



1406 N. Glenn HOME Project

For more information on the Housing Element Annual Report please visit www.fresno.gov/HousingElement or call Sophia Pagoulatos at (559) 621-8062.



2018 HOUSING ELEMENT ANNUAL REPORT HIGHLIGHTS

PUBLIC HEARING

The City invites interested community members to attend and discuss housing production progress and gather community input on the implementation of the Housing Element at a public hearing.



**WEDNESDAY
MARCH 20, 2019**



5:00 PM



**FRESNO CITY HALL
HOUSING & COMMUNITY
DEVELOPMENT COMMISSION**
2600 Fresno St, Rm 2165N
Conference Rm A, Second Floor
Fresno, CA 93721

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 lists the residential building activity for the year 2018, identifies the affordability level of new housing units, and provides a status update on each housing program listed within the Housing Element. The current Housing Element has been in place for two years (it was adopted in April 2017) and many of the programs are in their early stages.

The 2018 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 if certain sites are developed with uses other than housing or at fewer housing units than identified.

CODE ENFORCEMENT ACTIVITIES

The City's Code Enforcement Division conducts targeted neighborhood inspections of housing units for potential health and safety issues. In 2018 the City opened 1,502 housing code cases and closed 1,278. The new Rental Housing Division includes the Anti Slumlord Enforcement Team (ASET) and legal staff. ASET successfully pursued compliance of approximately 5,041 violations in over 524 units. Over 80,000 rental units were registered in 2018 through the Rental Housing Registry. The goal of the registry is for the City to conduct inspections of all rental housing property in Fresno to ensure housing units meet minimum health and safety standards.

HOUSING PRODUCTION 2018

Housing built in dwelling units



879

SINGLE FAMILY



192

APARTMENTS
39 covenanted
affordable



1,071

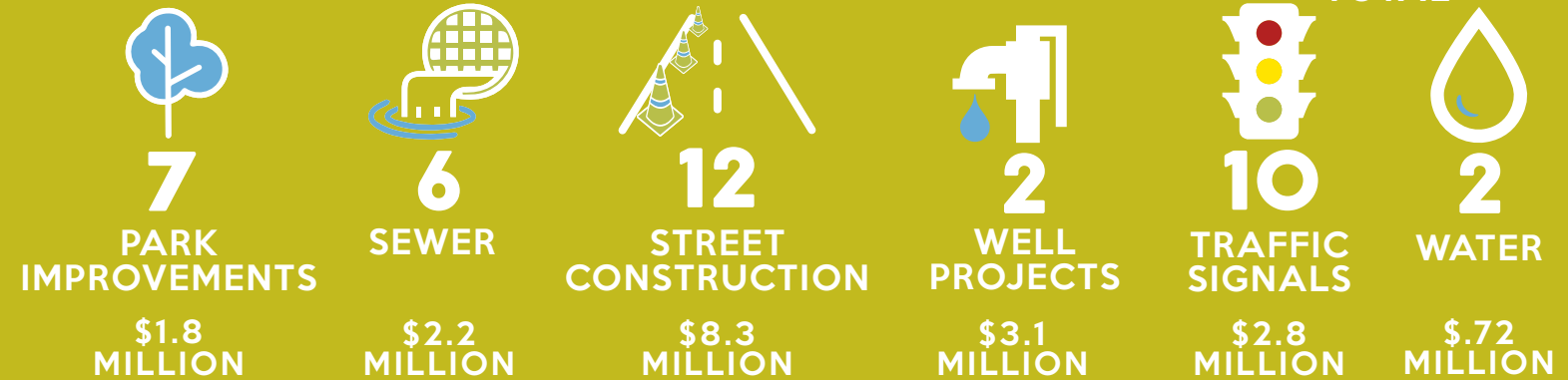
TOTAL UNITS

INFRASTRUCTURE PROJECTS

The Public Works Department coordinates and implements neighborhood infrastructure improvements. In 2018 39 infrastructure improvement projects were completed:

39

TOTAL



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 on Home and Van Ness received a density bonus, which will result in 2 new affordable housing units once constructed.



DEVELOPMENT INCENTIVES/EXPEDITED PROCESSING

The City provides assistance to housing developers to encourage and expedite creation of new housing. In 2018, 56 housing related projects received special assistance through early review.



SPECIAL NEEDS HOUSING & EMERGENCY SHELTER ASSISTANCE

The City worked with community partners to provide assistance to persons and families at risk of homelessness. Last year, 43 households received Tenant Based Rental Assistance, 35 households received Short-Term Rental/Mortgage and Utilities payments, 77 households received Rapid-Rehousing Assistance and 733 persons received emergency shelter care.



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 housing. In 2018, 25 grants were awarded: 2 for housing rehabilitation, 9 for senior paint properties, 8 for targeted area distressed properties, and 6 for minor code compliance improvements. Additionally in February of 2018 the City entered into a sub-recipient agreement with Habitat for Humanity to provide the senior paint program to eligible households. Habitat for Humanity completed 5 additional senior paint projects last year.



PLANNING & PUBLIC ENGAGEMENT FOR EQUITABLE COMMUNITIES

The City of Fresno accepted a \$175,000 EPA grant in July of 2017 to prepare a brownfields plan for Elm Avenue in Southwest Fresno. In 2018, outreach for this plan included meetings, technical assistance, and a workshop with a Steering Committee, catalyst site representatives, and property owners as well as a documentary project with local high school students and a City Planner/local church collaboration to build a temporary plaza for the community. A Draft Brownfields Plan is under review, and the City is pursuing a further grant from the EPA for a city-wide Brownfields inventory and phase I/II site assessments. The Transformative Climate Communities Program \$70 million proposal submitted to the Strategic Growth Council in 2018 includes a community garden, Food Hub, and trail to be built adjacent to existing affordable housing homes and Yosemite Village, Mariposa Meadows, and Fresno Edison apartments in Southwest Fresno.