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# County of Fresno

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DEPARTMENT OF PUBLIC WORKS AND PLANNING  
ALAN WEAVER, DIRECTOR

March 26, 2015

Housing Policy Department  
Received on:

MAR 27 2015

Mr. Scott Morgan, Deputy Director  
Governor's Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

Subject: County of Fresno General Plan Annual Progress Report Covering Calendar Years 2013 and 2014

Dear Mr. Morgan:

Enclosed is Fresno County's General Plan Annual Progress Report covering calendar years 2013 and 2014.

The Fresno County Board of Supervisors reviewed and accepted the Progress Report on March 24, 2015.

Should you have any questions, please contact me at (559) 600-4022 or by e-mail at [mkhosand@co.fresno.ca.us](mailto:mkhosand@co.fresno.ca.us).

Sincerely,

Mohammad Khorsand, Senior Planner  
Department of Public Works and Planning  
Development Services Division  
Policy Planning Unit

MK:pjd  
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C. Housing and Community Development

## DEVELOPMENT SERVICES DIVISION

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Equal Employment Opportunity • Affirmative Action • Disabled Employer



**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202 )

Jurisdiction Fresno County  
 Reporting Period 1/1/2014 - 12/31/2014

**Table A**  
**Annual Building Activity Report Summary - New Construction**  
**Very Low-, Low-, and Mixed-Income Multifamily Projects**

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R-Renter O-Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units	Assistance Programs for Each Development  See Instructions	Deed Restricted Units  See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
None											
(9) Total of Moderate and Above Moderate from Table A3					230	0	230				
(10) Total by income Table A/A3					230						
(11) Total Extremely Low-Income Units*											

\* Note: These fields are voluntary

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**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremly Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	1	3	0	4	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	1	0	0	1	
(5) Total Units by Income	2	3	0	5	

\* Note: This field is voluntary

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Jurisdiction Fresno County  
 Reporting Period 1/1/2014 - 12/31/2014

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-income Units**  
 (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	196	0	0	13	21	230	N/A
No. of Units Permitted for Above Moderate	0	0	0	0	0	0	N/A

\* Note: This field is voluntary

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202 )

Jurisdiction Fresno County  
 Reporting Period 1/1/2014 - 12/31/2014

**Table B**  
**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 8	Year 9		
Very Low	Deed Restricted	1,141			1,089
	Non-deed restricted		31	21	
Low	Deed Restricted	610			610
	Non-deed restricted		0	0	
Moderate	Deed Restricted	679			266
	Non-deed restricted		217	196	
Above Moderate		322	0	0	322
Total RHNA by COG. Enter allocation number:		2,752	248	217	465
Total Units					
Remaining Need for RHNA Period					

Note: units serving extremely low-income households are included in the very low-income permitted units totals.



Program	Objectives	Progress
<i>Goal A: Increase the supply of housing</i>		
H-A.A: Pursue Funding Opportunities	<ul style="list-style-type: none"> <li>Continue to monitor State and Federal government websites for Notice of Funding Ability (NOFA) and where appropriate prepare or support application for funding.</li> </ul>	<p>Since 2013, the County has been awarded the following:</p> <ul style="list-style-type: none"> <li>USDA Housing Preservation Grants: Awarded \$50,000 in 2013, to rehabilitate and preserve rural affordable housing units. Six units were rehabilitated.</li> <li>USDA Housing Preservation Grant: Awarded \$50,000 in 2014, to rehabilitate and preserve rural affordable housing units. Activity to begin in 2015.</li> </ul> <p>The County of Fresno will continue to seek other funding sources to leverage local and Federal dollars, including partnerships with eligible non-profit and other affordable housing developers for construction of new housing affordable to lower-income households.</p>
H-A.B: General Plan Annual Progress Report	<ul style="list-style-type: none"> <li>Annually review and report on the Housing Element in conjunction with the annual review of the General Plan as set out in Implementation Program LU-H.D of the Agriculture and Land Use Element.</li> </ul>	<p>The County completed review of the Housing Element in 2003 and started the review of the Housing Element in 2006 as part of the 4<sup>th</sup> Cycle update which was put on hold due to budget shortfall. No review was conducted in 2004 and 2005, as the funding programs for which the review was required were not offered in 2004 and 2005. Staff in building, public works, and other areas reviewed their programs on a more informal basis.</p> <p>The County is in the process of updating the Housing Element for the 4<sup>th</sup> and 5<sup>th</sup> Cycles.</p>
H-A.C: Public	<ul style="list-style-type: none"> <li>Encourage public participation in formulation and</li> </ul>	The County is proud of the diversity of its residents,

Program	Objectives	Progress
Participation	review of housing policy.	and encourages them to be involved in housing issues in their neighborhoods. Public participation at community development hearings, citizens planning meetings, and community planning meetings is encouraged through notices on the County website and in other public locations. The public is encouraged to provide input during the development of the Housing Element as well. Agency representatives are notified, in addition to public notices on the website, so that special needs groups are aware of meetings and other opportunities for input.
H-A.D: Collaborate with agencies to develop affordable housing	<ul style="list-style-type: none"> <li>• Continue to cooperate with and partner with agencies and partnerships whose mission is to provide affordable housing, including USDA Rural Development, the Fresno County Housing Authority and local non-profit affordable housing developers.</li> <li>• Maintain regular communication between the respective staffs to closely coordinate the various programs to best utilize the grant opportunities available to each agency and to collaborate on projects whenever feasible.</li> </ul>	The County's Community Development Division staff meets with the Fresno County Housing Authority and other nonprofit and private sector developers of affordable housing throughout the year to develop strategies on partnerships for the successful development of affordable housing. In 2013, these collaborative efforts have resulted in the development of Hacienda Heights a 69 unit affordable multi-family rental project located at 15880 W. Gateway Blvd. in the City of Kerman; all units are affordable to families earning 60% or less of the area's median income (AMI). In 2014, the efforts resulted in the development of Kings River Commons a 60 unit affordable multi-family rental project located at 2020 E. Dinuba Ave in the City of Reedley, all units are affordable to families earning 60% AMI or less. All of the developments were constructed in the partner cities with none in the unincorporated area of the County.
H-A.E: HOME	<ul style="list-style-type: none"> <li>• Continue to operate its HOME program to</li> </ul>	The County has not funded any affordable housing

Program	Objectives	Progress
Program	facilitate the development of affordable housing through partnerships with eligible non-profit entities and other eligible affordable housing developers.	developments in the unincorporated area since 2007. The following housing developments within the partner cities of Fresno County have been assisted with HOME funds: <ul style="list-style-type: none"> <li>• Hacienda Heights (69 units at &lt;60% AMI) in 2013 (15880 W. Gate Blvd., City of Kerman)</li> <li>• Kings River Commons (60 units at &lt;60% AMI ) in 2014 (2220 E. Dinuba Ave., City of Reedley)</li> </ul>
H-A.F: Fresno County General Plan	<ul style="list-style-type: none"> <li>• Establish a plan, with time frames, for the update of regional and community plans of the Fresno County General Plan with priority given to the update of plans that will address areas with housing production needs as defined in the inventory of residential land resources.</li> </ul>	In May 2003, the Board of Supervisors adopted a prioritization plan for the update of the regional and community plans. This includes four Regional Plans, 13 Incorporated City's Community Plans, 10 Unincorporated Community Plans, eight Community Plans within the Fresno-Clovis market area, and six Specific Plans, with reviews scheduled through 2010. The Friant Community Plan was updated in September of 2010 and the Laton Community Plan was updated in March of 2012. With 41 total plans to review and reductions in staff due to budget constraints, this schedule has not been adhered to.
H-A.G: Density Bonus	<ul style="list-style-type: none"> <li>• Review and update the zoning ordinance provisions of Section 855-N.21, "Reduced property development standards for affordable housing," to assure compliance with State law regarding density bonus.</li> </ul>	The County is currently in the process of updating its Zoning Ordinance to include density bonus provisions consistent with State law. The density bonus provision will be included in the County Zoning Ordinance by amending the Zoning Ordinance in 2015.
H-A.H: Construction Activity Tracking	<ul style="list-style-type: none"> <li>• Develop a program to track new construction activity to enable more effective analysis of new construction by location and affordability.</li> </ul>	The system currently being used by the Development Services Division is also used to develop and create reports that track various types of construction, thereby providing a more accurate and more effective analysis of activity. The AMANDA

Program	Objectives	Progress
		system can currently provide information on multi- and single-family development. Affordable housing projects are not tracked separately, thus affordable housing funding and needs cannot be administered directly.
H-A.I: Regional Housing Needs Allocation Plan	<ul style="list-style-type: none"> <li>Actively participate in the development of the next Regional Housing Needs Allocation Plan to better ensure that the allocations are reflective of the County General Plan policies to direct growth to the cities and are realistic objectives based on land use patterns in the unincorporated areas of the County</li> </ul>	Staff from the Department of Public Works and Planning met with the Fresno COG in the spring and summer of 2014 to participate in preparation and adoption of the RHNA for Fresno County 5 <sup>th</sup> Cycle Housing Element Planning Period. The RHNA Plan was approved by the State on September 10, 2014.
<i>Goal B: Promotes the long-term value of each existing and new housing unit and the environment</i>		
H-B.A: Encroachment of Open Space and Agricultural Land	<ul style="list-style-type: none"> <li>Prevent residential encroachment on open space and agricultural land through implementation of policies and programs of the Agricultural &amp; Land Use Element</li> </ul>	<p>This program continues to be implemented via adherence to existing County policies that direct urban type growth to existing cities and unincorporated communities. The County maintains non-urban land use designations and zoning around the city spheres of influence to deter development on non-urban and open space uses.</p> <p>The County's continued participation in the Williamson Act Program to enter into an agreement with owners' qualifying property designated for agricultural use further enhances the County's objective to preserve existing agricultural and open space areas.</p> <p>The LAFCo is the primary agency reviewing requests for annexation; the County has little input on decisions to utilize agricultural lands once they are annexed to a city. Land annexed to a city is</p>

Program	Objectives	Progress
		<p>removed from the County's jurisdiction and is then included in city limits and is ultimately converted from agricultural use to urban use.</p> <p>In addition, the County is pursuing to increase the density for medium-high density residential designations to 20 units per acre as part of the General Plan Review process or as a separate amendment to the Land Use and Agriculture Element of the General Plan.</p>
H-B.B: Maintain Quality of Housing	<ul style="list-style-type: none"> <li>Assure that all new housing is safe and attractive through appropriate design and zoning standards and application of the California Building Code, and in keeping with the area's established character.</li> </ul>	<p>The County continues to focus on ensuring that all housing is safe to the extent feasible by enforcing all adopted Building Codes. With the adoption of the California Building Codes (Title 24) the County ensures that all new housing is designed appropriately. While the adopted codes address such items as structural systems to provide the level of resistance in accordance with various load combinations, they do not address the "attractive aspect" of the design. This aspect is driven by the market, and therefore, not by any type of design requirements established by the County, except as required in the recently approved "Highway 99 Beautification Overlay."</p>
H-B.C: Residential Densities	<ul style="list-style-type: none"> <li>Determine appropriate residential densities based on need for housing, surrounding uses, established neighborhood character, available infrastructure, and environmental constraints, with the goal of increasing overall density of new urban residential construction.</li> </ul>	<p>The County reviewed their programs, and determined that most residential zone standards met the objectives of the program. A program increasing residential density in the R2, R-3, and R-4 zones to 20 units per acre. The County is pursuing to increase the density for medium-high density residential designations to 20 units per acre as part of the General Plan Review process or as a separate</p>

Program	Objectives	Progress
H-B.D: Planning and Permit Processes	<ul style="list-style-type: none"> <li>Continue current efforts to streamline and improve efficiencies in planning and permit approval and building inspection service.</li> </ul>	<p>amendment to the Land Use and Agriculture Element of the General Plan.</p> <p>This program was successfully implemented, and efforts to make additional improvements are on-going. Current planning staff continues to improve permit tracking and processing times through use of permit tracking logs, an aggressive microfilm program and efforts to engage Trustee and Responsible agencies early in the review process. Staff also works to coordinate with internal and external reviewers at every stage of project review.</p>
H-B.E: Electronic Permitting System	<ul style="list-style-type: none"> <li>Consider establishing, an electronic permitting system that utilizes the County's internet capabilities to receive permit applications and assist with other development queries.</li> </ul>	<p>The Department successfully implemented this program, and continues to expand the permits available to County residents and developers via the Internet. This program is currently being implemented and maintained by the permitting section. Clients are encouraged to utilize the Internet system instead of the "Fax-in, Call-in" permit system by not charging when permits are attained through the County's website. This system saves the user both time and money by allowing the permittee to apply from home, so that he/she prevents having to appear in person downtown. Building permits, as well as electric, plumbing, mechanical and other permits can be applied for electronically, as can a number of permits for rehabilitation (e.g., reroofing, replacement windows, hot water heater, heater/AC unit, etc.). The system also streamlines the permit process for the permitting staff, saving them time as well.</p>
<i>Goal C: Provide a Range of Housing Types</i>		
H-C.A: Residential	<ul style="list-style-type: none"> <li>Maintain the inventory of residential land</li> </ul>	The County has successfully developed a system to

Program	Objectives	Progress
Land Inventory	resources for annual reporting on the Housing Element.	maintain residential land inventory for any land that can be considered for housing development. Data are stored electronically, and can be reviewed on a semi-annual basis to assure that any changes to land use, annexations, and other removal or addition to the inventory is current.
H-C.B: Zoning for Special Housing Needs	<ul style="list-style-type: none"> <li>• Continue to designate and zone adequate sites to meet special housing needs, consistent with its Agricultural and Land Use Element.</li> </ul>	<p>Staff periodically reviews the General Plan and proposes amendments, which include designating additional land for residential development. Lands particularly suited to affordable housing for farmworkers, those with disabilities, emergency housing, and large multifamily units are considered for inclusion in each amendment.</p> <p>Furthermore, the County is currently in the process of amending its Zoning Ordinance to include provisions for reasonable accommodations, emergency shelters, transitional housing, supportive housing, farmworker housing, and SRO housing, consistent with State law. These amendments are expected to be incorporated in the Zoning Ordinance by October of 2015.</p>
H-C.C: Housing Opportunity Areas	<ul style="list-style-type: none"> <li>• Designate Housing Opportunity Areas -- sites where a special effort will be made to promote the development of affordable housing consistent with General Plan policies. Sites will be designated based on the availability of existing sewer and water service and documented need.</li> </ul>	The County has encouraged the development of housing, particularly affordable housing, in those areas of the County where service providers have capacity remaining, including 216 units in Del Rey and Biola. These communities had identified needs for affordable housing.
H-C.D: Higher Density Residential Development	<ul style="list-style-type: none"> <li>• Encourage higher densities in development proposals by making applicants aware of the maximum density permitted based on General Plan policies and zoning.</li> </ul>	Through review and discussion at the Zoning Counter, potential applicants are advised of minimum parcel sizes and maximum densities. Most applicants want to maximize the number of units on

Program	Objectives	Progress
		the parcel being developed, especially in areas surrounding communities and cities with existing service providers. Most intensive residential development proposals are enacted as part of an annexation request to one of the County's 15 incorporated cities, consistent with General Plan policies that direct growth to the incorporated cities in the County. For development in rural parts of the County, the General Plan Agricultural and Land Use elements include policies to encourage mixed use (LU-F.1, LU-F.2), higher density housing (LU-F.3, LU-F.4, LU-F.14, LU-F.15, and LU-F.16).
H-C.E: Planned Residential Developments	<ul style="list-style-type: none"> <li>Encourage higher densities by providing information through a handout that identifies the provisions for planned residential developments that define criteria for mixing housing types and densities to attain the maximum yield on a site; identifying the County's density bonus provisions; and other applicable policies and provisions that allow for smaller lots and mixed use.</li> </ul>	<p>A brochure was developed in 2011 for distribution in the planning department to applicants for residential developments. This handout explains reduced property development standards applicable to affordable housing projects, as referenced in the County's Zoning Ordinance.</p> <p>The brochure was updated on September 19, 2014.</p>
<i>Goal D: Achieve jobs-housing balance</i>		
H-D.A: Job Creation	<ul style="list-style-type: none"> <li>Evaluate new job-generating projects (commercial and industrial) to assure that the location is in reasonable proximity to housing to minimize commute distances and associated effects on household cost for commuting, air quality and circulation/transportation system needs.</li> </ul>	County staff considered locations of proposed businesses and work projects in relation to available housing and transportation. For discretionary permits, staff evaluates traffic and project-related impacts through the CEQA process. Very few large-scale development proposals approved through the discretionary process are any great distance from incorporated cities or urbanized areas. Agricultural operations proposed in more remote areas are reviewed based on the project's necessity of being located in an agricultural or remote area and any

Program	Objectives	Progress
		factors that would preclude its placement in a more urbanized location. Maintaining this careful balance is a consideration that is made by staff when reviewing discretionary land use applications.
H-D.B: Public Transit Access	<ul style="list-style-type: none"> <li>Evaluate proposals for designation of land for residential development to assure that there are adequate job opportunities in close proximity or adequate public transit access to minimize commute distances and associated effects on household cost for commuting, air quality and circulation/transportation system needs.</li> </ul>	County staff reviews applications to assure that they meet all required criteria (zoning, health and safety, etc.). They are then evaluated based on long-term sustainability, proximity to job opportunities, access to public transportation, and adequate infrastructure.
<i>Goal E: Special Needs Housing</i>		
H-E.A: Human Services System	<ul style="list-style-type: none"> <li>Continue to provide service to homeless persons through the Human Services System.</li> </ul>	<p>The County provided services to those who are homeless through several County programs:</p> <ul style="list-style-type: none"> <li>Department of Social Services (DSS) – 963 persons served in 2014 and 842 persons in 2013</li> <li>Economic Opportunities Commission (EOC)– 7,517 persons served in 2014 and 11,369 persons in 2013</li> <li>Department of Behavioral Health (DBH) – 1,328 persons served in 2014 and no information was provided for 2013.</li> </ul> <p>The County continues to be an active member of the Fresno/Madera Continuum of Care, providing input on programs intended to address the needs of homeless groups, including teens, farmworkers, the elderly, children, those needing temporary or emergency housing, those suffering domestic abuse, and other individuals and families.</p>

Program	Objectives	Progress
H-E.B: Continuum of Care	<ul style="list-style-type: none"> <li>Continue to be a member of the local Continuum of Care and be involved in other related homeless assistance forums. It will utilize the Continuum of Care to facilitate provision of short-term shelter, emergency assistance, and transitional housing to persons who are homeless.</li> </ul>	<p>The County Behavioral Health staff proactively participates in the Continuum of Care by attending meetings on a monthly basis and providing input on programs and projects. The County assisted the Continuum of Care by obtaining Proposition 63 Mental Health Services Act (MHSA) funding in 2014 and 2013 that provides Shelter Plus Care vouchers to individuals in the AB 2034 Program. The partnership supports the needs of the homeless in other ways as well, based on the provision 'whatever it takes,' while also ensuring a lack of duplication of services, community coordination of services, and network/information sharing.</p>
H-E.C: State Assembly Bill 2034	<ul style="list-style-type: none"> <li>Coordinate efforts with local agencies or other providers, to provide services through State Assembly Bill 2034 funding to assist the mentally ill homeless.</li> </ul>	<p>The "First Step Outreach Program" was utilized to provide shelter, food, hygiene, substance abuse counseling and other services for mentally ill adults who were homeless. The program was considered to be successful, as identified by the significant reduction in incidents of homelessness, hospitalization, and incarceration. In 2006, the total usage days for all three access points was reduced by 81 percent (from 22,355 usage days to 4,213). Reductions in 2004 – 2005 and 2005 – 2006 were almost as dramatic. Funding for this program was eliminated from the State budget in 2007.</p> <p>The County continues to provide housing, food, and related services to the mentally ill homeless through other programs managed by Behavioral Health and other County programs. Individuals can visit a County Behavioral Health office in Fresno, Kerman, Coalinga, Huron, Mendota, Selma, Sanger or</p>

Program	Objectives	Progress
		<p>Reedley. The County is coordinating with the Housing Authority to request funding under Proposition 63, the Mental Health Services Act, Housing Program, to research potential housing solutions for the mentally ill homeless.</p>
<p>H-E.D: Accessible Housing Units</p>	<ul style="list-style-type: none"> <li>Continue to ensure that new multi-family housing includes units that are accessible and adaptable for use by those with disabilities in accordance with Chapter 11 of the California Building Code.</li> </ul>	<p>The current (2010) California Code, Chapter 11A and Section 1111B, addresses issues of accessibility and adaptability in multi-family construction and the County will continue to ensure that these requirements are met during the planning and construction process.</p> <p>Furthermore, the County is currently in the process of amending its Zoning Ordinance to include provisions for reasonable accommodations, consistent with State law. This amendment is expected to be completed by October of 2015.</p>
<p>H-E.E: Housing Rehabilitation</p>	<ul style="list-style-type: none"> <li>Continue to actively market the County's successful Housing Assistance Rehabilitation Program (HARP) that provides no-interest loan funds with affordable monthly payments to bring substandard housing up to code, address health and safety issues, promote energy efficiency, and meet special needs such as ADA retrofitting requirements and features to accommodate the elderly.</li> </ul>	<p>The County has successfully provided information to the public about its Housing Assistance Rehabilitation Program (HARP) through a variety of avenues. HARP is marketed to all unincorporated area residents, including at specific venues throughout the year to outreach to the disabled and the elderly. County staff continues to meet with community groups, including senior and handicapped residents, and rehabilitation work is designed to accommodate the specific needs of the residents. Fliers about the program are provided in the Development Services Division at the counter where the public can access them.</p> <p>The County's Housing Assistance Rehabilitation</p>

Program	Objectives	Progress
		Program (HARP) has assisted 4 families (15275 S. Valentine, Caruthers; 625 E. Joy, Easton; 900 W. Mt Whitney, Riverdale and 1420 E. Mt. Whitney, Laton) in the unincorporated area with no-interest loans or a grant for the rehabilitation of their primary residence in 2014, and 2 families (5836 E. Paloma, Laton, and 5631 San Juan, Del Rey) in 2013.
H-E.F: Housing Choice Voucher Program	<ul style="list-style-type: none"> <li>In partnership with the Fresno Housing Authority, apply annually to HUD for the Mainstream Housing Choice Voucher Program and to the State of California for the Supportive Housing Initiative Act-Grant (SHIA) to provide housing services to mentally or physically disabled persons.</li> </ul>	<p>The County continues to successfully apply for funds for the Housing Voucher Program, in partnership with the Housing Authority, Turning Point, and other agencies.</p> <p>As of September 2014, the County received approximately 5,652 housing choice vouchers and an additional 30,900 persons are on the waiting list. In 2013, the County received approximately 5,604 housing choice vouchers and an additional 24,500 persons are on the waiting list.</p>
H-E.G: Community Redevelopment Agency	<ul style="list-style-type: none"> <li>Continue to set aside revenues from the Community Redevelopment Agency Friant Project Area in the low and moderate income housing fund as required by the State redevelopment law and direct the use of funds as prescribed in the adopted implementation plan. The funds will be used to improve the housing stock and when possible leveraged with the Home Program for housing rehabilitation activities.</li> </ul>	The County has no housing program associated with the redevelopment agency, and no redevelopment funds were used for housing activities. The dissolution of the County's Redevelopment Agency has made this activity no longer applicable.
H-E.H: Reasonable Accommodations	<ul style="list-style-type: none"> <li>Prepare and process an amendment to the Zoning Ordinance that establishes provisions and standards for reasonable accommodation of persons with disabilities to facilitate consideration of special needs of persons with disabilities that</li> </ul>	The County is currently in the process of amending its Zoning Ordinance to include provisions for reasonable accommodations, consistent with State law. This amendment is expected to be completed by the end of October 2015.

Program	Objectives	Progress
	cannot otherwise be addressed under existing provisions of the Zoning Ordinance.	
<i>Goal F: Farmworker Housing</i>		
H-F.A: Affordable Housing Programs	<ul style="list-style-type: none"> <li>Continue to actively promote the Affordable Housing Programs that provide housing rehabilitation and affordable housing development for farmworker families in rural communities. The County promotes these programs through regular marketing in farmworker neighborhoods and communities, through personal and door-to-door visits, directed mailings, and community meetings.</li> </ul>	<p>Approximately 15,000 flyers are mailed annually to residents of unincorporated communities and partner cities in addition to housing information workshops conducted at least twice a year in various locations throughout the County. County CDBG housing funds are specifically used in Fresno County unincorporated areas. HOME funds may be used in both unincorporated and in partner cities (there were six partner cities in 2013 and 2014). These funds are available to all eligible persons. In 2014, zero, and in 2013, two homeowner farmworker families (5836 E. Paloma, Laton and 5631 San Juan, Del Rey) have been assisted through the Affordable Housing Programs in the unincorporated area of the County. The County will continue to promote these programs to residents.</p> <p>The County does not have any current programs specifically for farm-based farmworker rental housing.</p>
H-F.B: USDA Farm Labor Housing Loan or Grant funds	<ul style="list-style-type: none"> <li>Continue to support and encourage other agencies, such as the City and County of Fresno Housing Authority, in the application for State HCD funding as well as USDA Farm Labor Housing Loan (514) or Grant (516) funds, and other funds that may become available for Farmworker housing. The County supports and encourages these agencies in their efforts through providing staff to outreach to farmworker families, and by</li> </ul>	<p>The County has not received any Farm Labor Housing loan or grant funds from the USDA.</p>

Program	Objectives	Progress
	adopting and sending resolutions and letters of support for these agencies' efforts.	
H-F.C: Partnership Opportunities	<ul style="list-style-type: none"> <li>Continue to seek unique partnership opportunities with other agencies to develop farmworker housing in the County. The County will seek out these new partnership opportunities through its collaborative efforts in coordinating meetings between housing agencies, in order to provide the most coordinated means of providing farmworker housing.</li> </ul>	In 2014 and 2013, no new construction units specifically for farmworkers were developed through partnerships with other agencies. The County continues to meet with local affordable housing developers to develop and review programs should funding become available.
H-F.D: Inter-agency Collaboration	<ul style="list-style-type: none"> <li>Establish a collaboration of agencies including the Fresno Housing Authority to convene regularly, in order to develop a combined and well-structured effort to seek funding for the construction and/or rehabilitation of farmworker housing.</li> </ul>	The County continues to meet with agencies to develop and review programs.
<i>Goal G: Promote the safety, stability, character and integrity of existing neighborhoods</i>		
H-G.A: Rehabilitation of Substandard Housing	<ul style="list-style-type: none"> <li>Continue to promote the rehabilitation of substandard affordable owner-occupied housing stock through the Housing Assistance Rehabilitation Program (HARP) funded by federal grant funds and administered by the County.</li> <li>Continue the publicity and outreach effort to ensure program information reaches a maximum number of eligible residents.</li> <li><i>[Note: This is the same program and activity as listed above in item H-E.E]</i></li> </ul>	Approximately 15,000 flyers are mailed annually to residents of unincorporated communities and partner cities. In addition, housing information workshops are conducted at least twice a year in various locations throughout the County. County CDBG housing funds are specifically used for activities in Fresno County's unincorporated areas. HOME funds may be used in unincorporated areas and in the County's six partner cities. In 2014, 4 (15275 S. Valentine, Caruthers; 625 E. Joy, Easton; 900 W. Mt Whitney, Riverdale and 1420 E. Mt. Whitney, Laton) and in 2013, 2 (5836 E. Paloma, Laton, and 5631 San Juan, Del Rey) housing units have been rehabilitated through the Housing Assistance Rehabilitation Program (HARP) in the unincorporated area of the County. The County will

Program	Objectives	Progress
		continue to promote this program to residents.
H-G.B: Rehabilitation of Rental Housing	<ul style="list-style-type: none"> <li>Promote the rehabilitation of rental housing units through the County's Rental Rehabilitation Program currently funded by the federal HOME Investment Partnerships and CDBG Programs.</li> </ul>	Approximately 15,000 flyers are mailed annually to residents of unincorporated communities and partner cities. In addition, housing information workshops are conducted at least twice a year in various locations throughout the County. County CDBG housing funds are specifically used for activities in Fresno County's unincorporated areas. HOME funds may be used in unincorporated areas and in the County's partner cities. In 2014, zero and in 2013, one rental housing unit (3555 W. Paloma, Riverdale) was rehabilitated through the Rental Rehabilitation Program in the unincorporated area of the County. The County will continue to promote this program to residents and owners of affordable rental housing.
H-G.C: Code Enforcement	<ul style="list-style-type: none"> <li>Continue zoning and building code enforcement programs.</li> </ul>	The County continues to enforce zoning and building codes to assure compliance with land use ordinances and safety codes. Staff may initiate cases in some instances, and will respond to complaints as well. Staff reviews building permits, zoning requests, and applications for rehabilitation. The County Zoning Ordinance includes fines and other punitive measures for those found in violation of established codes. In 2014, 515 and in 2013, 570 zoning and building code cases were opened and in 2014, 248 and in 2013, 268 cases were closed.
H-G.D: Community Outreach	<ul style="list-style-type: none"> <li>Increase community outreach efforts to improve citizen awareness of rehabilitation assistance programs.</li> </ul>	The County of Fresno collaborated with the Housing Authority's Self Sufficiency and Housing Choice Voucher programs, Community Housing Council's Housing Resource Center, and the members of the

Program	Objectives	Progress
		Citizen's Action Committee to affirmatively market housing programs. The County also distributed affirmative marketing material at local churches, schools and swap meets. In addition, the County began inserting housing information flyers into County water district billings to notify all residents with utility service of available housing programs. The County actively and routinely markets all of its affordable housing programs through flyers, community meetings, relationships with other agencies and nonprofits, and PSAs. The County was very successful in providing information to the residents eligible for assistance with rehabilitation. The practice has been effective in helping the County utilize the funds within the HUD timelines required for these expenditures.
H-G.E: Administrative Fines Ordinance	<ul style="list-style-type: none"> <li>Consider adoption of an Administrative Fines Ordinance as a tool to facilitate the enforcement of the Zoning Ordinance.</li> </ul>	An Administrative Fines Ordinance was adopted by the Board of Supervisors on November 4, 2008 as a tool to abate zoning and building code violations.
<i>Goal H: Fair and Accessible Housing</i>		
H-H.A: Promote Homeownership	<ul style="list-style-type: none"> <li>Increase access to homeownership, and promote homeownership opportunities by continuing allocation of available grant funds such as federal HOME Investment Partnership Program funds to the County's Homebuyer Assistance Program (HAP) to provide affordable down payment and mortgage assistance loans to eligible first-time homebuyers.</li> </ul>	The County receives an annual allocation of HOME funds which are used to provide down payment and mortgage assistance loans to eligible first-time homebuyers through the County's Homebuyer Assistance Program (HAP). The County provided assistance in 2014, to one first-time homebuyer (3534 Circle Court, Mayfair) and in 2013, to no first-time homebuyers in the unincorporated area of the County.
H-H.B: Fair Housing	<ul style="list-style-type: none"> <li>Continue to provide fair housing services.</li> <li>Continue to focus fair housing outreach and education services to the rural areas including</li> </ul>	The County conducts fair housing workshops twice a year that include one on one consultation with residents in order to better inform them of housing

Program	Objectives	Progress
	residents of the unincorporated communities of Fresno County.	opportunities and their housing rights. Approximately 10-12 residents participate in each workshop countywide.
H-H.C: Monitor Housing Supply	<ul style="list-style-type: none"> <li>• Monitor the supply and costs of existing rental and ownership housing.</li> </ul>	This program was not implemented by staff, as rents and housing costs were found to vary for a wide variety of reasons. However, the County's Community Development Division monitors its own HOME-funded rental projects, as required by HUD, by requiring annual rent verification from owners. Ownership housing is not required to be monitored.
H-H.D: Record Keeping	<ul style="list-style-type: none"> <li>• Develop record-keeping methods to track the County's accomplishments in meeting its New Construction Need allocation according to income group.</li> </ul>	The County currently tracks new construction through the permitting program that is in place (AMANDA database). However, this program does not track projects based on income limits, as those are driven by the individual developer/owner and not dictated by any requirements or regulations set by the County. The Community Development Department tracks funding that they provide for the down payment and rehabilitation assistance programs. This data is used to monitor the County's progress in meeting its housing goals.
H-H.E: Rental Assistance	<ul style="list-style-type: none"> <li>• Support the provision of rental assistance, and publicize rental assistance programs such as Section 8 and other available rental programs.</li> </ul>	The County supports the efforts of the City and County of Fresno Housing Authority (Agency) in offering Section 8 and other rental assistance programs. In addition to displaying notices when Section 8 applications are open, the County reviews and certifies the Housing Authority's five-year and annual plans for consistency with the County's Consolidated Plan. The County does not provide rental assistance directly through programs administered by the Department. As of September 2014, approximately 5,408 families received

Program	Objectives	Progress
		Housing Choice Vouchers through the Agency and another 754 were residing in housing owned and operated by the Housing Authority. In 2013, approximately 5,592 families received Housing Choice Vouchers through the Agency and another 22 were residing in housing owned and operated by the Housing Authority.
H-H.F: Below Market Rate Program	<ul style="list-style-type: none"> <li>Study possibility of implementing a Below-Market-Rate program in which new housing developments over a certain size provide at least 10 percent of their units to low- and moderate-income households or pay fees in lieu of the housing units to subsidize other low- and moderate-income projects.</li> </ul>	The County has periodically considered the establishment of an inclusionary housing ordinance for many years, and will continue to consider this program for potential inclusion in the Zoning Ordinance. In the interim, lower income families are encouraged to apply for first-time homebuyer assistance through the Community Development department, which may provide an avenue for them to purchase a home that would otherwise not be affordable. Implementation of this program will be accompanied by a study determining the extent to which the program may have an effect on the provision of market rate housing.
<i>Goal I: Environmental Conservation</i>		
H-I.A: California Environmental Quality Act (CEQA)	<ul style="list-style-type: none"> <li>Continue to implement the California Environmental Quality Act (CEQA) to assess impacts of proposed residential development and identify means to mitigate the impacts.</li> </ul>	The County continues to evaluate discretionary land use applications per the requirements of CEQA and the mandates of State law.
H-I.B: Alternative Transportation	<ul style="list-style-type: none"> <li>Consider inclusion of design standards for new development that encourage alternative transportation (for example, bicycle lanes, bus turnouts, and direct pedestrian connections to transit lines) as a part of the update of the County Zoning Ordinance to conserve energy and improve air quality.</li> </ul>	The County has standards that encourage alternative transportation, as do several of the County's community plans. The County adopted a Regional Bicycle and Recreational Trails Master Plan in September 2013, which provides a comprehensive long-range view for the development of an extensive regional bikeway and recreational trails network that

Program	Objectives	Progress
		connects cities and unincorporated areas countywide. Encouragement of mixed use land zoning in unincorporated areas can also provide avenues for alternative transportation. The County's Go Green and expanded Mass Transit programs also encourage alternative transportation.
H-I.C: Public Facilities and Services Element	<ul style="list-style-type: none"> <li>Implement program PF-F.A of the Public Facilities and Services Element, which requires new development to provide adequate areas for collection and storage of recyclable materials.</li> </ul>	This program has been very effective in meeting the County's environmental conservation goals. The Resources Division of the Department of Public Works and Planning has developed a designated hauler program to serve the unincorporated areas of the County, which includes recycling and trash pickup. The Division also coordinates Household Hazardous Waste Dropoff Events and other recycling programs. Individual discretionary projects received by current Planning staff are typically routed to Resources staff for review and comment.
<i>Goal J: Energy Conservation</i>		
H-J.A: Housing Rehabilitation	<ul style="list-style-type: none"> <li>Continue to incorporate conservation measures in its housing rehabilitation programs.</li> </ul>	The County makes every effort to incorporate "green building" and energy efficient components in housing being rehabilitated when practical and acceptable to the client.
H-J.B: Title 24	<ul style="list-style-type: none"> <li>Continue to implement Title 24 energy conservation measures during plan check and inspection of new development.</li> </ul>	The implementation of Title 24 energy requirements are mandated requirements. During review of projects permitted through the County's process, staff will continue to ensure that projects meet or exceed the minimum requirements established by the State Building Standards.
H-J.C: PG&E Energy Partnership Program	<ul style="list-style-type: none"> <li>Promote and support Pacific Gas and Electric Company's "Energy Partnership Program" aimed at education and conservation efforts by making</li> </ul>	PG&E no longer provides this program. However, the City will continue to support PG&E's energy conservation measures.

Program	Objectives	Progress
H-J.D: Expedited Review	<p>informational brochures available at its planning and building permit counter.</p> <ul style="list-style-type: none"> <li>Expedite review and approval of alternative energy devices.</li> </ul>	<p>County staff (building plan check) will continue to expedite requests for solar powered devices and other energy conservation measures. Fresno County currently processes only applications for roof mounted residential alternate energy devices over the counter without having the applicant submit an application for review through the normal plan review process.</p>
H-J.E: Energy Conservation Programs	<ul style="list-style-type: none"> <li>Support energy conservation programs for low-income households including referral to programs.</li> </ul>	<p>The County makes every effort to incorporate "green building" and energy efficient components in housing being rehabilitated when practical and acceptable to the client.</p>

