

City of



Housing and Community Development Division
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(559) 621-8500 • FAX (559) 498-1078
www.fresno.gov/housing

Planning and Development Department

Nick P. Yovino
Director

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DEC 22 2005
DIV. OF HOUSING
POLICY DEVELOPMENT HCD

December 16, 2005

Cathy E. Creswell, Deputy Director
Department of Housing and Community Development
State of California Business, Transportation & Housing Agency
P. O. Box 952063
Sacramento, CA 94252-2053

RE: Annual Progress Report of the City of Fresno's Housing Element FY 05

Dear Ms. Creswell:

We are pleased to submit the FY 2005 Annual Progress Report for the City of Fresno's General Plan Housing Element Adopted June 18, 2002. The Housing Element covers a seven and one-half year period which began in January 2000 and ends July 1, 2007. The attached Annual Progress Report summarizes Fresno's activities and efforts from July 1, 2004 to June 30, 2005, and includes an analysis of our Regional Housing Needs and a review of our affordable housing accomplishments and quantified objectives as outlined in the Housing Element.

Please feel free to contact me at (559) 621-8003 should there be any questions. The City contact for annual reporting purposes is Michael Sigala, Housing and Community Development Manager. He can be reached at (559) 621-8505.

Sincerely,

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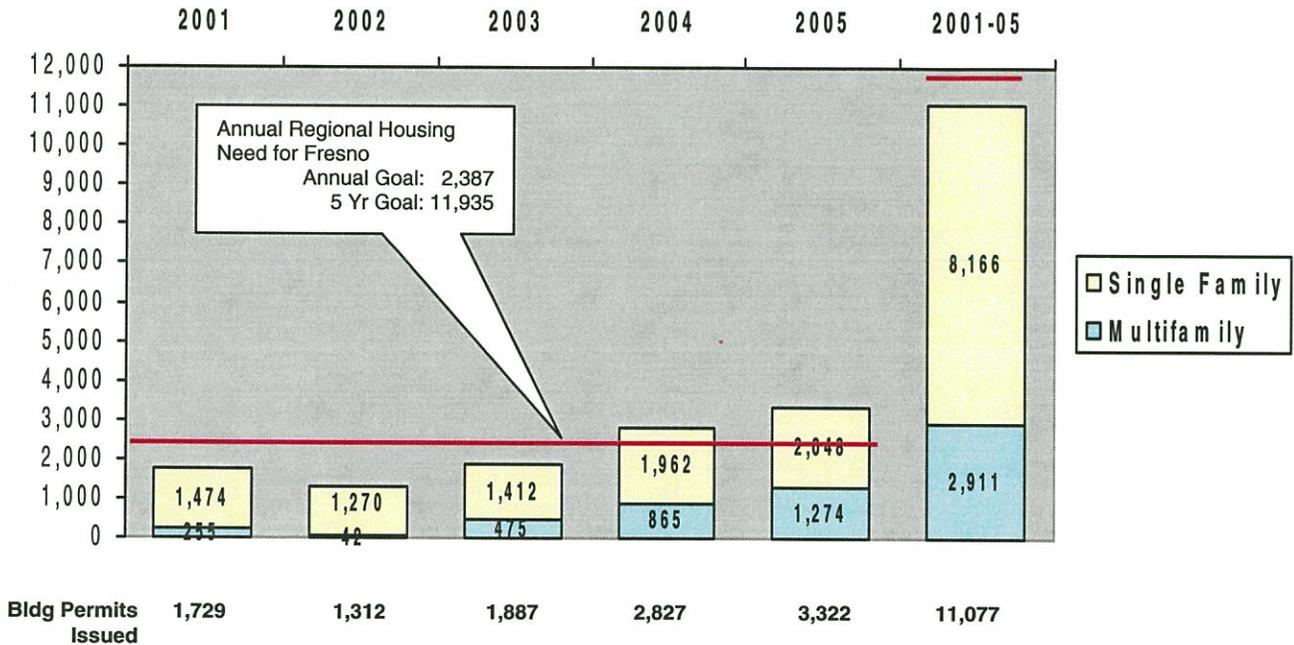
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NY/MS/cldp
Enclosures

c: Paul McDougall, California Dept. of Housing and Community Development
Stephen Peck, Consultant, Quad Knopf

**CITY OF FRESNO
HOUSING ELEMENT
ANNUAL PROGRESS REPORT
July 1, 2004 to June 30, 2005**

REGIONAL HOUSING NEEDS ANALYSIS



As identified in the Housing Element of the City of Fresno's General Plan, the regional housing need for the City of Fresno requires that approximately 17,905 total dwelling units or 2,387 units per year need to be constructed during the seven and one-half (7 ½) year Housing Element planning period which began in January 2000 and ends July 1, 2007.

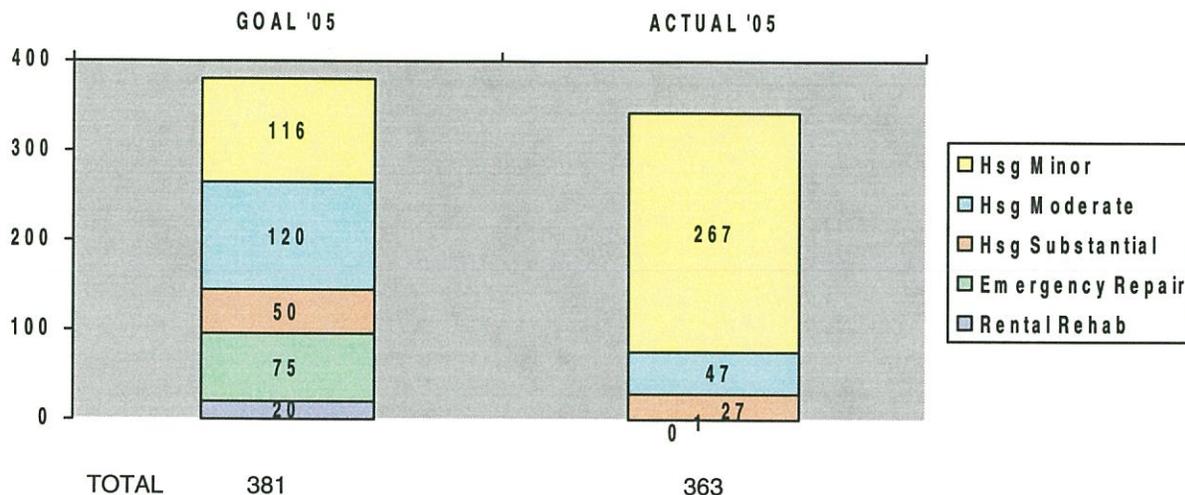
A review of the total number of residential building permits issued, for both single family and multifamily housing shows:

- During the five year period from January 2001 through June 2005, a total of 11,077 residential building permits were issued. Of this amount, 8,166 were single family and 2,911 were multifamily. The 11,077 figure is just below the five-year regional housing need of 11,935 units.
- During the current reporting year, a total of 3,322 residential building permits were issued. Of this amount, 2,046 were single family, and 1,274 were multifamily. The 3,322 figure exceeds the annual housing need goal of 2,387 units.

Overall, the City of Fresno appears to be meeting its regional housing needs, and with the current and projected development activity, it appears that the planning period goal of 17,905 units will be surpassed.

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HOUSING REHABILITATION



During the reporting period, a total of 363 housing units were rehabilitated. The amount is just below the Housing Element quantified goal of 381 units. All of the activity was in the owner-occupied single family category. A majority of the activity occurred in the minor rehabilitation category. A more balanced rehabilitation strategy that includes more moderate and substantial rehabilitation will be encouraged in the future. The rehabilitation activities for the reporting year are detailed below.

The Redevelopment Agency (RDA) of the City of Fresno and the Fresno City Housing Authority through the Community Housing Partnership Program utilize the low and moderate income housing set-aside-fund to provide grants and loans for minor (\$6,500) and major (\$29,500) home rehabilitation of single family owner-occupied homes. The Housing Authority reported a total of 172 single family homes rehabilitated, which included 171 minor rehabilitation repairs and one major rehabilitation repair.

The City's Senior Paint program provides exterior painting and minor repair for senior owner-occupied homes on a grant basis. During the program year, 101 senior households benefited from the program utilizing CDBG funds. During the reporting year, the White Picket Fence program was added to the senior program, and three senior-owned homes benefited from the program.

The Housing Authority of the City of Fresno continues to operate the City's Owner-Occupied Rehabilitation Program, providing moderate grants of up to \$12,500 and major grants of up to \$29,520 in certain target areas. The Housing Authority rehabilitated a total of 62 houses in the program year, with 47 in the moderate category, and 15 in the substantial/major category.

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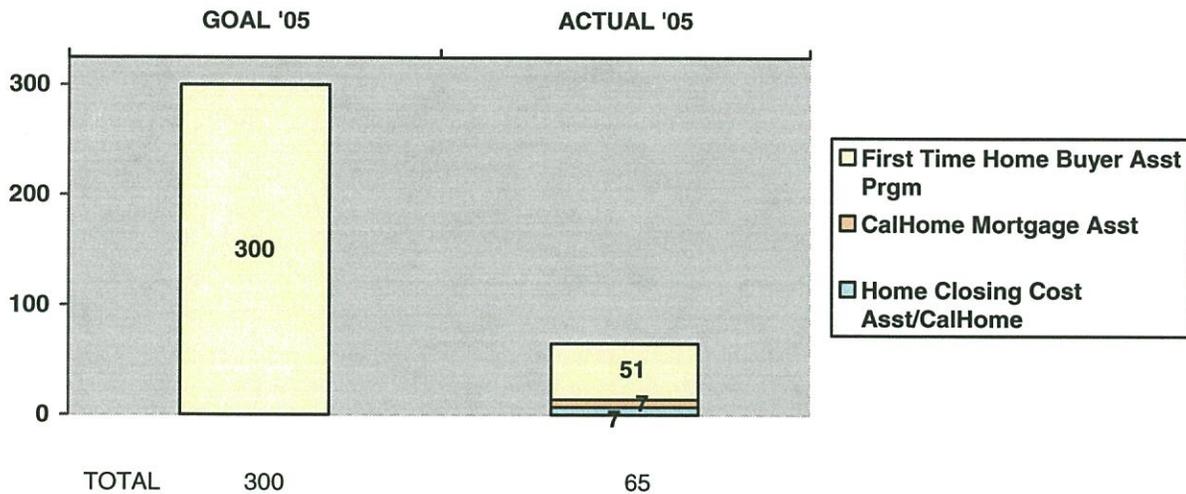
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provide zero interest loans to multifamily property owners. This program is currently receiving substantial interest from property owners, and the City expects to report very positive activities in the next reporting period.

The City has applied for CalHome funds in the amount of \$750,000 for rehabilitation of owner-occupied homes. The City proposes to leverage the CalHome funds with over \$900,000 in federal HOME funds that together will fund 90 moderate and major owner-occupied rehabilitation projects. One unique feature to our application is our collaboration with Strategic Energy Innovations who, through its ACE Program, will assist us in assessing and prioritizing home repairs that promote energy efficiency. The City expects to receive notification as to the acceptance of its application in early 2006.

HOME BUYER ASSISTANCE



Housing affordability with respect to homeownership continues to be a problem for Fresno as working families struggle to achieve the American Dream of Homeownership. The affordability index, the percentage of households who can afford a median priced home, is at an all time low of 18 percent. During the reporting year, a total of 65 households were assisted with homeownership. This amount is below the Housing Element goal of providing assistance to 300 households.

During the reporting year, the City continued to provide assistance to qualified home buyers through the HUD and State funded First Time Home Buyer Program that provides a silent second, no interest, no payment loans to qualifying households. During the reporting period, the maximum loan amount for the Program was increased to \$50,000 from \$40,000. The Program is experiencing a reduction of participants due the continued escalating home prices while family income levels continue to be stagnant. The City is looking at additional partnerships and other alternatives to ensure the viability of this important Program.

Also during the reporting year the City has been a major partner and sponsor of the proposed Fresno Housing Resource Center. The center is being developed by the Community Housing Council (CHC), a public-private partnership created to foster economic empowerment and community stability by promoting homeownership and rental housing opportunities affordable to Fresno County residents

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AT-RISK PRESERVATION & TRANSITIONAL HOUSING

During the reporting year, the City and Redevelopment Agency committed funding for the affordable preservation of the King of Kings, a 92 unit affordable multifamily complex located in Southwest Fresno. The funding commitment was contingent upon the award of a low income housing tax credit which the developer, A. F. Evans, is currently pursuing.

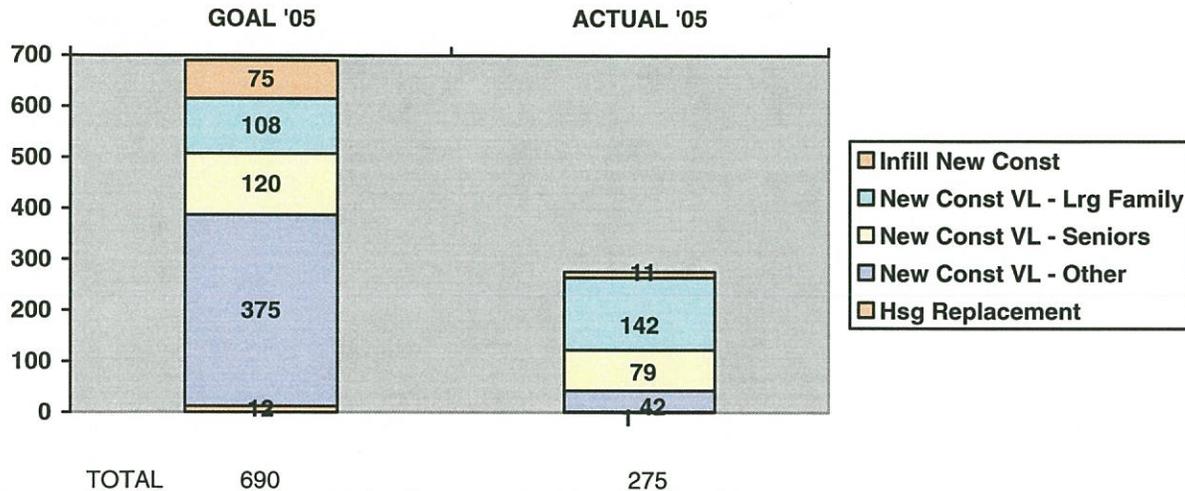
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Also during the reporting year, a Refugee Housing Liaison position was created by the City to assist the over 2,000 families that began settling in Fresno from a refugee camp in Thailand. The Liaison provided direct assistance to over 500 families by providing information on affordable housing units available in the community, providing Home Living Skills Training, Money Smart Training, and continued home visits to ensure that the refugees continue to experience safe and decent housing.

The City continues to work with the Fresno-Madera Continuum of Care (FMCOCC) to provide housing and other services to veterans, homeless, senior citizens, persons with disabilities, HIV/AIDS, mental illness, & substance abuse.

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NEW CONSTRUCTION



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The Fresno Housing Authority and Redevelopment Agency continues to make progress in the development of the HOPE VI project in Southwest Fresno. Over 100 residential units are scheduled to be completed within the next five years.

The City continues to proactively facilitate affordable housing development. In the reporting year the City purchased and issued an RFP for the development of a ten acre neo-traditional mixed income single and multi-family subdivision. In addition, the City has purchase agreements pending for over 20 acres of land for future affordable housing including the City's first transit village.

CODE ENFORCEMENT

The City Code Enforcement Division's projected goal for 2005 was to target 6,800 dwelling units for comprehensive evaluation and enforcement. During the reporting year, a total of 15,310 CDBG code violation complaints were processed during the program year, far exceeding the targeted goal in the Housing Element.

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1.2.1	HOUSING REHABILITATION				
	Minor	116			
	RDA contracted w/Hsg Auth \$6,500 - \$29,500 ea for rehab of homes - minor and major rehab to low & moderate income households		171		171
	Senior Paint Prgrm (CAPER p11)		101		101
	Senior White Picket Fence Prgrm		3		3
	Subtotal				275
	Moderate	120			
	Hsg Auth / Owner Occupied Rehab (83 units projected) - up to \$12,500 for moderate rehab - 62 total = 47 moderate + 15 substantial		47		47
	Subtotal				47
	Substantial	50			
	RDA contracted w/Housing Auth to rehab 3 boarded up homes sold to low-income families		3		3
	RDA contracted w/Hsg Auth \$6,500 - \$29,500 ea for rehab of homes - minor and major rehab to low & moderate income households		1		1
	Hsg Auth / Owner Occupied Rehab (up to \$29,500 for major rehab) for low income - 62 total = 47 moderate + 15 substantial)		15		15
	Subtotal		19		19
	Emergency Repair	75			
	Code Enf. / Emergency Grant Prgrm up to \$6,000 ea for low income homeowners		3		3
1.2.8	Rental Rehabilitation Program	20	0		0
	Subtotal				0
SUBTOTAL - HOUSING REHABILITATION		381	363		363
HOME BUYER ASSISTANCE PROGRAM					
1.2.5	Down Payment Assistance (DAP) - replaced by First Time Home Buyers Prgrm	300			
1.2.7	Lower Income Homebuyer Prgrm (LIHP) - replaced by First Time Home Buyers Prgrm				
	1) 1st Time Home Buyer Asst. Prgrm (Infill 2; Resale 49)		51		51
	2) CalHome Mortgage Asst. Prgrm; \$40,000 per family		7		7
	3) Home Closing Cost Assistance for CalHome Prgrm		7		7
SUBTOTAL - HOME BUYER ASSISTANCE		300	65		65

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1.3.1	AT-RISK PRESERVATION & TRANSITIONAL HOUSING				
	Refinancing Existing Units	10	0		0
	Preserve Existing Units	10	0		0
	Subtotal				0
3.2.1	Transitional Housing Units				
	City/EOC/HUD Supportive Housing Prgm (SHP): 16 unit apt complex for homeless youths		16		16
	Subtotal				16
3.2.2	Homeless Shelter and Services Referral				
	ESG - shelter nights provided to homeless		122,089		122,089
	ESG - meals provided to homeless		520,490		520,490
	EOC: mthly total client count 83,260 services from 18 participating agencies representing 24 separate prgms		999,120		999,120
	Subtotal				1,641,699
SUBTOTAL - AT-RISK PRESERVATION & TRANSITIONAL		80	1,641,715		1,641,715
NEW CONSTRUCTION					
1.2.3	Infill New Construction				
	RDA acquired vacant lots & built 6 houses, sold to 1st time home buyers; 3 boarded up vacant home rehabed & sold to low income homebuyers		9		9
	Home Buyer Asst Program - Infill		2		2
	Subtotal				11
3.3.1	New Construction - VL Large Family 19%				
	Geneva Village - Squire/ADI	108	142		142
	Subtotal				142
3.2.2	New Construction - VL Seniors 17.5%				
	SCPH / Sierra Gateway (new const & sr affordable)	120	79		79
	Subtotal				79
3.3.3	New Construction - VL - OTHER 48.1%				
	Crossroads: Habitat for Humanity (3 - for Lrg families), CURE (4)		7		7
	Green Bldg / Alvis Proj, conservation/energy efficient homes			6	6
	North & Clara			10	10
	Central Calif Dev Center (CCDC) 4830 E.Laurel: very-low-income dividuals with physical disabilities; low income families & homeless transitioning into permanent housing.		19		19
	Subtotal				42
1.2.2	Housing Replacement				
	CURE Rehab , 4130 E. Lane (\$40,000)	12	1		1
	Subtotal				1
SUBTOTAL - NEW CONSTRUCTION		690	259	16	275

Paul

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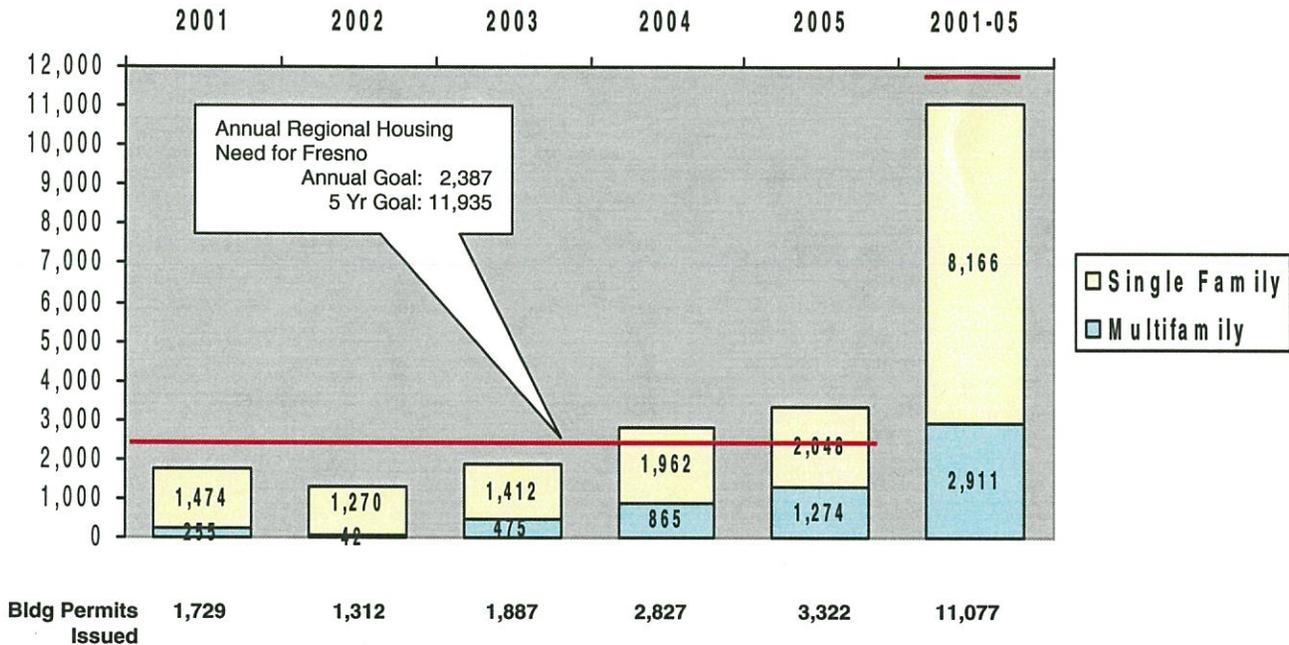
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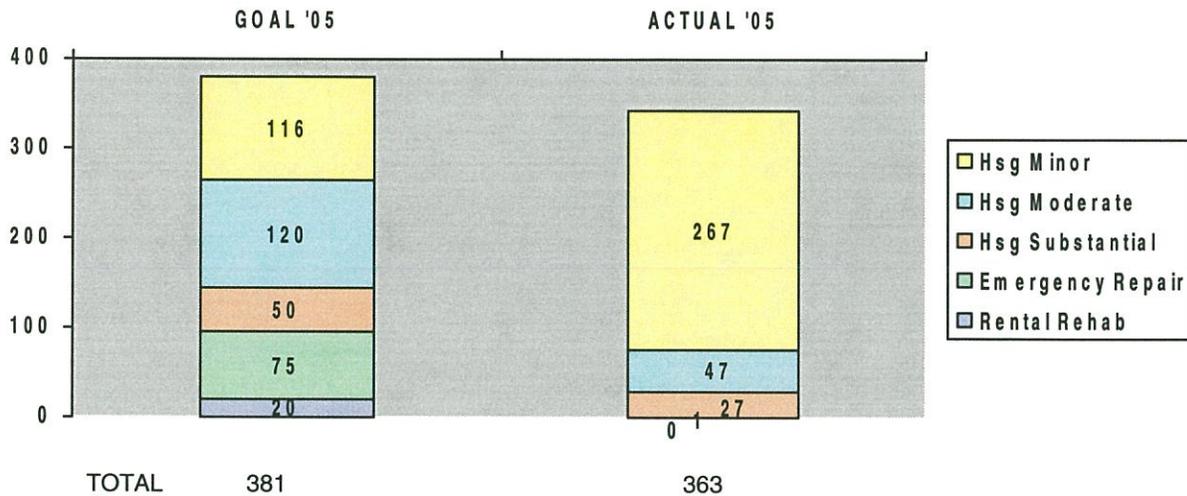
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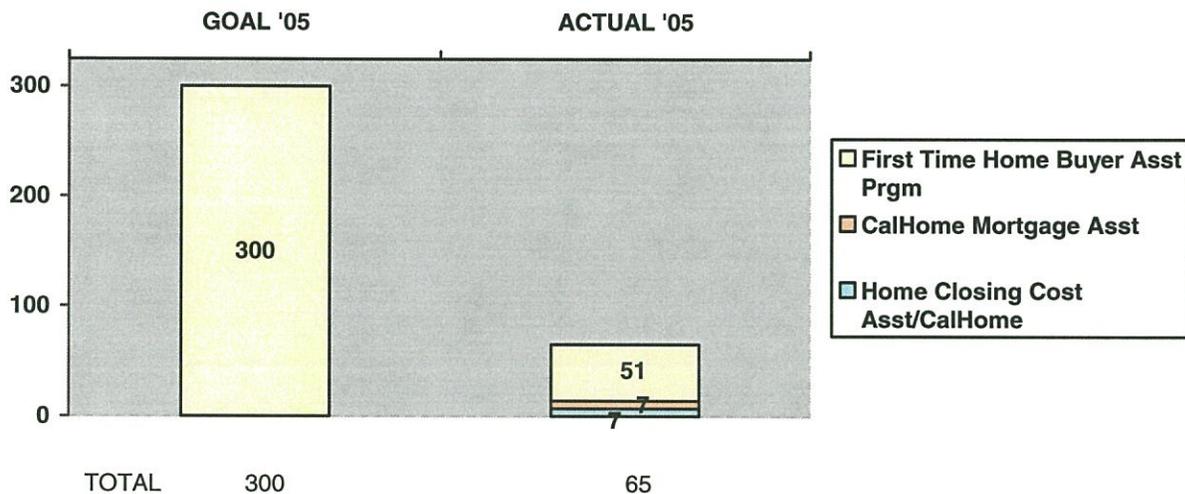
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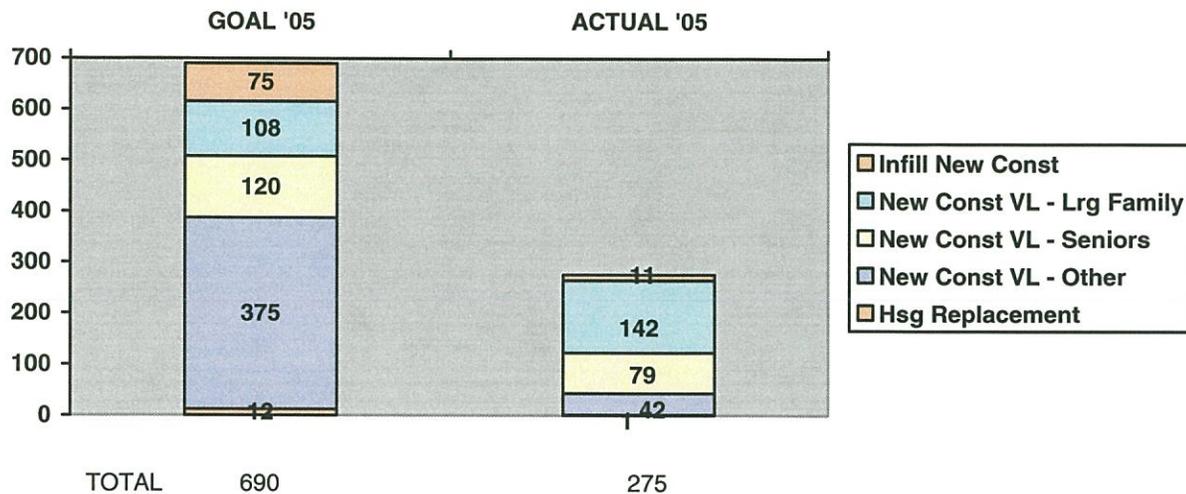
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	Subtotal				142
3.2.2	New Construction - VL Seniors 17.5%				
	SCPH / Sierra Gateway (new const & sr affordable)	120	79		79
	Subtotal				79
3.3.3	New Construction - VL - OTHER 48.1%				
	Crossroads: Habitat for Humanity (3 - for Lrg families), CURE (4)		7		7
	Green Bldg / Alvis Proj, conservation/energy efficient homes			6	6
	North & Clara			10	10
	Central Calif Dev Center (CCDC) 4830 E.Laurel: very-low-income dividuals with physical disabilities; low income families & homeless transitioning into permanent housing.		19		19
	Subtotal				42
1.2.2	Housing Replacement				
	CURE Rehab , 4130 E. Lane (\$40,000)	12	1		1
	Subtotal				1
SUBTOTAL - NEW CONSTRUCTION		690	259	16	275