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City of
FRESNO

Development and Resource Management Department

Housing and Community Development Division
2600 Fresno Street, Room 3070
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Jennifer K. Clark, AICP, Director

February 25, 2015

RECEIVED
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HOUSING AND COMMUNITY DEVELOPMENT
OFFICE OF THE DIRECTOR

Claudia Cappio, Director
State of California
Department of Housing and Community Development
2020 W. El Camino Avenue
Sacramento, CA 95833

Subject: City of Fresno 2014 Housing Element Annual Progress Report

Dear Ms. Cappio:

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 2014 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)
- 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 email at Corrina.Nunez@fresno.gov.

Sincerely,

Jose Trujillo, Housing Manager

Enclosures

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

Jurisdiction City of Fresno

Reporting Period 1/1/2014 - 12/31/2014

Table A

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

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
Cedar Heights	M-F	R	31	0	0	0	31	31	HOME/LIHTC	Deed	N/A
			0	0	0	0	0	0			
			0	0	0	0	0	0			
			0	0	0	0	0	0			
			0	0	0	0	0	0			
			0	0	0	0	0	0			
(9) Total of **Moderate and Above Moderate** from Table A3 ▶ ▶					0	626	626	0			
(10) Total by income Table A/A3 ▶ ▶			0	0	0	626	626	31			
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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

Jurisdiction City of Fresno

Reporting Period 1/1/2014 - 12/31/2014

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	67	49	46	162	CDBG, HOME, and Lead Hazard Control funds were used to complete single-family rehabilitation projects during 2014. In addition, the City provided HOME Program funds to the Housing Authority for its RAD projects: Cedar Courts, Inyo Terrace, and Viking Village.
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	67	49	46	162	

* 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**	557	4	65	0	0	626	0

* Note: This field is voluntary

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

Jurisdiction City of Fresno

Reporting Period 1/1/2014 - 12/31/2014

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			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	31	923	3,897
	Non-deed restricted		0	0	0	0	0	0	0	0	0	0	
Low	Deed Restricted	3,260	72	167	45	239	149	134	0	123	0	929	2,331
	Non-deed restricted		0	0	0	0	0	0	0	0	0	0	
Moderate	Deed Restricted	3,696	0	6	25	28	18	0	0	19	0	96	3,600
	Non-deed restricted		0	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	561	17,680	-8,485
Total RHNA by COG. Enter allocation number:		20,971	2,155	2,377	1,666	1,750	1,251	1,475	3,253	5109	592	19,628	1,343
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

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

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

Jurisdiction City of Fresno

Reporting Period 1/1/2014 - 12/31/2014

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 General Plan Update and Master Environmental Impact Report program was adopted in December 2014. It provides 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	These have been incorporated into areas planned for Mixed Use in the city's General Plan Update, adopted in December 2014 (see status in 1.1.1 above).
Implementation of General Plan 1.1.1.b	Adopt form based code/update zoning ordinance	2012	General Plan Update, adopted in December 2014, lays the land use foundation for adoption of the new form-based development code, anticipated to occur in spring 2015 (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 aspects of this plan were incorporated into the General Plan update adopted in December 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 one Low Income Housing Tax Credit application during the 2014 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 2014 report period.
Complaint Referral 1.1.5	Contract with FHCCC for compliance and dissemination of information	Ongoing	The FHCCC received 473 complaints during the 2014 plan year. Of the 473; 473 cases were located in Fresno and 108 were referred for further investigation. Additionally, literature was distributed to over 50 community agencies and schools. In addition, FHCCC broadcasted 12 radio programs entitled "Fair Housing; It's The Law" on KFCF 88.1 FM Fresno, CA.
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 2014-2015 program year.

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

Jurisdiction City of Fresno

Reporting Period 1/1/2014 - 12/31/2014

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 2014.
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 2014 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 2014.
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 2014; 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 two projects in 2014.
Inner City Residential Development 2.1.4	Create 700 housing units	Yr 1-5	There were two projects approved but not constructed in 2014. creating 102 housing units: Hotel Fresno (79 units) and 820 Fulton (23 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 housing sites during 2014.
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).

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

Jurisdiction City of Fresno

Reporting Period 1/1/2014 - 12/31/2014

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	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 2014 plan period.
Emergency Grant Allocation 2.1.10	Review applications and provide funding	Annually	During the plan period, the City did not enter into any ESG agreement for services.
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 spring 2015.
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 spring 2015.
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 2014 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 spring 2015.
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 spring 2015.
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 funded one project that was later cancelled.
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 did not provide any funding for senior housing.
Other Extremely Low- and Very Low-Income Housing 2.1.17	Provide financial assistance for the construction of 1,000 units	Yr 1-5	During the plan period, the City did not provide any funding for low-income housing.

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

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Reporting Period 1/1/2014 - 12/31/2014

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	On July 27, 2014, the City received an award of 1,486,425 in Housing Related Park Program funding.
Strengthening Partnerships with Affordable Housing Developers 2.1.20	Continue ongoing efforts	Yr 1-5	During 2014, 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 spring 2015.
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 Spring 2015.
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 7,290 inspections and 13,311 re-inspections for a total of 20,601 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 9 sewer-related projects totaling $5 million; 5 misc. road and median island projects totaling $2.2 million; 5 street construction projects totaling $6.3 million; 8 traffic signal project totaling $6.1 million; 6 well-related projects totaling $2 million, and 4 water-related projects totaling $33 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.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Reporting Period 1/1/2014 - 12/31/2014

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 Violent Crime Impact Teams, Problem-Oriented Policing Teams, Multi Agency Gang Enforcement Consortium, Street Violence Tactical Team, Narcotics Teams, Neighborhood Traffic Units 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, 2,382 violent crimes occurred in 2014, 170 fewer crimes than in 2013, equating to 6.7% reduction. Violent crime reductions were achieved in every category except homicide, which had a 17.5% increase. Rape remained even. There was a 13.5% reduction in robbery, and a 3.5% reduction in aggravated assault. There were 21,360 property crime reported in 2014; 1,407 fewer than reported in 2013, for a 6.2% decrease. In addition, auto theft was reduced by 23.5%. Overall crime was down 6.2% for 2014; from 25,319 crimes to 23,743, a reduction of 1,576 Part 1 crimes.
Housing Rehabilitation 3.2.1	Rehabilitate at least 2,000 units	Yr 1-5	During the plan period, a total of 13 senior paint and distressed property projects were completed with CDBG Program funds. One home rehabilitation was completed using HOME Lowell Rehabilitation funds. A total of 13 Lead Hazard Control projects were completed using Lead Hazard Control 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 2014 plan period.
Home Buyer Assistance 3.2.3	First-time Home Buyer Program to assist 500 households	Yr 1-5	A total of 17 homes were sold to homebuyers using State Calhome 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 2014 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 2014 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 2014 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	During the plan period, there were three RAD projects (Cedar Courts, Inyo Terrace, and Viking Village) that required relocation.

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

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Reporting Period 1/1/2014 - 12/31/2014

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

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REPORTING PERIOD: 1/1/2014 to 12/31/2014