City of
FRESNO

Downtown and Community Revitalization Department
Craig Sharton, Director

Housing and Community Development Division
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March 25, 2011

Cathy Creswell, Acting Director
State of California
Department of Housing and Community Development
1800 Third Street
Sacramento, CA 95811-6942

Subject: City of Fresno Housing Element Annual Progress Report

Dear Ms. Creswell:

In accordance with Government Code Section 65400, the City of Fresno is submitting the enclosed Housing Element Annual Progress Report as a true and correct representation of the City's efforts made during 2010 to fulfill its Housing Element objectives.

The report is organized as follows:

- Annual Building Activity Report – New Construction (Table A);
- Annual Building Activity Report – Units Rehabilitated, Preserved and Acquired Pursuant to GC Section 65583.1(c)(1) (Table A2);
- Regional Housing Allocation Needs Progress (Table B);
- Program Implementation Status (Table C); and
- Contact Information sheet

During the report period, City staff continued to work diligently to execute programs as outlined in the Housing Element and to meet the housing needs for all segments of the community.

If you have any questions regarding the report, please contact Claudia Cazares, Housing and Community Development Division Manager at (559) 621-8356.

Sincerely,

Craig Scharton, Director
Downtown and Community Revitalization Department

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HOUSING AND COMMUNITY DEVELOPMENT
OFFICE OF THE DIRECTOR

Enclosures

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

Jurisdiction City of Fresno

Reporting Period 1/1/2010 - 12/31/2010

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	Deed Restricted Units	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			See Instructions	See Instructions	
Van Ness/Mildreda	MF	R	0	3	2	15	20	20	HOME/RDA	Deed	N/A
Parc Grove Commons	MF	R	67	146	0	2	215	215	HOME/RDA/LIHTC/ PBV/LIPH	Deed	N/A
Trinity	MF	SRO	20	0	0	0	20	20	HUD/CALHFA/AHP/ LIHTC/HACF	Deed	N/A
Iron Bird Lofts	MF	R	0	0	16	0	16	16	City AHSRF/RDA	Deed	N/A
(9) Total of Moderate and Above Moderate from Table A3 ► ►					0	0	0	0			
(10) Total by income Table A/A3 ► ►			87	149	18	17	271	271			
(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 it 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
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	5	14	19	Neighborhood Stabilization Program and CalHome Program funds were used to accomplish these rehabilitation activities.
(2) Preservation of Units At-Risk	0	34	37	71	RDA Housing Funds through the Community Housing Partnership Program with the Housing Authority were used to accomplish these rehabilitation activities.
(3) Acquisition of Units	0	0	0	12	RDA Housing Funds were used to acquire vacant residential units through the City's Neighborhood Stabilization Program (NSP).
(5) Total Units by Income	0	39	51	102	

* Note: This field is voluntary

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**	0	0	0	0	0	0	0
No. of Units Permitted for **Above Moderate**	950	30	17	0	0	997	997

* Note: This field is voluntary

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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.													Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	4,820	101	40	33	226	87						487	4,333
	Non-deed restricted		0	0	0	0	0							
Low	Deed Restricted	3,260	72	167	45	239	149						672	2,588
	Non-deed restricted		0	0	0	0	0							
Moderate	Deed Restricted	3,696	0	6	25	28	18						77	3,619
	Non-deed restricted		0	0	0	0	0							
Above Moderate		9,195	1,982	2164	1,563	1257	997						7,963	1,232
Total RHNA by COG. Enter allocation number:		20,971	2,155	2,377	1,666	1,750	1,251						9,199	11,772
Total Units ► ► ►														
Remaining Need for RHNA Period ► ► ► ► ►														

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

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
Implementation of General Plan 1.1.1	Create a range of housing opportunities	2013	The Fresno Green Development Code, General Plan Update and Master Environmental Impact Report program was initiated July 1, 2009, and is expected to be completed over a three year period. It will provide considerable additional opportunities for medium-high (16 to 18 dwelling units per acre) and high (43 dwelling units per acre) residential development in close proximity to public transit and employment opportunities. Development Code and Form Based Code provisions will establish prezoned areas with Master Environmental Impact Report clearance to accommodate the development of at least 25,112 multiple family dwelling units as identified by Amendment No. 1 to the 2008-2013 Housing Element.
Implementation of General Plan 1.1.1.a	Complete activity center	2010	Included as an urban form component of Fresno Green Development Code, General Plan Update and Master Environmental Impact Report Program (see status in 1.1.1 above).
Implementation of General Plan 1.1.1.b	Adopt form based code/update zoning ordinance	2012	Incorporated as a task of the Fresno Green Development Code, General Plan Update and Master Environmental Impact Report Program (see status in 1.1.1 above).
Implementation of General Plan 1.1.1.c	Adopt land use plan for SEGA	2013	The draft SEGA plan is complete. The environmental review has been delayed due to questions regarding hydrology and wastewater topics in the EIR. Projected adoption date of the plan is concurrent with the General Plan update.
One Stop Shop Processing 1.1.2	Implementation DPC	Aug. 2008	Due to budgetary issues and Department reorganization, the DPC was replaced with the Entitlement Processing Unit. Goals of this unit are the same as the DPC. Additionally, the City is working on improving the entitlement processes through the PIPES Program, to streamline interdepartmental permit processing as part of the initiatives supported by the City's Mayor.
Reduce Housing Costs 1.1.3	Assist LIHTC Applications	Ongoing	There were a total of eight Low Income Housing Tax Credit applications received during the 2010 report period. One project received $2.8 million in LIHTC.
Institutional Barriers 1.1.4	Monitor institutional barriers and advise on the findings and develop maximum densities	Ongoing	There were no institutional barriers identified during the 2010 report period.

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Complaint Referral 1.1.5	Contract with FHCCC for compliance and dissemination of information	Ongoing	The FHCCC received a total of 664 complaints during the 2010 plan period. Of the 664 complaints, 15 cases were referred to HUD, 9 cases were referred to the Department of Fair and Equal Housing, 11 were referred to a private attorney for injunctive relief, and 41 cases were mediated and resolved by the FHCCC.
Support Current Law 1.1.6	Contract with FHCCC $50,000 per year	Annually	The City provided $40,000 in CDBG funds to the FHCCC during the 2009-2010 and 2010-2011 program year.
Fresno Green 1.1.7	20% of all future City-sponsored affordable housing units shall meet the Fresno Green or compatible standard	Ongoing	There were no City-sponsored affordable housing projects that met the Fresno Green or compatible standard during 2010.
Fresno Green 1.1.7	Adopt and implement a solar rebate program	Ongoing	The CaliforniaFIRST AB 811 Program was scheduled to launch June 1, 2010. However, the program has been placed on hold until program issues are resolved by Congress.
Fresno Green 1.1.7	Add weatherization/energy conservation component to the City's rehabilitation programs	Ongoing	The City did not operate a weatherization program during the 2010 plan period.
Funding Energy Saving Improvements 1.1.8	Monitor and apply to H.R.6. Energy Independence and Security Act Legislation for funds	Ongoing	There were no applicable H.R. 6899 NOFA's identified during 2010.
Land Demand 2.1.1	Ensure that there is at least a 10-yr supply of planned residential land and at least 5-yr supply of zoned land	Annually	The City will initiate rezoning of land to meet Housing Element requirements, as part of the Fresno Green Development Code, General Plan Update and Master Environmental Impact Report Program (see status in 1.1.1 above).
Reduction in Density 2.1.2	Comply with State density law	Yr 1-5	There were no affordable housing density bonus requests during 2010.
Central Community Plan Area Housing 2.1.3	Priority processing within an average of 75 days	Yr 1-5	The following housing projects were given priority processing during 2010: Renaissance at Santa Clara, Mariposa and U Street Apartments, Mayflower Hotel, Residential (20 units) complex at 330 N. Van Ness, and Studio Apartments at 64 N. Fulton.
Inner City Residential Development 2.1.4	Create 700 housing units	Yr 1-5	There were no inner City affordable housing projects completed during 2010.
Inner City Residential Development 2.1.4	Reduce application fees from 10% to 50%	Yr 1-5	The City of Fresno continues to offer reduced fees for designated Inner City areas. There are four such areas in the City (Downtown Area, Highway City at Shaw & State Route 99, Herndon Townsite at Herndon & State Route 99, and Pinedale). There has been no change to the City's longstanding policy of offering significantly reduced application processing fees to encourage residential development in these areas.
Other Infill Housing 2.1.5	Acquisition of sites and construction of 300 affordable housing units	Yr 1-5	During the planning period, the Redevelopment Agency, through the Board-Up Program of the Community Housing Partnership Program with the Housing Authority, completed major rehabilitation and sale of 3 affordable housing units.

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Multi-family Land Supply 2.1.6	Monitor and ensure an adequate supply of multi-family planned and zoned land as needed	Annually	Incorporated as a task of the Fresno Green Development Code, General Plan Update and Master Environmental Impact Report Program (see status in 1.1.1 above).
Facilitate the Development of Multi-family Housing Affordable to Lower-Income Households 2.1.6 A	Rezone 500 acres to R-2 or R-3 and 200 acres to R-3 and R-4 and prepare land use amendments	2010	Incorporated as a task of the Fresno Green Development Code, General Plan Update and Master Environmental Impact Report Program (see status in 1.1.1 above).
Increase Housing Yield 2.1.7	Review State regulations and change City plans, policies, and ordinances as needed	Annually	Staff continues to implement all tools available to maximize densities, including implementation of mixed-use code provisions and provisions that allow development at R-3 densities in the C-P (Administrative and Professional) zone districts.
Maximum Density 2.1.7 A	Achieve maximum density, particularly in the R-3 and R-4 zoning districts, and facilitate maximum densities	Annually	Staff continues to implement all tools available to maximize densities, including implementation of mixed-use code provisions and provisions that allow development at R-3 densities in the C-P (Administrative and Professional) zone districts.
Mixed-Use Zoning 2.1.8	Complete activity center study	Yr 1-5	Incorporated as a task of the Fresno Green Development Code, General Plan Update and Master Environmental Impact Report Program (see status in 1.1.1 above).
Farmworker Housing Funding and Development 2.1.9	Support farmworker housing through available funding sources and seek funding for new projects	Yr 1-5	No available funding sources were identified during the 2010 plan period.
Emergency Grant Allocation 2.1.10	Review applications and provide funding	Annually	During the plan period, the City provided ESG funds as follows: EOC $67,860; Poverello House $92,524; Marjaree Mason Center $87,732; Sprit of Women $44,771; and Turning Point $25,468. In addition, the City provided $25.468 in CDBG funds for the Senior Meals Program.
Zoning for Emergency and Homeless Shelters 2.1.11	Identify zoning districts and revise Zoning Ordinance pursuant to Code Section 65583(a)(4)	2009	Housing Type Zoning Study is currently underway to provide guidance on changes needed in zoning code to comply with state law. The study is to be completed by the 2nd quarter of 2011. Next step includes text amendments to zoning code, to be completed by the 4th quarter of 2011.
Zoning for Special Needs Housing 2.1.12	Review and revise Zoning Ordinance for consistency with special needs housing requirements	2009	Housing Type Zoning Study is currently underway to provide guidance on changes needed in zoning code to comply with state law. The study is to be completed by the 2nd quarter of 2011. Next step includes text amendments to zoning code, to be completed by the 4th quarter of 2011.
Transitional and Supportive Housing 2.1.13	Identify funds and support construction of 100 transitional housing units	Yr 1-5	The City has indentified $950,000 in HOME Program funds for the Housing Authority's Renaissance at Santa Clara Project, a 71 unit single room occupancy project anticipated to house primarily homeless individuals.
Transitional and Supportive Housing 2.1.13	Amend Zoning Ordinance to comply with state law	Yr 1-5	Housing Type Zoning Study is currently underway to provide guidance on changes needed in zoning code to comply with state law. The study is to be completed by the 2nd quarter of 2011. Next step includes text amendments to zoning code, to be completed by the 4th quarter of 2011.

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Single Room Occupancy Housing 2.1.14	Amend Zoning Ordinance to comply with state law	Yr 1-5	Housing Type Zoning Study is currently underway to provide guidance on changes needed in zoning code to comply with state law. The study is to be completed by the 2nd quarter of 2011. Next step includes text amendments to zoning code, to be completed by the 4th quarter of 2011.
Very-Low Income large Family Single- and Multi-Family Housing 2.1.15 (HA)	Support funding applications to help produce 400 large family units	Yr 1-5	No funding application requests were received by the City of the RDA during the 2010 plan period.
Extremely Low-, Very Low-, and Low-Income Senior Housing 2.1.16	Find/provide funding to assist with the production of 400 senior affordable housing units	Yr 1-5	The City provided an additional $500,000 in HOME Program funding to help finance Palm View Gardens, Phase I, a senior housing project to be located on Kings Canyon Road in southeast Fresno.
Other Extremely Low- and Very Low-Income Housing 2.1.17	Provide financial assistance for the construction of 1,000 units	Yr 1-5	There were no extremely low and/or very low-income project application received during the 2010 plan period.
Inclusionary and Alternative Housing Policy 2.1.18	Investigate alternative and comparable housing policies to increase affordable housing	Yr 1-5	The City Housing Trust study was canceled due to severe budgetary cuts during the 2010 plan period.
Inclusionary and Alternative Housing Policy 2.1.18	RDA to utilize mandated inclusionary housing	Yr 1-5	Per Redevelopment Law, the 10-year Housing Production (Inclusionary) requirements for 2 Redevelopment Project Ares were due to be met on June 30, 2010 as follows: Central City - 11 units were built within the Project Area, where the RDA provided (from outside the Project Area) 4 affordable units, which included 2 very low income units. Southeast Fresno - 300 units were built within the Project Area, where the RDA provided (from outside the Project Area) 45 affordable units, which included 28 very low income units.
Proposition 1C Program 2.1.19	Review NOFAs and submit qualified housing	Yr 1-5	On February 1, 2011, the State's HCD cancelled all Prop 1C Notice of Funding Availability.
Strengthening Partnerships with Affordable Housing Developers 2.1.20	Continue ongoing efforts	Yr 1-5	During the 2010 plan period, the City continued to partner with local developers, the City of Fresno Housing Authority and the Redevelopment Agency in an effort to leverage available public and private funding.
Zoning for Farmworker Housing 2.1.21	Revise Zoning Ordinance to facilitate farmworker housing pursuant to state law	Year 1	Housing Type Zoning Study is currently underway to provide guidance on changes needed in zoning code to comply with state law. The study is to be completed by the 2nd quarter of 2011. Next step includes text amendments to zoning code, to be completed by the 4th quarter of 2011.
Single Room Occupancy Housing 2.1.22	Amend Zoning Ordinance to permit single room occupancy pursuant to state law	Year 1	Housing Type Zoning Study is currently underway to provide guidance on changes needed in zoning code to comply with state law. The study is to be completed by the 4nd quarter of 2011. Next step includes text amendments to zoning code, to be completed by the 4th quarter of 2011.

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Comprehensive Code Enforcement 3.1.1	Conduct code enforcement inspections of 7,000 units each year in targeted neighborhoods	Annually	The City's Code Enforcement Division completed 34,160 inspections during the program period.
Neighborhood Infrastructure 3.1.2	Provide Infrastructure to accommodate at least 2,500 households	Yr 1-5	During 2010, there were 7 curb/gutter/sidewalk and road reconstruction projects totaling $2 million. Also during 2010, 4 intersection improvements were made at a cost of $2.7 million, 9 traffic signals were installed at a cost of $2.8 million, 6 water mains were installed at a cost of $5.8 million, 8 sewer mains were repaired at a cost of $3.6 million, and 5 street widening/overlay projects were completed at a cost of $4.7 million.
Public Utilities Sewer and Water Deficiencies 3.1.3	Provide priority sewer and water development processing to adhere to state law for affordable housing developments	Yr 1-5	The City of Fresno Department of Public Utilities has executed a priority wastewater collection & water services policy for affordable housing developments.
Enhance Police Service to High Crime Neighborhoods 3.1.4	Utilize pro-active efforts in high crime neighborhoods	Yr 1-5	During the plan period, the Police Department addressed crimes through their use of proactive units like the District Crime Suppression Team, Violent Crime Impact Team and District Patrol Officers who focused their efforts on criminals involved in gang activity, narcotics and those previously identified as having engaged in criminal activity by being placed on probation and parole. Overall violent crimes in 2010 increased only slightly over the 2,921 reported crimes in 2009. The three additional cases reported in 2010 was a .1% increase over the number of violent crimes reported in 2009. Significant decreases in violent crimes occurred in categories involving rapes which revealed a 20.3% decrease, in robberies which a had a 6.6% decrease and in domestic violence which saw a 13.8% drop in reported crimes when compared to 2009. Property crimes in 2010 increased 15.4% when compared to property crimes reported in 2009. The vehicle burglary category was the only reported offense with a decrease of 6% equating to 223 fewer vehicle burglaries being reported in 2010 as compared to 2009. The total number of reported crimes in 2010 revealed an increase of 13.5% translating into 2,924 more crimes being committed this year as compared to last year.
Housing Rehabilitation 3.2.1	Rehabilitate at least 2,000 units	Yr 1-5	During the plan period, a total of 70 senior paint projects were completed with CDBG and CDBG-R Program funds and a total of 7 rehabilitation projects were completed using HOME and/or HOME and Calhome Program funds. Also a total of 24 homes were rehabilitated through the Neighborhood Stabilization Program.
Housing Replacement 3.2.2	Replace or reconstruct at least 60 dilapidated housing units	Yr 1-5	There were no dilapidated units replaced during the 2010 plan period.
Home Buyer Assistance 3.2.3	First-time Home Buyer Program to assist 500 households	Yr 1-5	A total of 9 first-time homebuyer purchased homes using CalHome program funds. Also, a total of 24 homes were sold to first-time homebuyers using Neighborhood Stabilization Program funds.

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Redeveloped Housing Sites 3.2.4	Acquire 30 properties for redevelopment	Yr 1-5	During the planning period, the Redevelopment Agency acquired 5 properties for new infill affordable housing, and 1 site for rehabilitation/resale of an abandoned house sold as affordable housing. The Redevelopment Agency also acquired 12 properties for rehabilitation/resale for affordable housing through the Neighborhood Stabilization Program.
Comprehensive Housing Quality Survey and Upgrade Geographic Information 3.2.5	Conduct survey and address GIS programming updates	Year 3-5	The program has been delayed due to budget cuts. It is expected to be implemented by 2012.
At-Risk Housing 4.1.1	Monitor Notices	Yr 1-5	No notices were received during the 2010 plan period.
At-Risk Housing 4.1.1	Participate with local housing providers and contact agencies interested in preserving at-risk	Yr 1-5	There were no notices received and thus no agencies were contacted during the 2010 plan period.
At-Risk Housing 4.1.1	Amend Condominium Ordinance	Yr 1-5	The City's Development and Resource Management Department is in the process of amending its Condominium Ordinance. Adoption of the Ordinance is anticipated in 2011.
Prevention and Alleviating Foreclosures 4.1.2	Monitor available funding programs	Yr 1-5	The City anticipates receiving NSP 3 funds in the amount of $3.5 million in 2011.
Prevention and Alleviating Foreclosures 4.1.2	Partner with housing counseling agencies	Yr 1-5	The City continues to partner with the local Community Housing Council which provides counseling services to homeowners facing foreclosures.
Prevention and Alleviating Foreclosures 4.1.2	Update applicable ordinances to prevent and/or alleviate foreclosures	Yr 1-5	The City of Fresno has adopted two Ordinances related to foreclosed properties.
Provide Relocation Services as Needed 4.2.1	Provide assistance as needed and required	as needed	There was no relocation assistance needed during the 2011 plan period.
Report by RHNA Category 4.3.1	Provide detailed reports	Ongoing	The City, RDA, and Housing Authority continue to report new housing construction information in accordance with HCD's RHNA categories.
Public Service Processing for Affordable Housing 4.3.2	Provide certified HE to applicable City Departments and Agencies	Yr 1, month 1	This program objective was met.

CONTACT INFORMATION

ANNUAL HOUSING ELEMENT PROGRESS REPORT

CITY: City of Fresno

MAILING ADDRESS: 2600 Fresno Street, Room 3070, Fresno, CA 93721

CONTACT PERSON: Claudia Cazares Title: Division Manager

PHONE: (559) 621-8356 FAX: (559) 498-1026

REPORTING PERIOD FROM 1/1/2010 to 12/31/2010