

2025 Housing Element Annual Progress Report

PLANNING AND DEVELOPMENT DEPARTMENT



Mobile Home Repair



The Mosaic @ The Mural District



Manzanilla Commons



Sierra Crossing



Clinton Avenue Apartments

Jurisdiction	Fresno	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	12/31/2023 - 12/31/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	63
	Non-Deed Restricted	0
Very Low	Deed Restricted	35
	Non-Deed Restricted	3
Low	Deed Restricted	64
	Non-Deed Restricted	8
Moderate	Deed Restricted	0
	Non-Deed Restricted	122
Above Moderate		1719
Total Units		2014

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	1	0
Single-family Detached	1194	1248	951
2 to 4 units per structure	93	34	4
5+ units per structure	752	555	1055
Accessory Dwelling Unit	78	101	41
Mobile/Manufactured Home	0	75	7
Total	2117	2014	2058

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	0	0
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	1,489
Number of Proposed Units in All Applications Received:	3,273
Total Housing Units Approved:	1,595
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	21	22
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	1469	2566
Discretionary	20	707

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	10
Number of Units in Applications Submitted Requesting a Density Bonus	263
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	42
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Fresno	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2023- 12/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Extremeley Low	Deed Restricted		52	-	120	63	-	-	-	-	-	-	256	-
	Non-Deed Restricted		21	-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	9,440	54	-	132	35	-	-	-	-	-	-	563	8,877
	Non-Deed Restricted		83	-	-	3	-	-	-	-	-	-	-	-
Low	Deed Restricted	5,884	-	-	56	-	-	-	-	-	-	-	191	5,693
	Non-Deed Restricted		38	-	25	8	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	5,638	-	-	-	-	-	-	-	-	-	-	274	5,364
	Non-Deed Restricted		-	-	152	122	-	-	-	-	-	-	-	-
Above Moderate		15,904	838	-	1,036	1,719	-	-	-	-	-	-	3,593	12,311
Total RHNA		36,866												
Total Units			1,086	-	1,521	2,014	-	-	-	-	-	-	4,621	32,245

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

- *For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
 - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
 - All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Jurisdiction	Fresno
Reporting Year	2025 (Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Program 1 - Maintain Adequate Sites	Maintain adequate sites to meet the lower- and moderate-income RHNA throughout the entire planning period.	12/31/2031	6th Cycle	Continuous	<p>T1: Ongoing implementation. Update and assess status of housing sites inventory as projects are approved or as entitlement expire. The City developed a RHNA No-Net-Loss Tracker in February 2025 and maintains the tracker on a quarterly basis. In 2025, the City surplus decreased from 3,459 to 3,165 lower-income units and increased moderate-income units from 1,026 to 1,059 and above-moderate income units from 2,350 to 3,348. During the year, housing capacity was adjusted on multiple Housing Element sites due to rezones from the adoption of the West Area Neighborhoods Specific Plan (60 Housing Element sites) and the Tower District Specific Plan (5 Housing Element sites). These rezones resulted in a net increase of 351 lower-income, 194 moderate-income, and 42 above moderate-income unit capacity.</p> <p>T2: 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. Rents for built projects were researched, and adjustments were made to the unit affordability levels of P2, P8, P15, P20 (Phase I), P23, P27, P28, and P29 for a total change in capacity as follows: loss of 20 units of extremely low-income, loss of 79 very low-income, gain of 42 low-income, gain of 136 moderate-income, and loss of 127 above moderate-income housing units.</p> <p>T3: 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. Pipeline Projects in Housing Element Table 1E-2.3 were researched to note advancement or expiration. In 2024, P-8, P-20, and P-24 were built. In 2025, P-2, P-15, P-22, and P-24 were built. Built pipeline projects were noted in the Tracker and their capacity deducted. In 2024, P-4 expired and in 2025, P-9, P10, and P11 expired and were moved to the vacant housing sites inventory and capacity adjusted based on the zoning for each site.</p>	Other	1	The City continues to make the Housing Element Sites Inventory available to the public and developers online via the City's website here: https://experience.arcgis.com/experience/2b2f1f8322fb426db97ed50fc1693786 . See layers titled, "Housing Element Sites Pipeline Projects" and "Housing Element 2023-2031".

<p>Program 2a - Variety of Housing Opportunities in High Resource Areas</p>	<p>Create additional capacity for 2,500 multi-unit lower-income housing units in high and relatively higher resource and income areas.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>T1: 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. Complete: On 11/20/25, the City Council approved Text Amendment No. P24-00794 to the Development Code that allows ministerial approval of multi-unit residential uses in the office zone district. The Text Amendment resulted in an additional 5,355 units of capacity at RM-3 density (30-45 du/ac) in Highest and High Resource Areas. In addition, the text amendment included ministerial approval for multi-unit development in the RM-1, RM-2 and RM-3 zone districts within ½ mile of a bus stop and for mixed-use development in the CMS, CR, NMX, CMX and RMX zone districts within the Infill Priority Area.</p> <p>T4: Incorporate AFFH into land use and funding decisions beginning in January of 2025. Complete: New AFFH narrative and findings are currently incorporated into funding and planning decisions under consideration by the Planning Commission and City Council staff reports for housing-related approvals.</p>	<p>Units</p>	<p>5,355</p>	<p>See City Council agenda and minutes for November 6 and November 20, 2025 here: https://fresno.legistar.com/Calendar. See item P24-00794.</p> <p>Tower District Specific Plan Update: https://fresno-tower-cityoffresno.hub.arcgis.com/</p> <p>Court and Plex Program: https://www.fresno.gov/wp-content/uploads/2025/08/Duplex-Cottage-Court-Submittal-Packet_08.07.25-10w913.pdf</p> <p>ADU Program: https://www.fresno.gov/planning/adu-program/</p>
<p>Program 2b - Variety of Housing Opportunities in High Resource Areas</p>	<p>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.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Objective: Missing Middle Housing Promotion. To support the development of 400 missing middle housing types in Residential Single-Family (RS) zones, duplex and bungalow court plans were published on the City's website and made available for free public use. To help facilitate missing middle housing in Fresno, the City designed and developed duplex construction drawings and received third party approval in the summer of 2025 and made them available to the public to use free of charge in the fall of 2025. The City also designed three courtyard site plans comprised of the City duplex plan and City ADU plans for cottages. A logo and branding concept were developed for a "court and plex" missing middle Housing promotional program that the City plans to launch in spring 2026.</p> <p>Objective: Missing Middle Housing Construction. There were 40 missing middle units (39 ADUs and 1 SB 9 Duplex) built in single family residential districts and 79 missing middle housing units that received approved entitlements in single family residential districts that were not permitted or built in 2025. Of these units entitled, 27 are SB 9 duplexes with ADUs, 10 are SB 9 duplexes, 4 are SB 9 for 2 SFRs and 2 ADUs on one property, and the remaining 38 are ADUs.</p> <p>T2: Initiate review of zoning standards for missing middle housing in January 2025 and develop and adopt objective zoning and design standards by December 2025. A Development Code Audit entitled Streamlining Housing Production was completed for the City by Lisa Wise Consulting in December of 2024 which informed the City's drafting of citywide missing middle zoning standards and objective design standards in 2025. A draft Text Amendment, P25-01642, is now undergoing environmental analysis and is expected to be presented to the City Council for adoption in 2026 (see Program 25 for more information). In addition, the 2005 Tower District Specific Plan Design Guidelines, the only design guidelines in the city that apply to residential development, were revised to be objective and were adopted on November 20, 2025 (Plan Amendment Application No. P25-03201).</p> <p>T3: Initiate a text amendment to the development code that would increase allowable density and permitted uses in single family districts near transit</p>	<p>Units</p>	<p>119</p>	<p>More information is available at the following links:</p> <p>See City Council agenda and minutes for November 6 and November 20, 2025 here: https://fresno.legistar.com/Calendar. See item P24-00794.</p> <p>Tower District Specific Plan Update: https://fresno-tower-cityoffresno.hub.arcgis.com/</p> <p>Court and Plex Program: https://www.fresno.gov/wp-content/uploads/2025/08/Duplex-Cottage-Court-Submittal-Packet_08.07.25-10w913.pdf</p> <p>ADU Program: https://www.fresno.gov/planning/adu-program/</p>

<p>Program 3 - Encourage and Facilitate Accessory Dwelling Units and Small Homes</p>	<p>Facilitate development of 50 ADUs or small homes for lower-income households (including extremely low-, very low-, and low-income), 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.</p>	<p>12/31/2026</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>T1: Update ADU and small home materials annually, or as needed to reflect changes in state law and identify incentives for construction by December 2024. ADU and small home promotional materials were last updated in October 2024. The City continues to provide free pre-approved ADU and Small Home plans with updates occurring annually or as needed to reflect state law. There have been no new state laws that have required the pre-approved ADU plans to be updated or revised. AB 130 has been implemented and standard plans for residential units will not need to be revised to comply with new California Codes for a 10-year period. Legislation continues to make the construction of an ADU more streamlined, which is the incentive most applicants are seeking.</p> <p>T4: 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. The City's ADU and Small Home Program was publicly recognized by the American Planning Association – Central California Section, receiving the "Planning Excellence" Award at the June 26, 2025 City Council meeting. The City's ADU and Small Homes promotional materials include a brochure, guidebook, submittal package, and webpage. The brochures are available at the public counter and guidebooks are available in printed or on-line format. The materials are distributed to interested developers, property owners, and community groups, such as the Fresno Kiwanis Club where a presentation on the ADU program was made on June 24, 2025 and the City's ADU brochure was distributed to the members in attendance.</p> <p>T6: Explore subsidies for utility hook-ups for landlords that make ADUs affordable by December 2025. The City is currently exploring options for fee subsidies for utility hook-ups, but no subsidies have been established to date. Discussions are underway with the Department of Public Utilities (DPU) to reduce water and sewer connection fees. DPU currently offers a reduced fee for a new wastewater facilities connection. This is normally a proportional percentage of the size of the ADU compared to the existing primary residence. (Example: a 1,000</p>	<p>Units</p>	<p>41</p>	<p>City of Fresno ADU Program: https://www.fresno.gov/planning/adu-program/</p>
<p>Program 4 - Streamline Development Review Process</p>	<p>Shorten average entitlement processing times.</p>	<p>12/31/2025</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Objective: Entitlement processing times for housing applications that would have required a negative declaration or environmental impact report under CEQA have been reduced by 6-12+ months due to a recently approved Text Amendment to the Development Code (P24-00794) allowing ministerial approval of office-to dwelling conversions and residential uses on vacant office-zoned land, as well as ministerial approval of multi-unit development within ½ mile of bus stops and mixed use development within the city's Infill Priority Area. The Text Amendment was approved by the City Council on 11/20/25. The Development Department continues to provide navigation and concierge services for affordable housing projects through a Program Administrator position.</p> <p>T1: Develop an SB 330 preliminary application form and SB 35 streamlined approval process by July 2025. Complete.</p> <p>T2: Review local entitlement and permitting procedures by December 2025 and make further modifications within 6 months to streamline development of housing throughout the city. A review of zoning standards to facilitate additional ministerial approval pathways was completed by January 2025 and drafting of a Development Code text amendment is underway with projected adoption date in 2026 as part of a Housing Text Amendment 2 package. (see Program 25).</p>	<p>Other</p>	<p>1</p>	<p>Fresno City Council Item 25-1566: https://fresno.legistar.com/ViewReport.aspx?M=R&N=Master&GID=392&ID=7744688&GUID=5FE76C79-AAC3-409C-AFCA-07B0EB525F06&Extra=WithText&Title=Legislation+Details+(With+Text)</p>

<p>Program 5 - Large and Small Lot Development</p>	<p>Facilitate development of 600 lower-income units on large and small lots to promote efficient use of land for residential development, with 30 percent of development in relatively higher resource and income areas including RCAAs.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>T1: Continue to implement the Voluntary Parcel Merger Program and fee reduction program. The Department of Public Works continues to implement the Voluntary Parcel Merger (VPM) Program by completing the processing of 10 VPMs in 2025.</p> <p>T2: 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. In 2025, the City created the Guide to the Lower-Income Designated Housing Element Sites Larger than 10 Acres (Guide). This tracking document identifies each of the sites over 10 acres on the Sites Inventory by ID number and housing capacity data, along with aerial maps. It also includes a summary of the most recent planning entitlement or building permit activity on each site. According to the tracker, Site ID #780 has an approved entitlement for Bella Vita Apartments, 396 units. 60% have been issued building permits. In addition, Site ID# 1076 has an approved tentative tract map 5463 that applies to this site as well as property to the south for 305 single unit lots. Rent/mortgage levels will be verified when the information is available. The remaining sites in the Guide either have pre-application activity or no activity in the city's entitlement platform. However, a 19.5 acre housing element site, #425 was submitted for building plan check on 12/22/25 for 292 multi-unit dwellings, including 50 lower-income housing units.</p> <p>T3: As projects are processed throughout the planning period, make changes as appropriate based on review and input. Ongoing.</p> <p>T4: Review and establish incentives by Winter 2026. See T5, below.</p> <p>T5: 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. In 2025, the City began site planning and feasibility analysis for an opportunity site on the West Shaw corridor, where several of the City's largest housing element sites are located (Site IDs 817, 818, 819b, 821, 824, 825, 830).</p>	<p>Other</p>	<p>1</p>	<p>Fresno's Guide to the Lower-Income Designated Housing Element Sites Larger Than 10 Acres: https://www.fresno.gov/wp-content/uploads/2026/01/HE-Sites_Large-Lots_Affordable_Guidebook.pdf</p>
<p>Program 6 - Objective Design Standards</p>	<p>Accelerate housing production by ensuring development standards are clear and objective.</p>	<p>12/31/2025</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>T1: 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. The 2005 Tower District Specific Plan Design Guidelines, the only set of residential design guidelines within the City of Fresno, were revised to be objective and were adopted on November 20, 2025 as the Tower District Design Standards and Guidelines in order to streamline affordable housing development in the Tower District. In addition, a review of citywide zoning standards for site development and façade design was completed in January 2025 by Lisa Wise Consulting and a zoning code text amendment is now drafted with projected adoption date in 2026. A CEQA consultant was hired in June of 2025 to conduct environmental analysis on the text amendment. This effort has been incorporated into the broader amendment to the Development Code, Text Amendment P25-01642 (see Program 25). This allows for a more efficient process and cost savings through a consolidated environmental review. Staff anticipates public review in Spring 2026 and subsequent action by the City Council.</p>	<p>Other</p>	<p>1</p>	<p>2025 Tower District Design Standards and Guidelines: https://www.fresno.gov/wp-content/uploads/2025/12/20251222-Design-Standards-Guidelines_Web-Version.pdf</p>

<p>Program 7 - Adaptive Reuse</p>	<p>Facilitate adaptive reuse of existing buildings into housing to increase the city's housing supply.</p>	<p>12/31/2026</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>T1: 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. The City's current Development Code and review and approval processes do not appear to present a constraint to adaptive or interim reuse, as the City actively supports all types of occupancy changes and has successfully implemented adaptive reuse strategies. Notable examples include the Helm Building, the Security Pacific Building, and the Manchester Mall—each demonstrating the City's commitment to revitalizing existing structures through innovative and sustainable design strategies. In addition, the City recently approved Text Amendment P24-00794 authorizing ministerial approval of office-to-dwelling conversions, which facilitates adaptive reuse of existing office buildings.</p> <p>T2: 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. Currently, the Building and Safety Division is applying ASCE 41-22 on two active projects — the Helm Building and the Security Pacific Building — utilizing a Collapse Prevention performance objective. The use of this structural standard allows for a performance-based approach to evaluating existing buildings, particularly in scenarios involving changes in occupancy. This flexibility supports more tailored and resilient design solutions for complex retrofit projects. The 2025 California Building Code was presented to City Council for adoption in September 2025. In October and November, Building and Safety staff were trained in preparation for the implementation of the 2025 California Building Code, which becomes effective on January 1, 2026. This proactive approach ensures that staff are fully equipped to apply the updated standards. To support a smooth transition and identify alternate methods that may reduce adaptive reuse construction costs, Building and Safety staff hosted a free 3.25-hour public symposium to educate stakeholders on key changes and implementation strategies.</p>	<p>Other</p>	<p>1</p>	<p>Text Amendment authorizing ministerial approval of office-to-dwelling conversions, (City Council item P24-00794): https://fresno.legistar.com/LegislationDetail.aspx?ID=7744688&GUID=5FE76C79-AAC3-409C-AFCA-07B0EB525F06&Options=ID Text For additional documentation, contact sophia.pagoulatos@fresno.gov</p>
<p>Program 8 - List of Local Labor Unions and Apprenticeship Programs</p>	<p>To encourage developers and contractors to hire local labor.</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>T1: 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. List has been posted, see link.</p>	<p>Other</p>	<p>1</p>	<p>Local Labor Unions and Apprenticeship Programs: https://www.fresno.gov/planning/building-and-safety/#additional-resources</p>
<p>Program 9 - Use of Sites in Previous Housing Elements</p>	<p>Streamline development on vacant and non-vacant sites identified in previous Housing Element planning periods.</p>	<p>12/31/2025</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>T1: Develop and implement text amendment to Development Code by May 2025. A stand-alone text amendment to the Development Code was drafted in 2025 to allow developments with at least 20 percent affordable lower-income units on vacant and non-vacant sites identified in the lower income inventory of the 5th Cycle Housing Element to be approved ministerially. This text amendment was ready to move forward last spring, however in order to get maximum CEQA streamlining and avoid a lengthy CEQA process, it had to wait until the "Residential in Office" (P24-00794) Text Amendment was approved (which occurred in November of 2025) to take advantage of the ministerial thresholds established in that bill. The text amendment will now undergo the legislative process in early 2026, with anticipated City Council consideration by Spring.</p> <p>T2: Develop SB 330 preliminary application and SB 35. Complete, see Program 4.</p>	<p>Other</p>	<p>1</p>	<p>Please contact Sophia.Pagoulatos@fresno.gov for supporting documentation</p>

<p>Program 10 - Annual Reporting Program</p>	<p>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.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>T1: 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. On March 12, 2025, the City made available a Public Review Draft of the 2024 Housing Element Annual Progress Report (APR) for a fifteen-day review and comment period, with the options of submitting comments via U.S. Mail or Email. Also on March 12, 2025, the City posted informational videos about the APR on the City's webpage in English, Spanish, Hmong, and Punjabi. A community meeting was held on March 12, 2025, at Ted C. Wills Community Center, to provide the public with an opportunity to learn about the 2024 HE APR and to provide highlights on the City's achievements in housing during the previous reporting period. The meeting was advertised online on the City of Fresno's webpage, the City's social media pages, and by email to Fresno residents who have expressed an interest in housing issues, community benefit organizations, affordable housing developers, and governmental agencies via a 500-entity email distribution list.</p> <p>On March 27, 2025, a public hearing was held to present the APR to the Fresno City Council and the public to invite residents and stakeholders to provide feedback regarding the APR to City staff and policymakers. The meeting was advertised online on the City of Fresno's webpage, the City Clerk's webpage, the City's social media pages, and through a public notice published in the Fresno Bee, and the local Hmong radio station. Additionally, Fresno residents who have expressed an interest in housing issues, community benefit organizations, affordable housing developers, and governmental agencies were notified about the meeting through a 500-entity email distribution list.</p> <p>On August 20, 2025, the City held a community meeting at Ted C. Wills Community Center, to provide a six-month update on the City's progress towards achieving its' Housing Element goals in 2025. The event brought together a diverse group of engaged stakeholders who came prepared with thoughtful, in-depth questions about the City's efforts to build safe, affordable, and inclusive housing for all of Fresno's residents. The meeting was advertised online on the City of Fresno's webpage, the City's social media pages, and by email to Fresno residents who have expressed an interest in housing issues, community benefit organizations, affordable housing developers, and governmental agencies via a 500-entity email distribution list.</p>	<p>Meetings</p>	<p>1</p>	<p>City of Fresno Housing Element Webpage: https://www.fresno.gov/planning/housing-community-development/#housing-finance-production</p> <p>Fresno City Council Agenda Item: https://fresno.legistar.com/LegislationDetail.aspx?ID=7269267&GUID=A4F443F6-C8EF-4AE5-B1E6-2337C53A856E</p> <p>Socail Media Posts: https://www.facebook.com/FresnoCA/posts/pfbid02CXJLS6GHLF6gdn4Hm1TMCNHRcPZ9gUKprwS6q4Dy7Q1T4UFrk9JJoja1dTNjTI https://www.facebook.com/FresnoCA/posts/pfbid0WwhjtZbx9WfM1ZFImJzaYSF3FHLRCKppqE3W5nJoMLb6GCEDaPstSkgBn7hhp6l https://www.facebook.com/fresnoOCA/posts/pfbid0ZTVvokQw1DvBWuoryXHZD64csBnSH7y9XpG33QmkQa7huytEghn4YJzPNDwiUxsDI</p> <p>Office of Community Affairs (OCA) webpage: https://www.fresno.gov/mayor/office-of-community-affairs/#homebuyer-resources</p> <p>Please contact Jennifer.E.Davis@fresno.gov for additional supporting documentation</p>
<p>Program 11 - Incentives for Housing Development</p>	<p>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.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>T1: 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. The City continues to provide assistance and incentives to support development by 1) working with developers to identify affordable housing site opportunities in high and relatively higher resource areas, including the newly available vacant office sites which now allow ministerial processing of residential projects (see Program 2: Ministerial approval on sites with 5,355 units of RM-3 capacity have been added to Highest and High Resource areas); 2) priority and ministerial processing for housing in the downtown planning area; 3) Inner-City Fee Program that provides discounts on planning application fees; and 4) impact fee waivers for qualifying infill projects located within priority areas of the city, among other incentives. The City provides flexibility in meeting off-site infrastructure requirements for affordable housing projects and continues to promote and monitor the utilization of State affordable housing density bonus and City TOD height and density bonus provisions continuing throughout the planning period.</p> <p>The City's recently updated comprehensive list of incentives, which covers historic preservation, inner city applications, development of ADUs and courts and plex's, brownfields, transit-oriented development, residential development in office zoning, infill and job creation, is in final review and will be posted on the City's website by March of 2026.</p>	<p>Units</p>	<p>5,355</p>	<p>Text Amendment authorizing ministerial approval of office-to-dwelling conversions, (City Council item P24-00794): https://fresno.legistar.com/LegislationDetail.aspx?ID=7744688&GUID=5FE76C79-AAC3-409C-AFCA-07B0EB525F06&Options=ID Text</p> <p>For additional documentation, contact sophia.pagoulatas@fresno.gov</p>

<p>Program 12 - Local Housing Trust Fund</p>	<p>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.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Objective: In 2025, the City leveraged LHTF resources to obtain \$6,700,000 in additional investment to support the development of affordable housing and housing stability initiatives, including the creation of 138 permanent housing units to support households earning between 30% and 80% AMI.</p> <p>The City advanced the acquisition and preservation of the La Hacienda mobile home community, which received City Council approval in March 2025. This initiative aims to prevent displacement of existing residents, expand affordable housing options (including Veterans) and restore housing stability in a vulnerable community of 60 units available for households earning between 30% and 80% AMI. On July 11, 2025, the City wired LHTF funds of \$3,700,000 to the developer Self-Help Enterprises, to facilitate the acquisition of the mobile home park.</p> <p>In June 2025, the City issued \$3,000,000 to fund the Clinton Avenue Apartments Project, a 78-unit affordable housing development. The funding commitment was approved by City Council via Resolution 2021-181. The City attended the ribbon cutting of the project in May 2025, and the project achieved full occupancy shortly thereafter.</p> <p>T1: Annually publish a NOFA to solicit applications for funding. The City intends to publish an annual Notice of Funding Availability (NOFA) for the Local Housing Trust Fund (LHTF), contingent upon the availability of funds, throughout the planning period. As a result of the City's application to HCD's LHTF Program requesting \$5,000,000 in matching funds, the City received a Conditional Award notice from HCD in August 2025 in the amount of \$1,797,373.73. The City submitted the Acceptance of Terms and Conditions on September 8, 2025. On December 18, 2025, the City received the executed Standard Agreement from HCD, which is currently being reviewed by the Fresno City Attorney's Office. The City anticipates executing the agreement during the first quarter of 2026. Following the execution of the Standard Agreement and confirmation of available program funds, the City will release a NOFA shortly thereafter.</p> <p>T2: Review and update community priorities for the distribution by July 2025. During 2025, the City's Housing Team pursued \$34,485,443 in funding to assist in the development, preservation, and rehabilitation of housing with a particular emphasis on the development of mixed-income neighborhoods. Throughout the year, the Housing Team evaluated funding opportunities and status of housing sites inventory. The Community Development Division continued to assess potential competitive funding opportunities available from HUD. The Housing Finance Division was awarded Permanent Local Housing Allocation (PLHA) Program, Formula Allocation Round 5 from the California Housing and Community Department (HCD) in the amount of \$2,239,084. The Housing Finance Division was also awarded Local Housing Trust Fund Round 5 funding from the California Housing and Community Department (HCD) in the amount of \$1,797,373. The Housing Finance Division received an award from Homekey+ in the amount of \$4,966,896 for the La Hacienda Mobile Estates project, which will serve Veterans at-risk of Homelessness, and resubmitted a Homekey+ application in the amount of \$25,462,090 for a permanent supportive housing project to include 9 veteran assisted units, which is currently under review by HCD. The team will continue to proactively assess additional potential funding opportunities available from HCD and HUD throughout the year.</p> <p>T1: 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.</p> <p>In 2025, the Housing Team continued to identify multiple City-owned sites available for development, with plans to declare the sites Surplus and follow the Surplus Land Act (SLA) for disposition and development of affordable housing. Staff will continue to assess all City-owned land for opportunities for affordable housing in infill areas throughout the City. Sites declared Surplus this quarter include a 10.24 Acre parcel at Willow/Byrd (APN: 481-110-42T), and the City's Clarion Pointe Motel located at 4061 N. Blackstone Avenue (APN: 434-143-06). Notices of Availability as required by SLA were released for these properties in 2025.</p> <p>The Housing Team continued to provide technical assistance to developers for</p>	<p>Other</p>	<p>156</p>	<p>Information about the City of Fresno Local Housing Trust Fund can be located at: https://www.fresno.gov/planning/housing-community-development/lhtf/</p> <p>La Hacienda - City Council ID 25-72 https://fresno.legistar.com/ViewReport.aspx?M=R&N=Master&GID=392&ID=7254444&G UID=9056CB24-213D-4693-B111-AE55588CF7BE&Extra=WithText&Title=Legi slation+Details+(With+Text)</p> <p>Resolution 2021-181: https://documents.fresno.gov/WebLink/DocView.aspx?id=11046964&dbid=0&repo=LF-Repository</p> <p>The LHTF Awards list from HCD can be located at: https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/lhtf/lhtf-awards.pdf</p> <p>Information about Eviction Protection Program can be located at: https://www.fresno.gov/cityattorney/eviction-protection-program/</p> <p>Please contact Jennifer.E.Davis@fresno.gov for additional supporting documentation</p>
<p>Program 13 - Pursue State and Federal Funding Sources for Housing Development</p>	<p>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.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Objective: During 2025, the City's Housing Team pursued \$34,485,443 in funding to assist in the development, preservation, and rehabilitation of housing with a particular emphasis on the development of mixed-income neighborhoods. Throughout the year, the Housing Team evaluated funding opportunities and status of housing sites inventory. The Community Development Division continued to assess potential competitive funding opportunities available from HUD. The Housing Finance Division was awarded Permanent Local Housing Allocation (PLHA) Program, Formula Allocation Round 5 from the California Housing and Community Department (HCD) in the amount of \$2,239,084. The Housing Finance Division was also awarded Local Housing Trust Fund Round 5 funding from the California Housing and Community Department (HCD) in the amount of \$1,797,373. The Housing Finance Division received an award from Homekey+ in the amount of \$4,966,896 for the La Hacienda Mobile Estates project, which will serve Veterans at-risk of Homelessness, and resubmitted a Homekey+ application in the amount of \$25,462,090 for a permanent supportive housing project to include 9 veteran assisted units, which is currently under review by HCD. The team will continue to proactively assess additional potential funding opportunities available from HCD and HUD throughout the year.</p> <p>T1: 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.</p> <p>In 2025, the Housing Team continued to identify multiple City-owned sites available for development, with plans to declare the sites Surplus and follow the Surplus Land Act (SLA) for disposition and development of affordable housing. Staff will continue to assess all City-owned land for opportunities for affordable housing in infill areas throughout the City. Sites declared Surplus this quarter include a 10.24 Acre parcel at Willow/Byrd (APN: 481-110-42T), and the City's Clarion Pointe Motel located at 4061 N. Blackstone Avenue (APN: 434-143-06). Notices of Availability as required by SLA were released for these properties in 2025.</p> <p>The Housing Team continued to provide technical assistance to developers for</p>	<p>Other</p>	<p>1</p>	<p>HCD PLHA Award List: https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/plha/plha-formula-component-award-list.pdf</p> <p>HCD LHTF Award List: https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/lhtf/lhtf-awards.pdf</p> <p>HCD Homekey+ Award List: https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/homekey/homekey-plus-awardee-list.pdf</p> <p>Please contact Jennifer.E.Davis@fresno.gov for additional supporting documentation</p>

<p>Program 14 - Partnerships with Affordable Housing Developers</p>	<p>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.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Objective: The City of Fresno continues to focus on attracting large investors for affordable housing development and recently received an award of \$100,000,000 from the State to support infrastructure improvements, parking upgrades, and the development of affordable housing. The City allocated \$20,000,000 to the Housing Finance Division to assist with new construction and substantial rehabilitation of multi-family market rate housing in Downtown and Chinatown. A NOFA was released on August 29, 2025, and closed in December 2025, which will offer up to \$8,000,000 per project demonstrating shovel readiness. The City received an additional award of \$5,000,000 from the State to support new construction and substantial rehabilitation of multi-family market rate housing in Downtown and Chinatown. This significant investment is expected to attract additional private and institutional capital. To further encourage investor participation, Fresno's Real Estate Investment Trust (REIT) model promotes opportunities for individuals and organizations to invest in income-producing real estate projects. This approach offers diversification, stable potential income, and long-term capital appreciation, key incentives for large-scale investors considering affordable housing developments.</p> <p>The Community Development Division focused heavily on capacity building for affordable housing developers and stakeholders and will continue ongoing implementation throughout the planning period. As an entitlement jurisdiction of federal HOME Investment Partnerships (HOME) Program funds, the City of Fresno is required to provide capacity building to the smaller non-profits that may not have staff with development experience. Program and technical assistance are provided to these non-profits and other more experienced developers that are not familiar with the HOME Program regulations. Items routinely discussed to help build capacity are rent limits, utility allowances, income limits, subsidy caps, underwriting requirements, program agreements, proformas, reserves, cash flow statements, operating expenses, and other development and post development items. Staff provided ongoing technical assistance and project management oversight of non-profit developers and stakeholders to increase their capacity as they create applications and develop projects that are funded with HUD entitlement dollars. Also, in collaboration with Southwest Fresno Development</p>	<p>Units</p>	<p>375</p>	<p>Resolution No. 2025-304 Clarion Pointe: https://documents.fresno.gov/WebLink/DocView.aspx?id=21556514&dbid=0&repo=LF-Repository</p> <p>Resolution No. 2025-201 Herndon and Hayes: https://documents.fresno.gov/WebLink/DocView.aspx?id=20511663&dbid=0&repo=LF-Repository</p> <p>Please contact Jennifer.E.Davis@fresno.gov for additional supporting documentation</p>
<p>Program 15 - Land Bank</p>	<p>Accumulate underutilized land and/or vacant properties that could be used to support construction of affordable housing.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Objective: In 2025, the City of Fresno continued to make significant progress in coordinating acquisitions and dispositions of potential infill development sites located on vacant or abandoned sites within Fresno City limits. Housing Production staff created an inventory of underutilized land and vacant properties, with a focus on County Tax-Defaulted Properties and State-owned surplus properties, analyzing parcels that went to auction, minimum bid prices, and actual sales price. These properties will be included in the list of potential sites for comparability and feasibility for future development.</p> <p>T1: Research viable land banking models with the goal of establishing a local land bank by 2029. In 2025, Housing Production Division staff explored successful land banking models from other cities, began compiling a list of vacant and underused properties, and worked closely with other departments to gather essential data. The team continued researching funding sources to support future efforts. Staff continued focusing on County Tax-Defaulted Properties and have expanded the search to include Caltrans Surplus properties in Fresno City limits. The details of how the City will acquire property through the auction are being discussed. These actions are paving the way toward the City's goal of launching the City's Land Bank by 2029.</p>	<p>Other</p>	<p>1</p>	<p>Please contact Jennifer.E.Davis@fresno.gov for supporting documentation</p>
<p>Program 16 - Community Land Trust</p>	<p>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 RCAAs.</p>	<p>12/31/2027</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Objective: In 2025, the City made progress on identifying opportunity sites for acquisition in areas at risk of displacement and high resource areas. Housing Production staff researched a list of opportunity sites, through the work of other programs in which City, County, or State-owned surplus sites are investigated for feasibility. Staff are prepared to provide the list of identified sites to CLTs throughout the planning period.</p> <p>The City's Planning Liaison and Housing Teams continue to assist CLTs build capacity through collaboration by providing support and technical assistance throughout the entitlement process when requested. We will continue to assist in building capacity by providing the list of opportunity sites once created, including those in RCAAs, throughout the planning period.</p>	<p>Other</p>	<p>1</p>	<p>Please contact Jennifer.E.Davis@fresno.gov for supporting documentation</p>

<p>Program 17 - Surplus Public Lands</p>	<p>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.</p>	<p>12/31/2030</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>T1: Complete a list of potential City surplus sites by June 2025. In June 2025, Planning Department staff completed the list of potential City surplus sites that may be made available for affordable housing or other uses consistent with the Surplus Land Act and continue reviewing the list to find potential sites that are feasible for development. Planning Department staff continue to collaborate with other City departments to determine any sites that have unplanned future uses and are potential surplus sites. The list will be utilized in identifying publicly owned small, scattered sites that may be appropriate for missing middle housing or affordable homeownership opportunities. In addition, each site is evaluated to determine if emergency housing and community services would be feasible.</p> <p>T4: Publish a Notice of Availability for at least 15 percent of City surplus sites annually and complete disposition within one year of publication. On July 30, 2025, staff published a NOA for the vacant property at W. Herndon Avenue and N. Hayes Avenue, which was declared surplus on June 26, 2025. Negotiations with interested parties have been underway for the development of housing on this site. On December 9, 2025, staff published a NOA for the former Clarion Pointe Hotel located at 4061 North Blackstone Avenue, which has been acting as an emergency homeless shelter. This site will remain as a shelter through December 2026, which is the end of the grant term used to fund the City's initial purchase of the site.</p>	<p>Other</p>	<p>1</p>	<p>Please contact Jennifer.E.Davis@fresno.gov for supporting documentation</p>
<p>Program 18 - Mixed Income Neighborhood Trust (MINT)</p>	<p>Support CFNT to develop a scattered site rental portfolio of a minimum of 50 new affordable rental housing units.</p>	<p>12/31/2026</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Objective: In 2025, the City continued to assist Central Fresno Neighborhood Trust (CFNT) in building capacity. CFNT established operations shortly after the ARPA Agreement was approved by City Council and executed in 2022. CFNT continued to work towards acquisitions that will benefit the community and the operating board and Trust Stewardship committee continued to work alongside City staff on acquisitions and funding. CFNT has acquired 4 properties to date and 2 of the 4 properties have been rehabilitated and rented. The third site is in process of completing construction plans that will be submitted to the City for approval in December 2025. The fourth site was acquired August 2025. There is a fifth property near 5th Street and Belmont Avenue that is currently in Escrow and has 6 units. CFNT has developed and managed 17 affordable rental housing units to date, and the renovations made to the CFNT properties have improved the living conditions of the residents of the Lowell Neighborhood and contributed to the overall improvement of the community. CFNT's overall efforts to acquire and rehabilitate mixed income units are vital to the health, safety, and welfare of Lowell Neighborhood residents, having a positive lasting impact on the well-being of this underserved community.</p>	<p>Units</p>	<p>17</p>	<p>Lowell Community Development Corporation CFNT website: https://lowellcdc.org/central-fresno-neighborhood-trust/ Please contact Jennifer.E.Davis@fresno.gov for additional supporting documentation</p>

<p>Program 19 - Homebuyer Assistance</p>	<p>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.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Objective: During 2025, significant accomplishments included the revision of MAP program guidelines to improve clarity and usability, the completion of a targeted program workshop, outreach and marketing continued with updated flyers and social media materials posted to the City's website, and community awareness efforts were initiated at the Housing Finance Division's community meeting on March 12, 2025, where the City's Mortgage Assistance Program was briefly introduced and the programs relaunch was discussed. In addition, the MAP program was relaunched for public participation, and the end of 2025 was marked as a period of high engagement and strong program performance. Key efforts included managing a high volume of public inquiries through phone and email, guiding applicants successfully through eligibility requirements and the application process, receiving and reviewing a sufficient number of applications to fully utilize available PLHA funds, and fully committing Round 4 program funds.</p> <p>T1: 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. The City's Housing Division applied for available funding for the homebuyer assistance program. In May 2025, the City received a Standard Agreement from HCD along with \$788,754 in Round 4 of PLHA funding for the City's first-time homebuyer Mortgage Assistance Program (MAP). In March 2025, staff applied for HCD's CalHome Super NOFA requesting funding for the Mortgage Assistance Program and are drafting application materials for the next round of funding. In September 2025, staff submitted the application for the City's PLHA Round 5 Allocation. The City received the Round 5 PLHA award letter on November 21, 2025, and are awaiting the Standard Agreement from HCD. Upon receipt of the Standard Agreement, staff will initiate the fund request process immediately to ensure timely access to Program resources.</p> <p>T2: 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. Beginning in 2025, Housing Finance Division staff provided quarterly reports to the Planning</p>	<p>Households</p>	<p>49</p>	<p>Housing Finance webpage: https://www.fresno.gov/planning/housing-community-development/#housing-finance-production</p> <p>Office of Community Affairs Homebuyer Resources webpage: https://www.fresno.gov/mayor/office-of-community-affairs/#homebuyer-resources</p> <p>News Articles and Social Media Posts about MAP's relaunch: https://www.facebook.com/reel/816479014266694 https://www.yourcentralvalley.com/news/local-news/here-is-how-you-can-receive-up-to-a-10k-loan-buying-a-home-in-fresno/ https://www.facebook.com/watch/?v=816479014266694 https://www.telemundofresno.com/noticias/local/quieres-comprar-tu-primera-casa-este-programa-hipotecario-en-fresno-te-presta-hasta-100000/2307395/?utm_medium=share&_branch_referrer=H4sIAAAAAAAAAA8soKSkottLXL0nNSc0tzUvJTytkLc7L10ssKNDLYczL1s+JKDbJqwzjM45lsq8rSk1LLSrKzEuPTyrKLy9OLbL1zCsuSUvwSswFALMYa+dJAAAA&_branch_match_id=1544786090052102178fb0i</p>
<p>Program 20 - Housing Choice Voucher Incentive Program</p>	<p>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, including RCAAs, to support housing mobility for low-income families and special needs households.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Objective: The City's dedicated Voucher Incentive Program with Fresno Housing ended December 31, 2024, once the ARPA funding for the program was fully expended. However, the Housing Finance team continued to collaborate with Fresno Housing in 2025 on voucher programs. The team met with Fresno Housing on August 21, 2025, to discuss outreach for the HCV program. Unfortunately, Fresno Housing has halted outreach for this program because the waiting list for the program is extremely long and marketing the program is not feasible without sufficient funds available. When funding has resumed, the Housing Finance team will continue to provide support to Fresno Housing in marketing and outreach efforts in higher resource and income areas.</p>	<p>Households</p>	<p>243</p>	<p>Please contact Jennifer.E.Davis@fresno.gov for supporting documentation</p>
<p>Program 21 - Advocate for Repeal of Article 34</p>	<p>Remove regulatory barrier associated with receiving voter approval for affordable housing development.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Objective: In 2025, the City of Fresno Planning Department continued monitoring legislative efforts at the State level aimed at repealing Article 34. There were no Article 34 repeals proposed in 2025. Staff will continue working with our lobbyists and representatives around Article 34 in future years.</p>	<p>Other</p>	<p>1</p>	<p>n/a</p>

<p>Program 22 - Housing Rehabilitation</p>	<p>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.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Objective: In 2025, the City's Housing and Community Development Division assisted 56 households with rehabilitation resources and promoted housing rehabilitation resources by distributing flyers promoting the Division's Senior Exterior Repair Program (SERP) at the community meetings for the Local Housing Trust Fund in May 2025, and informational workshop in August 2025, and during a Mortgage Assistance workshop in September 2025. The Division's webpage includes the Senior Exterior Repair Program brochure in English, Spanish, Hmong, and Punjabi. As of December 15, 2025, there were 343 people on the City's SERP waiting list.</p> <p>In addition, the Community Development Division staff worked directly with applicants to walk them through the application process. Referrals were made for applicants who were ineligible for the City's Senior Exterior Repair Program, as appropriate. Staff continued to assist program participants throughout the application process. The Housing Rehab Specialist walked the applicant through the process and then the Community Development Team continued to gather documents and refer the applicants to other entities, if appropriate.</p> <p>The Community Development Division offered financial assistance and grants for home rehabilitation by continuing to operate its Senior Exterior Repair Program (SERP), which offers CDBG grants to eligible homeowners for housing repairs. However, due to the use of Federal funding, prioritizing areas of concentrated poverty and older housing stock is not currently taken into account.</p> <p>T1: 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. The Community Development Division hosted 8 community needs workshops (6 in-person and 2 virtual) as part of the development of the PY2026 Annual Action Plan. The 6 in-person meetings were located at: Pinedale Community Center, Legacy Commons, Ted C. Wills Community Center, The Word Community Church, Ambassador, and Clarion. The SERP program was mentioned as an eligible activity at each of the meeting locations. During these</p>	<p>Households</p>	<p>56</p>	<p>Housing and Community Development webpage: https://www.fresno.gov/planning/housing-community-development/</p> <p>Community Meetings Flyer: https://www.fresno.gov/planning/housing-community-development/#public-comments-opportunities</p> <p>Fresno City Council Agenda Item 25-656: https://www.fresno.gov/legistar.com/LegislationDetail.aspx?ID=7429335&GUID=BC001039-BD88-4C96-8410-DBFE701A3591</p> <p>Fresno City Council Agenda Item 25-1346: https://www.fresno.gov/legistar.com/LegislationDetail.aspx?ID=7764418&GUID=5E3C7B0A-F78F-4129-BF80-AA33E9D94A34</p> <p>Please contact Jennifer.E.Davis@fresno.gov for additional supporting documentation</p>
<p>Program 23 - Comprehensive Code Enforcement</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, but not limited to Downtown Fresno, Lowell/Jefferson Neighborhood, Edison Neighborhood, Southeast Neighborhood, Southwest Neighborhood, Central Southeast Neighborhoods, McLane Neighborhood, Fresno High-Roeding Neighborhood, El Dorado Park Neighborhood, and the Shaw/Marks Neighborhood. Determine any additional neighborhoods that should be identified for outreach and programming. Connect residents to available housing rehabilitation programs and services.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Objective: The Community Compliance Unit will continue to assertively conduct targeted neighborhood inspections of housing units for potential health and safety issues. All Council District Teams 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 and businesses. This unit also consists of a Commercial Vacant Building Team, holding property owners of vacant buildings accountable; and a team designed to eradicate illegal cannabis activity; and a Tobacco Enforcement Team to enforce the illegal sale of unlawful tobacco in our city. In addition, the Blackstone Corridor has dedicated inspectors to work with commercial businesses to improve their store fronts and surrounding areas to help eliminate attractive nuisances, crime, blight, and issues related to the unhoused community.</p> <p>The Rental Housing Unit continues to operate the Rental Housing Improvement Program to address issues 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. This team continues to identify severely dilapidated properties and work with the Police Department, Fire Department and County Housing Authority to conduct proactive inspections of multi-family properties deemed to be slum properties based on Police, Fire and Code Enforcement calls for service. They inspect the interior of all units, the exterior of all buildings and the property grounds for substandard building, public nuisance, and zoning code violations.</p> <p>The Special Teams Unit of Code Enforcement is comprised of six specialty teams, each responsible for addressing specific code enforcement matters in neighborhoods throughout the City.</p> <p>Waste Tire Team: Collects waste tires from various locations throughout the City, conducts commercial waste tire facility inspections, and holds approximately three annual waste tire amnesty events for residents to properly dispose of waste tires</p>	<p>Other</p>	<p>1</p>	<p>City of Fresno Code Enforcement Webpage: https://www.fresno.gov/cityattorney/#code-enforcement</p> <p>Please contact Jennifer.E.Davis@fresno.gov for additional supporting documentation</p>

<p>Program 24 - Special Needs Housing</p>	<p>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.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Objective: In 2025, the City continued to advocate for the provision of special needs housing through the development of 257 units of housing. In November 2025, the Community Development Division entered into a subrecipient agreement with the Fresno Housing Authority for HOME TBRA. The current funding expands the existing TBRA program by providing rental assistance for unsheltered transitional-aged youth (18–24). This initiative focuses on providing TBRA to the youth at Sierra Crossing and Youth within the City of Fresno for up to 24 months. The TBRA program will continue to provide rental assistance to existing TBRA households and newly eligible households that do not include transitional- aged youth. The program is projected to serve 44 households over the course of a 3-year period (07/01/2025-06/30/2028) with at least 31 households including transitional aged youth.</p> <p>The City continued efforts to provide housing for extremely low-income seniors in 2025. The Community Development Division's PY25-26 NOFA for New Construction and Substantial Rehabilitation for Multi-Family or Single-Family Affordable Housing published on August 1, 2025, included points for applications that include units set aside for individuals and families with 30% AMI or less. Applications were reviewed, preliminary underwriting was completed, and management's review is pending.</p> <p>The City continued its commitment to develop housing for young adults, foster youth, and single-parent families. The Housing Finance Division worked closely with Valley Teen Ranch to lease up their 96-unit Homekey 3 Sierra Crossing Permanent Supportive Housing Project and reached 50% occupancy in 2025. The Division also worked with Fresno Mission on two projects involving homeless transitional-aged youth (TAY), the City Studios Permanent Supportive Housing project that will provide 34 units of Permanent Supportive Housing, and the TAY Shelter project which is scheduled to begin construction in 2026.</p> <p>T2: 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>Units</p>	<p>257</p>	<p>Resolution No. 2024-132 Sarah's Court: https://documents.fresno.gov/WebLink/DocView.aspx?id=17695551&dbid=0&repo=LF-Repository</p> <p>HOME Investment Partnership Agreement: https://documents.fresno.gov/WebLink/DocView.aspx?id=21442490&dbid=0&repo=LF-Repository</p> <p>Ordinance 2007-75 Density Bonus: file:///C:/Users/JENNIFED/Downloads/Ordinance%20-%202007-075%20-%209_25_2007%20(1).pdf</p> <p>Ordinance 2022-005 Fee Waiver Program for Residential Infill: https://documents.fresno.gov/WebLink/DocView.aspx?id=15307854&dbid=0&repo=LF-Repository</p> <p>Ordinance 2021-029 Infill Incentive Program: file:///C:/Users/JENNIFED/Downloads/Ordinance%20-%202021-029-%206_17_2021.pdf</p> <p>Resolution 2025-102 Farmworker Housing: https://documents.fresno.gov/WebLink/DocView.aspx?id=20089614&dbid=0&repo=LF-Repository</p> <p>Fresno City Council Agenda Item 25-1346: https://fresno.legistar.com/LegislationDetail.aspx?ID=7764418&GUID=5E3C7B0A_E78E</p>
<p>Program 25 - Development Code Amendments for Compliance with State Law and to Reduce Barriers to Housing Development</p>	<p>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.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>T1: The City will initiate Development Code amendments by December 2025. In 2025, the City's Planning and Development Department initiated the process of amending the Development Code to address development standards and barriers to housing opportunities. In early 2025, a first phase Development Code Housing Text Amendment 1 (P25-00996) related to bringing standards for accessory dwelling units, agricultural labor housing and definitions ("Family" to "Unit") into consistency with state law was approved by the City Council on June 19, 2025.</p> <p>A second and more extensive phase of Development Code amendments, known as the Housing Text Amendment 2 (P25-01642) was then drafted with amendments related to density bonus, accessory dwelling units, parking requirements, emergency shelters, low barrier navigation centers, residential care facilities, single room occupancy units, supportive housing, tiny homes, and overlay zones to implement SB 10 for consistency with State law. A consultant was hired in June of 2025 to conduct environmental analysis. Refinement of the text amendment, environmental review, and the legislative process are expected to be complete by the end of December, 2026.</p> <p>T2: 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. Potential benefits assessed and an SB10 overlay zone is proposed with the Housing Text Amendment 2 as described above.</p>	<p>Other</p>	<p>1</p>	<p>Fresno City Council Agenda Item 25-903, for P25-00996, Development Code Text Amendment 1 staff report: https://fresno.legistar.com/LegislationDetail.aspx?ID=7437699&GUID=BD28B849-FBD5-47C7-8AF1-055B801CDEF8</p>

<p>Program 26 - Fair Housing Services</p>	<p>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, including but not limited to Lowell/Jefferson Neighborhood, Edison Neighborhood, Southeast neighborhood, Southwest Neighborhood, Central Southeast Neighborhoods, McLane Neighborhood, Fresno High-Roeding Neighborhood, El Dorado Park Neighborhood, and the Shaw/Marks Neighborhood.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Objective: In 2025, the City continued to support fair and equal housing opportunities and provide fair housing services that emphasized targeted outreach and support to disproportionately burdened groups. The City continued to distribute Fair Housing information and education materials, including resources on disability rights in housing, which are available on the City's website and through flyers at Planning and Development public counters and lobbies. In addition, HUD-certified counselors at the City's Fair Housing services provider, FIRM, created materials in Hmong, Lao, Dari/Farsi, Ukraine/Russian, and English. Outreach included engagement at weekly community events, one-on-one counseling, social media messaging, and TV/radio. FIRM staff conducted several community outreach activities such as outreach/tabling events at various locations to share important information about Fair Housing. During outreach, FIRM counselors converse with individuals about Fair Housing Rights and provide them with information in Hmong, Ukrainian, Pashto, Farsi, Dari, and English. A high percentage of individuals reached were of the Southeast Asian group: Hmong, Cambodian, Laos, and Hispanics. Additionally, FIRM hosted the 2nd Annual World Refugee Day that had 584 attendees and one HUD housing workshop. FIRM's Fair Housing outreach included targeted outreach to disproportionately impacted areas with high housing issues and low-income zip codes and included the following reach: 233 (93725), 141 (93636), 89 (93727), 54 (93703), 43 (93702), 25 (93706), 23 (93722).</p> <p>T1: Update the City of Fresno Analysis of Impediments to Fair Housing Choice by 2025. In 2025, the Housing and Community Development Division updated the Analysis of Impediments to Fair Housing Choice (AI) to align with HUD guidelines. Although HUD terminated the Affirmatively Furthering Fair Housing rule and replaced it with an Interim Final Rule which requires a general commitment that the City will take active steps to promote fair housing, the City remains committed to ensuring fair housing for all residents and developed its updated Analysis of Impediments to Fair Housing Choice alongside its 2025-2029 Consolidated Plan. Both plans were approved by Fresno City Council on June 12, 2025.</p>	<p>Other</p>	<p>1</p>	<p>City of Fresno Fair Housing Webpage: https://www.fresno.gov/planning/housing-community-development/fair-housing/</p> <p>City Council Agenda Item ID 25-656 Approval of Consolidated Plan and AI: https://fresno.legistar.com/LegislationDetail.aspx?ID=7429335&GUID=BC001039-BD88-4C96-8410-DBFE701A3591</p> <p>CDBG Agreement Centro La Familia: https://documents.fresno.gov/WebLink/DocView.aspx?id=21465251&dbid=0&repo=LF-Repository</p> <p>City of Fresno ADA FAQs webpage: https://www.fresno.gov/publicworks/ada/ada-faqs/</p> <p>Please contact Jennifer.E.Davis@fresno.gov for additional supporting documentation</p>
<p>Program 27 - Environmental Justice</p>	<p>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.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>T1: 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. In 2025, a draft Environmental Justice (EJ) Element that includes new General Plan policies and actions to lessen pollution burden on disproportionately impacted (frontline) neighborhoods was drafted by the Planning Division with support of Dudek. An environmental consultant was hired for CEQA compliance and the environmental phase of the project kicked off in December of 2025. The EJ Element is expected to be presented to the City Council for adoption by the end of 2026.</p> <p>Work commenced on developing a metrics and tracking system in collaboration with the City's Geographics Information Systems (GIS) staff to select the metrics and develop the tracking system.</p>	<p>Other</p>	<p>1</p>	<p>Climate Action Plan & Environmental Justice Element Website: https://www.fresno.gov/planning/plans-projects-under-review/#cap-ej</p>

<p>Program 28 - Equitable Community Investment</p>	<p>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. See individual objectives above related to targeted investments.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>T1: Annually prioritize investments and annually seek grant funding targeting areas of greatest need, including racially and ethnically concentrated areas of poverty. In 2025, the City continued to prioritize investment in underserved neighborhoods, including racially and concentrated areas of poverty, to build upon past work and expand future investment for equitable community investments. The City pursued a variety of activities including increasing investment, partnership, outreach, and transparency. In May 2025, the City launched a powerful online publicly accessible tool called Build Fresno, which is a centralized hub designed to allow residents to explore active city projects, public works, and infrastructure maintenance happening in real time. The tool allows sorting by infrastructure type (ie bike/pedestrian improvements, roadway or park improvements, for example) and provides timeline, location and project description information.</p> <p>In July 2025, the Planning and Development Department collaborated with the Capital Projects Department to update the tool to incorporate a public facing TCAC dashboard that includes a resource opportunity category. The added TCAC category went live for city wide use in the fourth quarter of 2025. Now that the tool has been created, staff will 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>T2: 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. Ongoing.</p> <p>T3: Develop an online tool accessible to the public to view projects by July 2025. Complete. See link.</p> <p>T4: 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>Objective: In 2025, the City's Office of Community Affairs (OCA) worked to strengthen community engagement by expanding outreach efforts to historically underrepresented communities, particularly those with Spanish-speaking residents. The OCA promoted key housing-related events like the Local Housing Trust Fund community meetings, the Housing Element Annual Progress Report, and the Build Fresno! initiative across bilingual social media platforms. In-person engagement was also prioritized through participation in the 3ra Conferencia Anual, where the Latino Community Liaison shared resources, answered questions, and built relationships with families that are often left out of formal planning and housing conversations.</p>	<p>Other</p>	<p>1</p>	<p>Build Fresno Public Tool: https://cityoffresno.maps.arcgis.com/apps/dashboard/fea82c6d2d547b58899ea45be80b9c4</p>
<p>Program 29 - Equitable Engagement</p>	<p>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.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Public awareness of City housing services and planning efforts was strengthened through consistent bilingual content shared on social media. Notably, the OCA promoted the City's proposed \$1.3 million CDBG/HOME funding amendment, using easy-to-understand language and visuals to help residents grasp how public funds are used to support affordable housing. The Latino Community Liaison also provided information during tabling opportunities to educate the community about how they can participate in decision-making processes.</p> <p>Trust with diverse populations continued to grow during 2025 through repeated, direct engagement in community spaces. The Latino Community Liaison served as a familiar and culturally competent presence at community events, helping residents feel more confident asking questions about City housing programs. These relationships, built through face-to-face interaction and language-accessible communication, support stronger participation over time. Social media interaction and in-person feedback also serve as early indicators of growing trust and interest.</p> <p>Cross-cultural communication was prioritized by ensuring that all outreach materials and digital content were bilingual and culturally responsive. Messaging around housing programs was crafted with both accessibility and cultural relevance in mind, allowing residents from diverse backgrounds to better connect with the City's work. Ongoing feedback from in-person events is being used to</p>	<p>Other</p>	<p>1</p>	<p>City of Fresno Office of Community Affairs (OCA) webpage: https://www.fresno.gov/mayor/office-of-community-affairs/</p> <p>OCA Facebook page: https://www.facebook.com/search/top?q=office%20of%20community%20affairs</p> <p>Please contact Jennifer.E.Davis@fresno.gov for additional supporting documentation</p>

<p>Program 30 - Workforce Development</p>	<p>Provide job training programs to improve economic opportunities.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Objective: The One Fresno Youth Jobs Corps Program had a highly successful year in 2025 by connecting young individuals with the City of Fresno and various partnering worksites, providing them with meaningful work experiences and opportunities for skill development across diverse fields such as customer service, and clerical administration. Members gained valuable practical job skills, received mentorship from professionals, and built strong resumes that will help launch their careers. In addition to technical skills, they developed essential soft skills like communication, teamwork, and problem-solving, which increased their confidence and prepared them for long-term success. The program not only benefited members, many of whom secured permanent jobs or pursued further education but also supported local businesses by providing a motivated and well-trained workforce. As a vital resource for both youth job seekers and employers, the One Fresno Youth Jobs Corps Program continues to contribute to the community by fostering a brighter future for Fresno's youth and strengthening the local economy.</p> <p>The total employed through YJCP during 2025 was approximately 290, with wraparound services provided to approximately 165 members. This included transportation, temporary childcare, work uniforms, mentoring, and emergency shelter.</p> <p>Current YJCP CBO Partnerships include: 1) Downtown Fresno Partnership-Clean Team Ambassadors contributing to litter clean up, removal of graffiti, and performing special maintenance projects; 2)CMAC- Community Media Access Collaborative – Facilities include TV studio, editing suites, computer lab, meeting spaces, training and more. Operates three television channels; 3) Poverello House- Food, Shelter and Social Services; 4) Fresno EOC- Human services and economic development; and 5) Career Nexus- Work readiness and soft skills training.</p> <p>Outreach efforts were fruitful and included but are not limited to: High School, University, and local Job Fairs, CASA of Fresno and Madera counties, Workforce Development Board and general opportunities to outreach into the community.</p>	<p>Other</p>	<p>1</p>	<p>One Fresno Youth Jobs Corps Program: https://www.fresno.gov/youthjobs/</p> <p>FEOC Local Conservation Corps (LCC): https://fresnoeoc.org/lcc/</p> <p>FEOC Valley Apprenticeship Connections (VAC): https://fresnoeoc.org/valley-apprenticeship-connections/</p> <p>FCEDC Workforce Training: https://www.fresnoedc.com/workforce-training/</p> <p>FCEDC Good Jobs Training: https://www.fresnoedc.com/goodjobs/training-programs/</p> <p>Fresno Regional Workforce Connection: https://www.workforce-connection.com/</p> <p>Focus Forward: https://www.focusforward.org/about-us</p> <p>Please contact Jennifer.E.Davis@fresno.gov for additional supporting documentation</p>
<p>Program 31 - Reduce or Waive Fees for Vehicle Miles Traveled (VMT)</p>	<p>Reduce costs and application processing times associated with VMT analysis for new developments that include affordable housing and support improvements for active transportation infrastructure.</p>	<p>12/31/2026</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>T1: Establish an affordable housing threshold by 2026. Complete: An administrative policy was adopted that establishes that housing projects with 51% or greater affordable housing units are exempt from VMT analysis, and therefore exempt from any further mitigation or fee payment.</p> <p>T2: Establish VMT Mitigation Fee by 2026. Complete: The City's VMT Reduction Program, including an Urban Design Calculator and VMT Mitigation Fee, was adopted by City Council on November 6, 2025, and went into effect on January 17, 2026.</p>	<p>Other</p>	<p>1</p>	<p>City of Fresno VMT Reduction Program website: https://www.fresno.gov/planning/plans-projects-under-review/vehicle-miles-traveled/</p> <p>Fresno City Council Agenda ID 25-1529: https://fresno.legistar.com/LegislationDetail.aspx?ID=7721510&GUID=90B89B9D-D38B-412D-82A6-28DA34B69030</p>
<p>Program 32 - Opportunity to Purchase Act</p>	<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>	<p>12/31/2026</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>T1: Work with CBOs and CAA to collaborate on review of OPA programs and policies throughout 2025.</p> <p>The City of Fresno Planning and Development staff continued researching best practices for OPA programs and evaluated relevant OPA programs and policies. In November 2025, planning staff prepared a draft memorandum to provide the results of their evaluation of relevant OPA programs and policies. In December 2025, Planning and Housing leadership met with Housing staff to discuss the draft memorandum and next steps. As a result of this meeting, Housing staff began the process of reviewing the analysis and creating a comparison between TOPA and COPA, two distinct concepts with different levels of City oversight and engagement. Once Housing staff completes review of the draft memorandum and identifies policy/program options, staff will be engaged to support coordination with CBOs and the CAA's to gather stakeholder input. This input will be utilized to assist staff in providing a final report and recommendations.</p> <p>Interest is high for this program, based on informal feedback and conversations with stakeholders at various community meetings. As a result, staff collaborated with South Tower Community Land Trust by reviewing the draft South Tower TOPA plan. This plan provided important insight into stakeholder expectations for the City's continued research into OPA programs and policies. Depending on continued stakeholder input and the result of the feasibility analysis by staff, recommendation of an Ordinance may be considered by the Administration.</p>	<p>Other</p>	<p></p>	<p>Please contact Jennifer.E.Davis@fresno.gov for supporting documentation</p>

<p>Program 33a - Mobile Home Parks</p>	<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>12/31/2031</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Objective A: In 2025, the City's Mobile Home Repair Program received positive feedback from participants, reinforcing the City's commitment to housing preservation and proactive resident assistance. On May 30, 2025, the City of Fresno released notification of the City's Mobile Home Repair Program through a Facebook social media post. The post informed residents about the program and included an informational video about the program with contact information for the Housing Finance Division.</p> <p>Recognizing that approximately 73% of mobile homes in Fresno are aged units built before 1980, the Housing Finance Division developed a Mobile Home Replacement Program and proposed it to HCD in 2025. The concept was approved by HCD as an expansion of the City's existing Mobile Home Repair Program. Program guidelines and related documents were reviewed by the City Attorney's Office and are now under review by HCD's legal team. Staff received several clarification questions from HCD and are actively coordinating with HCD representatives to support the review process. Repair and weatherization assistance continues under the original program.</p> <p>On December 4, 2025, Fresno City Council approved the City of Fresno PLHA 5-Year Plan Amendment for the Owner-Occupied Home Rehabilitation Program (Mobile Home Repair Program) to increase the Area Median Income from 60% to 80% for the 2022 and 2023 formula allocations. This change aligns the program with the broader PLHA Plan and provides greater flexibility to serve Fresno mobile home owners experiencing significant repair needs, particularly those exceeding the current 60% AMI limit. By increasing the income eligibility threshold to 80% AMI, the City can expand access to mobile-home rehabilitation assistance for both low- and moderate-income homeowners.</p> <p>The Housing Finance Division continued to provide ongoing technical assistance and resident support through phone guidance, multilingual materials, and updated resource information. To ensure accessibility for all residents, technical assistance was provided by: <u>Direct Resident Support</u></p>	<p>Other</p>	<p>1</p>	<p>City of Fresno Mobile Home Repair Program webpage: https://www.fresno.gov/planning/housing-community-development/#homebuyer-programs</p> <p>Mobile Home Repair Program Brochure: https://www.fresno.gov/wp-content/uploads/2024/08/2024-MRP-flyer-FINAL-in-4-languages.pdf</p> <p>City's Social Media Post about the MRP: https://www.facebook.com/FresnoCA/videos/30731733913091939/</p> <p>Fresno City Council legislative details for ID 25-1524 PLHA 5-Year Plan Amendment: https://fresno.legistar.com/LegislationDetail.aspx?ID=7764411&GUID=D449988A-14A4-4354-838A-675CDB46BCD8</p> <p>Resolution No. 2025-34 PLHA 5-Year Plan Amendment: https://documents.fresno.gov/WebLink/DocView.aspx?id=21686311&dbid=0&repo=LF-Repository</p> <p>Please contact Jennifer.E.Davis@fresno.gov for additional supporting documentation</p>
<p>Program 33b - Mobile Home Parks</p>	<p>Conduct proactive maintenance inspections of 13% of mobile home parks annually, exceeding the 5 percent required by HSC §18400.1.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Objective B: Throughout 2025, the Fresno City Attorney's Office, Code Enforcement Mobilehome Park team, maintained responsibility for enforcing the California Mobile Home Parks Act across all 27 mobile home parks within the city. The team conducted both reactive inspections based on complaints and proactive maintenance inspections in the 27 parks. During the year, the team opened approximately 70 reactive cases based on complaints which resulted in inspections. Additionally, the team completed 1 park maintenance inspection of 73 units at Town and Country Mobilehome Park. The Code Enforcement Mobilehome Park team will continue to enforce the California Health & Safety Code, Mobilehome Parks Act and the California Code of Regulations Mobilehome Parks Act by investigating all Mobilehome and Mobilehome Park complaints at the 27 parks within the city of Fresno.</p>	<p>Other</p>		<p>City of Fresno Code Enforcement Mobilehome Parks webpage: https://www.fresno.gov/cityattorney/codeenforcement/mobilehome-parks/</p> <p>Please contact Jennifer.E.Davis@fresno.gov for additional supporting documentation</p>
<p>Program 33c - Mobile Home Parks</p>	<p>Conduct outreach meetings at 13 percent of mobile home parks annually.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Objective C: On December 1st, the Fresno Leadership Counsel hosted a community meeting focused on the City's Mobile Home Program, with approximately 20 residents in attendance. During the session, the City introduced the Mobile Home Replacement Program, which was well-received and generated constructive feedback that will help refine outreach and implementation strategies. The Housing Finance Division launched a vital resident-focused outreach and engagement plan for mobile home residents, which includes: Community Visits: - Staff conducted park-to-park in-person outreach beginning in March 2025, meeting residents across 20 parks. - Face-to-face interactions provided residents immediate access to staff for Q&A on eligibility, program benefits, and program timelines. Promotional Materials: - Flyers were posted door-to-door and left behind in the Park manager's office during visits to ensure visibility for absent residents. - Flyers included bilingual content, eligibility checklists, and contact details. Workshops: - Planning phase for biennial workshops initiated. - Workshops will include presentations on program eligibility, repair timelines, and program restrictions during the affordability period. Ongoing Communications: - Monthly updates and resident visits for promotional purposes. - This in-person engagement effort will continue throughout the year</p>	<p>Meetings</p>	<p>20</p>	<p>City of Fresno Mobile Home Repair Program webpage: https://www.fresno.gov/planning/housing-community-development/#homebuyer-programs</p> <p>Mobile Home Repair Program Brochure: https://www.fresno.gov/wp-content/uploads/2024/08/2024-MRP-flyer-FINAL-in-4-languages.pdf</p> <p>City's Social Media Post about the MRP: https://www.facebook.com/FresnoCA/videos/30731733913091939/</p> <p>Resolution No. 2025-34 PLHA 5-Year Plan Amendment: https://documents.fresno.gov/WebLink/DocView.aspx?id=21686311&dbid=0&repo=LF-Repository</p> <p>Please contact Jennifer.E.Davis@fresno.gov for additional supporting documentation</p>

<p>Program 33d - Mobile Home Parks</p>	<p>As rent increases are proposed, protect mobile home park residents from excessive rent increases.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Objective D: The Code Enforcement team regularly monitors the number of inspections conducted and will provide rent increase notifications prior to the start of the rent increase process. However, rent increase notifications were delayed in 2025 because the calculations for the Consumer Price Index were delayed by HUD. Rent increase notifications should be sent by January 12, 2026.</p>	<p>Other</p>	<p>1</p>	<p>City of Fresno Code Enforcement Mobilehome Parks webpage: https://www.fresno.gov/cityattorney/codeenforcement/mobilehome-parks/ Please contact Jennifer.E.Davis@fresno.gov for additional supporting documentation</p>
<p>Program 33e - Mobile Home Parks</p>	<p>Connect a minimum of 58 lower-income families with rehabilitation, home repair, and weatherization grant assistance to preserve affordable ownership housing.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Objective E: In 2025, the City's Housing Finance Division completed five mobile home repair projects and approved funding for three additional households through the City's PLHA-funded mobile home repair program. In recent years, Fresno has seen an overall increase in household income levels. However, many households at or below 60% AMI continue to face financial hardship and require assistance with critical home repairs. Additionally, households just above this threshold (classified as moderate income) are also financially vulnerable and often unable to afford necessary rehabilitation work.</p>	<p>Households</p>	<p>8</p>	<p>Please contact Jennifer.E.Davis@fresno.gov for additional supporting documentation</p>
<p>Program 34 - Eviction Protection Program</p>	<p>Assist 500 tenants annually with eviction defense ranging from legal advise through representation in court.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Objective: During 2025, approximately 285 tenants contacted the City Attorney's Office (CAO) for assistance, and of those, 150 were referred to outside counsel for representation. CAO has continued to provide legal assistance and tenant support. CAO staff go over intake information with tenants, and tenants who are potentially qualified are referred to outside counsel for legal advice and representation, if appropriate. Since implementation of the program in July 2021 through 2025, approximately 2,757 tenants have contacted the CAO for assistance. Of those, approximately 1,615 tenants have been referred to outside counsel for representation.</p> <p>T1: 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. In 2025, the City Attorney's Office secured funding for the continuation of the EPP through an allocation in the amount of \$1,500,000 of the City's Local Housing Trust Funds to be utilized for FY2026. In previous years, outreach was conducted to increase public awareness of the availability of the EPP, including news segments, workshops, and other community events. Recently, outreach has been limited due to budget constraints. However, a Tenant's Rights Workshop was conducted by Emerzian Law Group on December 10, 2025.</p> <p>CAO continued collecting data regarding program outcomes to ensure goals of the program are met. Data related to EPP has been monitored and reported to Council annually since implementation in July 2021. CAO conducted a workshop during the Fresno City Council meeting held on March 27, 2025, to provide progress of the EPP to Councilmembers, local stakeholders, and the public. EPP information has also been reported as part of the City's Housing Element Annual Progress Report since 2023. Expansion of the EPP is a potential policy, which may be explored by Councilmembers.</p>	<p>Persons</p>	<p>285</p>	<p>Eviction Protection Program 2025 Report: https://fresno.legistar.com/View.ashx?M=F&ID=13942879&GUID=13EA1A91-036C-4BFD-8FFE-F8C0C1F2C963 Report to Fresno City Council Agenda Item 25-403: https://fresno.legistar.com/LegislationDetail.aspx?ID=7267936&GUID=64938C5A-24DB-4B6E-B9A2-20A0F671AF9B Please contact Jennifer.E.Davis@fresno.gov for additional supporting documentation</p>
<p>Program 35 - Replacement Units</p>	<p>Prevent displacement and enforce the provision of replacement housing units subject to the requirements of California Government Code Section 65915 and Housing Crisis Act (66300 et. seq.).</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>T1: Ongoing, the replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed. Administrative processes and project application forms will be updated to reflect Housing Crisis Act requirements by June 2025. Continuous. See T2, below.</p> <p>T2: Administrative processes and project application forms will be updated to reflect Housing Crisis Act requirements by June 2025. Complete: To comply with State law, City staff have reviewed and updated administrative processes including project application forms to reflect the Housing Crisis Act. In 2025, demolition permit and entitlement application forms were updated to reflect the proposed removal of housing units and route projects for Housing Crisis Act review. The new Housing Crisis Act Assessment form is now in use to implement the Act's requirements.</p>	<p>Other</p>	<p>1</p>	<p>Housing Crisis Act Assessment Form: https://www.fresno.gov/wp-content/uploads/2026/02/2026.02.12-COF-Housing-Crisis-Act-Assessment-Form-10w1335.pdf</p>

<p>Program 36 - Homeless Assistance</p>	<p>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.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Objective: To address youth homelessness and at-risk populations, several youth initiatives were established in 2025. Through the PY 25-26 Annual Action Plan HOME funds were awarded to the Fresno Housing Authority to provide tenant-based rental assistance to eligible transitional aged youth (TAY). The TAY rapid rehousing project with RHC utilized HAAP Youth set aside dollars. The FEOC TAY Bridge project that focuses on TAY aged individuals also utilized HHAP Youth set-aside funds.</p> <p>In 2025, the City provided \$1.5M in ARPA funding to Fresno Mission to develop a Transitional Age Youth (TAY) shelter which will be constructed in 2026. The City and Fresno Mission received Homekey 3 award funding to convert the Travelodge motel into 34 units of PSH reserved for youth and individuals experiencing or at-risk of homelessness. The City and Valley Teen Ranch received Homekey 3 award funding to construct 95 units of Permanent Supportive Housing (PSH) for youth and individuals experiencing or at-risk of homeless. The City and Self-Help Enterprises received Homekey+ award funding to construct 17 units of PSH for Veterans at La Hacienda Mobile Home Park.</p> <p>The City's Homeless Assistance Response Team (HART) provided services throughout 2025. The HART outreach team assisted with services and referrals on Health and Safety Days, and any time HART Code relayed an encampment location. A component of the HART team also has HMIS access and provided ongoing linkage to services. The Homeless Services Division continued to operate the City's Mobile Showers Program throughout 2025 and will continue providing these year-round services. Also in 2025, staff explored the feasibility and funding options for a safe parking program, and it was determined that funding would be better utilized to ensure shelter availability.</p> <p>T1: Identify partnership opportunities to conduct Point-in-Time counts and surveys by December 2024. In 2025, the City of Fresno continued its commitment to addressing homelessness by collaborating with service agencies and providers. The Homeless Services Division coordinated with the Fresno</p>	<p>Units</p>	<p>257</p>	<p>HCD Homekey 3 Awards List: https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/homekey/homekey-round-3-awardee-list.pdf</p> <p>HCD Homekey+ Awards List: https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/homekey/homekey-plus-awardee-list.pdf</p> <p>Please contact Jennifer.E.Davis@fresno.gov for additional supporting documentation</p>
<p>Program 37 - At-Risk Housing</p>	<p>Preserve 313 at-risk units from converting to market rate housing.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Objective: In 2025, the City continued to guard against the loss of converted affordable housing units available to lower-income households. The Housing Team continued to monitor at-risk housing by checking various databases, including those maintained by HUD, HCD, and CTCAC. The Community Development Division receives notification of HUD's properties that are at risk of conversion. Housing Finance staff reached out to California Housing Partnership and received data on at-risk subsidized, affordable developments financed and/or assisted by HUD, CalHFA, LIHTC, HCD, and USDA. Staff also sent a qualified entities form to HCD to be added to the Housing Accountability Units' email list for notices of at-risk properties.</p> <p>The Community Development Division annually monitors affordable housing development projects funded with HUD entitlement funds through the affordability period. There is one project that has an affordability period ending within 3 years; Village at Kings Canyon is a 48-unit affordable multifamily rental property in southeast Fresno that utilizes City HOME funds. The affordability period will expire in January 2027. The property manager will continue to operate the property under the ongoing TCAC regulations which last until 2060.</p> <p>In 2025, the Housing Finance staff created the Affordable Housing Preservation Collaborative for the purpose of engaging with the public and non-profit agencies interested in purchasing or managing at-risk housing. This initiative has been presented to the Planning Department's Assistant Director. The Preservation Collaborative will be implemented in three phases. The first action will be to establish an interagency preservation working group with members from the Mayor's office, City Planning Department staff, City Housing Division staff, City Community Development staff, and City Economic Development staff. The working group will assess current preservation practices, identify needs, develop a preservation priority matrix, set strategic goals aligned with City housing objectives, create a framework for further study, and design the future preservation collaborative structure. The second phase will consist of the formation of a preservation stakeholder group which will include affordable housing property owners, for-profit and non-profit housing developers, housing</p>	<p>Units</p>	<p>48</p>	<p>Please contact Jennifer.E.Davis@fresno.gov for supporting documentation</p>

Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

Housing Element Implementation

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here :
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity	11	20	32	63					
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation	2	3		5					
Total Units by Income	13	23	32	68					

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

For Fresno County jurisdictions, please format the APN's as follows:999-999-99

Table H

Locally Owned Surplus Sites

Parcel Identifier							Designation	Size	Notes
1	2	3	4	5	6	7			
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes			
Summary Row: Start Data Entry Below									
459-304-01	No street address/Site is adjacent to APN 459-301-01 located at Broadway Ave. and Divisadero Street	Vacant	0	Exempt Surplus Land	0.01	Council adopted SLA Resolution 2025-046 on 02/27/2025, declaring the site exempt surplus. On 08/29/2024, HCD approved of the property being deemed exempt surplus land, permitting the property be sold to an adjacent property owner. This parcel is a 475.3 square foot portion of land located on the east side of Broadway Avenue and north of Divisadero Street, adjacent to APN 459-301-01 and was a former street right-of-way.			
479-071-36	No street address/Site adjacent to APN 479-071-36 located at S. Golden State Blvd./E. Jensen Avenue	Vacant	0	Exempt Surplus Land	0.22	Council adopted SLA Resolution 2025-075 on 03/27/2025, declaring the site exempt surplus. On 12/30/2024, HCD approved of the property being deemed exempt surplus land, permitting the conveyance of the property to the adjacent land owner. This parcel is a 9,650.1 square foot portion of land located on the west side S. Golden State Blvd., north of E. Jensen Ave., and is contiguous to APN 479-071-36.			

506-010-14T	No street address/Southwest corner of APN 506-010-14T near W. Herndon, N. Hayes, N. Veterans Blvd.	Vacant	0	Surplus Land	4.86	Council adopted SLA Resolution 2025-201 on 06/26/2025, declaring the site surplus land. This parcel is vacant land identified at the intersections of W. Herndon Ave., N. Hayes Ave., and N. Veterans Blvd., as the southwest 4.86-acre portion of APN 506-010-14T.
481-110-42T	No street address/Site located at the intersection of S. Willow Avenue. and E. Byrd Avenue	Vacant	0	Surplus Land	10.24	Council adopted SLA Resolution 2025-244 on 08/28/2025, declaring the site surplus land. This site is a 10.24-acre vacant parcel identified as APN 481-110-42T and located at the intersection of S. Willow Ave. and E. Byrd Ave.
434-143-06	4061 N. Blackstone Avenue	Public Facilities	0	Surplus Land	2.7	Council adopted SLA Resolution 2025-304 on 10/30/2025, declaring the site surplus land. This site consists of 2.7-acre former motel and has been utilized as a homeless shelter and bridge housing and is located at 4061 N. Blackstone Ave.
468-282-23T	815 Fulton Street	Public Facilities	0	Exempt Surplus Land	0.6	Council adopted Resolution 2025-316 on 11/06/2025, declaring the site exempt surplus land. This site consists of a 0.60-acre site located at 815 Fulton Street and is currently a parking lot.
466-153-18	No street address/Site adjacent to APN 466-153-18 at Tuolumne Street and Fulton Street	Vacant	0	Exempt Surplus Land	0.19	Council adopted Resolution 2025-331 on 11/20/2025, declaring the parcel exempt surplus land. This parcel consists of a 0.19-acre section of undeveloped public street right of way located at the eastern intersection of Tuolumne Street and Fulton Street and adjacent to APN 466-153-18, and will be utilized as part of a multi-parcel affordable housing development.

466-153-15	No street address/Site adjacent to APN 466-153-15 at Tuolumne Street and Van Ness Avenue	Vacant	0	Exempt Surplus Land	0.45	Council adopted Resolution 2025-331 on 11/20/2025, declaring the parcel exempt surplus land. This parcel consists of a 0.45-acre section of undeveloped public street right of way located at the eastern intersection of Tuolumne Street and Fulton Street and adjacent to APN 466-153-18, and will be utilized as part of a multi-parcel affordable housing development.
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Jurisdiction	Fresno	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

Jurisdiction	Fresno	
Reporting Year	2025	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$ 750,000.00
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Total award amount is auto-populated based on amounts entered in rows 15-21.

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element Update	\$253,409.25	\$253,390.00	Completed	REAP	2023-2031 Multi-Jurisdictional Housing Element including Appendix 1E - City of Fresno Housing Element was adopted 12/12/2024 and certified by HCD in January 2025. With nearly 40 housing programs, the Housing Element will help increase housing production and affirmatively further fair housing in Fresno.
Establish Local Housing Trust Fund	\$5,089.00	\$5,089.00	Completed	None	City Council established a LHTF in July 2021. The LHTF has to date received more than \$15 million dollars to support affordable housing projects. In 2023 the LHTF awarded its first round of funding for \$3 million to the Fresno Housing Authority for the Avalon Commons Phase II project. The project is located in a High Opportunity Area and consists of 45 affordable multi-family units with 11 LHTF-assisted units reserved for households at 60% AMI. The start of construction is set for July 2025, with completion December 2025, and rent-up by March 2026. Two additional projects have received conditional funding commitments totaling more than \$10 million.
Small-Scale Developer Training Program	\$16,000.00	\$16,000.00	Completed	None	The Training Program is completed. Since the training, at least six participants are directly engaging in housing development efforts through their roles in local CDCs, Land Trusts, BIDs, and consulting work. Other participants have used the knowledge to support experience in real estate and in directing local policy through planning efforts.

Catalyst Housing Sites	\$73,896.50	\$73,896.50	Completed	None	Inventory and two concept plans were completed. The inventory demonstrated that more than 6,100 sites in Fresno could serve as Catalyst Housing Sites, using multiple desirable criteria. The inventory is being further developed by the Housing Division to identify sites to target for City investment for affordable housing.
ADU Program	\$149,880.00	\$149,863.42	Completed	Local General Fund	Five free pre-approved plans, updated for new building code and sprinkler plans added. ADU guidebook updated and translated into Spanish and Punjabi. Since 2022, the number of pre-approved ADU applications has steadily increased from 6 (2022) to 24 (2023) to 46 (2024) to 44 (November 2025).
Text Amendment (Office to Residential Conversion)	\$83,200.00	\$83,200.00	Completed	None	The City Council adopted this text amendment in November 2025. This amendment makes possible ministerial office-to-residential conversions in the Office zone district and ministerial approval of multi-family residential development near bus stops in Office, Multi-family, and Mixed-Use zone districts. It is anticipated to generate capacity for approximately 22,425 units, with about 4,860 units resulting from a new ability to develop housing in the Office zone district.
West Area Neighborhoods Specific Plan EIR	\$168,525.25	\$168,525.25	Completed	Local General Fund	This Plan was adopted by the City Council in October 2025. It increases housing capacity in the City's West Area, which is currently typified by a patchwork development pattern. The EIR for the Plan will help streamline the development of housing in this area.

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	57
	Non-Deed Restricted	0
Very Low	Deed Restricted	104
	Non-Deed Restricted	0
Low	Deed Restricted	102
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	146
Above Moderate		1708

Total Units		2117
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Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	63
	Non-Deed Restricted	0
Very Low	Deed Restricted	35
	Non-Deed Restricted	3
Low	Deed Restricted	64
	Non-Deed Restricted	8
Moderate	Deed Restricted	0
	Non-Deed Restricted	122
Above Moderate		1719
Total Units		2014

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	108
	Non-Deed Restricted	0
Very Low	Deed Restricted	203
	Non-Deed Restricted	0
Low	Deed Restricted	83
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	32
Above Moderate		1632
Total Units		2058