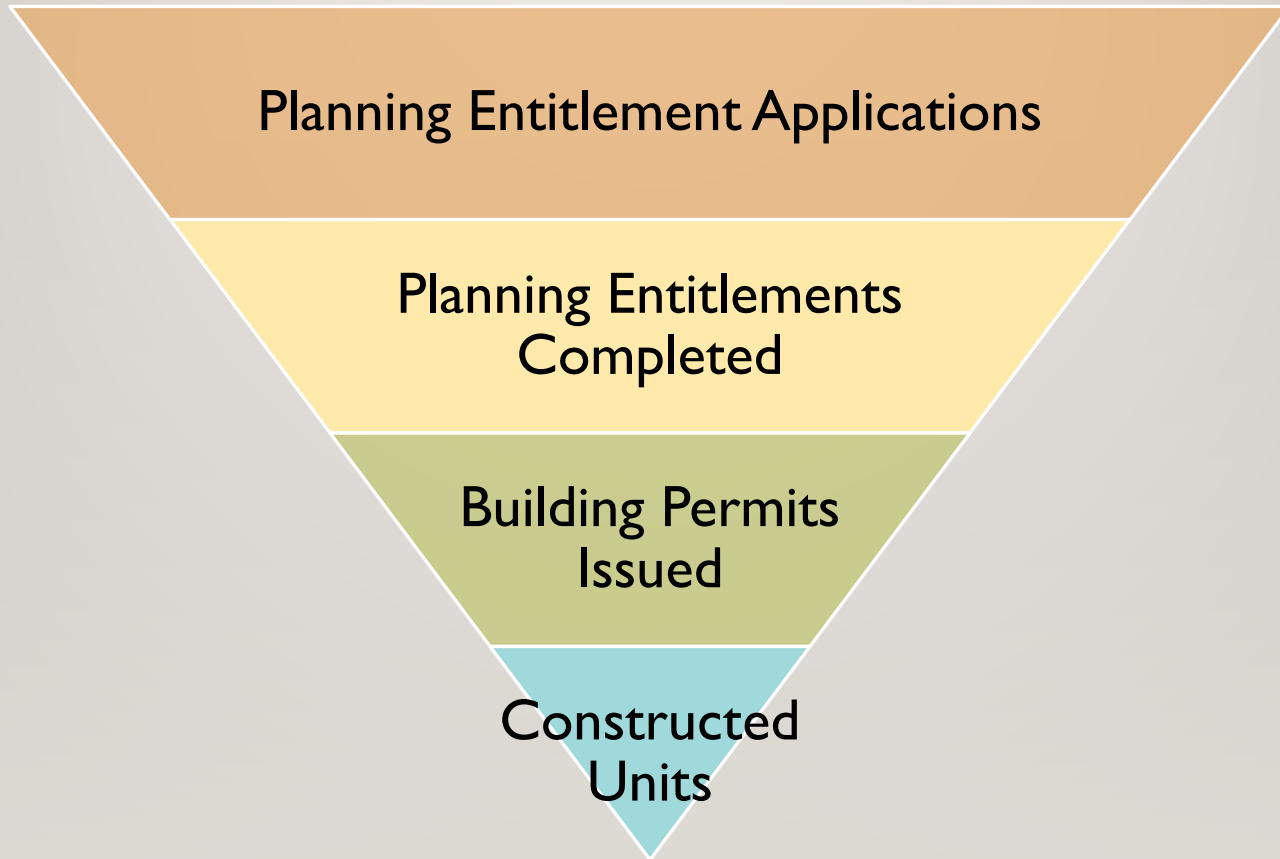
Housing Sites Inventory Status

RHNA vs. Building Permits Issued

	Total RHNA	2015- 2019	2020	2021	2022	Total	Remaining RHNA
Extremely/ Very Low	5,666	489*	68	92	67	716*	4,950
Low	3,289	285*	-	25	70	380*	2,909
Moderate	3,571	1,505	-	11	-	1,516	2,055
Above Moderate	11,039	7,099	2,184	2,134	1,305	12,722	-
Total	23,565	9,378	2,252	2,262	1,442	13,892	9,914

* Includes deed-restricted affordable units

Housing Production



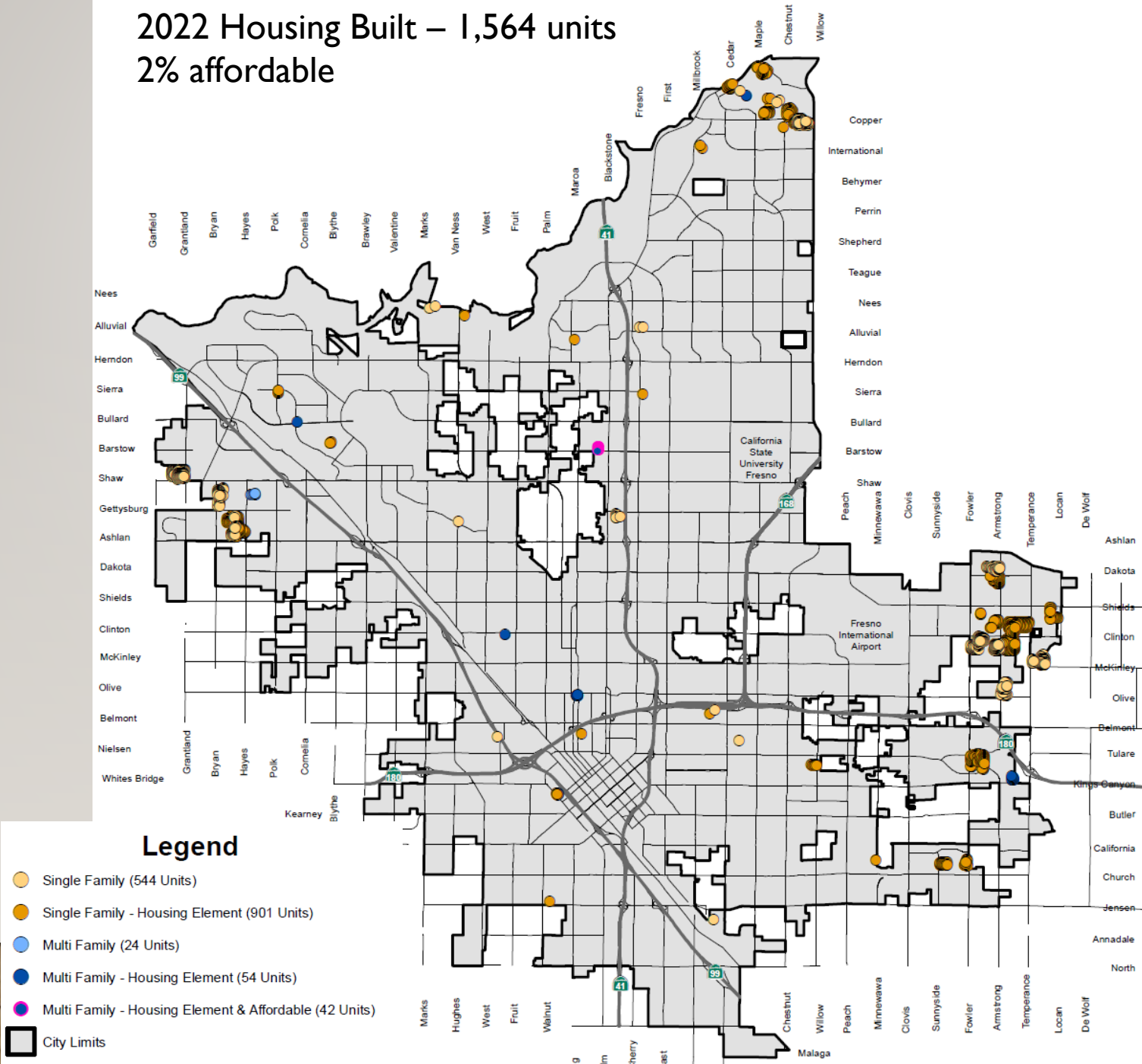
Housing Development Applications Processed

Housing Units by Affordability Level (2022)

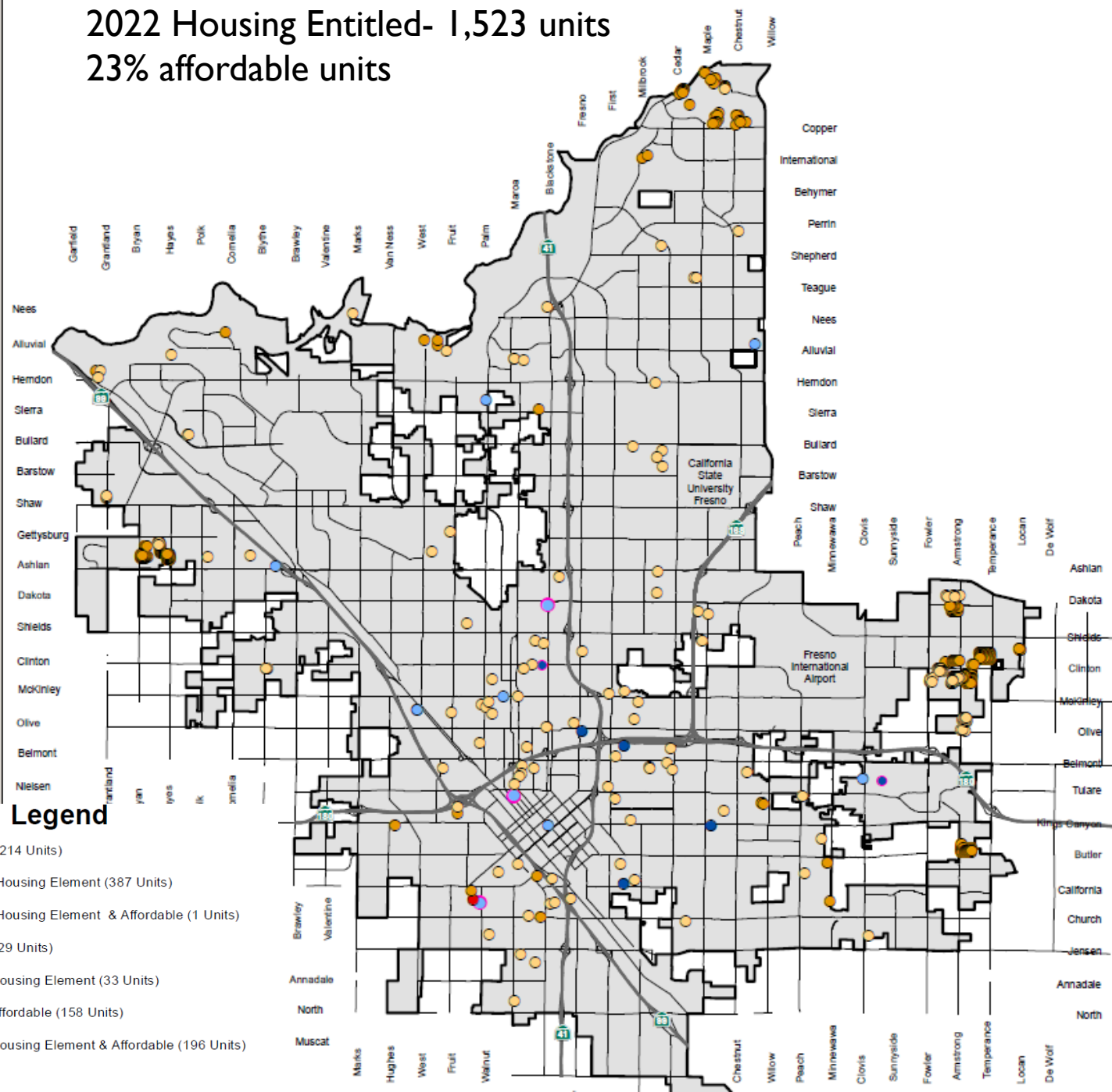
	Extremely/ Very Low*	Low*	Moderate	Above Moderate	Total
Planning Applications submitted	410	152		3778	4340
Planning Entitlements completed	268	97	-	1158	1523
Building Permits issued	67	70		1305	1442
Constructed Units	42		-	1522	1564

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

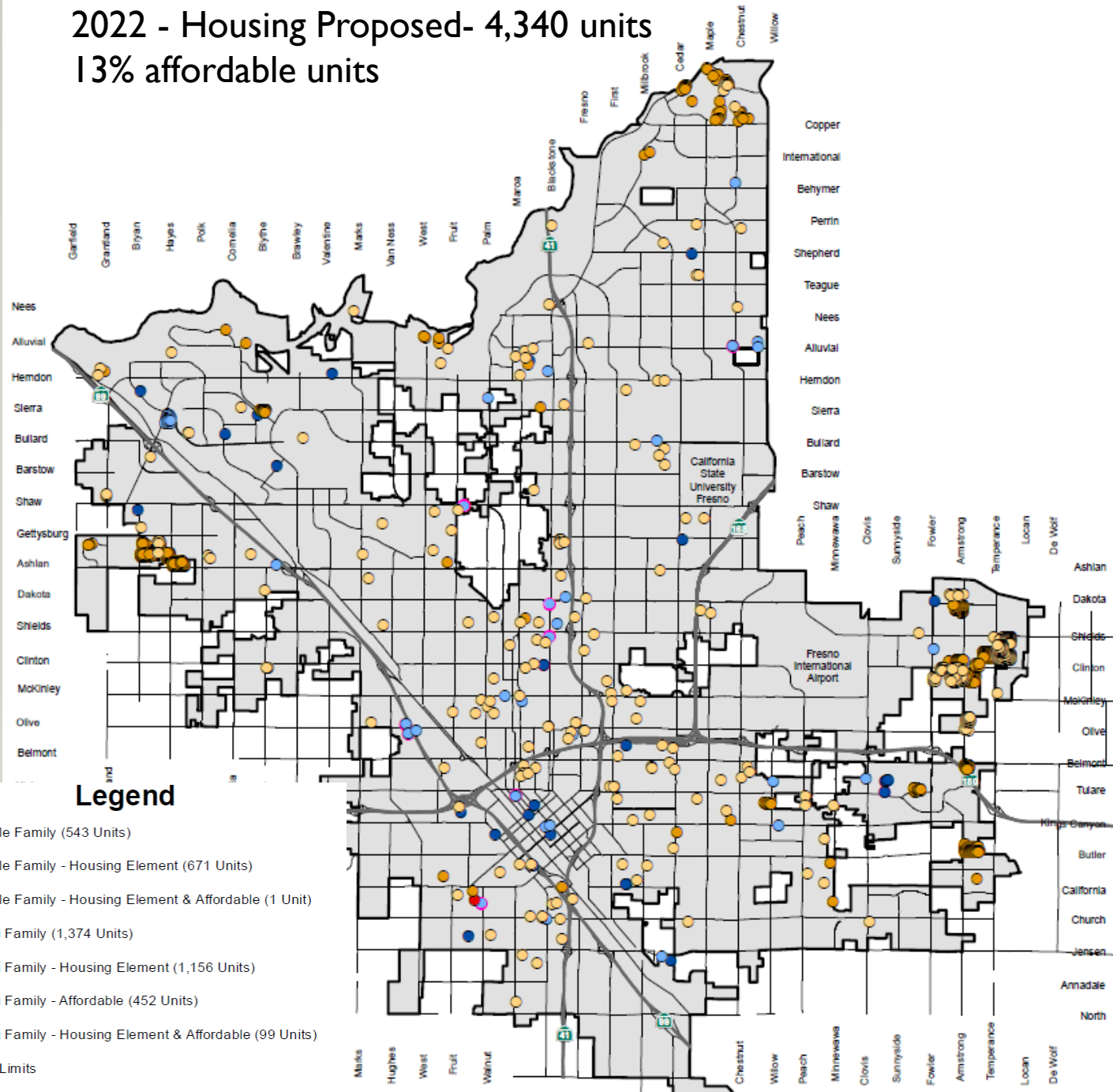
2022 Housing Built – 1,564 units 2% affordable



2022 Housing Entitled- 1,523 units 23% affordable units



2022 - Housing Proposed- 4,340 units 13% affordable units

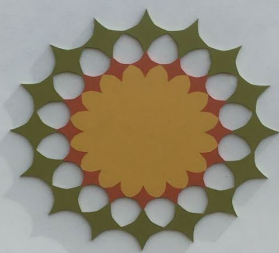


Affordable Housing Production

Status	Units
Built	42
Under Construction	366
In the Pipeline	412
TOTAL	820 Units



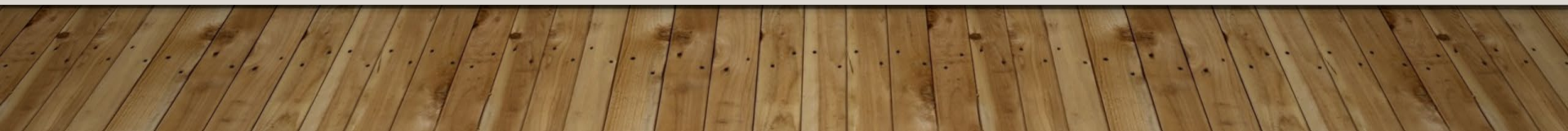
Completed



Alegre
commons

130
W. Barstow
Avenue







The Arthur



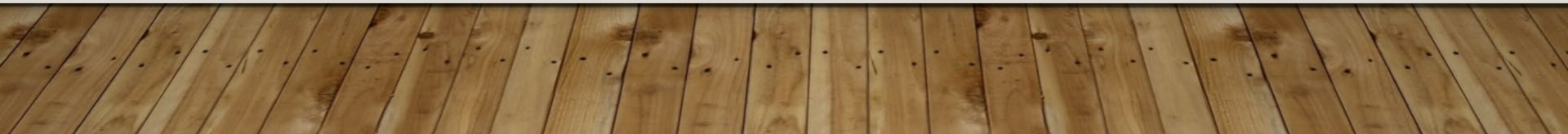
Brandhaven



Sun Lodge



Clinton Family Apts



In the Pipeline

- 141 affordable units in Crossroads Village, Dakota & Blackstone
- 25 affordable units in Econo Inn, 1840 Broadway/Downtown
- 17 affordable single family residences, Southwest Fresno
- 59 affordable units in Avalon Commons, Northeast Fresno
- 62 affordable units in Step-Up on 99
- 39 affordable units in Parkside Inn, Roeding Park area
- 69 affordable units in San Joaquin Gardens, Shaw/Fruit area

Housing Element Highlights



Local Housing Trust Fund - \$6.5M



Down Payment Assistance Program - \$2.5M



Accessory Dwelling Units – 5 Free Pre-Approved Plans developed for public use



3 tiny home programs started - \$5.8M



Local Mobile Home Park Permit Program - \$1.3M set aside for rehabilitation

Housing Element Highlights



Landlord Voucher Incentive Program- \$1M, 154 more households placed in high opportunity areas



Displacement Prevention implemented through Eviction Protection Program - \$2M, creation and support of two community land trusts-\$2M



Emergency Shelter provided for 2,591 people, supportive services for 10 people and rapid re-housing for 195 people*



Seven park improvements including Cary, Romain, Ted C. Wills, and Pinedale parks benefiting 62,486 people;

* July 1, 2021 – June 30, 2022

Outreach

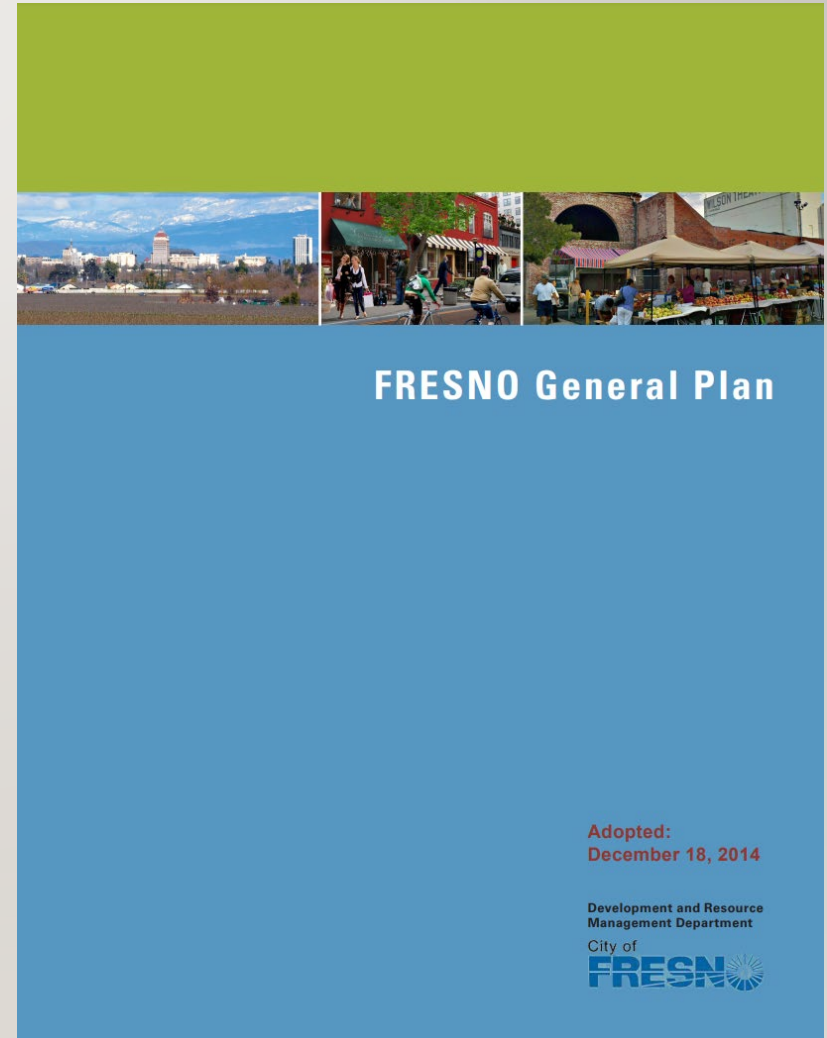
- Housing Element Workshops:
 - February 25, 2023-El Dorado Park
 - March 1, 2023 – Lowell Neighborhood
 - March 1, 2023 – Highway City Neighborhood
 - March 11, 2023 – Hidalgo Neighborhood
 - March 14, 2023 – Southwest Fresno Neighborhood
- Regional Affordable Housing Task Force
 - March 21, 2023

Highlights of What we Heard

- Housing Needs:
 - Affordable housing; rents are too high
 - Low barrier housing and support for vulnerable populations
 - Homebuyer education and financing
 - Home weatherization
 - Walkable safe neighborhoods & clean well-lit streets
- Potential Solutions
 - Housing co-ops and land trusts
 - Right to return home if rental unit is rehabilitated
 - Innovative options like rent to own
 - More commercial development and jobs

GENERAL PLAN

- Long Term Vision
- Goals, Objectives and Policies
- Adopted in 2014



GENERAL PLAN- 2022 HIGHLIGHTS

Economic Development and Fiscal Sustainability:

- Continuing partnerships to support small businesses + local workforce development
- One Fresno Youth Jobs Corps Fellows Program

Urban Form, Land Use and Design

- New housing development along the Blackstone BRT corridor
- Removal of density caps in mixed use zone districts
- More grant funds to accelerate housing development and brownfields remediation
- ADU standard plans available;ADU hotline established

Mobility and Transportation

- Extension of FAX routes to key destinations; planning for ongoing route extensions; bus shelter improvements; ongoing planning with CAHSR
- Students ride FAX free
- Hundreds of roadway improvements completed using Complete Streets policy
- ATP Coordinator hired
- Truck re-route study initiated

GENERAL PLAN- 2022 HIGHLIGHTS

Public Utilities and Services

- In-progress implementation of Police Reform Commission recommendations
- Police Dept partnership with mental health services providers

Resource Conservation and Resilience

- Over 32 MW of renewable solar energy and battery storage in progress for City facilities
- Grant funding awarded for improved transit facilities and low emissions buses
- LED lighting and HVAC upgrades at parks and public safety facilities

Parks, Open Space and Schools

- Implementation of Measure P
- Highest needs neighborhoods identified
- Parks Master Plan update in progress
- Multiple park improvements, including new shade, benches, lighting, play field improvements, irrigation improvements, park facilities rehabilitation and accessibility improvements
- Park attendant program established

GENERAL PLAN- 2022 HIGHLIGHTS

Healthy Communities

- Continued partnerships with local neighborhood organizations and community development corporations (CDCs) to promote community engagement for the Kings Canyon TOD study and the Housing Element update
- Participation in Fresno Food Security Network meetings
- Ongoing studies and Specific Plans that promote the creation of complete neighborhoods
- Bus improvements along Shaw and Cedar corridors
- Improvements to bike and pedestrian networks
- 68+ community safety meetings held
- Housing funding sources to promote universal design and climate-friendly buildings

Next Steps

- City will forward any comments to the California Department of Housing and Community Development & Office of Planning and Research
- Housing Element and General Plan Annual Progress Reports available here:

www.fresno.gov/housingelement

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