CITY OF FRESNO

2021 HOUSING ELEMENT ANNUAL PROGRESS REPORT HIGHLIGHTS

Gary McDonald Homes Standard Accessory Dwelling Unit

Bashian Custom Accessory Dwelling Unit

For more information on the Housing Element Annual Progress Report please visit www.fresno.gov/HousingElement or call Sophia Pagoulatos at (559) 621-8062

PUBLIC WORKSHOPS AND HEARING

Workshop 1: Fresno Planning Commission
Wednesday, April 20, 2022, 6:00 p.m.
https://fresno.legistar.com/Calendar.aspx to locate the agenda

Workshop 2: On-Line Workshop
Tuesday, April 26, 2022, 6:00 p.m.
https://tinyurl.com/HEWorkshop2

Hearing: Fresno City Council
Thursday, April 28, 2022, 10:00 a.m.
https://fresno.legistar.com/Calendar.aspx to locate the agenda

City of FRESNO

HOUSING ELEMENT ANNUAL REPORT

The Housing Element is a State-mandated planning document that provides the City of Fresno with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all community residents. Every year, the City of Fresno completes an annual progress report as part of the ongoing planning process. The report this year lists the residential building activity for the year 2021, identifies the affordability level of these new housing units, and provides a status update on each housing program listed within the Housing Element. The Housing Element has been in place since it was adopted in April 2016 and will be updated in 2023.

The 2021 Housing Element Annual Progress Report is available online at www.fresno.gov/HousingElement and highlights are summarized below.

HOUSING SITES INVENTORY

The Regional Housing Need Allocation (RHNA) is a state-mandated process that determines the total number of housing units (by affordability level) that each jurisdiction must show it can accommodate in its Housing Element. The Fresno Housing Element identified enough vacant and underutilized land zoned for housing to meet its future housing needs at a variety of income levels. The City of Fresno maintains this list of parcels and monitors new housing permit activity to ensure that adequate capacity is retained at all times. In 2021, the City continued to hold a surplus of capacity in all income categories for the 2013-2023 RHNA.

LEAP GRANT

In 2021, the Planning & Development Department was awarded a Local Early Action Planning (LEAP) Grant from the State of California for $750,000 to help accelerate housing production. In 2021, the City established a Local Housing Trust Fund, conducted a small-scale developer training program, worked on Phase 1 of creating a sites inventory for catalyst housing and ADU demonstration, and reached the final draft stage for the ADU ordinance update, pre-approved plans, and guidebook.

HOUSING PRODUCTION

Housing units built

1,241 SINGLE FAMILY

473 APARTMENTS

1,714 TOTAL UNITS

(214 Affordable, 7 Accessory Dwelling Units, and 2 Mobile Homes)

Housing units with permits issued and ready to build

2,262 TOTAL UNITS

INFRASTRUCTURE PROJECTS

The Public Works Department coordinates and implements neighborhood infrastructure improvements. In 2021, 52 infrastructure improvement projects were completed:

52 TOTAL

10 PARK IMPROVEMENTS $2.6M

12 SEWER $43.2M

11 STREET CONSTRUCTION $11.4 M

8 TRAFFIC SIGNALS $3M

11 WATER & WELL $23.6M

(Webster, Ivy-Annadale, Yosemite, Ericson, and Burroughs received neighborhood street improvements)

SPECIAL NEEDS HOUSING & EMERGENCY SHELTER ASSISTANCE

The City received $59 million in Federal and State funds between July 2019 and December 2021 to address homelessness. Four milestones represent two years of progress towards housing the homeless: Triage Centers, COVID response, Motel Conversion, and Project OffRamp. Fresno Homeless Programs Outcomes Achieved-Statistics: 8,019 Persons Assisted with one or more services for unsheltered persons utilizing City of Fresno funds; 510 Beds added to the system; 2,793 Unduplicated persons assisted with overnight shelters; 4,017 Persons have exited the system; 1,039 Exits to permanent Housing.

HOME REHABILITATION GRANTS

The City offers funding for programs that provide paint and minor home repair to seniors, distressed properties and home rehabilitation funds for lower-income households. In the last 2 years there were 30 grants awarded: 11 for painting homes for seniors and 19 for low-income home repairs.

HOUSING FUNDING SOURCE

The City receives funding through annual entitlement programs administered by the Department of Housing and Urban Development. In 2021, the City received: $7.2M from CDBG; $0.6M from ESG; $3.3M from HOME; and $0.7M from HOPWA. The City also receives entitlement grants from the California Department of Housing and Community Development. In 2021, the City received: $5.3M from PLHA; $7.5M from HHAP. The City was also awarded $2.5M through a competitive LHTF grant.

DENSITY BONUS

Density bonuses are granted for projects in which the developer agrees to include a certain number of affordable housing units in exchange for an increase in density or other development concessions. Five projects received density bonuses which will result in 262 new affordable housing units once constructed.

MOBILE HOME PARKS

The City allocated $800,000 for low-income owner-occupied mobile home repair and adopted the Mobile Home Park Act resulting in the creation of the Mobile Home Inspection Team to oversee health and safety and a permit and inspection team to oversee permitting of mobile home placement and site improvements. $100,000 was allocated towards conducting a Mobile Home Park Assessment.

DOWNTOWN DISPLACEMENT PROGRAM

The Anti-Displacement Task Force held 4 meetings to continue guiding the City's anti-displacement efforts and identified top policy priorities for consideration by Planning Commission and City Council. Two public workshops and four Community Study Sessions were held to consider the Here to Stay Report and companion Public Comment Report authored by the Thrivance Group.

HOME BUYERS ASSISTANCE

The City has allocated $2.5M of funding through PLHA for down payment assistance for low- and moderate-income first-time home buyers.