City of
FRESNO

Housing and Community Development Division
2600 Fresno Street, Room 3076
Fresno, California 93721-3605
(559) 621-8500 • FAX (559) 488-1078
www.fresno.gov

Planning and Development Department
Nick P. Yovino
Director

RECEIVED
DEC 27 2007
HOUSING & COMMUNITY DEVELOPMENT
OFFICE OF THE DIRECTOR

Lynn Jacobs, Director
Department of Housing and Community Development
State of California Business, Transportation &
Housing Agency
1800 Third Street, Suite 450
Sacramento, CA 95814

December 21, 2007

Carty C.

SUBJECT: City of Fresno Housing Element Annual Progress Report
Reporting Period July 1, 2006 – June 30, 2007

Dear Ms. Jacobs:

In accordance with Government Code Section 65400, the City of Fresno is submitting the enclosed 2006-07 *Housing Element Annual Progress Report*. Included in the report is data for the reporting period as well as a summary of program accomplishments for the previous four-year periods. The content of the Annual Progress Report contains the required reporting information as outlined in Section 6202: Annual Report Content.

The information provided in the *Housing Element Annual Progress Report* is true and correct to the best of our knowledge represents the City's efforts made thus far in fulfilling its Housing Element objectives.

If you have any questions regarding the report, please contact Michael Sigala, Housing and Community Development Division Manager at (559) 621-8505.

Sincerely,

Nick Yovino, Director
Planning and Development Department

HOUSING POLICY
DEVELOPMENT, HCD

JAN 02 2008

Enclosures

c: Michael Sigala, City of Fresno
Paul McDougall, State HCD
Carri Diltz, Quad Knopf

HOUSING ELEMENT
ANNUAL PROGRESS REPORT
CONTACT INFORMATION SHEET

MICHAEL SIGALA, MANAGER
PLANNING AND DEVELOPMENT DEPARTMENT
HOUSING AND COMMUNITY DEVELOPMENT DIVISION

PHONE: 559-621-8505
FAX: 559-457-1325

2600 FRESNO STREET, ROOM 3076
FRESNO, CA 93721

HOUSING POLICY
DEVELOPMENT, HCD

JAN 0 2 2008

PERMIT STATISTICS BY INTERNAL REPORT CATEGORY
7/01/06 THRU 6/30/07
DEPARTMENT - DEVELOPMENT DEPARTMENT

REPORT CATEGORY	APPL	PERMITS	APPL VALUATION	FEES COLLECTED	NUMBER OF UNITS
RESIDENTIAL - A - SINGLE FAMILY RES	1885	1887	299,389,319	576663.97	1884.00
RESIDENTIAL - B - DUPLEX	3	3	550,441	1317.87	6.00
RESIDENTIAL - C - TRIPLEX	4	4	889,974	2001.68	9.00
RESIDENTIAL - D - FOURPLEX	21	21	3,667,392	9923.28	50.00
RESIDENTIAL - E - APARTMENTS	59	59	37,214,163	55087.96	467.00
RESIDENTIAL - F - HOTELS, MOTELS	2	4	12,477,571	10924.05	.00
STRUCTURES - A - SWIMMING POOL PUBLI	10	10	1,063,000	8656.43	.00
STRUCTURES - B - SWIMMING POOL PRIVA	429	433	4,436,590	86610.54	.00
STRUCTURES - C - PRIV GARAGE/CARPORT	33	78	1,271,008	18506.13	9.00
STRUCTURES - D - SIGNS	343	387	1,903,199	50082.54	.00
COMMERCIAL - B - GAS STATIONS,CAR WA	1	1	53,668	196.18	.00
COMMERCIAL - D - RETAIL STORES	46	47	32,611,950	53774.33	.00
COMMERCIAL - E - RESTUARANT	6	6	1,867,863	3925.04	.00
COMMERCIAL - F - PROFESSIONAL BLDGS	87	91	88,858,915	130279.58	1.00
COMMERCIAL - G - MISC.(PUBLIC UTILIT	9	17	20,940,299	55473.04	.00
INDUSTRIAL - A - STORAGE	50	138	28,142,053	113176.60	1.00
INDUSTRIAL - B - MANUFACTURING	2	2	3,848,277	5367.68	.00
EDUCATIONAL BUILDINGS - B - PRIVATE	5	5	5,082,390	8386.00	.00
RELIGIOUS BUILDINGS - N/A	3	3	2,787,413	3654.02	.00
RECREATION & AMUSMENT - A - PUBLIC S	1	2	39,159	677.20	.00
RECREATION & AMUSMENT - B - PRIVATE	1	1	148,273	352.58	.00
ADDNS, ALTERS. REPAIRS - B 8 FOUNDAT	44	66	12,285	11706.20	.00
ADDNS, ALTERS. REPAIRS - N/A	52	55	4,751,312	39223.40	.00
ADDNS, ALTERS. REPAIRS - E - APARTME	434	438	10,631,381	82092.65	.00
ADDNS, ALTERS. REPAIRS - A 1 RESIDEN	3512	3541	32,368,897	481887.30	29.00
ADDNS, ALTERS. REPAIRS - B 1 COMMERC	886	901	67,692,270	592304.72	.00
DEMOLITION - A - RESIDENCE/APARTMENT	79	80	9,000	2243.23	.00
DEMOLITION - B - COMMERCIAL/INDUSTRI	36	36	5,520	2628.00	.00
NOT APPLICABLE - N/A	1	1	12,720	235.70	.00
GRAND TOTALS	8044	8317	662,726,302	2407357.90	2456.00

City of FRESNO

HOUSING ELEMENT
ANNUAL PROGRESS REPORT

JULY 1, 2006 – JUNE 30, 2007

The City's accomplishments for 2006-2007 as well as the accomplishments for 2002-03, 2003-04, 2004-05, and 2005-2006 are provided below. Most of the programs provide quantitative criterion for determining conformance with the Housing Element, including the method of monitoring achievement and the time period by which the accomplishment is expected to be achieved. The titles of the Divisions and/or Departments responsible for performing specific tasks were updated to reflect name changes made since the creation of the 2002-2007 Housing Element. New programs that were adopted since the inception of the 2002-2007 Housing Element document have been added to the list.

Goal 1 - Housing Supply and Quality
Preserve and Improve the Supply and Quality of Housing in the Community

Regional Housing Need
2,387 units per year need to be constructed to meet the regional housing need as identified in the City of Fresno Housing Element. During this report period, 1,974 residential permits were issued for a total of 2,416 units. Of this amount, 1,884 units were for single family homes and 532 units were for multi-family housing.

Policy 1.1 – Housing and Neighborhood Revitalization
The City will program funds and coordinate the actions of various housing providers to preserve existing neighborhoods. Multi-year targeted neighborhood revitalization districts will be established that bring to bear in a short period of time (12 to 24 months) all the resources of the City, Redevelopment Agency of the City of Fresno, Fresno City Housing Authority, private businesses and developers, and the City's community-based and non-profit organizations (Block Grant dollars for implementation). This will include code enforcement, enhanced police service to low-income neighborhoods, improvement of neighborhood infrastructure and amenities and correction of public works deficiencies. The City shall continue its code enforcement efforts to improve housing quality. The City shall continue its policy of targeting neighborhoods with the Code Enforcement Team to comprehensively address housing deficiencies, public works deficiencies, and needed neighborhood improvements.

PROGRAMS	DETAIL	ACCOMPLISHMENTS
Program 1.1.1 Comprehensive Code Enforcement	At least two Community Plan Areas and **6,800** dwelling units shall be targeted each year for comprehensive evaluation and enforcement, in addition to calls for service. Priority shall be given to Census Tracts and Community Plan Areas that exhibit the greatest concentration of units needing at least moderate rehabilitation. Responsibility: Planning and Development Department, Code Enforcement Division Completion: Annual Monitoring: Annual CAPER	**2002-2003:** A total of 12,318 code violation complaints were processed in CDBG-eligible areas during the program year. **2003-2004:** A total of 11,046 code violation complaints were processed in CDBG-eligible areas during the program year. **2004-2005:** A total of 11,620 code violation complaints were processed in CDBG-eligible areas during the program year. **2005-2006:** A total of 14,188 code violation complaints were processed in CDBG-eligible areas during the program year. **2006-2007:** A total of 8,274 code violations complaints were processed in CDBG-eligible areas during the program year.

PROGRAMS	DETAIL	ACCOMPLISHMENTS
Program 1.1.2 Neighborhood Infrastructure	The City will program CDBG or other funds to provide infrastructure to neighborhoods that is necessary to accommodate existing units and facilitate development of undeveloped or underdeveloped properties. At least 2,500 households and/or dwelling units will be assisted over the planning period. Responsibility: Department of Public Works Completion: 2007 Monitoring: Annual CAPER	**2002-2003:** Approximately 271 dwelling units were assisted during the program year. Installed 250 curb cuts and wheelchair ramps throughout the city. **2003-2004:** Approximately 1,912 dwelling units were assisted during the program year. Installed 302 curb cuts and wheelchair ramps throughout the city. **2004-2005:** Approximately 1,500

PROGRAMS	DETAIL	ACCOMPLISHMENTS
		dwelling units were assisted during the program year. Installed 362 curb cuts and wheelchair ramps throughout the city. **2005-2006:** Approximately 1,700 dwelling units were assisted during the program year. Installed 42 curb cuts and wheelchair ramps throughout the city. **2006-2007:** Approximately 2,000 dwelling units were assisted during the program year. Installed 86 curb cuts and wheelchair ramps throughout the city.

PROGRAMS	DETAIL	ACCOMPLISHMENTS
Program 1.1.3 Public Works Deficiencies	The City will program funds (CDBG, Community Facilities Districts, and other available funding mechanisms) to eliminate public works deficiencies for 2,500 households over the planning period. Responsibility: Department of Public Works Completion: 2007 Monitoring: Annual CAPER	**2002-2003:** Approximately 70 dwelling units were assisted in the Highway City area during the program year. **2003-2004:** Work continued in the same Highway City area. **2004-2005:** Approximately 685 dwelling units were assisted during the program year. **2005-2006:** Approximately 712 dwelling units were assisted during the program year. **2006-2007:** Approximately 300 dwelling units were assisted during the program year.

PROGRAMS	DETAIL	ACCOMPLISHMENTS
Program 1.1.4 Enhanced Police Service to Low Income Neighborhoods	The City will provide funds for enhanced police services to stabilize existing low-income neighborhoods and make them more attractive to private investors. Responsibility: Police Department Completion: 2007 Monitoring: Annual CAPER	**2002-2003:** Funded the District Crime Suppression Team (DCST). The DCST contributed to 12.3% decline in crime in the Central, southeast, and southwest policing districts. **2003-2004:** Funded the DCST to stabilize areas such as the southwest/east and central area. During the program year, DCST provided prevention and intervention services related to narcotics, prostitution, gang activity, and violent crime. **2004-2005:** Funded the DCST during the program year. The DCST reported 15,950 crime reports in CDBG areas and 30,364 citywide. **2005-2006:** Funded the DCST during the program year. A total of 67.4% of low to moderate income people impacted during the reporting period. The Care Fresno Program provided crime awareness and prevention service to 1,720 low to moderate income people during the program year. **2006-2007:** Funded the DCST during the program year. No crime reports submitted. The Care Fresno Program provided crime awareness and prevention services to 595 low- to moderate-income people and provided 20,750 hours of prevention services

PROGRAMS	DETAIL	ACCOMPLISHMENTS
		during the program year.

Policy 1.2 – Housing Rehabilitation and Replacement
The City and the Fresno Redevelopment Agency shall program CDBG and Housing Set aside funds for housing rehabilitation in proportion to the relative need for housing replacement (dilapidated units) and the relative need in the community for minor, moderate and substantial rehabilitations.

The program shall be expanded and redesigned so as to: encourage private home owners to improve their properties, facilitate and encourage the conversion of rental homes to home ownership (acquisition and construction loans to individuals and for-profit builders), and upgrade the appearance and enhance the success of neighborhood serving commercial sites within neighborhood revitalization districts.

PROGRAM	DETAIL	ACCOMPLISHMENTS
Program 1.2.1 Housing Rehabilitation	At least 1,597 dwelling units shall be rehabilitated over the planning period, including 580 minor rehabilitations, 480 moderate rehabilitations, 237 substantial rehabilitations and 300 emergency repairs. Responsibility: Planning and Development Department, Housing and Community Development Division (947 Units) Redevelopment Agency (650 units) Completion: Annual Monitoring: Annual CAPER	**2002-2003:** City – A total of 143 units were rehabilitated during the program year. Of this total, 60 were minor and 30 were emergency repair. RDA - A total of 277 units were rehabilitated during the program year. **2003-2004:** City - A total of 76 units were rehabilitated during the program year. Of this total, 15 were moderate, three (3) were major, 49 were minor and one (1) was an emergency repair. RDA – A total of 314 units were rehabilitated during the program year. One (1) house was rehabilitated and sold to a low-income family. **2004-2005:** City - A total of 169 units were rehabilitated during the program year. Of this total, 101 were minor, 47 were moderate, 15 were substantial,

PROGRAMS	DETAIL	ACCOMPLISHMENTS
		three (3) were emergency repairs, and three (3) were part of the White Picket Fence Program. RDA – A total of 172 units were rehabilitated during the program year. Of this total, 171 were minor and one (1) was major. Three (3) boarded-up houses were rehabilitated and sold to low-income families. **2005-2006:** City - A total of 164 units were rehabilitated during the program year. Of this total, 7 were major, 33 were moderate, 109 were minor, and 15 were part of the White Picket Fence Program. RDA – during the program year, the RDA completed rehabilitation projects in eight target areas. A total of 120 homes received minor rehabilitated through the SMART Program. **2006-2007:** City – A total of 160 units were rehabilitated during the program year. RDA – during the program year, the RDA completed 169 rehabilitation projects in eight target areas. A total of 86 homes received minor rehabilitation through the SMART Program.
PROGRAMS	**DETAIL**	**ACCOMPLISHMENTS**
Program 1.2.2 Replacement Housing	At least 60 dilapidated units shall be replaced. Responsibility: Planning and Development Department, Housing and Community Development	**2002-2003:** There were no dilapidated units replaced during the program year. **2003-2004:** Two (2) units were demolished and reconstructed during the program year.

PROGRAMS	DETAIL	ACCOMPLISHMENTS
	Division Completion: Annual Monitoring: Annual CAPER	**2004-2005:** There were no dilapidated units replaced during the program year. **2005-2006:** There were no dilapidated units replaced during the program year. **2006-2007:** There were two (2) units reconstructed during the program year.
PROGRAMS **Program 1.2.3** **Infill Housing**	**DETAIL** Sites will be acquired and provided to housing agencies and for-profit builders to construct housing for lower income families, with public and private contributions. At least 300 new dwelling units shall be constructed on infill lots or sites: CDBG, private leading institutions utilizing existing partnerships with Self Help Housing (SHE), Neighborhood Opportunities for Housing Assistance (NOAH), Housing Assistance Corporation (HAC) now referred to as Better Opportunity Builders (BOB), or other non-profit and for-profit builders. Responsibility: Planning and Development Department, Housing and Community Development Division (290 units) Redevelopment Agency (10 units) Completion: Annual Monitoring: Annual CAPER	**ACCOMPLISHMENTS** **2002-2003:** NOAH sold six (6) single-family houses and SHE constructed three (3) single-family houses during the program year. **2003-2004:** Coalition for Urban Renewal Excellence constructed three (3) homes. **2004-2005:** Coalition for Urban Renewal Excellence constructed ten (10) homes. **2005-2006:** Coalition for Urban Renewal Excellence constructed nine (9) single-family houses during the program year. **2006-2007:** Habitat for Humanity constructed 41 units, Coalition for Urban Renewal Excellence constructed eighteen (18) single-family infill homes, and Self Help Enterprises completed ten (10) infill homes. The RDA completed two (2) new infill projects during the program year.

PROGRAMS	DETAIL	ACCOMPLISHMENTS
Program 1.2.4 Housing Quality Survey	The City Planning and Development Department, Housing and Community Development Division shall conduct a housing quality and ownership survey no less frequently than every five years to gauge the effectiveness of, and need for, housing rehabilitation, infill development, and other neighborhood conservation measures. Responsibility: Planning and Development Department, Housing and Community Development Division Completion: 2007 Monitoring: Annual CAPER	**2002-2003:** To be completed 2006-07 **2003-2004:** To be completed 2006-07 **2004-2005:** To be completed 2006-07 **2005-2006:** To be completed 2006-07 **2006-2007:** Completed

PROGRAMS	DETAIL	ACCOMPLISHMENTS
Program New Home Buyer Assistance Program	The City placed program 1.2.5 Down payment Assistance Program and program 1.2.7 Low-Income Homebuyer Program with the Home Buyer Assistance Program at the end of 2003. Responsibility: Planning and Development Department, Housing and Community Development Division Completion: Annual Monitoring: Annual CAPER	**2002-2003:** -0- **2003-2004:** -0- **2004-2005:** A total of 51 families received assistance during the program year. Seven (7) household also received closing costs for participating in the CalHome Program. A total of seven (7) families received loans under the City's CalHome Program. **2005-2006:** A total of 21 families received assistance during the program year. Eight (8) households also received closing cost for

PROGRAMS	DETAIL	ACCOMPLISHMENTS
		participating in the CalHome Program. A total of nine (9) families received loans under the City's CalHome Program. **2006-2007:** A total of 46 families received assistance during the program year. Twenty-one (21) households also received closing cost for participating in the CalHome Program.

PROGRAMS	DETAIL	ACCOMPLISHMENTS
Program 1.2.7 Low-Income Homebuyer Program	The City will assist at least 200 households in residential neighborhoods through the City's Low-Income Homebuyer Program. These activities shall be coordinated with comprehensive neighborhood improvement programs. Responsibility: Planning and Development Department, Housing and Community Development Division Completion: Annual Monitoring: Annual CAPER	**2002-2003:** A total of 27 families received assistance during the program year. **2003-2004:** A total of eight (8) families received assistance during the program year. This program was eliminated at the end of 2003.

PROGRAMS	DETAIL	ACCOMPLISHMENTS
Program 1.2.8 Rental Rehabilitation Program	The City will continue to use its CDBG program funds to fund the rental rehabilitation program. Ninety (90) dwelling units will be assisted over the planning period. In 2005, the City reinstated its rental rehabilitation program. The City currently administers	**2002-2003:** -0- **2003-2004:** -0- **2004-2005:** -0- **2005-2006:** Three (3) rental units were rehabilitated during the program year.

PROGRAMS	DETAIL	ACCOMPLISHMENTS
	the program in-house using HOME Program funds. Responsibility: Planning and Development Department, Housing and Community Development Division Completion: Annual Monitoring: Annual CAPER	**2006-2007:** Ten (10) rental units were rehabilitated during the program year.
Program New Owner-Occupied Rehabilitation Program	**DETAIL** The Housing Authority, under contract administered the City Owner-Occupied Rehabilitation Program during the 2002 through 2005 program years. In 2005, the City began administering the program in-house. Responsibility: Planning and Development Department, Housing and Community Development Division Completion: Annual Monitoring: Annual CAPER	**ACCOMPLISHMENTS** **2002-2003:** One (1) home was rehabilitated during the program year. **2003-2004:** One (1) home was rehabilitated during the program year. **2004-2005:** A total of eleven (11) homes were rehabilitated during the program year. **2005-2006:** A total of three (3) homes were rehabilitated during the program year. **2006-2007:** A total of sixteen (16) homes were rehabilitated during the program year. A total of four (4) homes were rehabilitated thought the Economic Development Incentive (EDI) Grant Program.
PROGRAMS **Program 1.2.9 Inner-City Residential Development**	**DETAIL** The Inner-City Development Policy prescribes that residential projects in eligible areas shall be given processing priority, and be eligible for reduced processing fees. The City will expand the eligible area for the Inner-City Fee Program to reduce the	**ACCOMPLISHMENTS** **2002-2003:** Of the 1,516 development entitlements processed city-wide, 141 were in the inner city area. **2003-2004:** Of the development entitlements processed city-wide, 151

PROGRAMS	DETAIL	ACCOMPLISHMENTS
	cost of housing production and fee reductions will be extended to all multi-family projects. Responsibility: Planning and Development Department, Housing and Community Development Division Completion: Fiscal Year 2003 Monitoring: Annual General Plan Status Report	were in the inner city area. **2004-2005:** Of the development entitlements processed city-wide, 177 were in the inner city area. **2005-2006:** Of the 1,238 development entitlements processed city-wide, 76 were in the inner city area. **2006-2007:** Began the practice of deferring payment of fees for selected affordable rent housing developments until the Certification of Occupancy is issued.
PROGRAMS **Program 1.2.10** **Central Area Housing**	**DETAIL** The City's Planning and Development Department, Housing and Community Development Division will give high priority and expedite the construction of new housing in the Central Community Plan Area. (The Central Community Plan Area encompasses about 1,500 acres and is bound by Freeway 41, 99, 180.) To finance such new construction, and rehabilitation when appropriate, the City will investigate alternate funding resources to finance construction of such housing. Responsibility: Planning and Development Department, Housing and Community Development Division Completion: Ongoing Monitoring: Annual General Plan Status Report	**ACCOMPLISHMENTS** **2002-2003:** None reported **2003-2004:** None reported **2004-2005:** None reported **2005-2006:** One mixed-use development in the Central Area completed during the program year. **2006-2007:** None reported

PROGRAMS	DETAIL	ACCOMPLISHMENTS
PRESERVATION OF AT RISK HOUSING		
Preserve the supply of affordable at-risk housing in the community.		
Program 1.3.1 **At Risk Housing**	The City Planning and Development Department, Housing and Community Development Division will act as the lead agency to monitor the notices for the conversion of at-risk housing. When housing is proposed for conversion, the City will reserve funds adequate for either acquisition or replacement housing if practicable. One hundred (100) units shall be targeted for potential conservation. Additionally, the City will continue to respond to state and federal notices regarding conversion of units, and will seek state and federal funds for their preservation. Responsibility: Planning and Development Department, Housing and Community Development Division Completion: Annual Monitoring: Annual CAPER	**2002-2003:** Notices are faxed to non-profits upon receipt. **2003-2004:** Notices are faxed to non-profits upon receipt. **2004-2005:** The Martin Luther King Square apartment complex is schedule for rehabilitation in 2005-2006. A total of 92 units will be rehabilitated with the assistance of HOME and RDA funds. **2005-2006:** Notices are faxed to non-profits upon receipt. **2006-2007:** No notices received.

Goal 2
Housing Supply
Provide future residents with a housing supply that meets their needs and provides for adequate choice.

POLICY 2.1
HOUSING SUPPLY
The City will ensure that there is at least a 10-year supply of planned residential land and at least a five-year supply of zoned land to meet the needs of all economic sectors of the community. Such supply shall be at least 120 percent of the need calculated for the period.

Program 2.1.1 **Land Demand**	The City's Planning and Development Department, Planning Division shall monitor the supply of vacant zoned and residential planned land in conformance	**2002-2003:** Not applicable **2003-2004:** Not applicable **2004-2005:** Not applicable

PROGRAMS	DETAIL	ACCOMPLISHMENTS
	with this policy. Where supplies are determined to potentially drop below the adopted thresholds, the City will undertake General Plan amendments, annexations, re-zonings, or zoning actions to ensure such an adequate supply and will explore the possibility of "pre-zoning" as a means to reduce processing times and costs related to potential housing projects. If necessary, additional environmental documentation shall be prepared. Responsibility: Planning and Development Department, Planning Division Division Completion: Annual Monitoring: Annual General Plan Status Report	**2005-2006:** As called for by the 2025 Fresno General Plan, the incorporation of the Southeast Growth Area was approved. Planning of this growth area, including residential uses is underway. **2006-2007:** Completed.

PROGRAMS	DETAIL	ACCOMPLISHMENTS
Program 2.1.2 General Plan Update	The City Planning and Development Department, Planning Division shall complete the Comprehensive General Plan Amendment to increase the supply of residentially designated Property. Responsibility: Planning and Development Department, Planning Division Completion: 2002 Monitoring: Annual General Plan Status Report	**2002-2003:** 2025 General Plan adopted in November 2002. **2003-2004:** No updates **2004-2005:** No updates **2005-2006:** General Plan update completed in December 2005. **2006-2007:** The goal was accomplished.
Program 2.1.3 Multifamily Supply	The City will monitor the supply of multi-family zoned land, and land available for special housing needs on an annual basis to ensure that there is an adequate supply of such land.	**2002-2003:** No updates **2003-2004:** No updates **2004-2005:** No updates **2005-2006:** Completed – adequate

PROGRAMS	DETAIL		ACCOMPLISHMENTS
	Responsibility:	Planning and Development Department, Housing and Community Development Division	sites to accommodate 11,990 multi-family units. **2006-2007:** The goal was accomplished in 2005-2006.
	Completion:	Annual	
	Monitoring:	Annual General Plan Status Report	

POLICY 2.2
Identify methods to increase the utilization of planned and zoned residential land to maximize development potential while maintaining environmental and development standards for the applicable zone.

PROGRAMS	DETAIL		ACCOMPLISHMENTS
Program 2.2.1 Increase Housing Yields	The City will review the potential to decrease the width of public streets, setback and coverage requirements, and lot sizes to increase the net yield of housing from planned and zoned land. The City will adopt standards that are deemed to be appropriate.		**2002-2003:** Not applicable **2003-2004:** Not applicable **2004-2005:** Not applicable **2005-2006:** Second unit ordinance became effective on January 25, 2005, which permits the development of a second dwelling unit on lots zoned for single-family development. A Zoning Ordinance text amendment was approved that modified the property development standard of the R-1 District that will allow development at a higher density. It also expands mixed use into the C-M and M-1 Districts in the downtown area. **2006-2007:** This goal was accomplished.
	Responsibility:	Planning and Development Department, Planning Division	
	Completion:	2003	
	Monitoring:	Annual General Plan Status Report	

PROGRAMS	DETAIL	ACCOMPLISHMENTS
PROGRAMS	DETAIL	ACCOMPLISHMENTS
Program 2.2.2 Mixed Use Zoning	The City will comprehensively update its zoning ordinance and develop mixed use zoning provisions to increase residential development in commercial and office zones, inner-city areas and in the downtown area. The City will continue to encourage such mixed use development through the usage of the Inner City Development Policy. A plan shall be prepared for properties in redevelopment project areas adjacent to Blackstone for mixed income, mixed use development. Responsibility: Planning and Development Department, Planning Division Completion: Complete in 2004 Monitoring: Annual General Plan Status Report	**2002-2003:** The 2025 General Plan was adopted in November 2002. **2003-2004:** No updates **2004-2005:** No updates **2005-2006:** Ordinance updated in December 2005. **2006-2007:** The goal was accomplished.
PROGRAMS	**DETAIL**	**ACCOMPLISHMENTS**
Program 2.2.3 Redeveloped Housing Sites	In coordination with the Planning and Development Department, utilize Redevelopment efforts and funds to redevelop blighted residential areas for new housing sites. Two new housing sites will be developed each year. Responsibility: Fresno Redevelopment Agency Completion: Annual Monitoring: Annual Redevelopment Activity Report Annual CAPER	**2002-2003:** The Redevelopment Agency acquired thirteen vacant lots in the southwest target areas to construct new homes. One (1) house was completed during the program year. **2003-2004:** The Redevelopment Agency constructed seven (7) four-bedroom, two-bathroom houses in southwest Fresno. **2004-2005:** The Redevelopment Agency constructed six (6) houses: five three-bedroom and one two-bedroom houses in southwest Fresno.

PROGRAMS	DETAIL	ACCOMPLISHMENTS
		2005-2006: None reported during the program year. **2006-2007:** The Redevelopment Agency constructed nine (9) houses.

PROGRAMS	DETAIL	ACCOMPLISHMENTS
Program 2.2.4 Institutional Barriers	In cooperation with the Planning and Development Department, Planning Division and Redevelopment Agency identify land use codes, ordinances, and other local, state and federal obstacles that serve as institutional barriers to the development and/or rehabilitation of affordable housing. Responsibility: Fresno Redevelopment Agency and Planning and Development Department Housing and Community Development Division Completion: Annual Monitoring: Annual Report	**2002-2003:** Planning continued to monitor: density bonus, higher densities, policies to encourage increased average residential densities, mixed density policies, ordinances and zone districts standards, and mixed income opportunity housing. **2003-2004:** Continued to monitor **2004-2005:** Continued to monitor **2005-2006:** Continued to monitor **2006-2007:** Ongoing monitoring

Goal 3
Special Needs Housing
Provide sufficient and appropriate housing for special needs groups in the City.

POLICY 3.1
FARMWORKER HOUSING
City shall continue to work with the Housing Authorities of the City of Fresno and Fresno County to provide Farmworker Housing in the community.

Program 3.1.1 Farmworker	The City shall support applications for new farmworker housing in the community, and provide for	**2002-2003:** No applications received during the reporting period

PROGRAMS	DETAIL	ACCOMPLISHMENTS
Housing	such housing in appropriate zones in the City. Responsibility: Planning and Development Department, Housing and Community Development Division Completion: Annual Monitoring: Annual CAPER	**2003-2004:** No applications received during the reporting period **2004-2005:** No applications received during the reporting period **2005-2006:** No applications received during the reporting period. **2006-2007:** No applications received during the reporting period.
Program 3.1.2	The City will amend the zoning code to permit farmworker housing in agricultural zones consistent with Health and Safety code Sections 17021.5, 17021.6 and Government Codes Sections 51238 and 51238.5. Also, as part of the zoning code update, the City will review the zoning code to determine zoning and development standards to facilitate a variety of housing types for farmworker housing needs, including multifamily, manufactured housing, mobile homes, boarding houses and second units and assure adequate sites are available in these zoning districts. Responsibility: Planning and Development Department, Planning Division Completion: Zoning Code update by 2008	**2002-2003:** Not applicable **2003-2004:** Not applicable **2004-2005:** Not applicable **2005-2006:** Zoning Code update begins in January 2007. **2006-2007:** The goal was accomplished in 2005-2006.

PROGRAMS	DETAIL	ACCOMPLISHMENTS
Program 3.1.3	The City shall continue its support for Farmworker Housing with other governmental agencies such as the Housing Authority, including support for grant applications, partnership opportunities with the National Farm Worker Services Center, the Rural Communities Assistance Corporation and the State Department of Housing and Community Development. The City will also meet with developers and builders of farmworker housing to assist in the identification of appropriate sites, to clarify development requirements. Responsibility: Planning and Development Department, Housing and Community Development Division Completion: Ongoing	**2002-2003:** The City of Fresno provided a HOME construction loan and the Redevelopment Agency awarded Set-Aside grant funds to complete the Casas San Miguel Project. **2003-2004:** During the program year the City of Fresno and the Redevelopment Agency planned to meet with the National Farm Workers Service Center to discuss the disposition of three lots for Phase II of the project, which consisted of a Community Center. Nine (9) houses were completed during the program year. **2004-2005:** During the program year, the City and Redevelopment Agency met with the National Farm Workers Service Center to further discuss the three lots that were purchased for the Community Center. **2005-2006:** Prior year discussions have ceases. Families will instead use another nearby community center. **2006-2007:** The RDA is in negotiations to create 3 homes at the site where the center was proposed.

POLICY 3.2
HOMELESS HOUSING

City Housing, Economic and Community Development Department will continue to participate in the bi-county Continuum of Care program to address the needs of the homeless. The City will also monitor the availability of sites

PROGRAMS	DETAIL	ACCOMPLISHMENTS
for shelter and support facilities and services for the homeless.		
Program 3.2.1 Transitional Housing	The City will continue to use its Emergency Shelter Grant Allocation for support services and will endorse applications for Supportive Housing Grants (SHG), and the construction of new Transitional Housing Facilities in support of the Continuum of Care. Fifty additional units are projected by 2007. Responsibility: Planning and Development Department, Housing and Community Development Division Completion: 2007 Monitoring: Annual CAPER	**2002-2003:** The City provided Emergency Shelter Grant funds to the sever (7) supportive housing facilities. The City also provided the Fresno County Economic Opportunities Commission (EOC), Sanctuary Program with a Supportive Housing Program grant for the acquisition and rehabilitation of a 16-unit complex for homeless youths. The City of Fresno continues to advise and support the Fresno-Madera Continuum of Care. **2003-2004:** The City provided Emergency Shelter Grant funds to the seven (7) supportive housing facilities. The City of Fresno continues to advise and support the Fresno-Madera Continuum of Care. **2004-2005:** The City provided Emergency Shelter Grant funds to six (6) supportive housing facilities. The City of Fresno continues to advise and support the Fresno-Madera Continuum of Care. **2005-2006:** The City provided Emergency Shelter Grant funds to eight (8) supportive housing facilities. The City of Fresno continues to advise and support the Fresno-Madera Continuum of Care. **2006-2007:** The City provided

PROGRAMS	DETAIL	ACCOMPLISHMENTS
		Emergency Shelter Grant funds to six (6) supportive housing facilities. The City continues to advise and support the Fresno-Madera Continuum of Care.

PROGRAM	DETAIL	ACCOMPLISHMENTS
Program 3.2.2 Homeless Information and Referral	The City Housing, Planning and Development Department will continue to provide information and referral services to homeless shelter and service providers. Responsibility: Planning and Development Department, Housing and Community Development Division Completion: Annual Monitoring: Annual CAPER	**2002-2003:** Ongoing **2003-2004:** Ongoing **2004-2005:** Ongoing **2005-2006:** Ongoing **2006-2007:** Ongoing

POLICY 3.3
Provide for new housing opportunities for large families, seniors and single-parent households in proportion to the need identified in the Housing Element.

PROGRAMS	DETAIL	ACCOMPLISHMENTS
Program 3.3.2 Very Low Income Seniors Housing	Provide, or cause to be provided, funding for the construction of at least 480 units for very low-income seniors, over the planning period.	**2002-2003:** During the program year, the City expended for the retention on a Senior Center acquisition and renovation project located at 2025 E.

PROGRAMS	DETAIL	ACCOMPLISHMENTS
	Responsibility: Planning and Development Department, Housing and Community Development Division and Fresno Redevelopment Agency Completion: Annual Monitoring: Annual CAPER	Dakota. **2003-2004:** There were no funds provided for the construction of senior housings during the program year. **2004-2005:** The City allocated funds to Southern California Presbyterian Homes for the construction of Sierra Gateway an 80-unit multi-family senior housing complex. **2005-2006:** There were no funds allocate for new construction of senior housings during the program year. **2006-2007:** The City funds to OPS Villas for the construction of a 65-unit senior rental housing complex.

PROGRAMS	DETAIL	ACCOMPLISHMENTS
Program 3.3.3 Other Very Low Income Housing	Provide, or cause to be provided, funding for the construction of at least 1,500 units over the planning period for other very low income special needs groups. The Zoning Ordinance will be amended in 2003 and will address SB 520 and provide reasonable accommodation for housing intended for persons with disabilities. Responsibility: Planning and Development Department, Housing and Community Development Division and Fresno Redevelopment Agency Completion: Annual	**2002-2003:** There were no funds provide for the construction of special needs housing during the program year. **2003-2004:** The City provided funding to Opportunity Builders for the construction of 48 low-income multi-family units of which 24 will be reserved for the mentally disabled. Provided funds to the Central Community Development Center for rental housing for rental housing made available to individuals with physical disabilities. **2004-2005:** Provided funds to Habitat for Humanity, Crossroads project for

PROGRAMS	DETAIL	ACCOMPLISHMENTS
	Monitoring: Annual CAPER	development of an 89-unit subdivision. The Ordinance text amendment, effective October 27, 2006, includes a Reasonable Accommodation process. **2005-2006:** Provided funds to the Central Community Development Center for development of a 19-unit rental complex for persons with disabilities. **2006-2007:** Provided funds for the development of 220 (Sandstone 68 units, South Clara 10 units, Geneva Village 142 units).

PROGRAM	DETAIL	ACCOMPLISHMENTS
Program 3.3.4 Inclusionary Housing Program	The City shall study and consider inclusionary housing and other comparable alternative programs to increase the supply of affordable housing. Responsibility: Planning Development Department, Planning Division Completion: 2003 Monitoring: Annual CAPER	**2002-2003:** None reported **2003-2004:** None reported **2004-2005:** None reported **2005-2006:** Being discussed as part of the 10 x 10 plan. **2006-2007:** Being discussed as part of the 10X10 plan.

POLICY 3.4
Support the enforcement and development of Federal and State anti-discrimination laws.

PROGRAMS	DETAIL	ACCOMPLISHMENTS

PROGRAMS	DETAIL	ACCOMPLISHMENTS
Program 3.4.1 **City Attorney's Office**	**Complaint Referral** The City of Fresno, through the Planning and Development Department, Housing and Community Development Division and the City Attorney's Office, will refer all inquiries and complaints concerning housing discrimination to the State Department of Fair Employment and Housing, and the Federal Department of Housing and Urban Development for processing. In addition, the local Fair Housing Council accepts complaints regarding landlord and tenant rights and refers them to the proper agency. Responsibility: Planning and Development Department, Housing and Community Development Division and City Attorney's Office Completion: On-going Monitoring: Annual CAPER	**2002-2003:** The Fair Housing Council of Central California received 1,156 complains. Of that number, 127 cases were opened for further investigation. During the program year there were 114 cases still under investigation. **2003-2004:** The Fair Housing Council of Central California received over 1,300 complains. Of that number, 130 cases were opened for further investigation. **2004-2005:** The Fair Housing Council of Central California received over 1,500 housing complains. Of that number, 162 cases were opened for further investigation. **2005-2006:** The Fair Housing Council of Central California received over 1,007 housing complains. Of that number, 123 were opened for further investigation. **2006-2007:** The Fair Housing Council of Central California received over 1,211 housing complains. Of that number, 487 cases were located in Fresno. A total of 157 cases were opened for further investigation.

PROGRAMS	DETAIL	ACCOMPLISHMENTS
Program 3.4.2 **City Housing,**	**Support of Current Law**	**2002-2003:** The City provided $25,000 in CDBG funds for Fair Housing

PROGRAMS	DETAIL	ACCOMPLISHMENTS
Economic and Community Development Department	The City of Fresno shall continue to use the Fair Housing Council to support enforcement of Fair Housing Laws, as expressed in Title 8 of the Civil Rights Act of 1968, as amended. Through the City's Community Development Block Grant Program, funds are contributed toward this effort. Responsibility: Planning and Development Department, Housing and Community Development Division Completion: On-going Monitoring: Annual CAPER	Council activities. **2003-2004:** The City provided $25,000 in CDBG funds for Fair Housing Council activities. **2004-2005:** The City provided $50,000 in CDBG funds for Fair Housing Council activities. **2005-2006:** The City provided $50,000 in CDBG funds for Fair Housing Council activities. **2006-2007:** The City provided $50,000 in CDBG funds for Fair Housing Council activities.

PROGRAM	DETAIL	ACCOMPLISHMENTS
Program 3.4.3 City Housing, Economic and Community Development Department	**Fair Housing Council** The City will continue to further housing opportunities through its ongoing participation in the activities of the local Fair Housing Council. The Council sponsors workshops and Housing Information Fairs, monitors affirmative marketing, and works closely with the State Department of Fair Employment and Housing. The County, through past efforts, has put into place a tape recording program, Rentsense, which is provided in English, Spanish and Hmong. The program, which is available to residents within the entire County, including the City of Fresno, answers questions electronically regarding applications of housing law. The Fresno Fair Housing Council shall conduct five educational workshops each year in the City of Fresno for groups or organizations that work	**2002-2003:** The City co-sponsored the seventh Annual Fair Housing Conference. The City also participated in the Americans with Disabilities Act Advisory Council and Committee for the Employment of Persons with Disabilities in providing fair housing information. The RentSense Program received 715 calls per month during the program year. The FHCC conducted 35 workshops and numerous training classes during the program year. Literature was distributed to over 106 community agencies and schools. **2003-2004:** The City co-sponsored the

PROGRAMS	DETAIL	ACCOMPLISHMENTS
	with HUD protected class members. These workshops will include an overview of fair housing laws and local insurance requirements to landlords, property managers, lenders, real estate agents, property management firms, and other such organizations. The Fair Housing Council shall also conduct four fair housing educational programs and in-service workshops for housing providers in the City of Fresno. The Fair Housing Council shall also train testers from various ethnic groups and nationalities to conduct investigations of housing and lending discrimination claims received by the Council. The Fair Housing Council shall also coordinate its efforts with the Fair Housing Council of Central California. The Council will also advertise fair housing laws and complaint procedures through literature displays at City and County offices, non-profit organizations such as Central California Legal Services, Lao Family Organization, Fresno Interdenominational Refugee Ministries, Central Valley Regional Center, property management organizations, lenders, other such organizations. Such literature shall be replenished on a bi-monthly basis, and provided in English, Spanish, Hmong, Cambodian, Vietnamese and Lao languages. In additional to the printed material, literature and information is to be disseminated through radio, television and other media. The above programs are subject to annual authorization by City Council. Responsibility: Planning and Development Department, Housing and Community Development Division Completion: On-going	eighth Annual Fair Housing Conference. The City also participated in the Americans with Disabilities Act Advisory Council and Committee for the Employment of Persons with Disabilities in providing fair housing information. The RentSense Program provided over 40 prerecorded messages in English and Spanish on various tenant-landlord matters. There were 32 fair housing workshops and training sessions conducted during the program year. FHCCC provide fair housing literature in a multitude of languages. Literature was distributed to over 106 community agencies and schools. **2004-2005:** The City also participated in the Americans with Disabilities Act Advisory Council and Committee for the Employment of Persons with Disabilities in providing fair housing information. Fair housing literature was distributed to over 106 community agencies and schools. **2005-2006:** The City also participated in the Americans with Disabilities Act Advisory Council and Committee for the Employment of Persons with Disabilities in providing fair housing information. FHCCC provided fair housing literature in a multitude of languages. Literature was distributed to over 106 community agencies and

PROGRAMS	DETAIL	ACCOMPLISHMENTS
	Monitoring: Annual CAPER	schools. **2006-2007:** The City also participated in the Americans with Disabilities Act Advisory Council and Committee for the Employment of Persons with Disabilities in providing fair housing information. FHCCC provided fair housing literature in a multitude of languages. Literature was distributed to over 100 community agencies and schools.

POLICY 3.5
To remove impediments to housing choice for the elderly, disabled, and others with special needs.

PROGRAMS	DETAIL	ACCOMPLISHMENTS
Program 3.5.1	The Zoning Ordinance will be amended in 2005. This Zoning Ordinance will be amended where it is inconsistent with the Group Home Ordinance to remove impediments to housing choice for elderly, disabled, or persons with special needs. After amendment of the ordinance the City will annually analyze and determine whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520, and report such findings to the City Council. The analysis will include an evaluation of existing land use controls, permit and processing procedures and building codes. If any constraints are found in these areas, the City will initiate actions within six months of the completion of the annual evaluation to address them, including removing the constraints or providing Reasonable	**2002-2003:** Not applicable **2003-2004:** Not applicable **2004-2005:** Not applicable **2005-2006:** Zoning Ordinance text amendment adopted and became effective October 27, 2006 to address this program. **2006-2007:** On October 30, 2007, City Council adopted a policy requiring all new affordable housing developments that receive City or RDA funding to include Universal Design features.

PROGRAMS	DETAIL	ACCOMPLISHMENTS
	Accommodation for housing intended for persons with disabilities. Responsibility: Planning and Development Department, Planning Division Completion: 2005	

Goal 4
Reduce Housing Costs
Reduce the cost of housing through efficient processing, effective usage of infrastructure, zoning flexibility, and innovated designs while ensuring maintenance of local development and environmental standards. Utilize incentives provided through the Empowerment and Enterprise Zone programs.

POLICY 4.1
ONE STOP PROCESSING
Continue to utilize the Application Assistance Center which provides a one-stop approach to expedite permit processing.

POLICY 4.2 CONCURRENT APPLICATION PROCESSING
Continue to concurrently process development applications

Goal 5
Inter Agency Task Force
Increase effectiveness of housing programs and accountability by regular meetings between housing providers.

POLICY 5.1	Establish and empower a committee of housing providers including representatives of the City Council, HCD, Planning and Development Department, Redevelopment Agency, Housing Authority, U.S. Department of Housing and Urban Development, City Public Works Department, City Attorney and other groups to coordinate Housing Element goals and objectives. The committee shall	**2002-2003:** The Task Force met 21 times during the program year. **2003-2004:** The Task Force met 21 times during the program year. **2004-2005:** The Task Force met 21 times during the program year. **2005-2006:** The Task Force met 21 times during the program year.

PROGRAMS	DETAIL	ACCOMPLISHMENTS
	meet at least bimonthly to assess progress toward Housing objectives. Periodically involve other staff and agencies such as City Finance, Police, and non profit and for profit developers. Responsibility: Planning and Development Department, Housing and Community Development Division Completion: Bimonthly Monitoring: Annual General Plan Status Report	**2006-2007:** The Task Force committee no longer exists. On May 25, 2007 the Mayor announced the creation of a 10X10 Blue Ribbon Committee to help create 10,000 affordable housing units by the year 2010.

HOUSEHOLD INCOME GROUP ALLOCATION
JANUARY 1, 2000 – JULY 1, 2007

Market Area	City	Very Low	Low	Moderate	Above Moderate	Total
Fresno County Metropolitan Area	Fresno	41,901	27,025	32,625	55,867	157,477

FINANCIAL PROGRAMS USED TO ACHIEVE AFFORDABILITY

- U.S. Department of Housing and Urban Development, Home Investment Partnerships (HOME) Program
- U.S. Department of Housing and Urban Development, Community Development Block Grant (CDBG) Program
- U.S. Department of Housing and Urban Development, American Dream Down Payment Initiative (ADDI)
- U.S. Department of Housing and Urban Development, Emergency Shelter Grant (ESG) Program
- State of California, CalHome Program
- State of California, Workforce Housing Program
- State of California, Low Income Housing Tax Credits (LIHTC)
- State of California, Multi-Family Housing Program
- Federal Home Loan Bank, Affordable Housing Program
- Private Developer financing

NON-MONETARY PROGRAMS USED TO ACHIEVE AFFORDABILITY

- Deed restrictions on all HOME Program Agreements for affordable housing
- Affordability covenants running with the land
- HOME Agreements contain long-term affordability covenants for use of HOME Program funds
- Income verification for tenants and owners
- Annual certification process
- On-site Inspections
- Use HOME funds invested to determine length of affordability

OTHER HOUSING PROJECTS/NUMBER OF UNITS

New Housing Development

- Oak Park Senior Villas – affordable housing development. $3.9 approved.
  (65 units/low income)
- Tanager Springs I - multi-family housing for large families. $2.1 million approved
  (74 units/low income)
- Tanager Springs II - multi-family housing for large families. $2.6 million approved
  (80 units/low income)
- Transit Village – proposed senior housing. $1.4 million approved
  (100 units/low income)
- Ventura and Seventh Avenues – property acquisition for affordable housing development
  (95 units/low income)
- Green Building Project – construction of the second single-family house underway
  (6 low-income unit)
- 164 and 166 North Echo – Acquisition/Rehabilitation. $214,000 approved.
  (2 low-income units)
- Little Long Cheng – affordable single-family houses. $1.2 CHDO funds
  (30 units)
- Van Ness – mixed-income single-family houses. $370,000 approved
  (5 units)