

CHAPTER SIX – 2008-2013 GOALS, POLICIES AND PROGRAMS

The City of Fresno is entering a new era of planning, development, and commitment to meet the needs of our diverse and growing metropolitan area population and to sustain a more broadly healthy, prosperous, and affordable future. These efforts intend to produce smarter, transit-oriented, high design and higher density neighborhoods, centers, and districts that better accommodate a mix of housing and transportation choices, income groups and ages, and job-housing linkages, within convenient walking and biking environments, for public and commercial services. The San Joaquin Valley Blueprint Planning process is a significant element in providing a supportive regional policy framework for these goals, as the City is launching the Southeast Growth Area Specific Plan and the citywide Activity Center Study processes.

A key allied effort related to the production of safe, decent, accessible, and affordable housing is the Mayor's 10x10 Blue Ribbon Affordable Housing Committee. The Committee has developed a detailed strategy that was presented to the Mayor and City Council in 2007, emphasizing a combination of land-use planning, revitalization, new financing, code enforcement, local government streamlining, and affordable housing policies that will measurably increase the affordable housing stock in Fresno. The 10x10 Strategy articulates specific goals for increasing the pipeline and production of 10,000 affordable housing units by the end of 2010. The 10x10 unit goals include new and/or rehabilitated substandard units that are completed, under construction, permitted, or approved in master plans.

To further facilitate development of affordable housing, the City is committed to removing potential administrative barriers in the development process. To this end, the Development Partnership Center is being launched. This one-stop entitlement processing center will provide a more predictable, timely, and accountable development application processing system involving a new interagency-industry coordination model and use of state of the art technology to better connect developers, government partners, and the community at large. For development of affordable housing, this means early and clear communication of applicable regulations and policies which provides the predictability needed for financing of development projects.

The efforts noted above, and many more that are described more fully in this City of Fresno Housing Element update, represents the Fresno's strong commitment to be a leader in the planning and provision of healthy and affordable housing within viable and complete neighborhoods.

To address the City's future needs, this chapter outlines the proposed goals to be completed by the City of Fresno between the plan years 2008 through 2013. These goals may not necessarily correlate to the goals discussed in Chapter 5 (Accomplishments). Although the goals for the 2008-2013 are similar to those of the 2002-2007 planning period, some have been updated or revised for improved results and efficiency of resources.

This chapter also proposes to address the State's adopted broad-based goal for housing as follows:

"To assure to all Californians the opportunity to obtain safe, adequate housing in a suitable living environment."

To achieve this goal, the State Department of Housing and Community Development has established four primary housing policies to actively engage in the preservation of existing housing and neighborhoods, provision of new housing, reduction of housing costs, and improvement of housing conditions for special needs groups as follows:

- Focused Implementation of the General Plan
 - Goal: Continue pursuit and direction of resources to fulfill the City's desires and obligations for the provisions of quality services, housing, and lifestyle with an emphasis on incorporating a green element.
- New Construction of Affordable Housing
 - Goal: Increase affordable housing for low- to very low-income households, with an emphasis on large families.
- Housing Rehabilitation and Acquisition
 - Goal: Improve the existing housing stock for low- to very low-income households.
- Redevelopment and Relocation
 - Goal: Pursue increased housing opportunities and assistance for those displaced through either City code enforcement and/or redevelopment activities.

To help accomplish these goals, the City, local residents, housing advocates and the Council-approved Citizens Advisory Committee discussed the effectiveness of previous programs, data received from the City's consultant, and information received from the questionnaire and Housing Quality Survey. Discussions led to the current goals, policies and program activities for the 2008-2013 Housing Element planning period. The goals identified are general statements of the housing priorities of the community, the housing need as stated in the Regional Housing Need Allocation, and the Housing Quality Survey. The corresponding results shall be attained through the policies and program activities. Policies state the courses of action necessary to achieve the goals, and the program activity specifies how, by what entity, and when certain program measures are to be implemented or completed during of the five-year plan period.

The City of Fresno clearly documents its community's housing priorities in the five-year Consolidated Plan to the U.S. Department of Housing and Urban Development (HUD). Those housing priorities have also been incorporated into this Housing Element update.

Goals

Goal 1 – 2025 General Plan Implementation – The City shall implement the General Plan and 10x10 Blue Ribbon Affordable Housing Committee strategy goals for the provision of housing and shall implement goals of the Housing Element.

Goal 2 – New Construction of Affordable Housing - In order to reach the City’s Regional Housing Needs Allocation (RHNA) of 20,967 units for this planning period, the City has identified a need to construct 4,194 new housing units annually. The targeted number of units and the distribution to the specific income categories are described in Policy 1.1.

Goal 3 – Housing Rehabilitation, Acquisition, and Home Buyer Assistance – The City desires to continue its rehabilitation programs and purchasing of available housing and residential properties, and rehabilitation or construction of affordable units to resell to eligible families, households, and individuals. It shall also continue its home buyer assistance and neighborhood revitalization efforts.

Goal 4 – Redevelopment and Relocation – As the City continues its redevelopment efforts, all regulated, fair and equitable relocation practices shall be performed by the City and Redevelopment Agency, and enforced upon private venture developments. It shall also continue to preserve affordable units in at-risk housing.

Policies and Programs

The Goal, Policy, and corresponding Program are listed below as follows: Goal 1, Policy 1.1, Program 1.1.1. The first number establishes the Goal, the second number establishes the Policy, and the third number is added to identify the specific Program.

- Policy 1.1 Continue the Housing Support Activities of the City and Redevelopment Agency
- Policy 2.1 New Construction
- Policy 3.1 Neighborhood Revitalization
- Policy 3.2 Housing Rehabilitation, Replacement and Home Buyer Assistance
- Policy 4.1 Preservation of Affordability of At-Risk Housing
- Policy 4.2 Relocation of Residents
- Policy 4.3 Accountability

The programs that are easily adaptable to quantitative measures have been incorporated into Table 6-1 to assist in measuring quantitative performance.

Goal 1 – General Plan Implementation

POLICY 1.1 – CONTINUE THE HOUSING SUPPORT ACTIVITIES OF THE CITY AND RDA

Program 1.1.1 – Implementation of General Plan Policies

The City Planning and Development Department and the RDA shall implement and support the 2025 General Plan affordable housing policies and policies for compact and mixed use development. The Implementation and Regional Cooperation Elements of the 2025 General Plan are supported by the Fresno County Blueprint, which includes the following goals related to housing:

- Create a range of housing opportunities and choices
- Create walk-able neighborhoods

- Mix land uses
- Take advantage of compact building design

To support these goals, the City of Fresno will take the following actions:

- 1.1.1.a Complete the Activity Center Study by January 1, 2010.
 The Activity Center Study was initiated in 2006, and VRPA Technologies is currently under contract with the City to assist the City of Fresno’s efforts to implement this study as a major component of the 2025 Fresno General Plan’s land use, transportation and resource management elements. This effort will utilize the computer assisted analytical tools developed by the San Joaquin Growth Response Study to evaluate land use and transportation alternatives for the designated activity centers, intensity corridors and mid-rise high-rise corridor. This effort is consistent with the implementation strategies and policies of the 2025 Fresno General Plan to promote and support more intensive development within strategically located sectors of the metropolitan area. VRPA Technologies, Inc., will serve as the lead consultant together with a team comprised of Community Research and Design, and Economic Planning Systems to provide land use planning, market research and economic assessment, and transportation analysis that will evaluate higher density alternatives and identify preferred land use development strategies.
- 1.1.1.b Complete a comprehensive update of the zoning ordinance, including adoption of Form Based Codes where appropriate, by July 1, 2012.
- 1.1.1.c Adopt the land use plan for the Southeast Growth Area prior to 2013.

Additionally, staff will partner with the 10 x 10 Affordable Housing subcommittee on Coordinating Regional Land Use and Transportation Policies to participate in the Regional Blue Print Process, lobby state and Federal government to seek financial rewards for regional cooperation, and the Smart Growth Plan Implementation subcommittee to provide valuable feedback regarding the affordable housing policies of the 2025 General Plan to increase affordability and meet the goals identified above.

Action: Implement and support General Plan polices, complete a comprehensive update of the zoning ordinance, and adopt SEGA plan.
Responsibility: City Planning and Development Department and RDA.
Time: Years 1-5

Program 1.1.2 – One Stop Processing

The City Planning and Development Department will improve the one stop process through the Development Partnership Center (DPC) to expedite processing of affordable housing projects. The 10 x 10 Affordable Housing subcommittee for the implementation of Innovative Local Government Planning, Incentives, Regulations, Permitting and Enforcement will work with City staff to ensure affordable housing projects are fast tracked for review and approval of development applications.

Action: Fully implement the DPC.
Responsibility: City Manager, Planning and Development Department and other City Departments.
Time: August 2008

Program 1.1.3 – Reduced Housing Costs

The City shall continue to assist Low Income Housing Tax Credit applications and reduce inner city housing project application fees.

Action: Continue to assist LIHTC applications and reduce Inner City housing project application fees.
Responsibility: City Planning and Development Department.
Time: Ongoing

Program 1.1.4 - Institutional Barriers

In a joint effort, the City Planning and Development Department and the RDA shall collaborate to identify land use polices, ordinances and procedures, and other potential local state and federal regulations that may act as institutional barriers to the development and/or rehabilitation of affordable housing and develop maximum densities for single- and multi-family housing developments. Each entity shall collaboratively address potential barriers as they arise.

Action: Continue monitoring institutional barriers and advise on findings and Develop maximum densities.
Responsibility: City Planning and Development Department and RDA.
Time: Ongoing

Program 1.1.5 - Complaint Referral

The City Housing and Community Development Division, through the Fair Housing Council of Central California (FHCCC), shall refer inquiries and landlord/tenant complaints concerning housing discrimination to the applicable regulatory body (State Department of Fair Employment and Housing, HUD, or private council) for processing. The FHCCC and the City will also disseminate fair housing information citywide by sponsoring workshops, housing information fairs, and monitoring of affirmative marketing. The Council will 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, and other such organizations. Literature is provided in English, Spanish, Hmong, Cambodian, Vietnamese and Lao. Additionally information is also made available through radio, television and other media.

Action: Continue compliance, information dissemination and referral services.
Responsibility: City Housing and Community Development Division and Fair Housing Council of Central California.
Time: Ongoing

Program 1.1.6 - Support of Current Law

The Fair Housing Council of Central California shall, under contract with the City, sponsor workshops, housing information fairs, monitor affirmative marketing, and work closely with the State Department of Fair Employment and Housing. The City shall continue to use the FHCCC to support enforcement of Fair Housing Laws as expressed in Title 8 of the Civil Rights Act of 1968, as amended. The City shall also continue to allocate Community Development Block Grant (CDBG) Program funds in the amount of \$50,000 annually, as funding permits.

Action: Continue financial support of \$50,000 annually to the FHCCC.

Responsibility: City Housing and Community Development Division.

Time: Annually

Program 1.1.7 – Fresno Green

The Fresno Green Strategy was created in April 2007 as the City’s action plan for achieving sustainability by 2025. The Strategy is divided into the following 5 areas:

- New City Beautiful, which includes a green building incentive program based on LEED (Leadership in Energy Efficient Design) but customized for Fresno;
- Sierra View, which includes strategies to improve air quality;
- Solar Valley, which includes strategies for increasing utilization of solar energy;
- Green Enterprise, which includes strategies for increasing green businesses;
- City as Good Steward, which includes several programs implemented by the City as a leader in sustainability, including recycling, acquisition of low emissions fleet vehicles, reduction of hazardous waste, water conservation, etc.

The programs and policies noted below relate to affordable housing and are specifically identified in the Fresno Green Strategy:

- 1) 20% of all future City-sponsored affordable housing units shall meet the Fresno Green or compatible standard.
- 2) The City adopted and implemented the City of Fresno Solar Energy System Rebate and Loan Program.
- 3) The City added a weatherization/energy conservation component to City renovation and repair programs and developed and implemented a homeowner weatherization program that assists seniors and households with disabled individuals, improve their homes.

Fresno Green will incentivize resource conservation in residential construction, which reduces the utility and/or operation costs of housing. With rising energy costs and water meters on the horizon, the operational costs of housing are expected to increase. However conservation measures implemented as a result of Fresno Green can reduce the operational costs of a dwelling unit by as much as 50%, which is an important element in achieving truly affordable housing.

Action: Assist implementation of Fresno Green program.

Responsibility: City of Fresno Planning and Development Department and other City Departments.

Time: Ongoing

Program 1.1.8 – Funding Energy Saving Improvements

The City Housing and Community Development Division will monitor H.R. 6. Energy Independence and Security Act legislation to determine if the City may use a portion of a \$10 billion dollar grant fund for applicable housing related energy-efficient items to provide households with greater efficiency and lower energy usage, and report its finding to the City Council.

**Action: Monitor HR 6 and apply for funding if applicable and report to Council.
Responsibility: City Housing and Community Development Division.
Time: Ongoing**

Goal 2 – New Construction of Affordable Housing

POLICY 2.1 – NEW CONSTRUCTION

The City's RHNA number for new construction for this planning period consists of the following income categories:

Extremely Low: 2,977
Very Low: 2,202
Low: 3,355
Moderate: 3,312
Above Moderate: 9,121

Note: Based on 2007 Fresno County RHNA Plan, Approved November 29, 2007. The above numbers may not add up to 20,967 due to rounding.

Program 2.1.1 - Land Demand

The City shall annually monitor the supply of vacant zoned and residential planned land. The City shall also ensure that there is at least a continual 10-year supply of planned residential land and at least a 5-year supply of zoned land to meet the needs of all economic sectors of the community. Where supplies drop below the adopted thresholds, the City shall immediately initiate a General Plan amendment, proactive annexations, rezonings, or zoning actions to ensure an adequate supply and shall explore the possibility of "prezoning" to reduce processing times and costs to potential housing projects. If necessary, to assure affordability, additional environmental documentation shall be prepared.

**Action: Annual monitoring, initiate processes to assure adequate supply of land.
Responsibility: City Planning and Development Department.
Time: Annually**

Program 2.1.2 - Reduction in Density

The City shall comply with density reductions of the State law.

Action: Comply with State density law.
Responsibility: City Planning and Development Department.
Time: Year 1-5

Program 2.1.3 - Central Community Plan Area Housing

The City shall ensure that priority and expedited processing is extended for the construction of new housing in the Central Community Plan (generally bound by State Routes 41, 99, and 180) area by processing completed (after Development Partnership Center acceptance) plan consistent rezoning, and Site Plan Review and Conditional Use Permit applications for permitting within an average of 75 working days.

Action: Priority processing within an average of 75 days.
Responsibility: City Planning and Development Department.
Time: Year 1-5

Program 2.1.4 - Inner City Residential Development

The City Planning and Development Department shall continue to provide reduced application fees and priority processing for single- and multi-family projects within the Inner City Fee Program area, as referenced in the Municipal Code, to create approximately 700 housing units. The Inner City Development Policy permits residential projects in the eligible areas to be given processing priority and reduced processing fees from 10 to 50 percent.

Action: Inner City Fee Program applied to applications to create approximately 700 housing units.
Responsibility: City Planning and Development Department.
Time: Year 1-5

Program 2.1.5 – Other Infill Housing

The City Housing and Community Development Division and the RDA shall acquire sites to accommodate up to 300 units to be constructed as low-income affordable housing, utilizing non- and for-profit builders, and housing agencies. Funding for these projects shall come from available HUD, State, and other applicable funding sources. Funding available through HUD will be analyzed every spring along with the release of the federal Super NOFA (Notice of Funding Available), and every January with the release of HOME Program entitlement allocation to the City. The State of California has several over-the-counter housing programs and several additional programs that have varying due dates. The City will review each state-issued NOFA for applicability to infill housing goals.

Action: Acquisition of sites for construction of 300 affordable housing units.
Responsibility: City Housing and Community Development Division and RDA.
Time: Year 1-5

Program 2.1.6 – Multi-family Land Supply

The City will amend the Zoning Ordinance to establish a site plan review procedure for multifamily uses in multifamily zones on lots greater than 2 acres.

Action: Monitor and initiate measures as needed.
Responsibility: City Planning and Development Department.
Time: June 30, 2010

Program 2.1.6A – Facilitate the Development of Multifamily Housing Affordable to Lower Income Households

The City will identify and rezone approximately 500 acres of vacant land to the R-2 or R-3 zoning district, allowing exclusively residential uses by right without a CUP or other discretionary action and a minimum of 20 units per acre. Rezoned sites will be selected from sites identified in the parcel listing (Rezone 20upa), will be suitable, and will be available for development in the planning period where water and sewer can be provided.

Additionally, the City will identify and rezone approximately 200 acres of vacant land to the R-3 or R-4 zoning district, allowing exclusively residential uses by right without a conditional use permit or other discretionary action and a minimum of 38 units per acre. Rezoned sites will be selected from sites identified in the attached parcel listing (Rezone 38 upa), will be suitable, and will be available for development in the planning period where water and sewer can be provided.

It should be noted that a portion of the properties to be rezoned will also require plan land use amendments, however since the specific properties to be rezoned from the attached listings have not yet been determined, it is not possible to identify the specific sites requiring plan amendments at this time

Action: Facilitate Multifamily Housing.
Responsibility: City Planning and Development Department.
Time: June 30, 2010

Program 2.1.7 - Increase Housing Yields

The City shall annually review applicable State legislation to ensure that its plans and Zoning Ordinance are consistent with State law. Whenever possible, housing yield per acre shall be increased, conserving land, services, and costs. The City Planning and Development Department shall also review the potential for higher yield through flexibility in or removal of governmental constraints such as street width, setback, coverage, and lot size requirements as set forth in new policies and code changes.

Action: Review State regulations and change City plans, policies, and ordinances as needed.
Responsibility: City Planning and Development Department.
Time: Annually

Program 2.1.7A – Maximum Density

Whenever possible, density shall be increased, conserving land, services, and costs. The City Planning and Development Department shall review its development standards such as street width, setback, coverage, heights, parking and lot size requirements and amend zoning and development standards as necessary to ensure the ability to achieve minimum density, particularly in the R-3 and R-4 zoning districts, and facilitate maximum densities. Further, the City will develop a maximum density matrix to help developers facilitate higher density residential developments.

Action: Ensure minimum densities in the R-3 and R-4 zone and develop maximum density matrix for the development community.

Responsibility: City Planning and Development Department.

Time: Year 2 and 4

Program 2.1.8 – Mixed-Use Zoning

The City shall continue to encourage mixed-use developments through its Activity Center Study, which is analyzing the activity centers proposed in Exhibit 6 of the 2025 General Plan and developing density and design recommendations for these mixed-use nodes. In addition, the City is preparing a Form Based Zoning Code, which will provide design standards for the City's activity centers and transit corridors.

Action: Complete Activity Center Study and complete Form Based Zoning Code.

Responsibility: City Planning and Development Department.

Time: Year 1-5

Program 2.1.9 - Farmworker Housing Funding and Development

The City Housing and Community Development Division shall partner with and encourage local and state non-profits to seek funding for development of new farmworker housing projects.

Action: Support farmworker housing through available funding sources and seek partnership opportunities with local and state non-profit farmworker housing developers.

Responsibility: City Housing and Community Development Division.

Time: Years 1 -5

Program 2.1.10 - Emergency Shelter Grant Allocations

The City Housing and Community Development Division shall use Emergency Shelter Grant (ESG) Program funds to support needed social services and review applications annually. Additionally, staff will work with the 10 x 10 Affordable Housing subcommittee for Urban Reinvestment, In-Fill, and Transitional Housing Developments to proactively address the housing issues of our urban core.

Action: Review applications and provide funds.

Responsibility: City Housing and Community Development Division.

Time: Annually

Program 2.1.11 – Zoning for Emergency and Homeless Shelters

The City Planning and Development Department shall, within one year of submission of the Housing Element, identify a zoning district or districts where emergency and homeless shelters are allowed as a permitted use, in compliance with State Government Code Section 65583(a)(4), and revise its Zoning Ordinance accordingly. Zones being considered are R-3 and R-4, however, during the zoning ordinance amendment process, all zone districts that permit residential uses will be analyzed in depth. Commercial and industrial zone districts will be analyzed as well, with primary consideration given to the C-4, C-C, C-M and M-1 zone districts. Additionally, emergency and homeless shelters will be permitted by right, without a CUP or other discretionary action, and will be subject only to the same development and management standards that apply to other allowed uses within the identified zone(s). Furthermore, the City will adopt the State definition which states that emergency and homeless shelters are defined as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person and that is not withheld due to a client's inability to pay.

Action: Identify zoning districts and revise Zoning Ordinance pursuant to Code Section 65583(a)(4).
Responsibility: City Planning and Development Department
Time: Year 1

Program 2.1.12 - Zoning for Special Needs Housing

The City Planning and Development Department shall, within one year of submission of the Housing Element, review the Zoning Ordinance for consistency with State Government Code 65583(a)(7) regarding appropriate levels of permit review for special needs housing development applications. “Special needs housing” means housing for disabled persons with special or supportive services that allow them to live independently.

Action: Review and revise Zoning Ordinance for consistency with special needs housing requirements.
Responsibility: City Planning and Development Department.
Time: Year 1

Program 2.1.13 – Transitional and Supportive Housing

The City Housing and Community Development Division shall continue to utilize available funds and/or seek funding to support the Fresno-Madera Continuum of Care, a local collaborative of homeless service providers, and construct a minimum of 100 transitional housing units. Transitional housing is housing with supportive services that is limited to occupancy of up to 24 months that is exclusively designated and targeted for recently homeless persons, with the ultimate goal of moving them to permanent housing as quickly as possible. Rents and service fees are typically limited to an ability-to-pay formula that is consistent with HUD’s requirements for subsidized housing for low-income persons. Additionally, the City Planning and Development Department shall, within one year of submission of the Housing Element, amend its zoning ordinance to identify the development of transitional and/or supportive housing as a residential use, and only subject to those restrictions that apply to other

residential uses of the same type in the same zone, in compliance with state law.

Action: Identify funds and support construction of 100 transitional housing units, and amend zoning ordinance to comply with state law.
Responsibility: City Housing and Community Development Division and Planning Division.
Time: Year 1-5

Program 2.1.14 – Single Room Occupancy Housing

Single Room Occupants are defined in the City as Boarding or Rooming Houses and are defined as a building containing a single dwelling unit with provisions for five, but not more than fifteen, guests, where lodging is provided with or without meals, for compensation, but not to include, motel, emergency residential shelter, group housing facility or rest group. The City will amend the Zoning Ordinance, within one year of submission of the Housing Element, to comply with the State law on single room occupants to permit development, by right, in appropriate zone districts.

Action: Amend zoning ordinance to comply with state law.
Responsibility: City Housing and Community Development Division and Planning Division.
Time: Year 1-5

Program 2.1.15 - Very-Low Income Large Family Single- and Multi-Family Housing

The City Housing and Community Development Division, RDA and Housing Authority, shall investigate funding sources, develop partnerships and apply for available local, State, and federal funds to assist in the production of 400 large family units. Funding for these projects shall come from available HUD, State, and other applicable funding sources. Funding available through HUD will be analyzed every spring along with the release of the federal Super NOFA (Notice of Funding Available), and every January with the release of HOME Program entitlement allocation to the City. The State of California has several over-the-counter housing programs and several additional programs that have varying due dates. The City will review each state-issued NOFA for applicability to meeting very low-income large family housing needs. A “large family” household is defined as those containing five or more persons.

Action: Support funding applications and help produce 400 large family units.
Responsibility: City Housing and Community Development Division, RDA and Housing Authority.
Time: Year 1-5

Program 2.1.16 - Extremely Low-, Very Low-, and Low-Income Senior Housing

The City Housing and Community Development Division, RDA and Housing Authority, shall seek and apply to funding sources and partner with local and statewide non-profits and for-profits in applying for funds and encouraging the construction of at least 400 units for extremely low-, very low-, and low-income income seniors (typically age 65 years and over; may vary by funding source or program).

Action: Find/provide funding to assist with the production of 400 senior affordable housing units.
Responsibility: City Housing and Community Development Department, RDA, and the Housing Authority.
Time: Year 1-5

Program 2.1.17 - Other Extremely Low- and Very Low-Income Housing

The City Housing and Community Development Division, RDA, and Housing Authority in conjunction with non- and for-profit developers, shall provide financial assistance to develop, at least 1,000 units for other extremely-low and very-low income households. Additionally, staff will partner with the 10 x 10 Affordable Housing subcommittee for Expanding Affordable Housing Resources and New Financing to continue to seek and support additional housing resources, develop guidelines for the implementation of a local and regional housing trust fund and identify funding priorities for the City's set aside housing trust fund.

Action: Provide financial assistance for the construction of 1,000 units.
Responsibility: City Housing and Community Development, RDA and Housing Authority.
Time: Year 1-5

Program 2.1.18 - Inclusionary and Alternative Housing Policy Programs

The City's 10x10 Affordable Housing Strategy shall investigate alternative housing policies and comparable programs to help increase the supply of affordable housing. Also, the RDA, as required by California Redevelopment Law, shall utilize mandated inclusionary housing policies to assist in the production of low- to moderate-income housing units.

Action: Investigate alternative and comparable housing policies to increase affordable housing; RDA to utilize mandated inclusionary housing.
Responsibility: City Housing and Community Development Division and RDA.
Time: Year 1-5

Program 2.1.19 - Proposition 1C Program

The City Housing and Community Development Division shall review published Proposition 1C notices of funding availability and cause applications to be prepared for various City housing programs, projects, and activities.

Action: Review notices of funding available and submit qualified applications.
Responsibility: City Housing and Community Development Division.
Time: Year 1-5

Program 2.1.20 – Strengthening Partnerships with Affordable Housing Developers

The City Housing and Community Development Division and Redevelopment Agency shall continue the on-going efforts to strengthen partnerships and relationships with affordable housing developers by encouraging funding applications to applicable funding sources, providing staff expertise, encouraging local capacity building and attracting large investors to

facilitate the construction of new affordable housing units and incentivize self-help type single family housing construction for extremely low-income households.

Action: Strengthen partnerships with affordable housing developers.

**Responsibility: City Housing and Community Development Division
and RDA.**

Time: Year 1-5

Program 2.1.21 – Zoning for Agricultural Employees (Farmworker) Housing

The City Planning and Development Department shall, within one year of submission of the Housing Element, adopt a program to amend the Zoning Ordinance to bring it into compliance with Health and Safety Code Sections 17021.5, 17021.6 and Government Code Sections 51238 and 51238.5 to encourage and facilitate a variety of housing types of agricultural employees.

Action: Revise Zoning Ordinance to facilitate farmworker housing pursuant to State law.

Responsibility: City Planning and Development Department.

Time: Year 1

Program 2.1.22 – Single Room Occupancy Housing

The City Planning and Development Department shall, within one year of submission of the Housing Element, amend the Zoning Ordinance to comply with the State law on single room occupancy housing, to permit them, by right, in the appropriate zone districts.

Action: Amend Zoning Ordinance to permit single room occupancy housing pursuant to State law.

Responsibility: City Planning and Development Department.

Time: Year 1

Goal 3 – Housing Rehabilitation, Acquisition and Neighborhood Improvements

POLICY 3.1 - NEIGHBORHOOD REVITALIZATION

The City of Fresno, RDA, and City of Fresno Housing Authority, in conjunction with private businesses and developers, and community-based non-profit organizations, shall collectively increase neighborhood revitalization activities and pledge to allocate funds to preserve existing neighborhoods.

Program 3.1.1 - Comprehensive Code Enforcement

The City Code Enforcement Division shall set a goal of assertively conducting targeted neighborhood inspections of 35,000 housing units for potential health and safety issues and advise on available financial assistance. The 10 x 10 Affordable Housing subcommittee on Innovative Government (Code Enforcement group) will work in partnership with City staff to ensure City resources are targeted at high need areas to encourage blight removal, repair of substandard housing units and incentivize needed repairs of both owner-occupied and tenant-

Fresno Housing Element

June 2008

2008 - 2013

6 - 14

Amended 03/20/09

occupied housing by identifying rehabilitation and relocation funds and making the information readily available to households whose homes are in need of major renovations. Additionally, the Code Enforcement Division's Safe Housing and Vacant Structure Team, and all Area Teams as needed, will continue to improve neighborhoods throughout Fresno and increase livability by creating safe and healthy conditions, removing blight, educating citizens, promoting pride of ownership and building collaborative relationships with the community.

Action: Conduct code enforcement inspections of 7,000 units each year in targeted neighborhoods.

Responsibility: City Code Enforcement Division.

Time: Annually

Program 3.1.2 - Neighborhood Infrastructure

The City Public Works Department shall commit its best efforts to provide services, within budgetary allocations, for neighborhood infrastructure such as curbs, gutters, sidewalks, streets, ramps, driveway approaches, curb cuts, wheelchair ramps, and street lights necessary to accommodate existing units and facilitate development of undeveloped or underdeveloped properties, to assist at least 2,500 households. This goal can be met through the No Neighborhood Left Behind (NNLB), Community Development Block Grant and Americans with Disability Act (ADA) improvement activities. The NNLB Program has identified 71 neighborhood areas most needing infrastructure repairs and is funded through a local bond program. Over 40 areas have been repaired; the remaining areas will be repaired by 2010. The City's ADA Advisory Council currently receives citizen suggestions on needed ADA improvements and implements the most needed projects on a priority basis. During the 2008-2013 planning period, the City's Public Works Department will identify and prioritize neighborhood infrastructure deficiencies and needs to develop an infrastructure repair plan for the City of Fresno, and specifically CDBG eligible areas.

Action: Neighborhood infrastructure to accommodate at least 2,500 households.

Responsibility: City Public Works Department.

Time: Year 1-5

Program 3.1.3 - Public Utilities Sewer and Water Deficiencies

The City of Fresno's Department of Public Utilities will develop written policies and procedures that ensures water and sewer services are provided as a priority for developments that include units affordable to lower income households, contingent on the development application's compliance with all entitlement requirements including, but not limited to, General Plan, Zoning and Public Works Construction Standards. Additionally, as is current practice, the City will ensure that all development applications are considered, reviewed and approved without prejudice to the proposed residents, contingent on the development application's compliance with all entitlement requirements including, but not limited to, General Plan, Zoning and Public Works Construction Standards. The City of Fresno is currently updating its urban water management plan in compliance with the State of California Department of Water Resources guidelines and will include projected water use for single-family and multi-family housing needs for all economic segments of the community.

**Action: Provide priority sewer and water development processing and adherence to state law for affordable housing activities.
Responsibility: City Public Utilities Department.
Time: Year 1-5**

Program 3.1.4 - Enhanced Police Service to High Crime Neighborhoods

The City Police Department shall continue to focus on strategies to reduce Part I crimes, which are measured by the FBI to assist cities in comparing themselves against other cities in the following categories: murder, rape, robbery, aggravated assault, arson, burglary, theft and auto theft. The Department shall also continue to utilize the District Crime Suppression Teams, MAGEC, the Bulldog Unit, West Side Tactical Team, and Patrol Division in reaching this goal. In addition, the Department shall continue its prevention and intervention programs such as the Police Activities League, Mayor's Gang Prevention Initiative and the Lifeskills Program in an effort to reduce crime in high-crime neighborhoods.

**Action: Utilize pro-active efforts in high crime neighborhoods.
Responsibility: City Police Department.
Time: Year 1-5**

POLICY 3.2 - HOUSING REHABILITATION, REPLACEMENT AND HOME BUYER ASSISTANCE

The City, RDA, and the Housing Authority shall utilize CDBG, HOME, and housing set-aside funds for housing rehabilitation and/or housing replacement and home buyer assistance in proportion to the relative need in the community.

Program 3.2.1 - Housing Rehabilitation

The City, RDA, and Housing Authority shall utilize information from the Housing Quality Survey to rehabilitate 2,000 single- and multi-family dwelling units (1,500 minor, 300 moderate, 120 substantial, and 80 emergency repairs). Rehabilitation is categorized as follows: Minor - a unit that shows signs of deferred maintenance or needs one major component repaired; Moderate - a unit in need of replacement of one or more major components and other repairs; Substantial - a unit that requires replacement of several major systems and possible other repairs; and Emergency Repair - a unit that has health and safety issues and that requires immediate attention.

**Action: Rehabilitate at least 2,000 units.
Responsibility: City Housing and Community Development Division, RDA and Housing Authority.
Time: Year 1-5**

Program 3.2.2 – Housing Replacement

The City Housing and Community Development Division in partnership with the RDA and the Housing Authority shall replace or reconstruct at least 60 dilapidated units that suffer from excessive neglect and are not fit for human habitation.

Action: Replace or reconstruct at least 60 dilapidated housing units.
Responsibility: City Housing and Community Development Division, RDA and Housing Authority.
Time: Year 1-5

Program 3.2.3 – Home Buyer Assistance

The City Housing and Community and Development Division shall set aside funds for the first-time home buyer programs to assist 500 households during the planning period.

Action: First-time home buyer programs to assist 500 households.
Responsibility: City Housing and Community Development Division.
Time: Year 1-5

Program 3.2.4 - Redeveloped Housing Sites

The City Housing and Community Development Division and the RDA shall acquire 30 blighted properties to develop as new residential housing.

Action: Acquire 30 properties for redevelopment.
Responsibility: City Housing and Community Development and RDA.
Time: Year 1-5

Program 3.2.5 – Comprehensive Housing Quality Survey and Upgrade Geographic Information System (GIS)

The City Planning and Development Department will conduct a comprehensive housing quality survey during the planning period. The findings shall be incorporated into the upgraded Geographic Information System (GIS) to track housing conditions and permits issued for repair. Survey data shall be made available to other housing agencies upon request.

Action: Conduct survey and address GIS programming updates.
Responsibility: City Planning and Development Department.
Time: Year 3-5

Goal 4 – Redevelopment and Relocation

POLICY 4.1- PRESERVATION OF AFFORDABILITY OF AT-RISK HOUSING

Program 4.1.1 – At-Risk Housing

The City and RDA shall participate in securing the continued affordability of at-risk housing units through preservation and replacement. An at-risk unit is a unit wherein the owner has prepaid a government subsidy on the property, the affordability period is set to expire or is undergoing a conversion to condominiums. The City will continue to partner with the Fresno area office of the U.S. Department of Housing and Urban Development, local housing developers and the California Housing Partnership Corporation to pro-actively identify at-risk housing units, and engage owners in developing viable plans to conserve unit affordability. The at-risk housing committee will meet monthly, or more frequently as needed, to prepare strategies

for conserving at-risk units. Additionally, the City will update its condominium conversion ordinance in 2008 to ensure tenants receive effective noticing, extended leases (for seniors, students, families with children) and financial assistance (moving and relocation expenses) if their units are affected by a condominium conversion application. As the City identifies at-risk units that are considering converting to market rate, the owner or proposed future owner will be encouraged and assisted in applying for local, state or Federal housing funds for housing acquisition and/or rehabilitation to assist in the preservation of the at-risk units.

Action: Monitor notices, participate with local housing providers, contact agencies interested in acquisition and amend Condominium Conversion Ordinance.

Responsibility: City Housing and Community Development Division and RDA.

Time: Year 1-5

Program 4.1.2 –Preventing and Alleviating Foreclosures

The Planning & Development Department will address the current foreclosure crisis by applying for funding programs to alleviate foreclosure, partnering with local foreclosure counseling service providers to assist families from entering foreclosure procedures and enacting local ordinance updates to incentivize quick alleviation of already foreclosed homes. The City's Housing and Community Development Division will monitor implementation of the Neighborhood Stabilization Act (H.R. 5818), which authorizes a \$15 billion dollar federal grant and loan for state and local governments to purchase, rehabilitate, and resell foreclosed homes and apply for funding accordingly. The City will actively partner with the Community Housing Council's Housing Resource Center, a one-stop shop that provides housing counseling, and other agencies to promote counseling services available to assist families facing foreclosure. In addition, within one year of the adoption of the Housing Element, the City will update its Vacant Building Ordinance to better address the problems associated with buildings that have been vacated due to foreclosure. The changes include, but are not limited to, shortening the time allowed between citation issuance and an increasing fee scale per citation. These changes are meant to motivate the owners of the vacant buildings to address the issues associated with abandonment in a more timely and efficient manner. Thereafter the City will work with local community groups to prepare a public education and outreach campaign addressing the resources available to avoid and/or alleviate foreclosures.

Action: Monitor available funding programs, partner with housing counseling agencies, and update applicable ordinances to prevent and/or alleviate foreclosures.

Responsibility: City Housing and Community Development Division and RDA.

Time: Year 1-5

POLICY 4.2- RELOCATION OF RESIDENTS

Program 4.2.1 – Provide Relocation Services as Needed

The City Housing and Community Development Division and the RDA shall be legally
Fresno Housing Element June 2008
2008 - 2013 6 - 18
Amended 03/20/09

responsible for the relocation of individuals and families displaced due to redevelopment activities. The City shall provide relocation assistance as prescribed by law.

Action: Provide relocation assistance as needed and required.

**Responsibility: City Housing and Community Development
Division and RDA.**

Time: As needed

POLICY 4.3 – ACCOUNTABILITY

Program 4.3.1 – Required Reporting by Regional Housing Need Allocation Income Category

To ensure standardized and categorized reporting in the Housing Element annual update to the California Department of Housing and Community Development on the targeted income and special groups, all parties reporting accomplishment data to the City shall track housing program accomplishments by the following area median income levels: Extremely low-income (30%), very low-income (50%), low-income (80%), and moderate-income (100%). Other housing development agencies shall also provide similar reports. Detailed reports will ensure the City is working toward meeting the housing need of each income category as provided for the RHNA number for the City of Fresno as follows:

Extremely low-income 2,977

Very low-income 2,202

Low-income 3,355

Moderate-income 3,312

Above moderate income 9,121

Action: Provide detailed reporting.

Responsibility: All reporting parties.

Time: Ongoing

Program 4.3.2 – Citywide Public Services Processing for Affordable Housing

The City Housing and Community Development Division shall provide a copy of the Housing Element to City Departments and responsible agencies to ensure priority processing for proposed developments that include affordable housing units to lower-income households.

**Action: Provide certified Housing Element to all City Departments and
Responsible Agencies.**

Responsibility: City Housing and Community Development Division.

Time: Year 1, Month 1

**Table 6-1
Quantified Objectives (Units) 2008 - 2013**

<i>Program No.</i>	<i>Program Objectives</i>	<i>Total Units</i>	<i>Fiscal Year Ending</i>				
			<i>2009</i>	<i>2010</i>	<i>2011</i>	<i>2012</i>	<i>2013</i>
<i>2.1.4</i>	<i>Inner-City Residential Development</i>	<i>700</i>	<i>140</i>	<i>140</i>	<i>140</i>	<i>140</i>	<i>140</i>
<i>2.1.5</i>	<i>Other Infill Housing</i>	<i>300</i>	<i>60</i>	<i>60</i>	<i>60</i>	<i>60</i>	<i>60</i>
<i>2.1.13</i>	<i>Transitional Housing</i>	<i>100</i>	<i>20</i>	<i>20</i>	<i>20</i>	<i>20</i>	<i>20</i>
<i>2.1.14</i>	<i>Very Low-Income Large Family Housing</i>	<i>400</i>	<i>80</i>	<i>80</i>	<i>80</i>	<i>80</i>	<i>80</i>
<i>2.1.15</i>	<i>Extremely-, Very Low- & Low-Income Senior Housing</i>	<i>400</i>	<i>80</i>	<i>80</i>	<i>80</i>	<i>80</i>	<i>80</i>
<i>2.1.16</i>	<i>Other Extremely Low- and Very Low-Income Housing</i>	<i>1,000</i>	<i>200</i>	<i>200</i>	<i>200</i>	<i>200</i>	<i>200</i>
<i>3.1.1</i>	<i>Comprehensive Code Enforcement</i>	<i>35,000</i>	<i>7,000</i>	<i>7,000</i>	<i>7,000</i>	<i>7,000</i>	<i>7,000</i>
<i>3.1.2</i>	<i>Neighborhood Infrastructure</i>	<i>2,500</i>	<i>500</i>	<i>500</i>	<i>500</i>	<i>500</i>	<i>500</i>
<i>3.1.3</i>	<i>Public Utilities Sewer and Water Deficiencies</i>	<i>2,500</i>	<i>500</i>	<i>500</i>	<i>500</i>	<i>500</i>	<i>500</i>
<i>3.2.1</i>	<i>Housing Rehabilitation</i>	<i>2,000</i>	<i>400</i>	<i>400</i>	<i>400</i>	<i>400</i>	<i>400</i>
<i>3.2.2</i>	<i>Housing Replacement</i>	<i>60</i>	<i>12</i>	<i>12</i>	<i>12</i>	<i>12</i>	<i>12</i>
<i>3.2.3</i>	<i>Home Buyer Assistance</i>	<i>500</i>	<i>100</i>	<i>100</i>	<i>100</i>	<i>100</i>	<i>100</i>
<i>3.2.4</i>	<i>Redeveloped Housing Sites</i>	<i>30</i>	<i>6</i>	<i>6</i>	<i>6</i>	<i>6</i>	<i>6</i>
	<i>Totals</i>	<i>45,490</i>	<i>9,098</i>	<i>9,098</i>	<i>9,098</i>	<i>9,098</i>	<i>9,098</i>

**Table 6-2
Estimated Funding Levels (HOME/Tax Increment)**

	HOME Program	Tax Increment	Total
2008-2009	\$3,566,961	\$4,305,220	\$7,872,181
2009-2010	3,436,678	4,391,324	7,828,002
2010-2011	3,306,395	4,479,151	7,785,546
2011-2012	3,176,112	4,568,734	7,744,846
2012-2013	3,017,306	4,660,109	7,677,415
TOTAL	\$16,503,452	\$22,404,538	\$38,907,990

**Table 6-3
Quantified Objectives by Income Category**

Income Category	New Construction (subsidized/private)	Rehabilitation (subsidized/private)	Conservation/Preservation (all subsidized)
Extremely Low-Income	945 / 2,000	730 / 0	175
Very Low-Income	675 / 1,205	520 / 0	125
Low-Income	1,080 / 2,655	840 / 0	200
Moderate-Income	0 / 3,315	0 / 100	N/A
Above Moderate	0 / 9,125	0 / 200	N/A
Total	21,000	2,390	500