

2026 Housing Element Mid-Year Update

Community Meeting
August 25, 2026, 5:30 p.m.
Ted C. Wills Community Center



Agenda

1. Introductions/Background
2. Housing Production & Affordable Housing
3. Zoning Code Updates
4. Housing and Neighborhood Conservation
5. Fair and Equal Housing Opportunities
6. Housing Services and Resources
7. Questions/Comments



About the Housing Element



8-year housing plan required by State Law



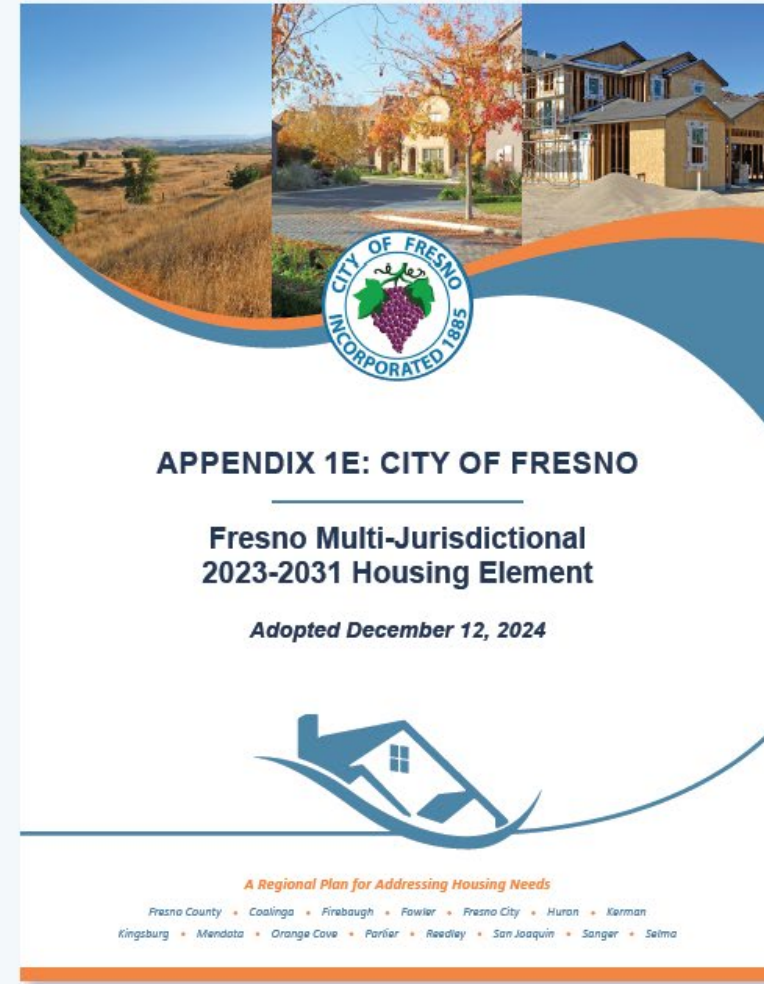
Considers housing needs of all economic segments of the community



Must show adequate land for housing, with diverse zoning



Must include goals, objectives and policies in support of safe, decent and affordable housing for all



Housing Element Goals



Housing Production & Affordable Housing

- Regional Housing Needs Allocation
- Accessory Dwelling Units
- Affordable Housing Highlights
- Court and Plex Housing
- Shelter Bed Capacity and Permanent Supportive Housing



Regional Housing Needs Allocation (RHNA): Housing Capacity Goal

9,440 units

- Extremely/Very Low-Income Households

5,884 units

- Low-Income Households

5,638 units

- Moderate-Income Households

15,904 units

- Above Moderate-Income Households

36,866 units

- Total Housing Sites Capacity



Building Permits Issued: July 2023 – June 2026

Income Category	Dwelling Units Permitted Mid-2023 - 2025	Dwelling Units Permitted First half of 2026	Total Permitted Units as of 6/30/26
Lower Income	1,010	121	1131
Moderate Income	274	23	297
Above-Moderate Income	3,593	722	4,315
Total	4,877	866	5,743



Accessory Dwelling Units: 7/1/23 – 6/30/26

Application Process:
295 ADUs

Permits Issued:
191 ADUs

Built: 107
ADUs



Accessory Dwelling Unit Program

- Five (5) **free** pre-approved floor plans
- Three (3) styles
- Range in size from:
 - 340 SF studio -
 - 1015 SF 3 bedroom- 2 bathroom
- 30% of all submittals utilize the city's **free** plans



FREE PRE-APPROVED PLANS

For City of Fresno Residents

The Accessory Dwelling Unit (ADU) and Small Homes Program offers five free pre-approved plans (construction drawings), with a variety of sizes and styles. These plans will help reduce the cost of building your ADU or small home!

EXTERIOR STYLES:



Contemporary

Plan #3 shown



Craftsman

Plan #3 shown



Gable

Plan #3 shown

FIVE AVAILABLE FLOOR PLANS:



Plan #1 | 20'x17' | Studio 1 bath | 340 sq. ft.



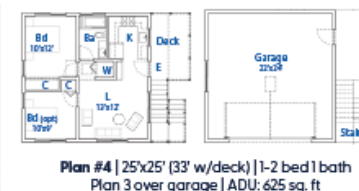
Plan #2 | 30'x17' | 1 bed 1 bath | 499 sq. ft.



Plan #5 | 41'x26' | 3 bed 2 bath | 1,015 sq. ft.



Plan #3 | 25'x25' | 1-2 bed 1 bath | 625 sq. ft.



Plan #4 | 25'x25' (33' w/deck) | 1-2 bed 1 bath
Plan 3 over garage | ADU: 625 sq. ft
Garage: 625 sq. ft

E - Entry L - Living Room Bd - Bedroom C - Closet/Storage
K - Kitchen W - Washer/Dryer Ba - Bathroom Note: dimensions are approximate

APPLY FOR A PERMIT:

- 1 Select a pre-approved plan
- 2 Apply for a Building Permit at: www.fresno.gov/permit-apply
- 3 Completed applications take approx. 14 days to review

For More Information:

adu@fresno.gov
559-621-8077
www.fresno.gov/adu

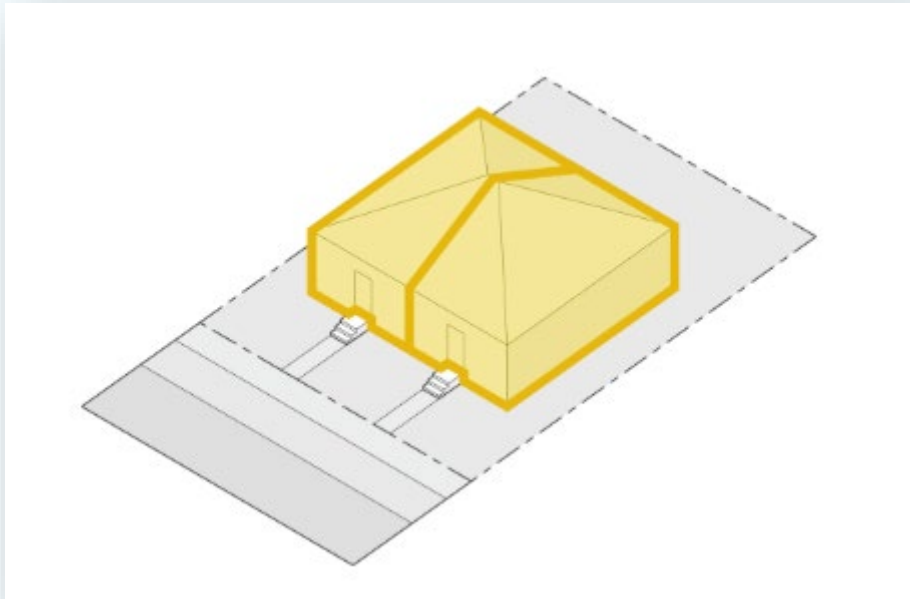
WANT TO LEARN MORE?

Scan the **QR Code** for more resources

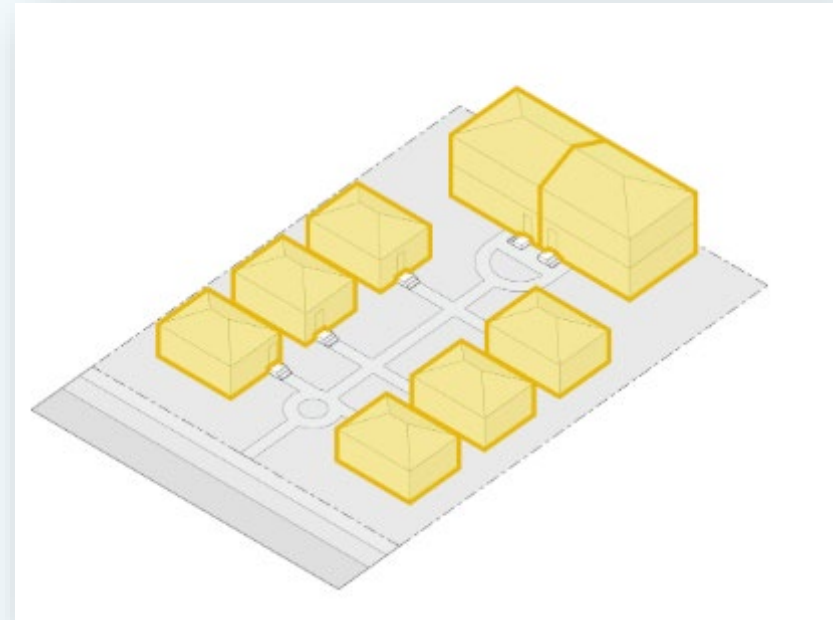


New Court & Plex Options

New Duplex Plan available



Duplex + ADUs Example



Affordable Housing Development Highlights

- 102 Constructed 2026 YTD
- Additional 167 expected by end of 2026



Blythe Village

11 restricted low-income units



City Studios

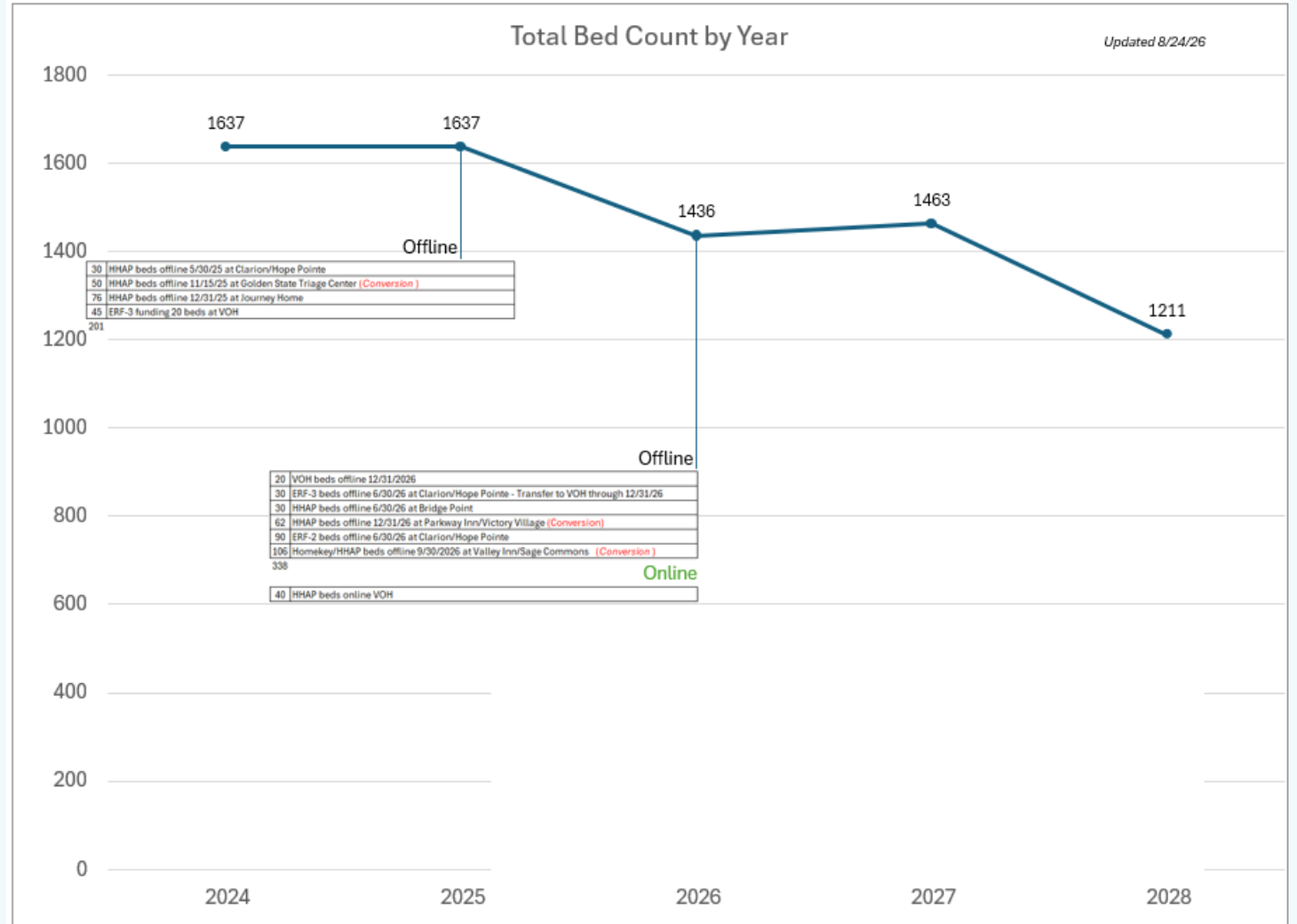
33 restricted low-income units



Shelter Bed Capacity & Permanent Supportive Housing

Goals

- Sustain at least 500 shelter beds ➡
- Create 400 new units of permanent supportive housing
 - 371 constructed



Zoning Code Updates

- Objective Design Standards
- Compliance with State Law
- Variety of Housing Opportunities



Objective Design Standards

- Amend residential and mixed-use development and façade design standards to ensure they are clear and objective
- Objective design standards are clear, measurable and not subject to interpretation
 - Non-objective example: “New development should be designed to enhance pedestrians’ experience as they walk along public streets.”
 - Objective example: “For new development along a new street, sidewalks shall be no less than 5 feet wide.”



Compliance with State Law

- Amend the Development Code in the following topic areas to comply with State Law:
 - Density bonus
 - Parking
 - Emergency shelters
 - Low-barrier navigation centers
 - Residential care facilities
 - Single room occupancy units
 - Supportive housing



Variety of Housing Opportunities

- Amend the Development Code to provide for a greater range of allowed housing types in single-unit zones within ¼ mile of a transit stop
- Develop zoning standards to encourage "missing middle" and multi-unit housing types in single-unit zones
 - Examples of missing middle housing: accessory dwelling units, duplexes, triplexes, fourplexes, townhomes, bungalow courts, courtyard apartments, live work units



Housing & Neighborhood Conservation

- Code Enforcement



Code Enforcement

In the first 6 months of 2026:

- Opened 9,482 cases
- Collected 9,237 waste tires
- Conducted proactive code enforcement in 21 School Area Neighborhoods
- Issued 188 illegal dumping citations
- Achieved compliance on 411 vacant lot citations (weeds, rubbish)



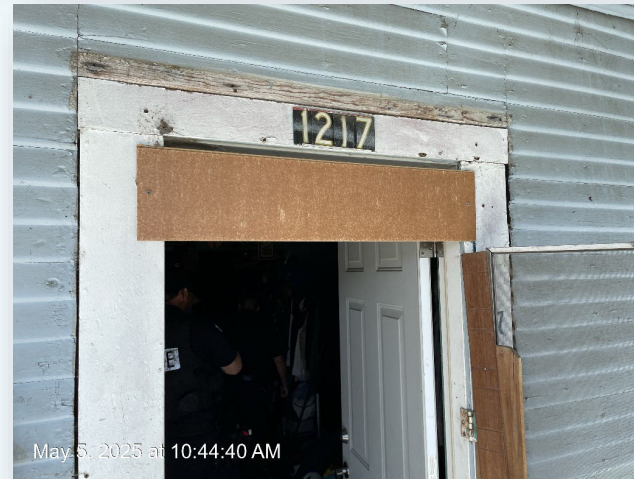
Before and After Exterior: 1217 – 1219 N. Palm Ave



Before



After



Before



After



Before and After Interior: 1217 – 1219 N. Palm Ave



Before



After



Before



After



Fair and Equal Housing Opportunities

Fair Housing Services
New Tool: BUILD Fresno



Fair Housing Services

- Fair Housing Act prohibits housing discrimination
- Fair housing services conducted during spring of 2026 include:
 - 190 clients received direct services
 - 388 individuals were reached through outreach and education
 - 1,073 referrals and linkages were made
 - Two workshops on rights and obligations were conducted: one for tenants and one for landlords
- New Fair Housing Provider as of July 1 is **Fresno Interdenominational Refugee Ministries (FIRM)**. You can reach them at (559) 487-1500 or intake@firminc.org.



BUILD Fresno

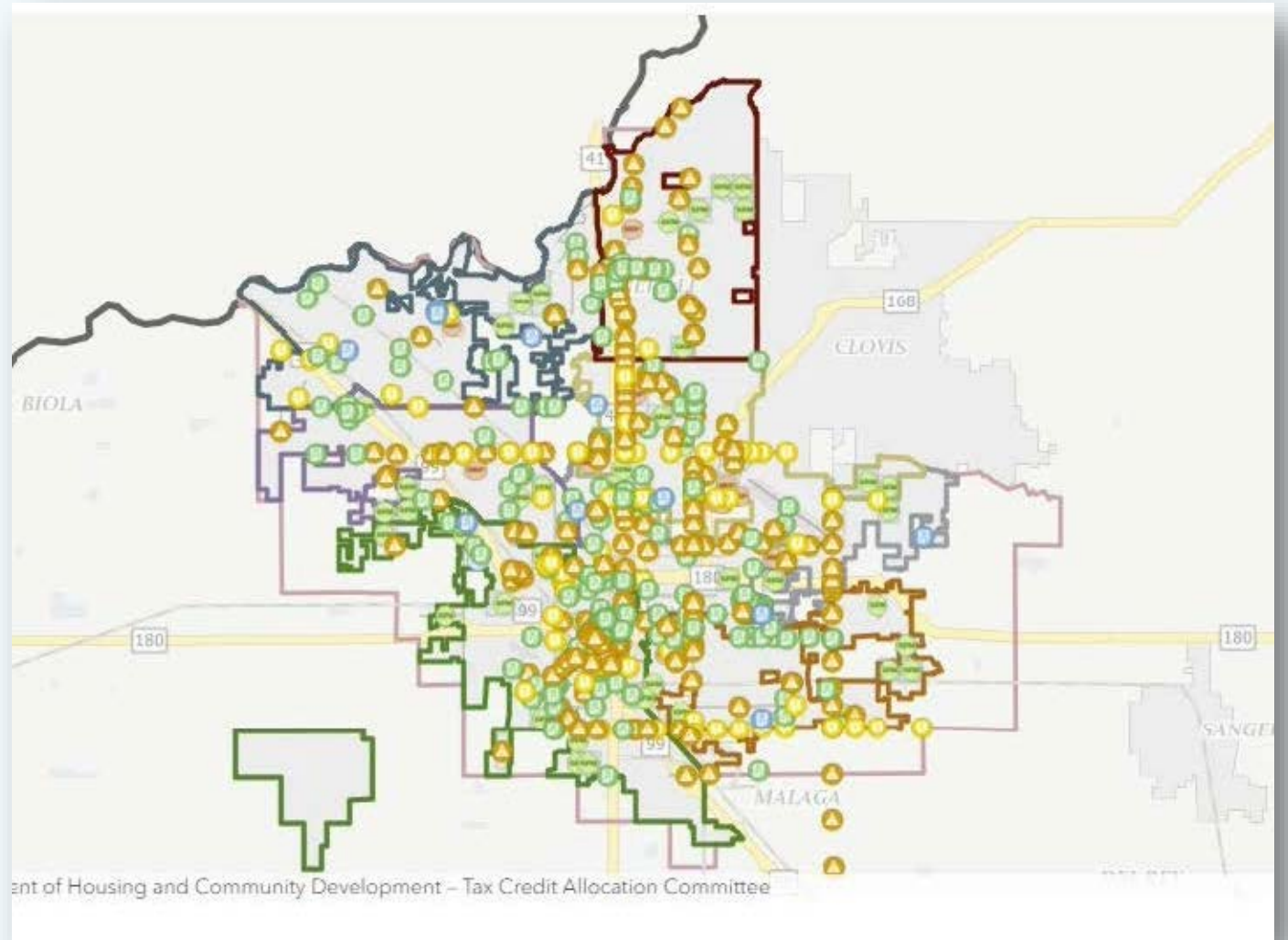
www.fresno.gov/buildfresno

Infrastructure Projects

- Planning for Initiation
- Project in Initiation
- Project in Design
- Project in Construction
- Close Out

Maintenance Projects

- Scheduled for Maintenance
- Maintenance in Progress



Housing Services and Resources

Mortgage Assistance Program

Senior Exterior Repair Programs

Mobile Home Repair and Replacement Program

Eviction Protection Program

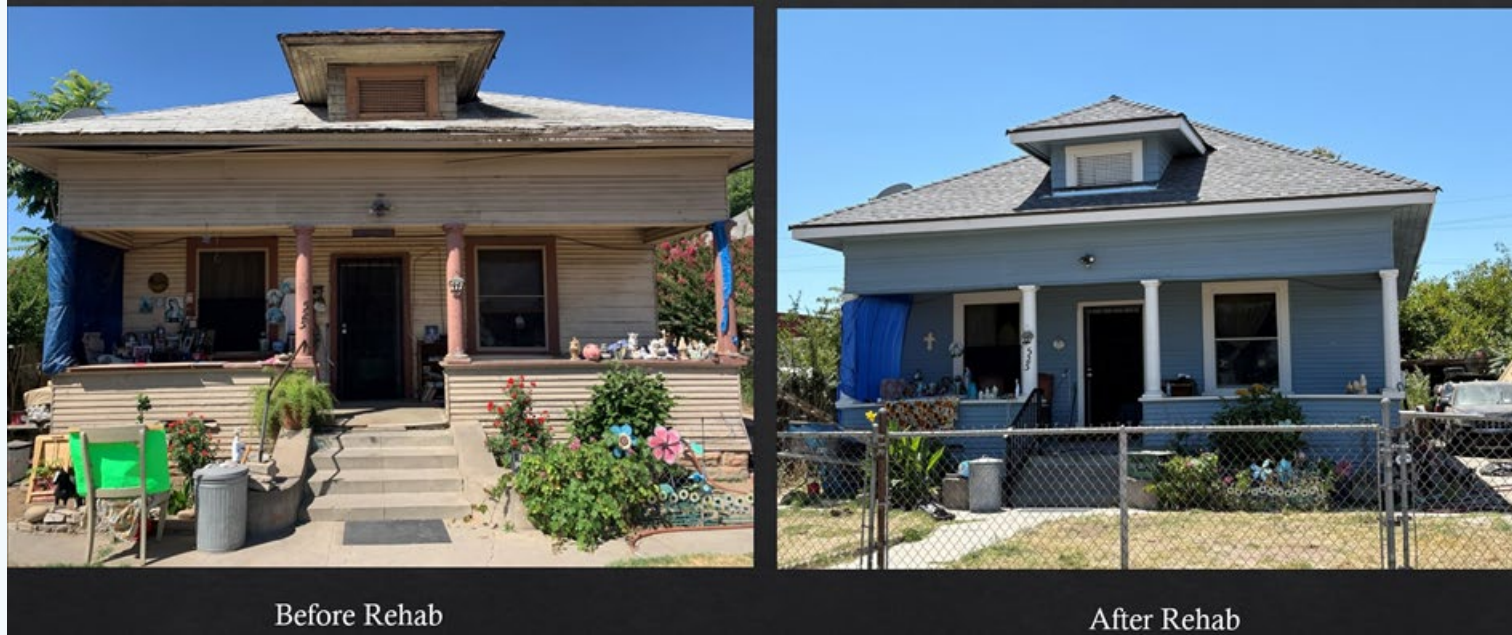


Mortgage Assistance Program

- 10 households assisted YTD
- Nearly \$1 million provided in assistance
- Anticipating application process to re-open by end of 2026



Home Repair Programs



Senior Exterior Repair Program - 49 households assisted YTD

**Self-Help Home Repair and Rehabilitation Program -
15 households assisted YTD**



Mobile Home Repair and Replacement Program

Total applications received: 21

- Disqualified/Cancelled: 4
- Under Review: 2
- Initial Inspection & Termite Inspection: 1
- Developing Scope of Work: 2
- Bid Tour Scheduled: 1
- Repair Progress:
 - Completed: 8 units
 - In progress: 3 units



Eviction Protection Program

- Number of intake calls: 117
- Extended Move Out Date: 46
- Negotiated a Reduced Amount owed to Landlord: 15
- Cash for Keys: 7
- Tenant able to remain in home: 5
- Prepared Responsive Pleading: 15
- Prevented Unlawful Detainer on Client's Record: 14
- Unlawful Detainer Dismissed: 8
- Removed Unlawful Detainer from Record: 3
- Stopped a Lockout: 5



Links and Contacts

Topic	Webpage	Email	phone
Housing Element	www.fresno.gov/housingelement	housingelement@fresno.gov	621-8277
Housing Programs	www.fresno.gov/housing	housing@fresno.gov	621-8300
Code Enforcement	www.fresno.gov/cityattorney/#code-enforcement	FresGO app	621-8400 or 3-1-1
Eviction Protection Program	https://www.fresno.gov/cityattorney/eviction-protection-program/	N/A	621-8400 or 3-1-1
ADU Program + Duplex Plans	www.fresno.gov/adu	adu@fresno.gov	621-8077
Build Fresno	www.fresno.gov/buildfresno	N/A	3-1-1
Fair Housing Services	www.firminc.org	intake@firminc.org	487-1500



What is next?





Public Notice
2025-2026 Consolidated Annual Performance
Evaluation Report (CAPER)
Public Comment Opportunity

- Comments Due September 1, 2026
- Documents available at www.fresno.gov/housing



Questions / Comments

