City of
FRESNO

Development and Resource Management

2600 Fresno Street • Third Floor
Fresno, California, 93721-3604
(559) 621-8003 • FAX (559) 498-1012
www.fresno.gov

Jennifer K. Clark, AICP, HDFP
Director

March 14, 2014

Housing Policy Department
Received on:
MAR 25 2014

Randall Deems, Interim Director
State of California
Department of Housing and Community Development
2020 W. El Camino Avenue
Sacramento, CA 95833

Subject: City of Fresno Housing Element Annual Progress Report

Dear Mr. Deems:

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 2013 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 Corrina Nunez, Project Manager, at (559) 621-8506 or by e-mail at Corrina.Nunez@fresno.gov.

Sincerely,

Jennifer K. Clark, AICP, Director
Development and Resource Management Department

Enclosures

RECEIVED
MAR 17 2014
HOUSING AND COMMUNITY DEVELOPMENT
OFFICE OF THE DIRECTOR

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

Jurisdiction City of Fresno

Reporting Period 1/1/2013 - 12/31/2013

Table A

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

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
Fultonia West	M-F	R	0	13	19	0	32	32	HOMEPrivate	Deed	N/A
Sierra Gateway II	M-F	R	33	34	0	0	67	67	HOME/202	Deed	N/A
Parc Grove NW	M-F	R	121	26	0	0	147	147	HOME/LIHTC	Deed	N/A
Droge	M-F	R	3	41	0	0	44	44	HOME/LIHTC	Deed	N/A
Laval Street	S-F	O	0	9	0	0	9	9	HOME/Habitat	Deed	N/A
415 Calaveras	S-F	O	0	1	0	0	1	1	HOME/non-profit	Deed	N/A
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	4,697	4,697	0			
(10) Total by income Table A/A3 ► ►			0	0	0	4,697	4,997	300			
(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	24	19	19	62	HOME, CDBG, CalHome, and LBP Program funds were used to complete rehabiliation projects during 2013.
(2) Preservation of Units At-Risk	0	0	321	321	Cedar Courts/Inyo Terreace ($1.5M), Plaza Mendoza ($1,180,000), Viking Village ($1M)
(3) Acquisition of Units	0	0	3	3	375 and 380 N. Park ($155,212.33), and 386 N. Park ($120,000)
(5) Total Units by Income	24	19	343	386	

* 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**	4,661	4	32	0	0	4,697	0

* 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.			1/1/06-12/31/06	1/1/07-6/31/08	7/1/08-12/31/08	1/1/09-12/31/09	1/1/10-12/31/10	1/1/11-12/31/11	1/1/12-12/31/12	1/1/13-12/31/13	1/1/14-12/31/14	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	246	5	154		892	3,928
	Non-deed restricted		0	0	0	0	0	0	0	0		0	
Low	Deed Restricted	3,260	72	167	45	239	149	134	0	123		929	2,331
	Non-deed restricted		0	0	0	0	0	0	0	0		0	
Moderate	Deed Restricted	3,696	0	6	25	28	18	0	0	19		96	3,600
	Non-deed restricted		0	0	0	0	0	0	0	0		0	
Above Moderate		9,195	1,982	2,164	1,563	1,257	997	1,095	3,248	4,813		17,119	-7,924
Total RHNA by COG. Enter allocation number:		20,971											
Total Units ► ► ►			2,155	2,377	1,666	1,750	1,251	1,475	3,253	5109		19,036	1,935
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 on schedule to be completed and adopted by July 2014. 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. The updated Development 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, as amended by SB 375.
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 SEGA administrative draft plan is complete and it is anticipated that aspects of this plan will be incorporated into the General Plan update to be completed by July 2014.
One Stop Shop Processing 1.1.2	Implementation DPC	Aug. 2008	A Development Review Committee has been established for the purpose of one-stop processing and project streamlining.
Reduce Housing Costs 1.1.3	Assist LIHTC Applications	Ongoing	The City evaluated four Low Income Housing Tax Credit applications during the 2013 report period.
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 2013 report period.
Complaint Referral 1.1.5	Contract with FHCCC for compliance and dissemination of information	Ongoing	During the 2013 plan period, the FHCCC received 623 complaints, 496 were referred for futher investigation. The FHCCC also distributed over 2,500 pieces of Fair Housing literature and produced a one-hour radio boardcast entitled Fair Housing: It's the Law.
Support Current Law 1.1.6	Contract with FHCCC $50,000 per year	Annually	The City proposed to provide $25,000 in CDBG funds to the FHCCC during the 2013-2014 program year.

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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 mixed-income housing projects that met the Fresno Green or compatible standard during 2013.
Fresno Green 1.1.7	Adopt and implement a solar rebate program	Ongoing	The CaliforniaFIRST Program is currently refocused on businesses due to housing lien issues.
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 2013 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 2013.
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 requests for a density bonus in 2013; however, zoning concessions were provided pursuant to density bonus law on two properties.
Central Community Plan Area Housing 2.1.3	Priority processing within an average of 75 days	Yr 1-5	Priority processing is provided to all projects that are submitted within the boundaries of the Central Community Plan Area. There were no projects in 2013.
Inner City Residential Development 2.1.4	Create 700 housing units	Yr 1-5	There were two projects approved during 2013, creating 55 housing units: 1102 Divisadero (25 units) and 541 Fulton (30 units).
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, 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	The City did not acquire any sites during 2013.
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.

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Maximum Density 2.1.7 A	Achieve maximum density, particularly in the R-3 and R-4 zoning districts, and facilitate maximum densities	Annually	The West Community Plan was amended to allow more development at R-3 densities. In addition, planning staff continues to use all available tools to maximize density in housing developments where infrastructure and environmental conditions permit.
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 2013 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 112,860; Marjaree Mason Center $187,732; Poverello House $92,524; Sprit of Women $44,771; and Turning Point $29,468; and WestCare $43,161.
Zoning for Emergency and Homeless Shelters 2.1.11	Identify zoning districts and revise Zoning Ordinance pursuant to Code Section 65583(a)(4)	2009	Providing facilitated application processing of the spectrum of housing types as required by State law and critical to meeting Fresno's housing needs is a high priority of the zoning and development code update program to be completed by July 2014.
Zoning for Special Needs Housing 2.1.12	Review and revise Zoning Ordinance for consistency with special needs housing requirements	2009	Providing facilitated application processing of the spectrum of housing types as required by State law and critical to meeting Fresno's housing needs is a high priority of the zoning and development code update program to be completed by July 2014.
Transitional and Supportive Housing 2.1.13	Identify funds and support construction of 100 transitional housing units	Yr 1-5	The City did not provide any funds for transitional or supportive housing during the 2013 program year.
Transitional and Supportive Housing 2.1.13	Amend Zoning Ordinance to comply with state law	Yr 1-5	Providing facilitated application processing of the spectrum of housing types as required by State law and critical to meeting Fresno's housing needs is a high priority of the zoning and development code update program to be completed by July 2014.
Single Room Occupancy Housing 2.1.14	Amend Zoning Ordinance to comply with state law	Yr 1-5	Providing facilitated application processing of the spectrum of housing types as required by State law and critical to meeting Fresno's housing needs is a high priority of the zoning and development code update program to be completed by July 2014.
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	During the plan period, the City received two applications: Laval $845,000 (9 units) and Parc Grove Commons Northwest $4.5M (147 units).
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	During the plan period, the City provided $990,000 to Sierra Gateway Senior Residence II (68 units).
Other Extremely Low- and Very Low-Income Housing 2.1.17	Provide financial assistance for the construction of 1,000 units	Yr 1-5	The City provided $2.1M to Fultonia West for 13 low-income units and $1.8M to Droge for 44 very low- to low-income units.

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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.
Inclusionary and Alternative Housing Policy 2.1.18	RDA to utilize mandated inclusionary housing	Yr 1-5	The local Redevelopment Agency no longer exist.
Proposition 1C Program 2.1.19	Review NOFAs and submit qualified housing applications	Yr 1-5	No applications were submitted to the State HCD during 2013.
Strengthening Partnerships with Affordable Housing Developers 2.1.20	Continue ongoing efforts	Yr 1-5	During the 2013, the City continued to partner with local developers and the Housing Authority 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	Providing facilitated application processing of the spectrum of housing types as required by State law and critical to meeting Fresno's housing needs is a high priority of the zoning and development code update program to be completed by July 2014.
Single Room Occupancy Housing 2.1.22	Amend Zoning Ordinance to permit single room occupancy pursuant to state law	Year 1	Providing facilitated application processing of the spectrum of housing types as required by State law and critical to meeting Fresno's housing needs is a high priority of the zoning and development code update program to be completed by July 2014.
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 8,502 inspections during the program period.
Neighborhood Infrastructure 3.1.2	Provide Infrastructure to accommodate at least 2,500 households	Yr 1-5	During 2013, there were 14 sewer related projects totaling $4.2 million; 2 misc. road and median island projects totaling $86,707.08; 6 street construction projects totaling $1.1 million; 1 traffic signal project totaling $3.4 million; 5 well-related projects totaling $1.8 million, and 4 water-related projects totaling $6.6 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.

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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 Bureau Impact Teams, Multi Agency Gang Enforcement Consortium (MAGEC), Street Violence Tactical Teams, Major Narcotics Unit, Neighborhood Traffic Unit and District Patrol Officers who focused their efforts on criminals involved in gang activity, narcotics and those identified as having engaged in prior criminal activity by being placed on probation and parole. Overall, 2,552 violent crimes occured in 2013, which was 196 fewer crimes than those reported in 2012, equating to a 7% reduction. Violent crime reductions were achieved in every category. Homicide was reduced by 22%, rape by 2%, robbery by 11%, and aggravated assault by 4%. Property crime in 2013 decreased by 12%. In all, 22,769 property crimes were reported in 2013, which was 3,102 fewer than were reported in 2012. Auto theft was reduced by 6%. The total crimes reported in 2013 was 25,137, which was 3,348 fewer than were reported in 2012.
Housing Rehabilitation 3.2.1	Rehabilitate at least 2,000 units	Yr 1-5	During the plan period, a total of 11 senior paint projects and 7 emergency grant projects were completed with CDBG Program funds and a total of 7 rehabilitation projects were completed using HOME and/or HOME and CalHome Program funds.
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 2013 plan period.
Home Buyer Assistance 3.2.3	First-time Home Buyer Program to assist 500 households	Yr 1-5	A total of 5 homes were sold to homebuyers using Neighborhood Stabilization Program funds.
Redeveloped Housing Sites 3.2.4	Acquire 30 properties for redevelopment	Yr 1-5	The local Redevelopment Agency no longer exist.
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 canceled due to budget cuts.
At-Risk Housing 4.1.1	Monitor Notices	Yr 1-5	No notices were received during the 2013 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 2013 plan period.
At-Risk Housing 4.1.1	Amend Condominium Ordinance	Yr 1-5	Amendment of the Condominium Ordinance was cancelled.
Prevention and Alleviating Foreclosures 4.1.2	Monitor available funding programs	Yr 1-5	The City did not receive new funding during the 2013 plan period.
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	Three projects required relocation assistance during 2013: Cedar Courts/Inyo Terrace, Viking Village, and Plaza Mendoza.

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Report by RHNA Category 4.3.1	Provide detailed reports	Ongoing	The Housing Authority and Habitat for Humanity reported their units accordingly.
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: Corrina Nunez **Title**: Project Manager

PHONE: (559) 621-8506 **E-mail**: Corrina.Nunez@frenso.gov

REPORTING PERIOD: 1/1/2013 to 12/31/2013