

**ERRATA FOR THE CITY OF FRESNO  
REVISED HCD REVIEW DRAFT HOUSING ELEMENT  
NOVEMBER 20, 2024**

This errata includes extracted chapters from the revised HCD Review Draft Housing Element that contain revisions, shown in tracked changes. These revisions were made to the Draft Housing Element submitted to the California Department of Housing and Community Development (HCD) on October 21, 2024, in response to preliminary comments received via conversations from HCD, as well as public comments. Additional revisions made to address public comments received during the 7-day public comment period are shown in tracked changes and highlighted in yellow.

## SECTION 1E-1: ACTION PLAN

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The intent of the Housing Element is to ensure that the City makes a meaningful effort and commits available resources to meeting the housing needs of all economic segments of the community. The Housing Element sets forth long-term goals and policies, as do other General Plan Elements, but also provides specific implementation programs to meet those needs, as specified in state law. The housing policies included in the City of Fresno’s Housing Element, as well as the actions (implementation programs) that the City will undertake to meet its housing needs, are informed by extensive community input and recommendations from the following reports developed by the City of Fresno and other entities:

### Published by City of Fresno

- **One Fresno Fiscal Year 2023–2025 Housing Strategy** – Published in 2022, this local housing strategy includes recommendations consolidated from over 3,000 residents via meetings and other reports that include input from public, community, nonprofit, philanthropic, and corporate representatives to facilitate more housing production and maintain affordability.
- **Analysis of Impediments to Fair Housing Choice and Annual Action Plan** – Every five years, the City carries out a planning process to identify the scope of housing and community development needs in its jurisdiction and to determine how available federal funding can best be used to meet those needs. As part of the plan, a community needs survey was deployed and received input from more than 500 individuals.
- **Downtown Neighborhoods Community Plan** – Adopted in 2016, this Community Plan is the result of an intense public process that involved input from over 300 residents, business owners, and property owners from Fresno’s Downtown Neighborhoods in a series of public meetings and a six-day, open, participatory design workshop.

### Published by Other Entities

- **Street2Home Framework to Action Report** – Prepared in 2018 by Barbara Poppe and Associates, the report outlines a strategic framework to end homelessness in the Fresno community. The process was guided by a steering committee and feedback sessions with community leaders and represents input from 36 agencies. It assesses Fresno’s overall strengths and opportunities and offers recommendations on proven practices that have been shown to reduce homelessness in other communities.
- **DRIVE’s Permanent Affordable Housing Plan** – Launched in 2019, the Fresno D.R.I.V.E. Initiative (Developing the Region’s Inclusive and Vibrant Economy) is a 10-year Community Investment Plan drafted with input from a 300-person steering committee representing over 150 organizations in the Greater Fresno Region.
- **Evicted in Fresno: Facts for Housing Advocates** – Published in 2019, the study by Dr. Janine Nkosi, Dr. Amber Crowell, and Karla Arana of Central California Legal Services, Leadership Counsel for Justice and Accountability, and Faith in the Valley examines the degree of eviction rates and causes across the city of Fresno.

- **Here to Stay: A Policy-Based Blueprint for Displacement Avoidance in Fresno** – Published in 2021 by the Thrivance Group and funded by the California Strategic Growth Council as part of the Transformative Climate Communities work, the report represents input from more than 580 individuals who participated in City and partner-led workshops, surveys, and letter writings.
- **Financing Valley Infill: How to Boost Sustainable Development in the San Joaquin Valley** – Published in 2021 by the Council of Infill Builders, the report recommends options to boost infill housing in San Joaquin Valley downtowns and major transit corridors based on expertise of various state and local officials, architects, real estate investors, developers, and advocates.

## GOALS AND POLICIES

The Multi-Jurisdictional Housing Element provides an opportunity for countywide housing issues and needs to be more effectively addressed at the regional level rather than just at the local level, and the 15 participating jurisdictions are committed to continuing the regional collaboration in the implementation of the Housing Element. By working together, the jurisdictions can share best practices, explore opportunities for further collaboration, and make the best use of limited resources.

The regional goals and policies that will be adopted by all participating jurisdictions are contained in Chapter 5: Housing Plan. These regional goals and policies are reiterated below and supplemented with local goals and policies specific to the City of Fresno to address the unique housing needs of the Fresno community.

### 1. New Housing Development

**Regional Goal 1      Facilitate and encourage the provision of a range of housing types to meet the diverse needs of residents.**

#### Regional Policies

- Policy 1.1**      Provide adequate sites for new housing development through appropriate planned land use designations, zoning, and development standards to accommodate the regional housing needs for the 2023-2031 planning period.
- Policy 1.2**      Facilitate development of new housing for all economic segments of the community, including extremely low, very low-, low-, moderate-, and above moderate-income households.
- Policy 1.3**      Continue to direct new growth to urban areas in order to protect natural resources.
- Policy 1.4**      Promote balanced and orderly growth to minimize unnecessary development costs adding to the cost of housing.
- Policy 1.5**      Encourage infill housing development on vacant, by-passed, and underutilized lots within existing developed areas where essential public infrastructure is available.

- Policy 1.6** Promote development of higher-density housing, mixed-use, and transit-oriented development in areas located along major transportation corridors and transit routes and served by the necessary infrastructure.
- Policy 1.7** Ensure the adequate provision of water, sewer, storm drainage, roads, public facilities, and other infrastructure necessary to serve new housing.
- Policy 1.8** Approve new housing in accordance with design standards that will ensure the safety, quality, integrity, and attractiveness of each housing unit.
- Policy 1.9** Encourage development around employment centers that provides the opportunity for local residents to live and work in the same community by balancing job opportunities with housing types.

## 2. Affordable Housing

**Regional Goal 2 Encourage and facilitate the development of affordable housing.**

### Regional Policies

- Policy 2.1** Support innovative public, private, and nonprofit efforts in the development of affordable housing, particularly for the special needs groups.
- Policy 2.2** Continue to support the efforts of the Fresno Housing Authority in its administration of Housing Choice Vouchers certificates and vouchers, and the development of affordable housing throughout the County.
- Policy 2.3** Encourage development of affordable housing through the use of development incentives, such as the Density Bonus Ordinance, fee waivers or deferrals, and expedited processing.
- Policy 2.4** Provide technical and financial assistance, where feasible, to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects for federal and state financing.
- Policy 2.5** Pursue grant funding to subsidize the development of affordable housing for low-, very low-, and extremely low- income households through new construction, acquisition, and/or rehabilitation.
- Policy 2.6** Encourage the development of second dwelling units to provide additional affordable housing opportunities.
- Policy 2.7** Work to ensure that local policies and standards do not act to constrain the production of affordable housing units.
- Policy 2.8** Expand homeownership opportunities to lower- and moderate-income households through downpayment assistance and other homeownership programs.
- Policy 2.9** Encourage sweat equity programs as a means for increasing homeownership opportunities for lower-income residents.

**Local Policies**

- Policy 2.10** Require 55-year affordable housing covenants for all developments receiving public funds, including but not limited to CDBG, HOME, ESG, Housing Trust Fund, Land Trust Funding, Impact Fee Waivers, and General Fund Contributions. *[Source: New program, One Fresno Housing Strategy]*
- Policy 2.11** Housing developments with at least 20 percent affordable lower-income housing units shall be permitted by-right (without discretionary action) at appropriate densities, consistent with objective development and design standards, on lower-income sites counted in previous housing element cycles, in compliance with Government Code Section 65583.2. This policy shall take effect upon adoption of the housing element and administrative procedures will be developed by March 31, 2025, as necessary.

**3. Housing and Neighborhood Conservation**

**Regional Goal 3** **Improve and maintain the quality of housing and residential neighborhoods in Fresno County.**

**Regional Policies**

- Policy 3.1** Preserve the character, scale, and quality of established residential neighborhoods by protecting them from the encroachment of incompatible or potentially disruptive land uses and/or activities.
- Policy 3.2** Assist low- income homeowners and owners of affordable rental properties in maintaining and improving residential properties through a variety of housing rehabilitation assistance programs.
- Policy 3.3** Continue code enforcement efforts to work with property owners to preserve the existing housing stock.
- Policy 3.4** Provide for the removal of all unsafe, substandard dwellings that cannot be economically repaired.
- Policy 3.5** Invest in public service facilities (streets, curb, gutter, drainage, and utilities) to encourage increased private market investment in declining or deteriorating neighborhoods.
- Policy 3.6** Preserve assisted rental housing for long-term occupancy by low- and moderate-income households.

**4. Special Needs Housing**

**Regional Goal 4** **Provide a range of housing types and services to meet the needs of individuals and households with special needs.**

**Regional Policies**

- Policy 4.1** Encourage public and private entity involvement early and often through the design, construction, and rehabilitation of housing that incorporates facilities and services for households with special needs.
- Policy 4.2** Assist in local and regional efforts to secure funding for development and maintenance of housing designed for special needs populations such as seniors and persons with disabilities.
- Policy 4.3** Support the use of available federal, state, and local resources to provide and enhance housing opportunities for farm workers.
- Policy 4.4** Encourage development of affordable housing units to accommodate large households (three and four bedroom).
- Policy 4.5** Ensure equal access to housing by providing reasonable accommodation for individuals with disabilities.
- Policy 4.6** Working in partnership with the other jurisdictions and the private/non-profit sectors in Fresno County, facilitate the provision of housing and services for persons experiencing homelessness and those at-risk of becoming homeless.

**5. Fair and Equal Housing Opportunities**

- Regional Goal 5** **Promote housing opportunities for all residents regardless of age (over 40), race, religion, sex/gender, gender identity/expression, sexual orientation, marital status, ancestry, national origin, color, disability, genetic information, or military or veteran status.**

**Regional Policies**

- Policy 5.1** Support the enforcement of fair housing laws prohibiting discrimination in lending practices and in the development, financing, sale, or rental of housing.
- Policy 5.2** Ensure local ordinances and development regulations provide equal housing opportunity for persons with disabilities.

**Local Policies**

- Policy 5.3** Amplify community voices among multi-lingual and other historically underrepresented populations by building capacity for community-based and neighborhood organizations to conduct outreach, public education, and community development activities. *[Source: 2015-2023 Housing Element, Policy H-5-I, modified]*
- Policy 5.4** Promote mixed income neighborhoods with an equitable distribution of housing types for people of all incomes throughout the city by encouraging new affordable housing in high resource areas. *[Source: New Policy]*

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**Policy 5.5** Invest in historically underserved communities to transform racially and ethnically concentrated areas of poverty into areas of opportunity, while working to promote housing stability and provide new stable housing opportunities for current residents to stay and enjoy the neighborhood investments. *[Source: New Policy]*

**Policy 5.6** Encourage developers and contractors to support local labor through job fairs, training and apprenticeship programs. *[Source: New Policy]*

## 6. Energy Conservation and Sustainable Development

**Regional Goal 6** Encourage energy efficiency in all new and existing housing.

### Regional Policies

**Policy 6.1** Encourage the use of energy conserving techniques in the siting and design of new housing.

**Policy 6.2** Actively implement and enforce all state energy conservation requirements for new residential construction.

**Policy 6.3** Promote public awareness of the need for energy conservation.

## 7. Prevent Displacement and Homelessness

**Local Goal 7** Protect Fresno residents from displacement and prevent and reduce homelessness.

### Local Policies

**Policy 7.1** Implement affordable housing preservation and renter protection strategies, especially in neighborhoods with racially concentrated areas of poverty and a high risk of renter vulnerability. *[Source: New, One Fresno Housing Strategy]*

**Policy 7.2** Protect residents from displacement and homelessness by preserving naturally occurring affordable housing and continuing to prohibit eviction without “just cause,” enforcing the adopted limitations on rent increases, and promoting agencies and service providers offering foreclosure services. *[Source: 2015-2023 Housing Element, Policy H-2-e, modified]*

**Policy 7.3** Allow tenants and qualified non-profit organizations the right of first offer and/or the refusal to purchase eligible properties on the market to prevent tenant displacement and create long-term affordability. *[Source: New, One Fresno Housing Strategy]*

**Policy 7.4** Support the preservation of existing mobile home parks throughout the city as an important source of affordable housing. *[Source: New, One Fresno Housing Strategy]*

**Policy 7.5** Work to provide solutions that are consistent with “Housing First” principles in that stable housing is the first, critical step towards addressing human needs. *[Source: New, One Fresno Housing Strategy]*

- Policy 7.6** Support development of accessory dwelling units (ADU) and other innovative housing types for persons at-risk of or experiencing homelessness. *[Source: New, One Fresno Housing Strategy]*
- Policy 7.7** Increase capacity and sustainability of emergency shelter and service providers. *[Source: New, One Fresno Housing Strategy]*
- Policy 7.8** Facilitate acquisition and conversion of motels and hotels for use as emergency shelters or triage shelter transition and affordable housing conversion and support neighborhood-scale planning efforts to create complete community around the converted residences. *[Source: New, One Fresno Housing Strategy]*
- Policy 7.9** Ensure quality of independent living facilities meets standards developed by the Independent Living Association (ILA). *[Source: New, One Fresno Housing Strategy]*

## IMPLEMENTATION PROGRAMS

The City is committed to implementing the programs outlined below over the eight-year planning period. These implementation programs have been developed with community input and consideration for what the City could feasibly accomplish during the planning period with current staff resources. The implementation programs, which are organized by goal, are listed below:

### Goal 1: New Housing Development

- Program 1 – Maintain Adequate Sites
- Program 2 – Variety of Housing Opportunities in High Resource Areas
- Program 3 – Encourage and Facilitate Accessory Dwelling Units and Small Homes
- Program 4 – Streamline Development Review Process
- Program 5 – Large and Small Lot Development
- Program 6 – Objective Design Standards
- Program 7 – Adaptive Reuse
- Program 8 – List of Local Labor Unions and Apprenticeship Programs
- Program 9 – Use of Sites in Previous Housing Elements
- Program 10 – Annual Reporting Program

### Goal 2: Affordable Housing

- Program 11 – Incentives for Housing Development
- Program 12 – Local Housing Trust Fund
- Program 13 – Pursue State and Federal Funding Sources for Housing Development
- Program 14 – Partnerships with Affordable Housing Developers

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- Program 15 – Land Bank
- Program 16 – Community Land Trust
- Program 17 - Surplus Public Lands
- Program 18 - Mixed Income Neighborhood Trust (MINT)
- Program 19 – Home Buyer Assistance
- Program 20 – Housing Choice Voucher Incentive Program
- Program 21 – Advocate for Repeal of Article 34

### **Goal 3: Housing and Neighborhood Conservation**

- Program 22 – Housing Rehabilitation
- Program 23 – Comprehensive Code Enforcement

### **Goal 4: Special Needs Housing**

- Program 24 – Special Needs Housing
- Program 25 – Development Code Amendments for Compliance with State Law and to Reduce Barriers to Housing Development

### **Goal 5: Fair and Equal Housing Opportunities**

- Program 26 – Fair Housing Services
- Program 27 – Environmental Justice
- Program 28 – Equitable Community Investments
- Program 29 – Equitable Engagement
- Program 30 – Workforce Development

### **Goal 6: Energy Conservation and Sustainable Development**

- Program 31 – Reduce or Waive Fees for Vehicle Miles Traveled (VMT)

### **Goal 7: Prevent Displacement and Homelessness**

- Program 32 – Opportunity to Purchase Act
- Program 33 – Mobile Home Parks
- Program 34 – Eviction Protection Program
- Program 35 – Replacement Units
- Program 36 – Homeless Assistance
- Program 37 – At-Risk Housing

## Goal 1: New Housing Development

### Program 1– Maintain Adequate Sites

The City shall continue to maintain a current inventory of Housing Element sites to ensure that it can adequately accommodate the 2023-2031 RHNA. The City shall continue to update the inventory on an ongoing basis as projects are approved and new sites are rezoned. To assist developers in identifying land suitable for residential development throughout the planning period, the City shall continue to make this information available to the public and developers online via the City’s website.

The City shall work with applicants of pipeline projects counted in the Housing Element sites inventory to facilitate development. The City shall coordinate with applicants to expedite remaining entitlements and support funding applications, as appropriate. The City shall monitor the rent and sale prices of pipeline projects as they are built and adjust affordability assumptions in the inventory to reflect actual rents and sale prices. If the adjustment of affordability assumptions results in a deficit in capacity to meet the RHNA, the City will take action to identify capacity to meet a shortfall in accordance with “no-net-loss” zoning requirements in Government Code Section 65863. The City shall [annually](#) monitor the progress made on the pipeline projects counted in the inventory and if entitlements expire [or projects are otherwise not anticipated to be completed in the planning period](#), the City shall [remove them from the approved project list](#), reclassify them as [vacant/non-vacant opportunity sites as appropriate unless conditions are found that will preclude development in the planning period](#), and recalculate the capacity on the sites according to the methodology used in the sites inventory chapter. [If entitlements expire or projects are otherwise not anticipated to be completed in the planning period and conditions are found that preclude development on identified sites in the planning period, the City will evaluate whether adequate sites are maintained to accommodate the RHNA by income group](#). If determined that the City no longer has sufficient capacity to meet the RHNA, the City will take action to identify additional sites within 180 days, which may require rezoning another parcel to allow for increased density.

To ensure sufficient residential capacity is maintained to accommodate the RHNA need, the City shall make findings related to the potential impact on the City’s ability to meet its unmet regional housing needs allocation when approving applications to rezone sites included in the lower- and moderate-income sites inventory or when approving applications to develop a lower- or moderate-income housing element site with fewer units or at a higher income than what is assumed for the site in the Housing Element sites inventory, consistent with “no-net-loss” zoning requirements in Government Code Section 65863. If at any point it is determined that the City does not have adequate capacity to meet the unmet lower- or moderate-income RHNA, the City shall identify and make available a replacement site within 180 days. The City shall prioritize finding replacement sites in high resource areas to affirmatively further fair housing goals. The City shall work with willing property owners to rezone sites and will conduct comprehensive outreach on the process prior to making any decisions. *[Source: 2015-2023 Housing Element, Programs 1 and 2, modified]*

<b>Responsibility</b>	Planning & Development Department
<b>Funding Source</b>	General Fund

<p><b>Timeframe</b></p>	<p>Ongoing implementation. Update and assess status of housing sites inventory as projects are approved or as entitlement expire.</p> <p>Monitor the rent and sale prices of pipeline projects as they are built, adjust affordability assumptions in the inventory, and take action to meet shortfalls as needed.</p> <p>Monitor progress toward completion of pipeline projects and take appropriate action if entitlements expire or projects are otherwise not expected to be completed in the planning period.</p>
<p><b>Objective</b></p>	<p>Maintain adequate sites to meet the lower- and moderate-income RHNA throughout the entire planning period.</p>

**Program 2 – Variety of Housing Opportunities in High Resource Areas**

Although the Housing Element demonstrates adequate capacity to meet the RHNA at all income levels, a larger portion of the lower-income housing sites are in areas considered low resource and concentrated areas of poverty compared to the above moderate-income housing sites. This is partially due to policies to encourage infill and higher density development in the Downtown Fresno and other centrally located neighborhoods with access to services and transit but is also reflective of the predominance of single-family zoning in new growth areas at the periphery. Many of these new growth areas, particularly in North Fresno, have higher median incomes, more positive educational outcomes, and rank higher on access to opportunity. To increase housing mobility opportunities for lower-income households and encourage racially and socially inclusive neighborhoods, the City shall expand opportunities for a variety of housing types in high resource neighborhoods that are currently dominated by single-family zoning. This includes the following actions:

- The City will present potential sites or rezoning options for land in high and relatively higher resource and income areas, including RCAs, for Council consideration to provide opportunities for higher density development in all areas of the city and reduce concentrations of poverty. This shall include developing zoning standards to permit residential conversions in the Office Zone District, housing as a permitted use on parcels zoned Office, allow ministerial approval of office-to-residential conversions, and allow ministerial approval of housing near bus stops, including in RM zones and in zone districts that allow mixed-use. Additionally, the City will bring forward a text amendment to the development code that would allow an increase allowable density bonus and permitted uses (e.g., multifamily) in single-family districts within ¼ mile of a transit stop of any type. If the objective of 2,500 units cannot be met within the Office Zone District, the City will work with willing property owners to identify additional sites.

- The City will identify and pursue opportunities to promote the development of affordable and mixed-income housing in high and relatively higher resource and income, [including RCAs](#), areas through outreach to and engagement with affordable housing developers and by supporting the attainment of financing, such as CDBG, HOME Funds, tax credits, and state AHSC funds.
- The City shall develop zoning standards to encourage missing middle and multi-unit housing types in currently single-family dominated neighborhoods. Missing middle and multi-unit housing types include accessory dwelling units, duplexes, triplexes, fourplexes, townhomes, bungalow courts, courtyard apartments, live/work units, and SB 9 lot splits. The City shall review and amend the Development Code to incorporate objective standards to encourage these housing types in Residential Single-Family (RS) Districts. Zoning modifications may include but are not limited to increasing allowable heights and densities, reducing minimum lot sizes, and/or reducing open space and setback requirements to facilitate more diverse housing types. The City will develop objective design standards to ensure that new missing middle and multi-unit housing is compatible with the scale of existing residential neighborhoods.
- The City will incorporate Affirmatively Further Fair Housing analysis into decisions affecting funding and land use approvals for housing projects that require consideration by Planning Commission, City Council, [or other boards and commissions as appropriate](#).

*[Source: New Program]*

<b>Responsibility</b>	Planning & Development Department
<b>Funding Source</b>	General Fund
<b>Timeframe</b>	<p>Create capacity for 500 units for high density multi-family development in high and relatively higher resource and income areas by the end of 2025, an additional 1,000 units by December 2027, and an additional 1,000 units by December 2031</p> <p>Initiate review of zoning standards for missing middle housing in January 2025 and develop and adopt objective zoning and design standards by December 2025.</p> <p>Initiate a text amendment to the development code for a density bonus in single-family districts near transit by January 2026 for adoption by December 2026.</p> <p>Incorporate AFFH into land use and funding decisions beginning in January of 2025.</p>
<b>Objective</b>	Create additional capacity for 2,500 multi-unit lower-income housing units in high and relatively higher resource and income areas.

	Support the development of 400 missing middle housing types (e.g., duplexes, triplexes, fourplexes, SB-9 lot splits) in RS zones during the planning period to increase the supply of affordable units throughout the city, thereby increasing access to resources and facilitating housing mobility opportunities for lower-income households and creating racially and socially inclusive neighborhoods.
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**Program 3 – Encourage and Facilitate Accessory Dwelling Units and Small Homes**

The City will encourage the construction of accessory dwelling units (ADUs) and small homes ([i.e., smaller than average primary residences](#)) to bridge the gap between predominantly single-family neighborhoods with higher median incomes and multifamily neighborhoods. A primary objective of this program is to increase the supply of affordable units and small homes throughout the city, thereby increasing access to resources and facilitating housing mobility opportunities for lower-income households:

- Continue to provide pre-approved ADU and small home plans on the City website to facilitate lower costs and expedited reviews for applicants. Expand marketing of these pre-approved plans such that homeowners in all areas of the city are made aware of this opportunity.
- Encourage designers to create ADU ‘standard plans’ within the City’s building plan review system to allow for fast-tracking of approval.
- Continue to implement the public education program advertising the opportunity for ADUs and small homes by updating informational handouts and brochures about ADUs and small homes that are available on the City’s website and at the public counter annually, or as needed to reflect changes in state law. Publish informational materials pertaining to ADUs and small homes in multiple languages and through a combination of media, including the City’s social media accounts and direct mailing. Promote public educational programs in all parts of the city.
- Provide informational materials on ADU and small home opportunities to all discretionary residential land use applicants.
- Develop partnerships with local builders and organizations such as California Tiny Homes, Pre-Fab Innovations, and Fresno City College’s Construction Department to facilitate opportunities for ADU and small home development, workforce development, and innovative strategies to construct units for landlords that make ADUs and small homes affordable housing for low- or very low-income households.
- Promote inclusion of ADUs as multi-generational housing in new development.
- Continue to work with partner agencies and funding entities to remove barriers to ADU development.
- Subsidize inspections fees for landlords that make ADUs as affordable housing for low- or very low-income households.

- Explore a subsidy for utility hook-ups such as water, sewer, and electricity for landlords that make ADUs affordable housing for low- or very low-income households.
- Encourage the use of the City’s free ADU and small home standard plans for farmworker dwelling units and cottage communities.
- Continue to provide ADU and small home resources on the City website, hotline, and email to answer questions on the program.
- Monitor the production and affordability of ADUs every two years and the progress made according to the assumptions in the inventory. Take alternative actions (e.g., additional incentives) within six months of finding if not meeting the assumptions in the sites inventory. *[Source: 2015-2023 Housing Element, Program 16a, modified]*

<b>Responsibility</b>	Planning & Development Department
<b>Funding Source</b>	General Fund or Grant Funds
<b>Timeframe</b>	<p>Update ADU and small home materials annually, or as needed to reflect changes in state law and identify incentives for construction by December 2024.</p> <p>Report ADU production and affordability levels in the annual progress report. Every two years, determine if on track to meet sites inventory assumptions. If not, adjust assumptions or take action within six months of finding.</p> <p>Update City pre-approved ADU and small home plans with Residential Building Code update cycle every three years starting in 2026.</p> <p>Promote City pre-approved ADU and small home plans through public engagement activities in all areas of the city assessing outcomes of outreach annually beginning in 2025.</p> <p>Subsidize inspection fees for landlords that make ADUs affordable for low- and very low-income households starting in July 2025.</p> <p>Explore subsidies for utility hook-ups for landlords that make ADUs affordable by December 2025.</p> <p>In coordination with the Fresno County Farm Bureau, the City will advertise the ADU and small home standard plans to farmworkers and farm owners by 2026.</p> <p>Identify barriers to development of ADUs by July 2025 and work to reduce barriers by January 2026.</p>
<b>Objective</b>	Facilitate development of 50 <a href="#">ADUs or</a> small homes for lower-income households ( <a href="#">including extremely low-, very low-, and low-income</a> ), 24 ADUs for moderate-income households, and 20 ADUs for above moderate-income households to improve housing mobility opportunities and reduce displacement risk, with 30 percent of development for lower- and moderate-income households in relatively higher resource and income areas including RCAAs.

**Program 4 – Streamline Development Review Process**

The City will develop a preliminary application form and procedure or will adopt the Preliminary Application Form developed by HCD, pursuant to SB 330. The City will also establish a written policy and/or procedure, and other guidance as appropriate, to specify the SB 35 streamlining approval process and standards for eligible projects under Government Code Section 65913.4. The applications and guidance documents will be available on the City’s website for developers interested in pursuing the streamlined process or vesting rights.

The City shall conduct a review of local entitlement and permit processing procedures and identify ways to further streamline the development review process, including establishing a non-discretionary process to approve housing for qualifying developments based on size, type, affordability level, and location. The City will also amend the Development Code to remove appeal provisions for Development Permits or convert certain housing application types to ministerial if the project is consistent with the objective General Plan, zoning, subdivision, and design standards and criteria. Finally, the City will continue its commitment to providing navigation and concierge services to assist applicants with entitlement and permit processing for affordable housing projects. *[Source: New, Recommendation from One Fresno Housing Strategy]*

<b>Responsibility</b>	Planning & Development Department, with support from other development services departments
<b>Funding Source</b>	General Fund
<b>Timeframe</b>	Develop an SB 330 preliminary application form and SB 35 streamlined approval process by July 2025.  Review local entitlement and permitting procedures by December 2025 and make further modifications within 6 months to streamline development of housing throughout the city.
<b>Objective</b>	Shorten average entitlement processing times

**Program 5 – Large and Small Lot Development**

Small sites present the opportunity for development on existing sites or lot consolidation into larger projects. There are many opportunities for lot consolidation surrounding identified sites, given the underutilized nature of surrounding properties. The Voluntary Parcel Merger program, in effect since 2016, permits the combining of parcels without going through the Parcel Map or Lot Line Adjustment process. The City adopted a reduced application fee, currently (2023) \$696.

The Sites Inventory includes vacant and underutilized lower-income sites that are over 10 acres in size. To encourage a strategic approach to the development of large sites and to facilitate the development of housing, the City will encourage the development of large sites through an allowance of phasing of development and off-site improvements as allowed pursuant to Section 66456.1 of the Subdivision Map Act, and, where applicable, through a Master Plan. In addition, the City will provide incentives for the development of large sites with a variety of housing types, including affordable housing, such as site planning and design, including preliminary feasibility analysis, and providing funding through the annual Notice of Funding Availability (NOFA). The City will provide the site planning and feasibility analysis and partner with the property owners to market the large sites to the developers, including developers of affordable housing.

The City will routinely coordinate with interested developers/property owners in identifying opportunities for lot consolidation or lot splitting. The City will continue to streamline the processing of requests for lot consolidation and lot splitting concurrent with other development reviews, and subdivision maps that include affordable housing units. Currently, the City utilizes tools such as ministerial processing and other streamlining tools, as appropriate, to facilitate lot merging and parcelization. Additionally, the City will consider incentives for development of low-income high-density residential on large sites, such as concessions to development standards beyond state density bonus law, assistance with on and off-site improvement, parking reductions, funding, and fee deferrals or reductions. The City will conduct a biennial review of the development on large and small lots, and seek input from developers and property owners on the regulatory barriers to lower-income residential development of these lots. *[Source: 2015-2023 Housing Element, Program 16, modified]*

<b>Responsibility</b>	Planning & Development Department
<b>Funding Source</b>	General Fund
<b>Timeframe</b>	<p>Continue to implement the Voluntary Parcel Merger Program and fee reduction program.</p> <p>Conduct a biennial review of development on large and small lots, include an annual review process for monitoring the percentage of affordable units developed on large lots.</p> <p>As projects are processed throughout the planning period, make changes as appropriate based on review and input.</p> <p>Review and establish incentives by Winter 2026.</p> <p>Provide site planning and feasibility analysis on at least one large site every two years during the housing element period, i.e., 2025, 2027, 2029, and 2031</p> <p>Issue NOFA annually to provide funding for affordable housing.</p>
<b>Objective</b>	Facilitate development of 600 lower-income units on large and small lots to promote the efficient use of land for residential development, with 30 percent of development in relatively higher resource and income areas including RCAAs.

**Program 6 – Objective Design Standards**

The City will review and amend site development standards and façade design standards in the Development Code for residential and mixed use zones to ensure standards are clear and objective. *[Source: New program, Multijurisdictional Housing Element]*

<b>Responsibility</b>	Planning & Development Department
<b>Funding Source</b>	General Fund
<b>Timeframe</b>	Initiate review of zoning standards for site development and façade design in January 2025 and develop and adopt objective zoning and design standards by December 2025.
<b>Objective</b>	Accelerate housing production by ensuring development standards are clear and objective

**Program 7 – Adaptive Reuse**

The City shall encourage adaptive reuse of commercial and office buildings to housing. The City shall evaluate, and if appropriate, amend the Development Code to remove potential constraints for adaptive reuse, including review or approval processes. The City shall consider regulatory incentives or waivers related to parking, open space, trash, and landscaping requirements and standards. *[Source: New, One Fresno Housing Strategy]*

<b>Responsibility</b>	Planning & Development Department
<b>Funding Source</b>	General Fund
<b>Timeframe</b>	Evaluate whether review or approval processes and development standards are a constraint on adaptive reuse or interim reuse. If barriers to adaptive reuse or interim use are identified, modify processes and/or adopt incentives as appropriate. Establish regulatory modifications no later than 2026.  Evaluate the California Building Code to determine if there are alternate means and methods which if applied could reduce the construction costs related to adaptive reuse. Evaluate with the next Ca BC cycle effective January 2026.
<b>Objective</b>	Facilitate adaptive reuse of existing buildings into housing to increase the city’s housing supply.

**Program 8 – List of Local Labor Unions and Apprenticeship Programs**

Provide a list of local labor unions and apprenticeship programs to developers, contractors, and community members to use and to encourage developers and contractors to hire local labor. *[Source: New program]*

<b>Responsibility</b>	Planning & Development Department
<b>Funding Source</b>	General Fund
<b>Timeframe</b>	By December 2024, the City will provide the list on the City’s website and update annually thereafter or upon request from local unions to be added to the list.
<b>Objective</b>	To encourage developers and contractors to hire local labor.

**Program 9 – Use of Sites in Previous Housing Elements**

Pursuant to Government Code Section 65583.2(c), any vacant sites included in the prior two Housing Elements (4<sup>th</sup> and 5<sup>th</sup> Cycle RHNA planning periods) and any non-vacant sites included in at least one prior Housing Element shall be provided by-right development when at least 20 percent of the units in the proposed development are affordable to lower-income households. This means that the City cannot require any form of discretionary review or approval for such projects. The City will develop an SB 330 preliminary application and SB 35 streamline approval process.

The City will implement a text amendment to the Development Code to permit developments with at least 20 percent affordable lower-income units without appeal on any vacant and non-vacant sites identified in the lower-income inventory of the 5th Cycle Housing Element. A proposed project would also not be subject to CEQA and would not be appealable. See Policy 2.11. *[Source: New program]*

<b>Responsibility</b>	Planning & Development Department
<b>Funding Source</b>	General Fund
<b>Timeframe</b>	Develop and implement text amendment to Development Code by May 2025 Develop SB 330 preliminary application and SB 35 streamline approval process in 2025.
<b>Objective</b>	Streamline development on vacant and non-vacant sites identified in previous Housing Element planning periods.

**Program 10 – Annual Reporting Program**

The City shall actively work toward Housing Element implementation, and reach out to the community including housing advocates, organizations, and developers annually to assess progress as part of a Housing Element Annual Report. The City shall provide multiple avenues for residents and stakeholders to provide input on the implementation of the Housing Element and submit feedback to staff. Every year, the City shall invite interested community members to discuss housing production progress at an annual public hearing. The City will provide annual information to the community on housing density and affordable housing and will develop a metric on displacement to include in the Annual Progress Report. The City will seek input on the effectiveness of housing and fair housing-related programs and policies maintained by the City. The City shall utilize multiple methods of outreach to engage all members of the Fresno community, including multilingual notices and media outlets. The City shall track and report on the location of new housing development, including affordability levels and geographic distribution in relation to areas of affluence and poverty (i.e., RE/CAPs and RCAAs). The City will consider establishing a Housing Element Public Engagement Committee that meets semiannually to garner feedback on housing conditions and housing element implementation. [Source: 2015-2023 Housing Element, Program 3]

<b>Responsibility</b>	Planning & Development Department
<b>Funding Source</b>	General Fund
<b>Timeframe</b>	Conduct public outreach on a draft Housing Element Annual Progress Report prior to the annual public hearing. Hold public hearing prior to submittal to HCD.
<b>Objective</b>	Engage a broad spectrum of the community ongoing, and often, on the progress and effectiveness of Housing Element implementation, and make changes as appropriate based on review and input.

**Goal 2: Affordable Housing**

**Program 11 – Incentives for Housing Development**

The City will continue to work with housing developers to expand affordable housing opportunities by doing the following:

- Work with developers of multifamily and affordable housing projects to identify site opportunities in high and relatively higher resource and income areas, including RCAAs, to reduce concentrations of poverty, improve access to resources for lower-income residents, and promote racially and socially inclusive neighborhoods.

- Continue to provide priority processing for the construction of new housing in the Downtown Planning Area by processing completed plans, consistent rezoning, and Development Permit review and Conditional Use Permit applications for permitting within an average of 75 working days.
- Continue to provide reduced application fees and priority processing for single-family and multi-family projects within the Inner City Fee Program area, as referenced in the Municipal Code, to create housing units in infill areas.
- Continue to offer impact fee waivers for qualifying infill projects in priority areas of the city pursuant to Ordinances 2013-21 (The Build Act), and Fresno Municipal Code Article 4.14 (Fee Waivers for Certain Projects in Economically Disadvantaged Areas).
- Provide flexibility in meeting off-site infrastructure requirements for affordable housing projects.
- Encourage developers to use the State Affordable Housing Density Bonus and City of Fresno Transit-Oriented Development (TOD) Height and Density Bonus provisions through technical assistance and information dissemination.
- Consider and establish additional incentives for the provision of affordable housing.
- Incorporate the location of affordable housing in high and relatively higher resource and income areas, [including RCAs](#), as an additional priority that would qualify for incentives.
- Post and maintain a list of incentives available to developers, including density bonus and impact fee waivers, on the City’s website. [Source: 2015-2023 Housing Element, Program 4 and Program 15, modified]

<b>Responsibility</b>	Planning & Development Department
<b>Funding Source</b>	General Fund
<b>Timeframe</b>	Provide ongoing assistance and incentives to support development during the 2023-2031 planning period. Establish and post the list of available incentives on the City’s website by December 2026. Update the list, as needed.
<b>Objective</b>	Provide incentives for 1,200 extremely low-income, 1,750 very low-income, and 1,500 low-income units, at least 40 percent of which are in moderate, high, or highest resource areas to facilitate housing mobility for lower-income households and special-needs groups.

**Program 12 – Local Housing Trust Fund**

In 2021, the City established a Local Housing Trust Fund (LHTF) to address the need for decent, safe, and affordable housing within the city. The City shall leverage the LHTF to direct funds toward eligible projects that are informed by a community input process. In 2022, the City was awarded a State of California Local Housing Trust Fund matching grant to support projects involving new construction of affordable rental housing for lower-income households [i.e., households earning below 60 percent of the Area Median Income (AMI)]. The City shall publish a Notice of Funding Availability (NOFA) to solicit applications for the distribution of funding from the LHTF as funds are available.

The City shall review and update the current list of priorities for use of the funds through a community-driven process at least once during the Housing Element planning period. *[Source: New Program, One Fresno Housing Strategy]*

<b>Responsibility</b>	Planning & Development Department
<b>Funding Source</b>	Local Real Estate Transfer Tax, General Fund, and State of California Local Housing Trust Fund Program.
<b>Timeframe</b>	Annually publish a NOFA to solicit applications for funding. Review and update community priorities for the distribution by July 2028.
<b>Objective</b>	Utilize LHTF to leverage up to \$24 million of additional investment in affordable housing development during the planning period to support 320 extremely low-, very low-, or low-income housing units, with 30 percent of development in relatively higher resource and income areas including RCAAs.

**Program 13 – Pursue State and Federal Funding Sources for Housing Development**

The City will actively pursue funding to assist in the development, preservation, and rehabilitation of housing with a particular emphasis on the development of mixed-income neighborhoods. The City will identify these funding opportunities to both for-profit and non-profit developers by deploying multiple rounds of funding availability notices. The City will also continue to provide technical assistance regarding state and federal financing and grant applications including but not limited to Low-Income Housing Tax Credit (LIHTC) and Affordable Housing and Sustainable Communities (AHSC) applications. The actions that the City will take specifically include, but are not necessarily limited to:

- Identifying potential funding assistance and support applications for current state and federal assistance.
- Identifying sites available for development and infill opportunities.

- Pursuing funding to assist in the development, preservation, and rehabilitation of housing, with a particular emphasis on the development of mixed-income residential neighborhoods and the expansion of affordable housing opportunities outside of the city’s low- and moderate-income areas.
- Partnering with non-profit entities to acquire properties for rehabilitation and/or development of affordable and mixed-income housing.
- Supporting state and federal legislation that increases financial support for affordable housing.
- Strive to maintain Prohousing Designation status to increase competitiveness for state funding opportunities.
- Assessment and exploration of the potential for new funding programs to create additional local sources of funding for affordable housing. [Source: 2015-2023 Housing Element, Program 5]

<b>Responsibility</b>	Planning & Development Department, nonprofit and for profit developers
<b>Funding Source</b>	CDBG, HOME, LIHTC, AHSC, PLHA
<b>Timeframe</b>	Annual assessment of funding opportunities and status of housing sites inventory as part of the annual reporting process; Ongoing implementation and annual reporting throughout the planning period.
<b>Objective</b>	Pursue \$15 million in funding annually to assist in the development, preservation, and rehabilitation of affordable housing, with 30 percent of investment targeting relatively higher resource and income areas including RCAAs.

**Program 14 – Partnerships with Affordable Housing Developers**

The City will continue to strengthen partnerships and relationships with affordable housing developers by doing the following:

- Identifying site opportunities for affordable housing in higher-resource areas and areas with higher median incomes to reduce concentrations of poverty and improve access to resources.
- Encouraging and assisting in funding applications to applicable federal, state, and local funding sources.
- Working with affordable housing developers to structure annual funding commitments to support multiple rounds of tax credit applications.
- Identifying opportunities to align entitlement and permit approvals for affordable housing projects with funding deadlines e.g., HOME), including post-entitlement processes like encroachment permits.

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- Supporting local capacity building efforts around affordable housing finance, including convening affordable housing developers, community development leaders, lenders, advocates, lower-income and special needs households, and households and individuals in protected classes to identify housing needs as well as ongoing regulatory and funding barriers to affordable and mixed-income development.
- Attracting large investors to facilitate the construction of new affordable housing units
- Assisting nonprofits who develop self-help type single-family housing construction for extremely low-income households.
- Joint advocacy for CEQA streamlining of single-unit affordable housing.
- Supporting training programs for small-scale affordable housing developers.
- Publishing notices for funding availability for various City housing programs, projects, and activities.
- Administering Community Housing Development Organization (CHDO) funds for affordable housing projects with certified CHDOs.
- Encouraging non-profit organizations to seek funding for development of new farmworker housing projects, as well as local affordable housing and mixed-income projects in transit-oriented developments along transit corridors throughout the city.
- Pursue partnerships with developers and businesses which build and produce affordable pre-fabricated housing to facilitate the increased production of these cost efficient alternative housing types. [Source: 2015-2023 Housing Element, Program 6, adapted with the One Fresno Housing Strategy]

<b>Responsibility</b>	Planning & Development Department
<b>Funding Source</b>	HOME & CDBG Programs, PLHA, LHTF
<b>Timeframe</b>	Ongoing implementation and annual reporting throughout the planning period; annual review and assessment of potential funding opportunities; convene annual meetings with housing stakeholders starting in January 2025.  Identify opportunity sites for affordable housing including in high resource areas by 2027.
<b>Objective</b>	Partner with affordable housing developers and stakeholders to facilitate the development of 1,200 extremely low-income, 1,750 very low-income, and 1,500 low-income units, at least 40 percent of which are in high or highest resource areas to facilitate housing mobility for lower-income households and special-needs groups.

**Program 15 – Land Bank**

The City shall research viable land banking models with the goal of establishing a local land bank that could acquire parcels of land for the development of affordable housing. Once established, the City shall identify and maintain an inventory of underutilized land and vacant properties and work to acquire properties and remove blight while returning them to productive use. *[Source: New program, One Fresno Housing Strategy]*

<b>Responsibility</b>	Planning & Development Department
<b>Funding Source</b>	General Fund; ARPA
<b>Timeframe</b>	Research viable land banking models with the goal of establishing a local land bank by 2029.
<b>Objective</b>	Accumulate underutilized land and/or vacant properties that could be used to support construction of affordable housing.

**Program 16 – Community Land Trust**

The City shall support the establishment of local Community Land Trusts to acquire and/or build affordable housing that remains so in perpetuity within the city of Fresno. The City shall support the Community Land Trusts in acquiring affordable housing units in areas at risk of displacement and acquiring land in high resource areas for the construction of new affordable housing, as well as collaborating to maintain vacant sites once acquired. Additionally, the City will provide support to land trusts for staff, stakeholder and community education on the land trust model. *[Source: New program, One Fresno Housing Strategy]*

<b>Responsibility</b>	Planning & Development Department with support from Code Enforcement, Public Works
<b>Funding Source</b>	General Fund; ARPA
<b>Timeframe</b>	By 2027, identify opportunity sites in areas at risk of displacement and in high resource areas and provide to the local Community Land Trusts for their consideration.
<b>Objective</b>	Build capacity of local Community Land Trusts to acquire and/or build affordable housing that remains so in perpetuity within the city, with 30 percent of land acquisitions and new construction targeting relatively higher resource and income areas including RCAs.

**Program 17 - Surplus Public Lands**

The City will continue to release land designated as surplus for development of affordable housing and other uses consistent with the California Surplus Lands Act (SLA). The City will continue to release sites as available for affordable housing development projects. All surplus sites disposed of pursuant to the SLA will include a minimum of 15 percent affordable units and in many cases will include up to 100 percent affordable units. Current City policy directs that property sale receipts are to be credited to originating funding sources utilized for purchase of property. The City will consider depositing a portion up to 100 percent of net proceeds from such sales or leases to the Local Housing Trust Fund.

Prior to disposition under the SLA, the City will identify opportunities to use surplus sites – as well as other City-owned or City-leased properties – for emergency housing programs and other community-serving uses.

Several City-owned sites are included in the Housing Element sites inventory, but others are not included because they are not currently zoned for residential. Some of the included sites are currently zoned for lower-density single-family development. The City will review all City-owned sites by June 2025 to determine appropriateness for affordable housing and identify if a zone change would be needed to facilitate affordable housing. If zoning amendments are needed, the City will complete rezoning of the sites within one year (June 2026). Some of the sites owned by the City and Successor Agency are small lots within existing neighborhoods that might be appropriate sites for missing middle or affordable homeownership opportunities for lower-income households. The City will review the list of publicly-owned sites and work with the Successor Agency and local non-profits and other organizations to develop a strategy for facilitating affordable housing on small, scattered sites. *[Source: New Program]*

<b>Responsibility</b>	Planning & Development Department
<b>Funding Source</b>	General Fund
<b>Timeframe</b>	<p>Complete a list of potential City surplus sites by June 2025.</p> <p>Develop list of small publicly-owned sites by December 2025 and coordinate with the Successor Agency and local organizations to develop a strategy for facilitating missing middle and affordable -housing opportunities on these sites by December 2027.</p> <p>Develop disposition and disposal strategy in 2026. Initiate rezoning of City-owned sites in 2026 and complete rezoning in 2027.</p> <p>Publish a Notice of Availability for at least 15 percent of City surplus sites annually and complete disposition within one year of publication.</p> <p>Complete entitlements and issue building permits within one year of disposition.</p>

	Evaluate progress in 2029 toward achieving the objective and if necessary to maintain adequate sites to accommodate the RHNA, identify and/or rezone additional sites by 2030.
<b>Objective</b>	Based on marketability and demand, release sites when available for affordable housing development projects. Facilitate development of 2,000 units, including 1,250 lower-income units.

**Program 18 - Mixed Income Neighborhood Trust (MINT)**

The City shall partner with and build capacity of the Central Fresno Neighborhood Trust (CFNT), a Mixed Income Neighborhood Trust (MINT) model, which has been identified as a tool for accelerating the development of affordable rental housing. Established in 2023, CFNT will develop, own, and manage a scattered site income-restricted rental portfolio, governed by community stakeholders, and legally mandated to preserve affordability and belonging for today’s renters. The CFNT and Central California Land Trust would complement one another in purpose. *[Source: New program, One Fresno Housing Strategy]*

<b>Responsibility</b>	Planning & Development Department and CFNT
<b>Funding Source</b>	General Fund; ARPA
<b>Timeframe</b>	Complete initial contract by end of 2026
<b>Objective</b>	Support CFNT to develop a scattered site rental portfolio of a minimum of 50 new affordable rental housing units.

**Program 19 – Home Buyer Assistance**

In order to expand housing opportunities across Fresno, the City will commit to offering financial and technical assistance, as well as encourage counseling services to assist low-income residents in purchasing a home. The City will continue to pursue state and federal funds annually to support local first-time homebuyer programs to assist low-income first-time homebuyers to purchase a home in the city of Fresno. The City shall also maintain a partnership with NAHREP (National Association of Hispanic Real Estate Professionals) Fresno, Federal Home Loan Bank (FHLBank) of San Francisco’s WISH Program, Self-Help Enterprises, and Union Bank to administer the Llaves de tu Casa Iniciativa to provide down payment and closing cost assistance, home buyer grants, comprehensive home buyer education and counseling including first-time home buyer workshops and flexible mortgage products and programs available to all residents, with a focus on increasing Latino homeownership rates.

The City’s Housing and Community Development Division will offer the following support and assistance in the variety of languages representative of Fresno including, but not limited to, Spanish, Hmong, and Punjabi:

- **Technical assistance** - Guide applicants through the application process, offer technical support throughout the length of the program

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- **Financial assistance** - Offer up to \$100,000 in loans, cover down payments and closing costs, zero interest fees, loan fees, or monthly payment fees, loan forgiveness after 15 years, and flexible payment plans calculated according to income at the time of application and adjusted based on changes in grantees income. Applicants will be required to participate in financial counseling services for support in becoming strong financial candidates, adapting to the challenges of becoming homeowners, and increase the beneficial impact of the program.
- **Financial counseling services** - Intended to increase the beneficial impact of the program by preparing applicants to become strong financial candidates and offer support as grantees to help them adapt to the financial challenges of becoming homeowners.

The City will promote all available homebuyer resources on the City’s website, at public counters, viand through City media outlets, community outreach, informative workshops, partnerships with local media outlets, neighborhood/homeowners’ associations, realtors’ associations, homebuilders, lenders, Rotary, and Community Based Organizations. Targeted outreach and promotional efforts will occur in R/ECAP and extremely low and very low-income households, prioritizing individuals and households with special needs. [Source: 2015-2023 Housing Element, Program 8; modified]

<b>Responsibility</b>	Planning & Development Department and nonprofit community development corporations
<b>Funding Source</b>	Permanent Local Housing Allocation (PLHA), NAHREP (National Association of Hispanic Real Estate Professionals) Fresno, Federal Home Loan Bank (FHLBank) of San Francisco, Self-Help Enterprises, and Union Bank
<b>Timeframe</b>	<p>Apply annually for state funding to support local first-time homebuyer programs starting in 2024, including the state’s CalHome Program and the Jose Serna, Jr. Farmworker Housing Grant, as funding is available.</p> <p>Beginning June 2025, provide quarterly reports describing how many applicants were assisted, and a description of outreach efforts and the location of where grantees were able to find housing.</p> <p>Beginning January 2025, the City will host two informative workshops every quarter and emphasize accessibility to extremely low-income and very low-income residents.</p> <p>Beginning in January 2025, develop and implement a strong community outreach program to notify residents of the availability of the program targeting extremely low-income and very low-income residents. Marketing and outreach shall occur on an ongoing basis and updated at least annually from receipt of funds.</p> <p>Beginning January 2025 or within 4 months of receipt of funds, the City will begin accepting applications for the program.</p>

	Review City website annually.
<b>Objective</b>	If the City receives PLHA or other homeownership funding, the City will strive to support a total of 40 low- and moderate-income households with home purchases during the planning period, with 30 percent of purchases targeting relatively higher resource and income areas including RCAAs.

**Program 20 – Housing Choice Voucher Incentive Program**

The Housing Choice Voucher (HCV) program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments.

The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects.

Housing choice vouchers are administered locally by Public Housing Agencies (PHAs). The PHAs receive federal funds from the U.S. Department of Housing and Urban Development (HUD) to administer the voucher program.

A family that is issued a housing voucher is responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent under the program. This unit may include the family's present residence. Rental units must meet minimum standards of health and safety, as determined by the PHA.

A housing subsidy is paid to the landlord directly by the PHA on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.

Fresno Housing is the PHA for the county of Fresno. The City shall collaborate with and support Fresno Housing’s administration of the Housing Choice Voucher (HCV) program on an ongoing basis by:

- Providing information about HCVs at the planning counter, on the City website, and in other public places to increase awareness.
- Enforcing source of income protection and providing education to property owners on laws prohibiting the ability to refuse to rent to an applicant based on their source of income (e.g., Section 8 and other HCV programs, social security, disability).
- Assisting Fresno Housing in holding regular informational meetings and discussions with multifamily property owners and potential new landlords to expand the number of developments that accept HCV tenants.

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- Collaborating with Fresno Housing to conduct outreach to developments in high and relatively higher resource and income areas, [including RCAAs](#), about participation in the HCV program by exploring best practices to target areas for voucher education, such as areas with high-performing schools or areas with high area median income, as well as areas near jobs and transit. The City’s role will be to assist in the geographic analysis necessary to target the outreach. The outreach will be performed on an annual and ongoing basis. [Source: 2015-2023 Housing Element, Program 10b; adapted with the One Fresno Housing Strategy]

<b>Responsibility</b>	Planning & Development Department and Fresno Housing
<b>Funding Source</b>	HUD funding
<b>Timeframe</b>	Support Fresno Housing’s outreach to households in high need areas as often as needed. Support Fresno Housing to conduct two to four workshops annually at varying locations throughout the city to provide mobility counseling and recruit landlords to help voucher holders find housing options in resource-rich neighborhoods.
<b>Objective</b>	Work with Fresno Housing to enforce source of income laws that prohibit owners from refusing to rent to HCV holders and increase landlord participation by at least 250 new units in high and relatively higher resource and income areas, <a href="#">including RCAAs</a> , to support housing mobility for low-income families and special needs households.

**Program 21 – Advocate for Repeal of Article 34**

Article XXXIV of the State of California Constitution (Article 34) prohibits the development of low-income affordable housing with state or local public financing or assistance unless there has been local voter approval. Article 34 dampens the capacity of public housing authorities to develop affordable housing locally and statewide. The City should continue to advocate for the repeal of Article 34. The City currently has sufficient voter approval for up to 1,800 units, the most recent vote being March 6, 1979. Cumulatively, up to 1,800 units have been authorized by voters. Should Article 34 not be repealed, the City may soon be required to place a measure on the ballot to seek voter approval that would grant the City general authority to support the development of additional affordable housing units which, at a minimum, would meet the lower-income RHNA. This program would request voter approval should the balance of voter authorized units be exceeded. [Source: *New program, One Fresno Housing Strategy*]

<b>Responsibility</b>	City of Fresno; State of California
<b>Funding Source</b>	General Fund
<b>Timeframe</b>	Monitor annually to determine if Article 34 ballot measure is needed

<b>Objective</b>	Remove regulatory barrier associated with receiving voter approval for affordable housing development.
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### Goal 3: Housing and Neighborhood Conservation

#### Program 22 – Housing Rehabilitation

With the goal of conserving affordable housing, preventing displacement, and cultivating thriving communities, the City of Fresno will assist households who on average have below-moderate incomes by connecting them to resources and services specialized in the rehabilitation of their homes. The City shall connect homeowners with resources for eligible improvements including health and safety, hazard corrections, and accessibility modifications to reduce displacement risk and facilitate place-based revitalization. The City offers programs that provide exterior repair to seniors and provides funds to non-profits for home rehabilitation programs for lower-income households. These activities have been funded with CDBG program funds. The Senior Exterior Repair Program provides a grant to low-income seniors (62 years and older) who own and occupy their homes to make needed exterior repairs and improvements to their homes. The maximum allowable amount for a rehabilitation grant is \$20,000 in 2023. The City will:

- Promote available housing rehabilitation resources, including the Fresno Economic Opportunities Commission’s (EOC’s) Energy Services Program that includes weatherization, on the City’s website, at public counters, and in libraries. The program will also be promoted through City media outlets, community outreach, informative workshops, and partnerships with local media outlets, neighborhood associations, and community benefit organizations.
  - Outreach and promotional efforts will occur in R/ECAPs, targeting households who on average have extremely low to very low incomes, households of undocumented residents, homes with substandard living conditions, and households with special needs. All materials will be made available in a variety of languages representative of Fresno including, but not limited to, Spanish, Hmong, and Punjabi.
  - Offer the following assistance to homeowners in a variety of languages representative of Fresno:
    - **Technical assistance** - Guide applicants through the application process and offer technical support throughout the length of the program.
    - **Referral assistance** - Connect applicants to resources and services based on the level of repair needed.
    - **Financial assistance** - Offer rehabilitation grants to homeowners.
- Prioritize rehabilitation for households with special needs, homes with damages that pose a serious health risk, and homes with damages that are likely to be exacerbated by weather and climate change.

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- Employ local licensed general and paint contractors and prioritize partnerships with contractors who predominantly employ or will employ local residents including part-time jobs for youth for the duration of their participation in the program
- Engage and consider community feedback when setting future program priorities for housing rehabilitation as part of the next Consolidated Plan update cycle. *[Source: 2015-2023 Housing Element, Program 22; modified]*

<b>Responsibility</b>	Planning & Development Department
<b>Funding Source</b>	CDBG program funds
<b>Timeframe</b>	<p>Beginning in January 2025, host two quarterly informative workshops. Half of the workshops will occur in an area accessible to residents residing in R/ECAPs.</p> <p>Begin outreach one month before every informative workshop by notifying Community Based Organizations and posting on social media.</p> <p>By March 2025, notify the community via city media outlet and community benefit organizations, and update its website to promote the development of the Program.</p> <p>By August 2025, begin offering rehabilitation services.</p> <p>By February 2026, provide annual and quarterly reports describing how many homeowners were assisted with revitalization, how many local residents were employed, a description of outreach efforts including the location where they took place.</p> <p>Complete 15 Senior Exterior Repair projects annually.</p> <p>Seek input from the community and begin setting program priorities for the Consolidated Plan in 2024.</p>
<b>Objective</b>	Aim to connect at least 80-120 lower-income households with rehabilitation resources during the planning period and complete a third of these in areas of concentrated poverty with older housing stock to facilitate place-based revitalization.

**Program 23 – Comprehensive Code Enforcement**

The City of Fresno, in conjunction with private businesses, developers, and community-based non-profit organizations, will continue to collectively increase neighborhood revitalization activities as follows:

- The Community Compliance Unit will continue to assertively conduct targeted neighborhood inspections of housing units for potential health and safety issues. All Area Teams, as needed, will continue to improve neighborhoods throughout Fresno and increase livability by creating safe and healthy conditions, removing blight, educating citizens [and connecting residents to housing rehabilitation programs and services](#), promoting pride of ownership, and building collaborative relationships with the community.
- The Rental Housing Unit shall continue to operate the Rental Housing Improvement Program to address the issue of substandard rental properties, promote greater compliance with health and safety standards, and to preserve the quality of Fresno’s neighborhoods and available housing opportunities. The goal is to work with property owners to achieve compliance of health and safety code violations that are a threat to the occupant’s safety, structural integrity of the building, and have a negative impact on the surrounding neighborhoods. The City will pursue resolution of cases identified through the inspection process, including through enforcement actions against landlords if necessary, including Administrative Citations, Penalties, Abatement by Contractor, Court Appointed Receivership, Property Liens, Judicial Remedies, Referrals, etc. The City shall work to expand awareness of the Lien Waiver Program in which the City Manager may enter into an agreement to waive fines or citations if properties are brought into compliance.
- The Special Teams Unit will continue to maintain its School Area Team, designed to conduct proactive inspections in neighborhoods surrounding schools; Waste Tire Team to remove waste tires from the city, including hosting Tire Amnesty days; the Demolition Team to ensure dangerous buildings are being demolished or fully rehabilitated; the Vacant Lots team, to ensure properties are clear of tall grass and weeds; the Illegal Dumping Team, to investigate and hold accountable those who unlawfully dump garbage in neighborhoods, streets, and alleys; and the Abatement Team to remove significant health and safety hazards and other violations pursuant to warrants.

The Legal Team will continue to seek inspection/abatement warrants and petition the court for receivership of properties unable to be brought into compliance. *[Source: 2015-2023 Housing Element, Program 20 and adapted from One Fresno Housing Strategy]*

<b>Responsibility</b>	City Attorney’s Office, Code Enforcement
<b>Funding Source</b>	General Fund and CalRecycle Grant (for Waste Tire & Illegal Dumping Team)
<b>Timeframe</b>	Complete 10,000 inspections annually, pursue resolution of cases identified through the inspection process.  Work with the Mayor’s Office on developing an outreach strategy for the Lien Waiver Program in 2027. Ensure marketing is directed to older and disadvantaged neighborhoods.

<p><b>Objective</b></p>	<p>Continue code enforcement efforts to improve and preserve the quality of housing and residential neighborhoods in Fresno. Conduct focused outreach and programming in older and disadvantaged neighborhoods in central and south Fresno, including <a href="#">but not limited to</a> Downtown Fresno, <a href="#">Lowell/Jefferson Neighborhood</a>, <a href="#">Edison Neighborhood</a>, <a href="#">Southeast neighborhood</a>, <a href="#">Southwest Neighborhood</a>, <a href="#">Central Southeast Neighborhoods</a>, <a href="#">McLane Neighborhood</a>, <a href="#">Fresno High-Roeding Neighborhood</a>, <a href="#">El Dorado Park Neighborhood</a>, and the <a href="#">Shaw/Marks Neighborhood</a>. Determine any additional neighborhoods that should be identified for outreach and programming. <a href="#">Connect residents to available housing rehabilitation programs and services</a>.</p>
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## Goal 4: Special Needs Housing

### Program 24 – Special Needs Housing

The City shall advocate for the provision of special needs housing, including disabled-accessible units and housing for persons with mental and physical disabilities. The City will provide technical support and offer incentives to housing developers, such as Fresno Housing and Self-Help Enterprises, in the application of funds for housing, including HCD (e.g., the Joe Serna grant program) and USDA Rural Development loans and grants, other programs administered by California’s Office of Migrant Service (OMS) and other funding sources that may become available to meet the needs of persons with special needs (such as seniors, farmworkers, survivors of domestic violence, and people with disabilities, including persons with developmental disabilities), including the following efforts:

- Continue to implement the Universal Design Ordinance for new construction or modification of City-subsidized housing.
- The City will support and work actively to meet the housing needs of permanent and migrant farmworkers in Fresno. The City will cooperate with public and private agencies to seek funding to identify and implement strategies leading to the rehabilitation of existing and provision of new housing for farmworkers.
- The City will target code enforcement and other resources to the existing housing stock with the most need for rehabilitation and sanitary conditions that could be more likely to house farmworkers and work with regional or other organizations to improve living conditions for farmworkers.
- For new affordable housing projects developed with City assistance, incentives, and/or subject to City requirements, the City will require that the developer give qualified farmworker households a preference for at least 5 percent of the new units. Should demand from farmworker households be insufficient to fill the set-aside units, then the units will be made available to other qualified households. The City will annually reach out to affordable housing developers to gather interest and input on how to best implement this program and will provide information on available funding.

- The City will offer incentives such as density bonuses, streamlined processing, and the minor deviation process to facilitate development of farmworker housing. The City will identify development opportunities for farmworker housing at least every other year during the planning period.
- Meet with farmworker housing developers and advocates on a biannual basis to discuss their needs and offer assistance in the form of letters of recommendation for grant applications, assistance with site identification and grant opportunities, and discuss incentives for constructing farmworker housing.
- The City will annually monitor the status of farmworker housing as part of their annual report to HCD on Housing Element progress and evaluate if City efforts are effective in facilitating the provision of farmworker housing. If appropriate, the City will make necessary changes to enhance opportunities and incentives for farmworker housing development.
- Seek and apply to funding sources and partner with local and statewide organizations to facilitate the construction of units for extremely low-, very low-, and low-income income seniors (typically age 65 years and over; may vary by funding source or program).
- Use funding programs such as the Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with HIV/AIDS (HOPWA) to provide financial support to organizations that provide counseling, information, education, support, housing services/referrals, and/or legal advice to extremely low-income households, to mitigate risk of displacement and support housing stability for extremely low-income households, persons with disabilities, farmworkers, and persons experiencing homelessness.
- Support needed social services and review applications annually.
- Continue to utilize available funds and/or seek funding to support the Fresno-Madera Continuum of Care, a local collaborative of homeless service providers, to construct transitional and supportive housing units.
- Provide technical assistance to developers with proposed Single Room Occupancy (SRO) facilities, transitional and supportive housing, and other special housing types to create units during the planning period.
- Provide incentives to builders to provide housing with multiple bedrooms affordable to lower- and moderate-income households to meet the needs of female-headed, single-parent, and large-family households of all income levels (possible incentives will include reduced setbacks, reduced parking requirements, and technical assistance with applications for funding).
- Encourage the provision of affordable housing for young adults, particularly former foster youth and young mothers, through planning consultations, streamlined permit processing, and funding assistance.

**SECTION 1E-1: ACTION PLAN**

- The Mayor’s Office of Community Affairs will assist in engaging all residents of the community including youth, Black, Indigenous, People of Color (BIPOC), Latino, Asian/Pacific Islander, Indian, and LGBTQ on their housing needs. [*Source: 2015-2023 Housing Element, Program 7; modified*]

<b>Responsibility</b>	Planning & Development Department, Mayor’s Office of Community Affairs
<b>Funding Source</b>	HUD Funds (ESG), Other Grants
<b>Timeframe</b>	<p>Ongoing, as projects are processed by the Planning &amp; Development Department.</p> <p>By December 2024, initiate outreach, and in 2025 conduct outreach to organizations that support extremely low-income residents and residents with special needs housing to understand funding needs.</p> <p>Support expediting applications on an ongoing basis.</p> <p>Contact nonprofit developers at least every other year to identify opportunities for the development or improvement of housing for farmworkers</p> <p>Monitor status of farmworker housing and evaluate effectiveness of efforts annually as part of the annual report process. Annually review the availability of funding opportunities to provide housing vouchers or other forms of rental assistance for farmworkers, and apply for funding as opportunities arise. Identify farmworker housing development opportunities throughout the city at least twice in the planning period.</p>
<b>Objective</b>	Facilitate development of special needs housing, including 1,200 units for extremely low-income households and development of 100 units for farmworkers and their families. Pursue funding in collaboration with agencies serving farmworkers to support the rehabilitation and conserve an estimated 140 units serving farmworkers annually through code enforcement.

**Program 25 – Development Code Amendments for Compliance with State Law and to Reduce Barriers to Housing Development**

The City will amend the Development Code to address the following development standards and barriers to housing opportunities:

- **Density Bonus:** Amend the Development Code to include provisions allowing 80 percent density bonus and up to four concessions for 100 percent affordable developments consistent with the current requirements of State Density Bonus Law outlined in Government Code Section 65915. Monitor State Density Bonus Law annually for legislative changes and modify ordinance as needed during the planning period.

- **Accessory Dwelling Units:** Amend the Development Code to be consistent with the latest state legislation related to development standards for ADUs and ensuring that the construction of a junior accessory dwelling unit (JADU) on each lot is clearly permitted in addition to an ADU, in accordance with California Government Code Section 65852.2.
- **Parking Requirements:** Amend parking requirements for ADUs and supportive housing units within a half mile of transit and amend the development code to remove parking minimums within a half mile of transit consistent with AB 2097, outlined in Government Code Section 65863.2.
- **Emergency Shelters:** Adopt the updated State definition of emergency shelters and modify the parking requirement for emergency shelters to require sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with Government Code Section 65583(a)(4). Amend the hours of operation to cover nighttime hours, and review and confirm the standards for toilets is not excessive relative to similar other uses, and overall ensure that standards for emergency shelters comply with state law (Government Code Section 65583(a)(4)).
- **Low-Barrier Navigation Centers:** Permit low-barrier navigation centers, defined as low-barrier, temporary service-enriched shelters to help homeless individuals and families to quickly obtain permanent housing as a permitted use subject only to ministerial approval in zones where mixed uses are allowed or in nonresidential zones that permit multifamily housing (Government Code Section 65662; AB 101).
- **Residential Care Facilities:** Review requirements for unlicensed and licensed group homes and larger group homes and permit them in all residential zones in a similar manner to other residential uses to comply with the City's obligation to affirmatively further fair housing pursuant to Government Code Section 8899.50 (b)(1) and Government Code Section 65583 (c )(10). The City will also review CUP findings for residential care facilities to ensure they are objective and do not serve as a barrier to development. If determined to be a barrier or subjective then the City will amend CUP findings for residential care facilities.
- **Single-Room Occupancy Units:** Amend the Development Code to comply with Government Code Section 65583 (c)(1) and remove the current limit of 15 guests in SRO units, change SRO to permitted use in RM-1, RM-2, RM-3, NMX, CMX, and RMX, and evaluate objective design standards for SROs to ensure that units are maintained and safe for all residents long term.
- **Farmworker and Employee Housing:** Amend the Development Code to comply with Government Code Section 65583 (c)(1) and permit employee housing for six or fewer as a residential use and permit agricultural labor housing in all zoning districts where agricultural uses are permitted.

**SECTION 1E-1: ACTION PLAN**

- **Supportive Housing:** Allow for the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, to be allowed without a conditional use permit or other discretionary review in all zoning districts where multifamily and mixed-use development is permitted, consistent with Government Code Section 65651(a).
- **Definition of “Family”:** Amend the Development Code to add an inclusive definition of family and consistently replace the terms “single family” and multi-family” with “single-unit” and multi-unit” to ensure internal consistency.
- **Definition of “Tiny Home”:** Amend the Development Code to expand the definition of tiny homes to allow for modular homeownership on leased parcels.

The City will consider amending the Development Code to address the following development standards and barriers to housing opportunities:

- **Overlay Zone in Transit Rich and Urban Infill Sites:** Assess benefits of implementing SB 10 (2021) and if it is found to be beneficial then amend the Development Code to add an overlay zone which would allow up to 10 residential units in certain “transit rich” and “urban infill sites.”
- **Overlay Zone for Workforce Housing:** Assess benefits of implementing workforce housing and if it is found to be beneficial then amend the Development Code to add an overlay zone which would allow workforce housing in certain Commercial, Business Park, and Public Facilities zone districts.
- **Reduce Parking Requirements for Residential Care, General:** Amend the Development Code to reduce parking requirements to 1 space per employee and 1 space for every 7 residents. Parking stalls within residential garages count towards required parking spaces.

<b>Responsibility</b>	Planning & Development Department
<b>Funding Source</b>	General Fund
<b>Timeframe</b>	The City will initiate Development Code amendments by December 2025. In 2025, the City will assess the potential benefits of SB10 and Workforce Housing overlay zones to Fresno and if determined to be beneficial then the City will initiate a Development Code Amendment by 2026.
<b>Objective</b>	Annually review the effectiveness and appropriateness of the Development Code and process any necessary amendments to remove or mitigate potential constraints to the development of housing.

## Goal 5: Fair and Equal Housing Opportunities

### Program 26 – Fair Housing Services

The City will continue to contract with a fair housing service provider to support enforcement of state and federal Fair Housing Laws and provide fair housing services that include, but are not limited to, the following with an emphasis on providing targeted outreach and support to disproportionately burdened groups and areas of the city:

- Continue analyzing and addressing fair housing issues through the five-year review and update of the regional Analysis of Impediments to Fair Housing Choice, in alignment with HUD's updated guidelines. The City shall take meaningful actions to overcome patterns of segregation, promote fair housing choice, eliminate disparities in opportunities, and foster inclusive communities free from discrimination throughout the city by implementing the solutions developed in the Regional Analysis of Impediments to Fair Housing Choice (AI).
- Referring inquiries and landlord/tenant complaints concerning housing discrimination to the applicable regulatory body (State Department of Fair Employment and Housing, HUD, or private counsel) for processing.
- Disseminating fair housing information citywide by sponsoring workshops, housing information fairs, monitoring of affirmative marketing, and working closely with fair housing service providers to target outreach and programming to Black, Latino, and other disproportionately impacted groups, as well as neighborhoods experiencing high levels of housing issues.
- Disseminating fair housing information through radio, television, and other media in multiple languages and targeted neighborhoods to reach disproportionately impacted residents.
- Geographic coverage of the outreach should be targeted to the most vulnerable populations as depicted in Figure 1E-3.3 – Racial Segregation by Census Tract, Figure 1E-3.7-Distribution of Poverty, and Figure 1E-3.10 – Percentage of Population with a Disability.
- Advertising fair housing laws and complaint procedures through literature displays at the City. The City will provide displays to non-profit organizations such as Central California Legal Services, Lao Family Organization, Fresno Interdenominational Refugee Ministries, Fresno Center for New Americans, property management organizations, lenders, and other such organizations to help reach disproportionally impacted populations. Literature will be provided in English, Spanish, Hmong, and Punjabi.
- Improve Fair Housing complaint tracking and response; allow trusted nonprofit counselors to be added to tracking systems to aid their clients in receiving and understanding notifications on the complaint process.

**SECTION 1E-1: ACTION PLAN**

As most housing discrimination complaints in Fresno are related to a disability bias, the City will work with fair housing providers to provide additional educational resources in a variety of languages to both tenants and landlords related to disability rights in housing. The City will publicize fair housing services on its website, in City Hall, and in all housing-related programming. *[Source: 2015-2023 Housing Element, Program 26, modified]*

<b>Responsibility</b>	Planning & Development Department, fair housing service provider
<b>Funding Source</b>	CDBG
<b>Timeframe</b>	Update the City of Fresno Analysis of Impediments to Fair Housing Choice by 2025. Provide funding, as available, to local fair housing service providers and provide services to 1,500 persons annually consistent with the Consolidated Plan and Action Plans. Complete ongoing implementation and annual reporting throughout the planning period.
<b>Objective</b>	Ensure compliance with fair housing laws. Refer discrimination to appropriate State and Federal enforcement agencies. Mitigate impediments to fair housing opportunities throughout the city, with an emphasis on supporting the needs of populations and neighborhoods most impacted by fair housing issues, <a href="#"><u>including but not limited to Lowell/Jefferson Neighborhood, Edison Neighborhood, Southeast neighborhood, Southwest Neighborhood, Central Southeast Neighborhoods, Melane Neighborhood, Fresno High-Roeding Neighborhood, El Dorado Park Neighborhood, and the Shaw/Marks Neighborhood.</u></a>

**Program 27 – Environmental Justice**

The City has initiated the preparation of an Environmental Justice (EJ) Element that will include policies and actions to lessen pollution burden on disproportionately-impacted neighborhoods through urban greening, lessening impacts of industrial uses on residential areas, reducing impacts of extreme heat, and other actions to reduce pollution exposure, and promote equitable access to public facilities, healthy food, safe and sanitary homes, and recreation and physical activity. The EJ Element will include:

1. Objectives, policies, and implementation strategies to reduce the unique or compounded health risks in disadvantaged communities by means that include but are not limited to:
  - a. Reducing pollution exposure, including improving air quality
  - b. Promoting public facilities access
  - c. Promoting food access

- d. Promoting safe and sanitary homes
  - e. Promoting physical activity
2. Objectives, policies, and implementation strategies to promote civic engagement in the public decision making process
  3. Objectives, policies, and implementation strategies that prioritize improvements and programs that address the needs of disadvantaged communities

The EJ Element is expected to be complete and incorporated into the General Plan by June of 2026.

The City will monitor the impact of the EJ Element policies in the General Plan by developing a data tracking program to assess program outcomes in disadvantaged communities. Every five years, the City will collect data to assess its performance against a minimum of five of the following types of measures using 2024 as the base year. The City will adjust policies, actions, or the approach to improve performance as needed:

- Health outcomes of residents in disadvantaged communities
  - Number and percentage of homes that are within a half-mile of a grocery store of other entity that offers fresh food
  - Number of homes that are within a half-mile of a park or open space as defined in the Parks Master Plan
  - Tree canopy within disadvantaged areas
  - Number of homes that are within a half-mile of community facilities such as community centers, libraries, and hospitals or clinics
  - Number of homes that are within a half mile of high quality transit routes
  - Number of jobs created or people employed in disadvantaged communities
  - Amount of support (defined as technical assistance or financial support) for small businesses in disadvantaged communities through the City’s and County’s economic development departments.
  - Number of residents that participated in a city outreach event, City Council, Commission or City meeting, or completed a City-sponsored survey.
- *[Source: New program]*

<b>Responsibility</b>	Planning & Development Department in coordination with Department of Public Works, PARCS Department, Department of Public Utilities, Capital Projects Department, and Mayor’s Office of Community Affairs
<b>Funding Source</b>	General Fund

**SECTION 1E-1: ACTION PLAN**

<b>Timeframe</b>	Update General Plan to incorporate Environmental Justice policies by June 2026. Define metrics for tracking program and establish baseline by December of 2025. Complete first tracking report by December of 2027. Implement the EJ Element at least annually and ongoing, including applying for funding annually or as available.
<b>Objective</b>	Prepare an EJ Element with actions to improve public health and quality of life in disproportionately-impacted neighborhoods, including racially and ethnically concentrated areas of poverty (R/ECAPs). The City will target a 15 percent improvement in the metrics described above, once baselines are established.

## Program 28 – Equitable Community Investments

The City will continue to prioritize investment in underserved neighborhoods, which includes racially and concentrated areas of poverty, with strategic projects in the areas of parks and community centers, water and sewer infrastructure, pedestrian and bicycle safety, road improvements, transit electrification, youth programs, public safety, small business investment, and urban greening and beautification. In order to build upon past work and expand future investment for equitable community investments, the City will pursue a variety of activities including increasing investment, partnership, outreach, and transparency, which will include but not be limited to the following:

- New and improved community centers in West and Central Fresno. *(Timeframe/Objective: 5 new/improved community centers during 2023-2031 planning period)*
- Transform Fresno Greening Projects, which includes investment in new and improved parks, plazas and open space in Southwest Fresno, Chinatown, and Downtown. *(Timeframe/Objective: 7-8 improvements during 2023-2031 planning period)*
- Pedestrian, bicycle, and streetscape improvements, including streetlights, planting trees, new and improved crosswalks, filling sidewalk gaps, pedestrian and bicycle bridges. *(Timeframe/Objective: 5-6 projects during 2023-2031 planning period)*
- Purchase of over \$68 million in new zero-emission buses and expansion of transit service, including paratransit for persons with disabilities. *(Timeframe/Objective: Over 130 new vehicles by 2031)*
- Water, sewer, stormwater, and other infrastructure improvements to accelerate mixed-income infill housing development Downtown, Chinatown, and Southwest Fresno. *(Timeframe/Objective: \$293 million by 2031)*
- The investments listed above facilitate ongoing implementation and investment in the Southwest Fresno Specific Plan (SWFSP) area, including bicycle, pedestrian and trail facilities, Fresno Greening Projects, and construction of new parks. Specifically, the Southwest Fresno Trail, the Southwest Urban Forest Project, and the MLK Park are all under construction and expected to be completed during the 2023-2031 planning period. At least annually and on an ongoing basis implement and monitor the Progress on Southwest Specific Plan implementation will be monitored on an annual basis and make adjustments made as appropriate to ensure meeting objectives.
- The investments listed above facilitate ongoing implementation and investment in the Downtown Neighborhoods Community Plan area, including Chinatown and Downtown urban greening, pedestrian, bicycle and streetscape improvements and infrastructure improvements. Specifically, the Chinatown Urban Greening project, Chinatown Streetscape Improvements and water and sewer main replacements are expected to be completed during the 2023 – 2031 planning period. Progress the Downtown Neighborhoods Community Plan implementation will be monitored on an annual basis and adjustments made as appropriate to ensure meeting objectives.

## SECTION 1E-1: ACTION PLAN

In addition to General Funds, major sources of funding for these programs include but are not limited to:

- An estimated \$40 million per year through Measure P to build new parks and improve existing parks and expand cultural programming opportunities prioritizing areas of greatest need.
- Measure C funds for bicycle, pedestrian, and other road infrastructure projects.
- \$293 million from the State of California for infrastructure improvements in Downtown Fresno. This includes the Downtown Fresno Capital Improvement Project (CIP), supported by \$47 million from the Infill Infrastructure Grant (IIG) program, which will include sewer main replacements across multiple streets, a water project, site preparations, surface improvements, urban greening, installation of pedestrian lighting and push buttons, and ancillary works, and construction of a centralized off-site parking structure.
- An estimated \$23 million in remaining Transformative Climate Communities grant funding, which will fund investments in trails, parks, sidewalks, educational facilities, and other infrastructure improvements.

City Departments are working to transparently track investment for the public to see what and where investment is taking place and to conduct outreach and partner with the community through actions that include but are not limited to:

- Developing an online tool accessible to the public to view the location, type, value, and status of public infrastructure projects.
- Publishing a quarterly report on the planned, obligated, underway, and completed infrastructure projects as they correspond to areas of greatest need.
- Evaluating annually the distribution of infrastructure funds from all funding sources corresponding to areas of greatest need.
- Continuing to partner with local community-based organizations (CBOs) and local affordable housing developers, with a focus on building local capacity, to seek funding and implement programs in the areas of highest need in the city.

*[Source: 2015-2023 Housing Element, Programs 21 and 27; modified]*

<b>Responsibility</b>	All City Departments
<b>Funding Source</b>	General Fund; Capital Improvement Funds; state and federal funding as available including HUD Funds (CDBG).
<b>Timeframe</b>	Annually prioritize investments and annually seek grant funding targeting areas of greatest need, including racially and ethnically concentrated areas of poverty  Continue to implement place-based improvements throughout the 2023-2031 planning period in areas of greatest need, including racially and ethnically concentrated areas of poverty.

	<p>Develop an online tool accessible to the public to view projects by July 2025.</p> <p>Once the tool is created, track infrastructure projects by opportunity area classification (e.g., low resource areas vs high resource areas) and report quarterly online and annually through the Annual Progress Report.</p> <p>As individual planning efforts are completed, implement the plans and evaluate their effectiveness annually, making adjustments as appropriate to ensure their objectives are achieved, such as compatibility between residential and industrial uses.</p> <p>If land use is changed from an adopted use in a specific plan, the City will evaluate impacts and create new targets to better balance for residential-industrial compatibility.</p>
<p><b>Objective</b></p>	<p><a href="#"><u>Prioritize investment in underserved neighborhoods, which includes racially and concentrated areas of poverty, including but not limited to Downtown, Edison Neighborhood, Southeast Neighborhood, Jane Addams Neighborhood, Southwest Neighborhoods, Central Southeast Neighborhoods, McLane Neighborhood, Fresno High-Roeding Neighborhood, El Dorado Park Neighborhood, and Shaw/Marks Neighborhood.</u></a></p> <p>See individual objectives above related to targeted investments.</p>

**Program 29 – Equitable Engagement**

The Office of Community Affairs was created within the Mayor’s Office to provide greater access to historically underrepresented communities. The OCA offers services and resources for Fresno residents. It engages all members of the Fresno community by serving as the City government’s liaison to key constituent groups, associations, multicultural and immigrant populations, faith-based, civic and human service, and others including community benefit organizations. The OCA connects marginalized communities with City services and resources; these communities include the Asian/Pacific Islander community, Black Indigenous and People of Color community, Indian community, Latino community, and LGBTQ community with representation through community coordinators.

The goal of the OCA is to bring underserved communities a voice and create a network for community organizations, community members, and community businesses to feel represented, heard, and connected to city government. The OCA serves as a welcoming presence to make residents comfortable bringing questions, concerns, and comments to city hall, providing a connection with someone who can speak their language and understand their needs, and building trust. The City of Fresno leadership is committed to providing resources for underserved communities and the OCA is intended to bridge the gaps between City Hall and the residents of Fresno. *[Source: New program]*

<p><b>Responsibility</b></p>	<p>Office of Community Affairs</p>
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**SECTION 1E-1: ACTION PLAN**

<b>Funding Source</b>	General Fund
<b>Timeframe</b>	At least annually and ongoing
<b>Objective</b>	Expand outreach and public education strategies to increase engagement amongst historically underrepresented populations and residents with the greatest need, including within the context of the City’s long range and community planning functions as well as the land use entitlement process.

**Program 30 – Workforce Development**

The City will work collaboratively with regional partners to improve job opportunities for residents in sectors that provide not only entry level employment opportunities, but paths that lead to higher paying jobs and better housing. This will include continuation of the following programs and expanding targeted job training as possible:

- Through the **One Fresno Youth Jobs Corps Program**, the City hires youth ages 16-30 years old, pays them a livable wage, provides training and wrap-around services and puts them on a career pathway for future City or outside organization employment in that field. [The program focuses on hiring youth that face barriers, including but not limited to youth who are low-income, justice-involved, transitioning from foster care, and/or unhoused or at-risk of becoming unhoused.](#)
- **Local Conservation Corps (LCC)** LCC provides young adults (ages 18-26) with paid job training and educational opportunities. Corps members (participants) provide service to the community through paid vocational training while advancing their education.
- **Valley Apprenticeship Connections (VAC) Construction Pre-Apprenticeship Program** Fresno EOC VAC program provides a 12-week pre-apprenticeship training to prepare individuals for the construction industry.
- **Workforce Connection Young Adult Program** is an Academic Tutorial and Career Readiness Program providing a comprehensive array of services that focus on assisting young adults with one or more barriers to employment to prepare for post-secondary education and employment opportunities, attain educational and/or skills training credentials, and secure employment with career or promotional employment opportunities. Workforce Connection focuses primarily on serving youth who live south of Shields Ave. in the Fresno metropolitan area. Additionally, the program also serves Urban East, which encompasses Urban Fresno and Clovis to the east of Highway 41. [Source: New program]

<b>Responsibility</b>	Office of the Mayor; Fresno Regional Workforce Development Board; Economic Opportunities Commission
<b>Funding Source</b>	State and federal grant funding
<b>Timeframe</b>	Ongoing, continue to implement

<b>Objective</b>	Provide job training programs to improve economic opportunities
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## Goal 6: Energy Conservation and Sustainable Development

### Program 31 – Reduce or Waive Fees for Vehicle Miles Traveled (VMT)

New CEQA rules on Vehicle Miles Traveled (VMT) require projects to mitigate the number of VMTs generated above the adopted threshold. Projects within 1/2 mile of high quality transit corridors are mostly exempt, as are projects that include a "high" amount of affordable housing. The City will determine what that percentage will be. The City is developing a VMT program which includes a VMT mitigation fee that would pay for active transportation capital improvements which reduce vehicle miles traveled. *[Source: New program, One Fresno Housing Strategy]*

<b>Responsibility</b>	Planning & Development Department
<b>Funding Source</b>	General Fund
<b>Timeframe</b>	Establish an affordable housing threshold by 2026 Establish VMT Mitigation Fee by 2026
<b>Objective</b>	Reduce costs and application processing times associated with VMT analysis for new developments that include affordable housing and support improvements for active transportation infrastructure

## Goal 7: Prevent Displacement and Homelessness

### Program 32 – Opportunity to Purchase Act

The City shall research best practices related to Right of First Refusal and Opportunity to Purchase Act (OPA) programs in California, and based on the findings of the research, consider establishing an OPA ordinance or similar policy that would give tenants and qualifying non-profits priority to purchase a building that has entered pre-receivership with the Anti-Slum Enforcement Team (ASET) Division. The City shall seek public input, coordinate with non-profits, and collaborate with the California Apartment Association (CAA) and Community Based Organizations (CBOs) that work closely with low-income communities in racially and ethnically concentrated areas, on the potential adoption of an OPA ordinance, including targeted outreach to stakeholders such as Central California Legal Services (CCLS) and organizations representing lower-income households and special needs groups. *[Source: New program, One Fresno Housing Strategy]*

<b>Responsibility</b>	Planning & Development Department, CBOs, and CAA
<b>Funding Source</b>	Private funding
<b>Timeframe</b>	Work with CBOs and CAA to collaborate on review of OPA programs and policies throughout 2025.

**SECTION 1E-1: ACTION PLAN**

	Provide recommendations to the City in the form of a report by the end of 2026.
<b>Objective</b>	<p>Allow qualifying tenants and local non-profits the opportunity to purchase existing buildings to be used and/or maintained for affordable housing, with 30 percent of purchases targeting relatively higher resource and income areas including RCAAs.</p> <p>Upon OPA Ordinance adoption, provide opportunity to purchase for 10% of buildings that enter pre-receivership.</p>

**Program 33 – Mobile Home Parks**

The City shall maintain the responsibility for enforcement of the California Mobilehome Parks Act at all mobile home parks located within the city limits. Almost 4,000 mobile home units exist in Fresno in 27 mobile home parks. Mobile home parks represent one of the few remaining sources of unsubsidized affordable housing in the city, and they also provide opportunities for homeownership to individuals and households who might not be able to afford other housing purchase options. As real estate prices rise, mobile home park owners may seek to close parks so that the land can be sold and converted to other uses. Deferred maintenance of a mobile home park can lead to substandard conditions that can also eventually lead to park closures. In an effort to preserve the city’s mobile home parks, the City shall implement the following:

- Enforce the California Mobilehome Parks Act throughout the City.
- Evaluate the effectiveness of the existing Mobilehome Park Rent Review & Stabilization Ordinance and engage residents and commissioners in consideration of policy changes, including the rent review process.
- Establish regulations to protect affordable housing on property currently occupied by mobile home parks. If the property is proposed for conversion from a mobile home park, it will be required to redevelop with a number of covenanted affordable units equal to the number of mobile home units lost in the conversion, or 10 percent of new units, whichever is higher. [If the underlying zone district does not allow for housing, the City shall require the project proponent of a non-residential project to find a replacement site in an area where housing is an allowed use, and provide relocation benefits to any mobile home park residents displaced by the proposed project.](#)
- Continue to support the Mobile Home Rent Review & Stabilization Commission which serves the purpose of protecting mobile home park residents from excessive rent increases.
- Provide reactive and proactive inspections of the conditions of mobile home parks. Hold meetings at mobile home parks to explain the enforcement process.
- Provide annual notification to park owners about rent increase applications.
- Maintain a list and map of mobile home parks in Fresno.

- Compile a list of resources and provide technical assistance to mobile home residents and park owners to facilitate the maintenance and preservation of mobile home parks. Provide relevant information to interested mobile home park residents, owners, and non-profit organizations.
- Make funding available for home repairs, including weatherization, to owner-occupied mobile homes of low-income homeowners.
- Promote available housing rehabilitation and weatherization resources on the City’s website, at public counters, and in libraries. Provide relevant information to interested mobile home park residents, owners, and non-profit organizations. Offer assistance to homeowners in a variety of languages representative of Fresno including, but not limited to, Spanish, Hmong, and Punjabi.
- Conduct targeted outreach to inform park owners, mobile home owners, and other eligible applicants of rehabilitation assistance in local mobile home parks through the Mobile Home Park Repair Program, and the State’s Manufactured Housing Opportunity & Revitalization Program (MORE).
- Provide assistance with funding applications to mobile home park owners, residents, and non-profit organizations to assist in mobile home park preservation and improvement.
- Work with HCD to approve using PLHA funds to establish a mobile home repair program to provide critical repairs to owner-occupied mobile homes, including weatherization and improvements for indoor air quality. [Source: 2015-2023 Housing Element, Program 10a]

<b>Responsibility</b>	City Attorney’s Office, Code Enforcement Division; Planning & Development Department
<b>Funding Source</b>	General Fund; <a href="#">Permanent Local Housing Allocation (PLHA)</a>
<b>Timeframe</b>	<p>Work with HCD to approve use of PLHA funds for a mobile home repair program in 2024.</p> <p>Compile a list of mobile home preservation experts and non-profits by the end of 2024 and maintain existing list of mobile home parks annually.</p> <p>Compile and distribute a list of financial resources for residents and park owners for maintenance and preservation biennially starting in 2025. Conduct biennial outreach to and engagement with mobile home park residents, park owners, preservation experts, and non-profit organizations interested in preservation of mobile home units, starting in 2025. Begin outreach one month before every informative workshop by notifying community benefit organizations and posting on social media.</p> <p>Annually, report on the number of homeowners assisted, the type and volume outreach including meeting locations, number of proactive maintenance inspections conducted, and number of rent increases evaluated.</p>

**SECTION 1E-1: ACTION PLAN**

<b>Objective</b>	<p>Preserve mobile homes as opportunities for homeownership to individuals and households who might not be able to afford other housing purchase options through code enforcement, funding opportunities, prevention of excessive rent increases, and resident engagement.</p> <p>Conduct proactive maintenance inspections of 13% of mobile home parks annually, exceeding the 5 percent required by <a href="#">HSC §18400.1</a>.</p> <p>Conduct outreach meetings at 13 percent of mobile home parks annually.</p> <p>As rent increases are proposed, protect mobile home park residents from excessive rent increases.</p> <p>Connect a minimum of <a href="#">23-58</a> lower-income families with rehabilitation, home repair, and weatherization grant assistance to preserve affordable ownership housing.</p>
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**Program 34 – Eviction Protection Program**

The City shall continue to seek funding for the Eviction Protection Program to fight potentially unlawful evictions [in accordance with the California Tenant Protection Act](#). The Eviction Protection Program (EPP) defends tenants renting an apartment or house in the city of Fresno from unlawful eviction [in support of enforcement of the California Tenant Protection Act](#). If the City determines a tenant is potentially facing unlawful eviction, the tenant may be eligible to receive a City-appointed attorney or legal services to assist in the judicial process at no charge. This program is open to any city of Fresno resident who is facing an unlawful eviction regardless of financial or documented status. Common reasons for unlawful evictions include retaliation for reporting code enforcement violations, discrimination, unlawful rent increases, and many more. *[Source: New Program, One Fresno Housing Strategy]*

<b>Responsibility</b>	City Attorney; Finance Department, Local Housing Trust Fund– Grants Management Unit
<b>Funding Source</b>	General Fund; US Treasury and CA Department of Housing and Community Development (ARPA), <a href="#">HUD Eviction Protection Grant Program</a>
<b>Timeframe</b>	Funding will be expended by the end of fiscal year 2025. The City will seek additional funding to support the Eviction Protection Program, an original element of the Emergency Rental Assistance Program. Marketing and outreach shall occur on an ongoing basis as funds are available.
<b>Objective</b>	Assist 500 tenants annually with eviction defense ranging from legal advice through representation in court.

**Program 35 – Replacement Units**

To reduce displacement risk ~~and in accordance with California Government Code Section 65583.2(g)~~, the City will require replacement housing units subject to the requirements of California Government Code Sections 65915 ~~and (e)(3)~~ Housing Crisis Act (66300 et. seq.) on sites identified in the sites inventory or other areas as appropriate when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to non-vacant sites and vacant sites with previous residential uses that have been vacated or demolished. *[Source: New Program]*

<b>Responsibility</b>	Planning & Development Department
<b>Funding Source</b>	General Fund; Developer Fees
<b>Timeframe</b>	Ongoing, the replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.  <u>Administrative processes and project application forms will be updated to reflect Housing Crisis Act requirements by June 2025.</u>
<b>Objective</b>	Prevent displacement and enforce the provision of replacement housing units subject to the requirements of California Government Code Section <u>65915 and Housing Crisis Act (66300 et. seq.)</u> <del>65915(e)(3)</del> .

**Program 36 – Homeless Assistance**

The City is committed to addressing homelessness and is working on a variety of actions in collaboration with service agencies and providers to provide shelter, housing, and case management services to those in need. The City will apply or support applications for funding for emergency shelters, transitional or supportive housing. The City will continue to use Emergency Solutions Grant (ESG) Program funds to support needed social services and review applications annually. The City is also utilizing the HOME Investment Partnerships (HOME) Program and is contracted with Fresno Housing to implement a tenant-based rental assistance program for persons that are homeless, threatened with homelessness, or in need of housing assistance after completing a transitional living program. The City will take the following actions to provide assistance and resources to those experiencing unsheltered homelessness:

- Cooperate with neighboring cities, the County, and other agencies in completing the Point-in-Time count every other year. Reach out to local colleges and universities and local and regional homeless service providers by July 2024 to identify partnership opportunities to conduct Point-in-Time counts.

## SECTION 1E-1: ACTION PLAN

- Establish a pilot program funded by Encampment Resolution Funding (ERF) to resolve the experience of unsheltered homelessness for people residing in encampments in the Downtown and Southern Blackstone Corridor areas (see Figure 1E-3.33 in Chapter 3) by establishing a Rapid Rehousing and Case Management Program for 100 persons for up to 24 months at certified Independent Living Homes (ILH) throughout the City.
- Provide available funding for emergency shelter types to accommodate the unhoused, including shelter for victims of domestic violence, facilities for LGBTQ+ community members, and facilities that serve families and households with dependent minors which may include but are not limited to pregnant parents, parenting youth, households engaged in reunification and/or child welfare services in need of funding to render said services with the goal of supporting a minimum of 500 shelter beds.
- Establish a reserve fund for operations, support services, maintenance, and repair for various types of shelters and activities (e.g., case management provided at shelters and triage centers, including sleeping cabins, and Project Homekey-funded shelters/triage centers).
- Support the temporary transition of former motels into emergency shelter and permanent supportive housing through private partnerships and the use of Low-Income Housing Tax Credits (LIHTC).
- Leverage the Homeless Assistance Response Team (H.A.R.T) to provide direct services, street outreach, and case management services, including outreach to link unhoused residents with mental health and substance treatment services.
- Support the Voucher Incentive Program (established in 2023) which recruits landlords to house families experiencing homelessness or who are at risk of homelessness. The Voucher Incentive Program provides financial compensation to landlords that, for the first time, rent units to Housing Choice Voucher holders who otherwise would not be able to identify a leasable unit.
- Work with local service providers to explore the feasibility of a safe parking program which would designate parking lots for people living out of their vehicles to safely stay overnight and provide services to help navigate them toward permanent housing.
- Provide mobile showers and restrooms for unhoused individuals through the Homeless Services Division.
- Provide crisis intervention training to City staff that work with the unhoused community.
- Assess how many youth are at risk of homelessness (couch surfing, aging out of foster care) and partner with local school districts and colleges to develop targeted strategies to address the needs of at risk youth.

[The City has committed to the following 7 principles, developed by the United States Interagency Council on Homelessness, for developing and implementing responses to encampments:](#)

- [Principle 1: Establish a Cross-Agency, Multi-Sector Response.](#)

- [Principle 2: Engage Encampment Residents to Develop Solutions.](#)
- [Principle 3: Conduct Comprehensive and Coordinated Outreach.](#)
- [Principle 4: Address Basic Needs and Provide Storage.](#)
- [Principle 5: Ensure Access to Shelter or Housing Options.](#)
- [Principle 6: Develop Pathways to Permanent Housing and Supports.](#)
- [Principle 7: Create a Plan for What Will Happen to Encampment Sites After Closure.](#) [Source: 2015-2023 Housing Element, Program 9, modified with strategies from the One Fresno Housing Strategy]

<b>Responsibility</b>	Planning & Development Department
<b>Funding Source</b>	HUD Funds - ESG, HOME, State Funds - Project Homekey, Homeless Housing Assistance Prevention (HHAP)
<b>Timeframe</b>	Identify partnership opportunities to conduct Point-in-Time counts and surveys by December 2024.  Annual implementation as part of the Emergency Shelter Grant and Continuum of Care funding process and complete annual reporting for HUD entitlement funds throughout the planning period.
<b>Objective</b>	Invest in various housing and emergency shelter types to serve people experiencing homelessness with the goal of sustaining an inventory of at least 500 shelter beds and creating 400 new units of permanent supportive housing. Target investments in areas where the homeless population can more easily access services and public transportation in the central core of the city, including Downtown and along commercial corridors such as Blackstone Avenue.

**Program 37 – At-Risk Housing**

The City will continue to undertake the following activities during the Housing Element planning period to guard against the loss of covenanted affordable housing units available to lower-income households. The efforts listed below represent a varied strategy to mitigate potential loss of at-risk units due to conversion to market-rate units. These local efforts use existing City and local resources and include efforts to secure additional resources from the public and private sector should they become available.

- Contact property owners of units at risk of converting to market-rate housing within three years of affordability expiration to discuss the opportunity to preserve complexes as affordable housing.
- Provide ongoing preservation technical assistance and education to affected tenants and the community at-large on the need to preserve the existing affordable housing stock.

**SECTION 1E-1: ACTION PLAN**

- Monitor covenanted affordable housing projects reaching the end of their covenant timeframes on an ongoing basis, at least annually, in coordination with other public and private entities to determine their interest in selling, prepaying, terminating, or continuing participation in a subsidy program.
- Monitor at-risk projects through the use of existing databases (e.g., HUD, State HCD and California Tax Credit Allocation Committee).
- Respond to any federal and/or state notices, including Notice of Intent to Pre-Pay, owner Plans of Action, or Opt-Out Notices filed on local projects, by contacting property owners upon receipt of notices.
- Work with Fresno Housing to determine the availability of tenant-based vouchers for tenants who choose to move from at-risk units or are displaced by conversion.
- Establish contact with public and non-profit agencies interested in purchasing and/or managing units at-risk to inform them of the status of such projects. Where feasible, provide technical assistance and support to these organizations with respect to financing. The City will actively pursue affordable housing opportunities and maintain a list of interested and qualified affordable housing developers.

In the event at-risk units are not preserved, the City shall require projects that received government funding and/or were granted a density bonus to comply with the required noticing procedures under state law, including providing at least three years notice prior to the conversion of any deed-restricted affordable rental units to market rate and providing additional notice at 12 and 6 months. The City shall also minimize displacement of current tenants by negotiating an anti-displacement policy or relocation mitigation with the owner, whenever possible, and providing support and education to tenants at least 6 months prior to conversion. [Source: 2015-2023 Housing Element, Program 24]

<b>Responsibility</b>	Planning & Development Department; affordable housing developers
<b>Funding Source</b>	HOME Program funds, LIHTC, Cap & Trade, other available funding sources
<b>Timeframe</b>	The City will monitor, every six months, the status of any HUD receipt/approval of Notices of Intent and Plans of Action filed by property owners to convert to market-rate units. The City will annually explore funding sources available to purchase affordability covenants on at-risk projects, transfer ownership of at-risk projects to public or non-profit agencies, purchase existing buildings to replace at-risk units, or construct replacement units. When covenants are expiring, contact property owners to gauge interest in continuing project affordability and pursue funding and preservation strategy on a project basis. Upon receipt of opt-out notices, the City will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures.
<b>Objective</b>	Preserve 313 at-risk units from converting to market rate housing. ( <i>Planning Period 2021-2031</i> )

## QUANTIFIED OBJECTIVES

Table 1E-1.1 summarizes the City's quantified objectives for the 2023-2031 planning period by income group.

**Table 1E-1.1: Summary of Quantified Objectives, 2023-2031**

Program Types	Extremely Low-Income	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
<b>New Construction</b>						
2023-2031 RHNA	4,720	4,720	5,884	5,638	15,904	36,866
<b>Rehabilitation</b>						
Housing Rehabilitation (Program 22)	20	20	80			120
<b>Conservation/Preservation</b>						
Homebuyer Assistance (Program 19)			20	20		40
Housing Choice Vouchers (Program 20)	60	65	125			250
Homeless Assistance (Program 37)	500	400				900
At-Risk Housing (Program 38)			313			313

Source: City of Fresno, 2024.

## SECTION 1E-2: SITES INVENTORY

## ***Airport Safety Zones and Noise Compatibility***

There are two public airports in the city, Fresno-Yosemite International Airport and Fresno Chandler Executive Airport, and one private airport open to public use, Sierra Sky Park. The Fresno County Airport Land Use Commission (ALUC) provides guidance to local jurisdictions on determining appropriate and compatible adjacent land uses through an Airport Land Use Compatibility Plan (ALUCP). The ALUCP establishes six airport safety zones to identify the areas surrounding an airport that could be impacted by an airport accident (see **Figure 1E-2.9**). Each of the six zones have land use compatibility standards that restrict the development of land uses that could pose particular hazards to the public or to vulnerable populations in case of an aircraft accident. The accident risk level is highest within Zone 1 (Runway Protection Zone) and diminishes with each subsequent zone, with Zone 6 (Traffic Pattern Zone) having the lowest accident risk level. Structures of any kind (except for ones set by aeronautical function) are prohibited in Zone 1. Residential development is limited to very low density residential in Zones 2, 3, 4 and 5. There are no limits on residential in Zone 6 areas.

There are a number of sites in the inventory that are within zones that prohibit or severely limit residential development (i.e., Zones 1, 2, 3, and 4), making development on these sites infeasible or not possible and should be removed from the inventory (see **Figure 1E-2.9**). The ALUC recently (October 2, 2023) approved the adoption of an amended Airport Influence Area (AIA) for the Fresno-Chandler Executive Airport that changed the boundaries of the airport safety zones. Upon receiving this new data, the sites inventory was updated to remove sites within Zones 1-4 of the new AIA for Fresno-Chandler Executive Airport.

The ALUCP also seeks to minimize the number of people exposed to frequent and/or high levels of airport noise capable of disrupting noise-sensitive activities. The ALUCP provides airport noise compatibility contours and criteria for proposed land uses located within those contours. All new residential development must be consistent with the noise compatibility criteria outlined in the ALUCP.

## ***Other Constraints and Hazards***

In terms of other potential constraints, a small portion of the city north of Cooper Avenue is within a Military Training Flight Route, where there are a few above moderate and lower-income sites in the inventory. The City is required to send development applications under training routes to the military for review and comment. The military then reviews the development application for compatibility with surrounding military activities and submits any comments to the City. This process would not preclude development on these sites and the referral process has not resulted in delays or other barriers to development.

Wildfire threats are minimal in the city, as the city lacks steep topographies and is largely urbanized or made up of working agricultural land. The city is not located within a very high fire hazard severity zone and therefore no sites in the Housing Element are at risk.

Williamson Act contracts, which allow local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use is another potential constraint to residential development. However, none of the sites in the inventory have Williamson Act contracts.