



The Row Apartments at Heritage Grove,
2868 E. Shepherd Avenue

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



2019 HOUSING ELEMENT ANNUAL REPORT HIGHLIGHTS



PUBLIC MEETING

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 meeting.



TBD



TBD



**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 this year lists the residential building activity for the year 2019, 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 2017 and will span through 2023.

The 2019 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 2019, the City continued to hold a surplus of capacity in all income categories for the 2013-2023 RHNA and added more sites to the 2008-2013 RHNA Housing Sites Inventory to maintain a surplus.

CODE ENFORCEMENT ACTIVITIES

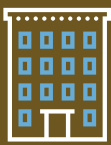
The City's Code Enforcement Division conducts targeted neighborhood inspections of housing units for potential health and safety issues. In 2019, the City addressed 12,906 unique code cases. There are currently more than 83,720 registered units across 30,000 properties in the Rental Housing Registry and, in 2019, approximately 5,790 citations were issued for failure to register properties. Through the Proactive Inspection Program, 8,917 baseline inspections of multi-family locations have been conducted to date and, since its formation in 2018, the Reactive Rental Housing Team has successfully addressed violations and closed 526 cases.

HOUSING PRODUCTION & REHABILITATION 2019

Housing built (dwelling units)



SINGLE FAMILY



262

APARTMENTS



1,377

TOTAL UNITS



52

Housing rehabilitated and preserved as affordable housing (dwelling units)

INFRASTRUCTURE PROJECTS

The Public Works Department coordinates and implements neighborhood infrastructure improvements. In 2019, 36 infrastructure improvement projects were completed:



7

PARK IMPROVEMENT

\$0.5 MILLION



5

SEWER

\$7 MILLION



16

STREET CONSTRUCTION

\$10 MILLION



2

TRAFFIC SIGNALS

\$0.07 MILLION



6

WATER

\$9.5 MILLION

36

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. Two projects received density bonuses which will result in 128 new affordable housing units once constructed.



DEVELOPMENT INCENTIVES/EXPEDITED PROCESSING

The City provides assistance to housing developers to encourage and expedite the creation of new housing. In 2019, 55 housing projects received early review assistance, 38 received fee reductions, 15 received fee waivers, 12 received expedited 75-day processing in the Downtown Planning Area, and for over 200 consecutive days since its inception the City met Money Back Guarantee Program mandatory processing times.



SPECIAL NEEDS HOUSING & EMERGENCY SHELTER ASSISTANCE

The City worked with community partners to provide assistance to persons and families at risk of homelessness. In 2019, 70 households received Tenant Based Rental Assistance, 15 received Short-Term Rental/Mortgage and Utilities payments, 235 received Rapid-Rehousing assistance, and 235 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 households. In 2019, 50 grants were awarded: 23 for housing rehabilitation, 18 for painting homes for seniors, 26 for home repairs, and 14 for roof replacement projects.



DOWNTOWN PLANNING AREA

In 2019, in the Downtown Planning Area, the renovation/conversion of 25 very low income affordable single room occupancy dwelling units received entitlement approval, a tri-plex replacement and 4 custom homes were built, and 13 custom homes received building permits including four by Habitat for Humanity and 1 second dwelling unit.



POLICE SERVICES

Project Safe Neighborhoods is a nationwide commitment to reduce gun and gang crime by using existing local programs that target gangs and gun crime and providing these programs with additional tools to be successful. The Fresno Police Department implemented the Community Oriented Policing Services Grant which added Student Neighborhood Resource Officers to Fresno Unified Middle Schools.