

APPENDICES

Appendices

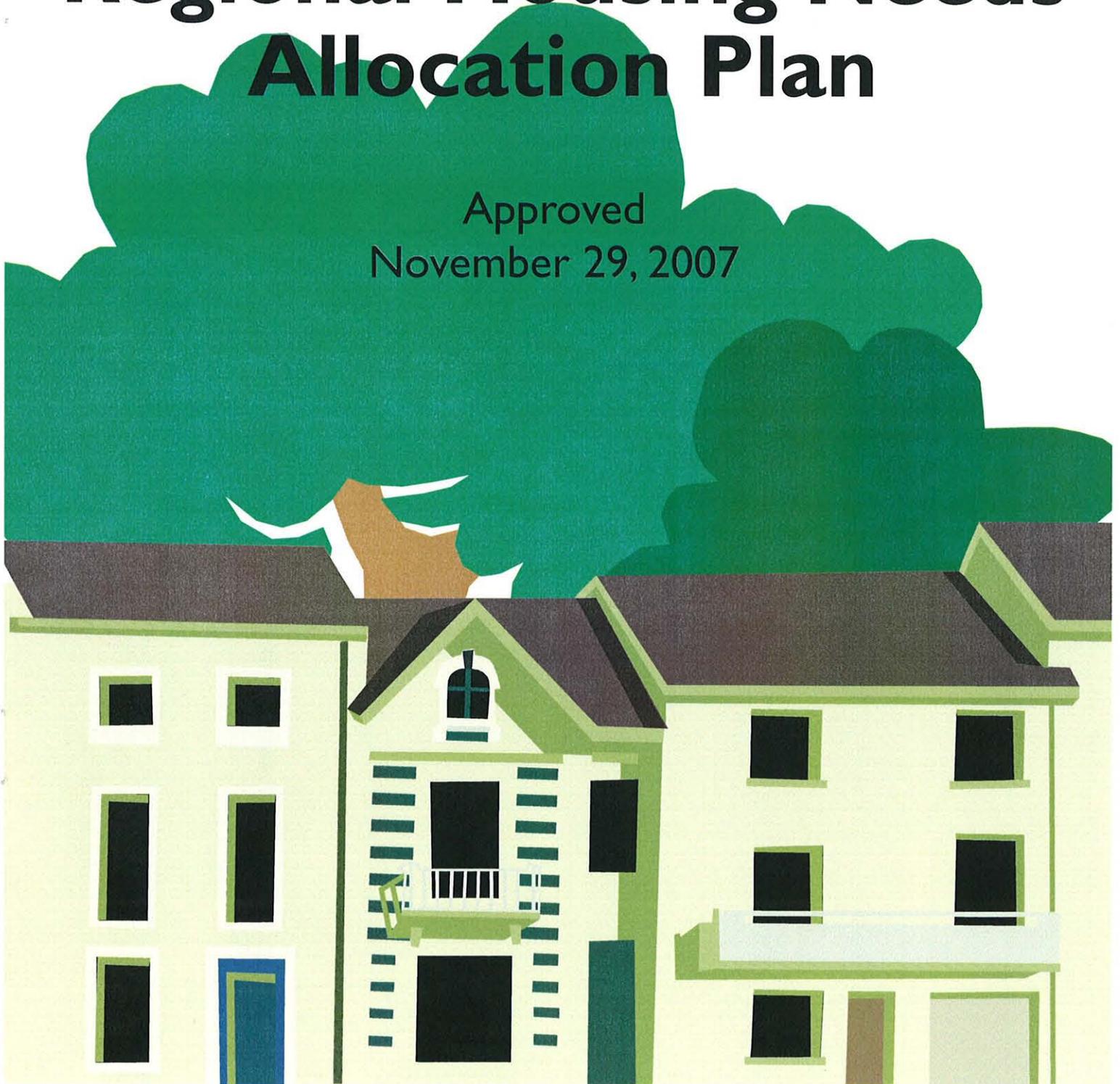
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Appendix A

**Fresno County Regional Housing Needs
Allocation (RHNA) Plan and Land Inventory Map**

2007 Fresno County Regional Housing Needs Allocation Plan

Approved
November 29, 2007



The basic construction need for each jurisdiction is calculated as follows:

1. Determine the number of housing units needed at the end of the planning period, June 30, 2013, with an allowance for vacant units.
 - a. Multiply the estimated June 30, 2013 number of households for each jurisdiction (from Table 15) by the percentage of total households within that jurisdiction that were owner-occupied (from Table 16). Divide by the “actual” occupancy rate of owner-occupied housing, or 98.2%, utilized for all jurisdictions pursuant to HCD. (As noted above, 1.8% of the owner occupied units are estimated to be vacant for sale.)
 - b. Add to the number in a. the estimated June 30, 2013 number of households for each jurisdiction (from Table 15) multiplied by the percentage of total households within that jurisdiction that were renter-occupied (from Table 16). Divide by the occupancy rate of renter-occupied housing, or 95.0%, also utilized for all jurisdictions pursuant to HCD. (Again, as noted above, 5% of the renter occupied units are estimated to be vacant for rent.)
 - c. Divide b. by the “other” vacancy rate for each jurisdiction (from Table 16). Post the results to column 4 of Table 17.
2. Determine for each jurisdiction the number of housing units needed to accommodate population growth from the beginning of the planning period on January 1, 2006 to the end of the planning period on June 13, 2013.
 - a. Subtract from the number of housing units needed on June 30, 2013 (determined in Step 1 above), the existing number of housing units on January 1, 2006 (from Table 4). Post the results to column 5 of Table 17.
3. Determine for each jurisdiction the normal market removal of housing units. These are housing units that will be torn down, boarded up, destroyed by fire, changed to commercial use, etc.
 - a. In accordance with methodology provided by HCD, multiply the January 1, 2006 number of housing units by the replacement allowance rate provided by HCD of 0.9%. Post the results to column 6 of Table 17.
4. Determine by jurisdiction and market area the total basic construction need during the planning period extending from January 1, 2006 to June 30, 2013.
 - a. Add the number of units needed to accommodate growth (determined in Step Two) to the number of housing units projected to be removed (determined in Step Three). Post the results to column 7 of Table 17.

Table 17
Basic Construction Needs
January 1, 2006 to June 30, 2013

Market Area	City/Unincorporated	2006 Units	2013 Units	Growth	Normal Market Removals	Total Units Needed
FCMA	Clovis	32,458	47,517	15,059	136	15,195
	Fresno	160,446	180,940	20,494	184	20,678
	Unincorporated	28,138	29,281	1,143	10	1,153
	FCMA Total	221,042	257,738	36,696	330	37,027
East Valley	Fowler	1,519	2,064	545	5	550
	Kingsburg	4,023	5,422	1,399	13	1,411
	Orange Cove	2,153	2,925	772	7	779
	Parlier	2,990	3,564	574	5	580
	Reedley	6,570	7,907	1,337	12	1,349
	Sanger	6,527	8,856	2,329	21	2,350
	Selma	6,701	8,592	1,891	17	1,909
	Unincorporated	11,561	12,350	789	7	796
East Valley Total	42,044	51,682	9,638	87	9,724	
Westside North	Firebaugh	1,806	2,182	376	3	379
	Kerman	3,555	5,953	2,398	22	2,420
	Mendota	2,039	2,395	356	3	359
	San Joaquin	822	1,020	198	2	200
	Unincorporated	9,811	10,436	625	6	631
	Westside North Total	18,033	21,986	3,953	36	3,988
Westside South	Coalinga	3,988	4,102	114	1	115
	Huron	1,614	2,086	472	4	476
	Unincorporated	864	1,002	138	1	139
	Westside South Total	6,466	7,190	724	7	730
Sierra Nevada	Unincorporated	9,823	10,489	666	6	672
	Sierra Nevada Total	9,823	10,489	666	6	672
Total County	Incorp. Total	237,211	285,526	48,315	435	48,750
	Unincorp. Total	60,197	63,558	3,361	30	3,391
	County Total	297,408	349,084	51,676	465	52,141

Table 18
Estimated Housing Construction Need by Jurisdiction and Income Group
January 1, 2006 to June 30, 2013

Market Area	City/Unincorporated	Very Low	Low	Moderate	Above Moderate	Total
FCMA	Clovis	3,174	2,291	2,678	7,052	15,195
	Fresno	4,705	3,202	3,639	9,132	20,678
	Unincorporated	452	233	224	244	1,153
	FCMA Total	8,331	5,725	6,541	16,429	37,027
East Valley	Fowler	130	94	106	220	550
	Kingsburg	308	227	272	604	1,411
	Orange Cove	213	157	145	263	779
	Parlier	139	102	114	225	580
	Reedley	311	231	263	544	1,349
	Sanger	561	403	465	921	2,350
	Selma	435	327	380	767	1,909
	Unincorporated	252	165	185	195	796
East Valley Total	2,349	1,706	1,930	3,739	9,724	
Westside North	Firebaugh	99	79	78	123	379
	Kerman	689	419	495	817	2,420
	Mendota	89	71	73	126	359
	San Joaquin	53	42	40	64	200
	Unincorporated	201	116	133	181	631
Westside North Total	1,131	727	819	1,311	3,988	
Westside South	Coalinga	35	23	30	27	115
	Huron	126	80	99	170	476
	Unincorporated	60	12	15	52	139
	Westside South Total	221	116	145	248	730
Sierra Nevada	Unincorporated	114	86	116	356	672
	Sierra Nevada Total	114	86	116	356	672
Total County	Incorp. Total	11,068	7,748	8,878	21,056	48,750
	Unincorp. Total	1,080	612	672	1,027	3,391
	County Total	12,147	8,360	9,551	22,083	52,141

Table 19
Final Estimated Housing Construction Need
by Jurisdiction and Income Group
January 1, 2006 to June 30, 2013

Market Area	City/Unincorporated	Very Low	Low	Moderate	Above Moderate	Total
FCMA	Clovis	3,214	2,323	2,714	7,147	15,398
	Fresno	4,820	3,260	3,696	9,195	20,971
	Unincorporated	297	142	131	88	658
	FCMA Total	8,331	5,725	6,541	16,430	37,027
East Valley	Fowler	130	94	106	220	550
	Kingsburg	308	227	172	504	1,211
	Orange Cove	213	157	145	263	778
	Parlier	139	102	144	255	640
	Reedley	311	231	263	544	1,349
	Sanger	561	403	465	921	2,350
	Selma	435	337	505	892	2,169
	Unincorporated	252	155	130	140	677
	East Valley Total	2,349	1,706	1,930	3,739	9,724
Westside North	Firebaugh	99	79	78	123	379
	Kerman	689	419	495	817	2,420
	Mendota	89	71	73	126	359
	San Joaquin	53	42	40	64	199
	Unincorporated	201	116	133	181	631
	Westside North Total	1,131	727	819	1,311	3,988
Westside South	Coalinga	35	23	30	27	115
	Huron	126	80	99	170	475
	Unincorporated	60	12	15	52	139
	Westside South Total	221	115	144	249	729
Sierra Nevada	Unincorporated	114	86	116	356	672
	Sierra Nevada Total	114	86	116	356	672
Total County	Incorp. Total	11,222	7,848	9,026	21,269	49,366
	Unincorp. Total	925	511	525	869	2,777
	County Total	12,147	8,359	9,550	22,085	52,142

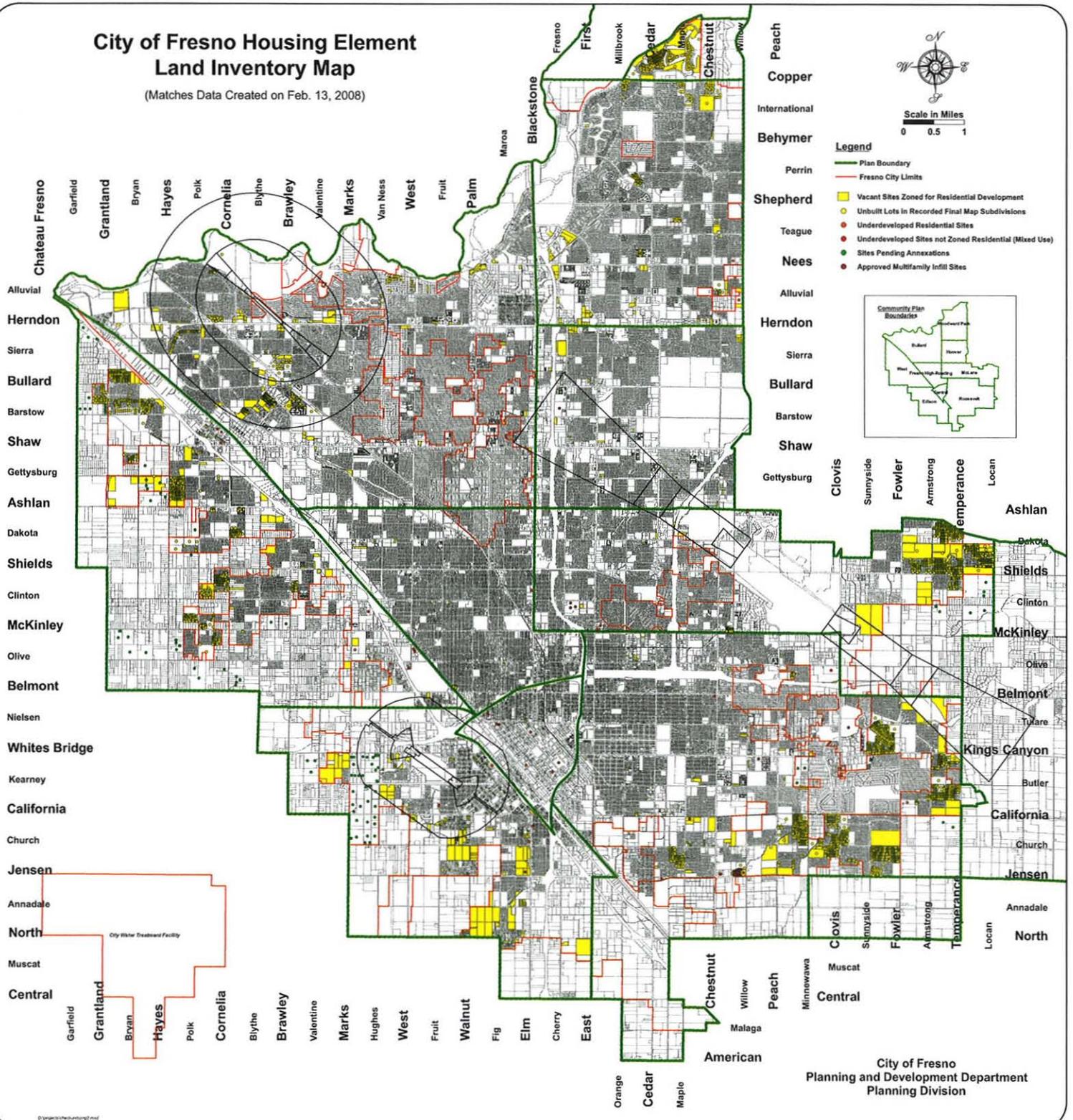
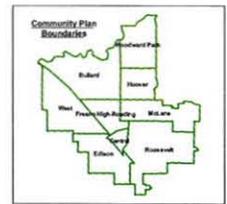
City of Fresno Housing Element Land Inventory Map

(Matches Data Created on Feb. 13, 2008)



Legend

- Plan Boundary
- Fresno City Limits
- Vacant Sites Zoned for Residential Development
- Unbuilt Lots in Recorded Final Map Subdivisions
- Underdeveloped Residential Sites
- Underdeveloped Sites not Zoned Residential (Mixed Use)
- Sites Pending Annexations
- Approved Multifamily Infill Sites



City of Fresno
Planning and Development Department
Planning Division

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Appendix B
Housing Quality Survey

CITY OF FRESNO
HOUSING CONDITIONS SURVEY
FALL 2007

APPENDIX B

Introduction

The City of Fresno hired Quad Knopf to complete a Housing Condition Survey. The survey involved the general assessment of exterior structural conditions housing units community-wide. There were over 25,000 housing units surveyed; the results are detailed in Chapter Two (starting on page 2-41) and summarized in Tables 2-32 by condition, and 2-33 by Community Planning Area.

Survey Methodology

The City of Fresno published a notice in the Fresno Bee advising of the impending survey and why it was to be accomplished (Exhibit A) Quad Knopf utilized the enhanced version of the Community Development Block Grant (CDBG) Housing Condition Survey form (Exhibit B). This method of survey rated each exterior segment of the structure, such as the foundation, as "Sound", "Minor", "Moderate", "Substantial, or "Dilapidated" according to a given point value dependent upon its state of repair. "Minor", "Moderate", and "Substantial" refer to the level of rehabilitation required. Dilapidated units are show significant signs of deterioration that will likely need major reconstruction or replacement.

Survey takers were trained by qualified Quad Knopf staff, with slides to illustrate noted deficiencies to assist in the training. Survey takers, members of the Fresno Unlimited Lions Club, who successfully completed the training, implemented the survey project. Sections of residential housing were randomly computer generated in ratios comparative to the total number of housing units in each Community Planning Area. Forms with pre-filled APN and address identifiers were provided along with detailed neighborhood GIS mapping to assist the surveyors. Quality assurance inspections were conducted by senior level personnel to test whether criteria had been properly applied.

As the Housing Condition Survey was completed, the results were entered into an Excel database and tabulated for this final report. The Excel data was also exported into Quad's Geographic Information System (GIS) for future use by the City's planning and permit staff.

FRESNO HOUSING CONDITIONS SURVEY - FALL 2007

APN # _____ ADDRESS _____

NOTE TO SURVEYOR -- CHECK ALL THAT APPLY

Vacant For Sale

CONSTRUCTION TYPE

- Wood Frame
- Masonry
- Reinforced?
- Mobile
- Modular

STRUCTURE TYPE

- Single Family with Detached Garage
- Single Family with Attached Garage
- Duplex
- Multi-Family _____ # of Units

FRONTAGE IMPROVEMENTS (CHECK IF APPLICABLE)

- Curbs and Gutters
- Adequate site drainage
- Paved Street
- Sidewalks
- Driveway

SURROUNDING AREA

If residential, is there a yard? Yes No
 Other identified hazards of building on subject property _____

Needs what corrective action _____

#1 -- FOUNDATION (Check One)

- 0 Existing foundation in good condition
- 10 Repairs needed
- 15 Needs a partial foundation
- 25 No foundation or needs a complete foundation

#4 -- WINDOWS (Check One)

- 0 No repair needed
- 1 Broken window panes
- 5 In need of repair
- 10 In need of replacement

#2 -- ROOFING (Check One)

- 0 Does not need repair
- 5 Shingles missing
- 5 Chimney needs repair
- 10 Needs re-roofing
- 25 Roof structure needs replacement and re-roofing

#5 -- ELECTRICAL (Check One)

- 0 No repair needed/or cannot see from street
- 5 Minor repair
- 10 Replace main panel

#3 -- SIDING/STUCCO (Check One)

- 0 Does not need repair
- 1 Needs re-painting
- 5 Needs to be patched and re-painted
- 10 Needs replacement and painting

Sound	9 or less
Minor	10 - 15
Moderate	16 - 39
Substantial	40 - 55
Dilapidated	56 and over

	#1 Foundation	#2 Roofing	#3 Siding/Stucco	#4 Windows	#5 Electrical	TOTAL
Points						

Comments:

Surveyor _____ Date _____

FRESNO HOUSING CONDITIONS SURVEY - FALL 2007

DEFINITIONS OF HOUSING CONDITIONS

SOUND – a unit that appears new or well maintained and structurally intact. The foundation should appear structurally undamaged and there should be straight rooflines. Siding, windows, and doors should be in good repair with good exterior paint condition. Minor problems such as small areas of peeling paint and/or other maintenance items are allowable under this category. A sound unit will reflect 9 or less points on survey.

MINOR – a unit that shows signs of deferred maintenance, or which needs only one major component such as a roof. Minor conditions will rate between 10 to 15 points on survey.

MODERATE – a unit in need of replacement of one or more major components and other repairs, such as roof replacement, painting, and window repairs.

SUBSTANTIAL – a unit that requires replacement of several major systems and possible other repairs (e.g. complete foundation work, roof structure replacement and re-roofing, as well as painting and window replacement.)

DILAPIDATED -- a unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is none-existent, not fit for human habitation in its current condition, may be considered for demolition or at minimum, major rehabilitation will be required.

ELECTRICAL INSPECTION PROCEDURE

(If any wiring is seen from the street.)

1. Number of service entrance conductor sets (two wire –120 volts, three wire 120/240 volts, (four wire is three phase service and is not common in residences.)
2. Determine panel box conditions – missing knockouts, melted insulation, overheated fuses, missing connectors/bushing, rust, obstructed access, overloaded panel, no main service disconnect.
3. Inadequate/antiquated service – under 100 amps.

ROOF INSPECTION PROCEDURE

1. Observe roof from ground and look for any unusual conditions:
 - a. unevenness in roof line
 - b. signs of leaks in eaves, soffits, fascias, and abnormal condensation.
 - c. dryrot in fascias, rafters or rafter tails
 - d. flashings and roof drainage systems in good shape
 - e. shingles missing or curled
 - f. number of layers of roofing
2. On flat roofs check bubbles, blisters, cracks, spongy area, and ponding water conditions as seen from the street.

Appendix C

Public Comments and Responses

From: "Jess Negrete" <jess@centralcallegal.org>
To: "Corrina Nunez" <Corrina.Nunez@fresno.gov>
CC: "Paul McDougall" <PMcdouga@hcd.ca.gov>
Date: 5/23/2008 10:18 AM
Subject: Housing Element Program Comments
Attachments: he programs.wpd; he programs.doc

Dear Ms. Nunez:

Attached are comments on the Housing Element Programs.

Jess Negrete

Program 1.1.1 Implementation of General Plan Policies

What specific General Plan Policies are to be implemented?

By what date will each specific General Plan Policy to be implemented?

By what date will the zoning ordinance will be updated?

Program 1.1.2 One Stop Processing

Will the Development Partnership Center be fully implemented by mid-2008 as stated in the Housing Element? If not, when will it be fully implemented?

Will there be a program to fast track affordable housing projects? If so when will it be implemented.

Program 1.1.3 Reduced Housing Costs

Does this policy reference Policy 2.1.4 that provides for fee reductions for inner city residential projects? Or is this a separate project?

Program 1.1.4 Institutional Barriers

Is there a committee that will identify and mitigate institutional barriers to development and/or rehabilitation of affordable housing? If not, how will the barriers be identified?

Program 1.1.5 Complaint Referral

Does the City track the number of referrals it makes to the FHCCC? If so, the number of referrals could be included in the results for the last planning period.

Program 1.1.7 Fresno Green

Is the 20% requirement of affordable housing units meeting the Fresno Green or comparable standard to take effect immediately? If not, when is the implementation date?

Program 1.1.8 Funding Energy Savings Improvements

Why not have a definite timeline by which to provide the report the City Council?

Program 2.1.1 Land Demand

What are the adopted thresholds regarding land supply that would trigger action to increase appropriately zoned land?

Program 2.1.2 Reduction in Density

To assist with this program, why not implement a no-net loss policy?

Program 2.1.3 Central Community Plan Area Housing

Is the expedited processing dependent upon the Development Partnership Center being fully implemented?

Program 2.1.4 Inner City Residential Development

Is the number of fee reductions dependent upon funding? If so, what are the sources and amount of funds budgeted for the next planning period?

Program 2.1.5 Other Infill Housing

How much RDA money is budgeted during the planning period for the purchase of sites?

Program 2.1.6 Multi-Family Land Supply

How does the City determine if there is an adequate supply of multi-family zoned land? For example, there is less than 2 acres of R-4 zoned land, the only exclusively zoned residential land that can accommodate affordable housing (30 units or more per acre). Would this trigger the threshold mentioned in Program 2.1.1?

Program 2.1.7 Increase Housing Yields

What governmental restraints will be reviewed and when will they be reviewed? Examples to consider would be reducing the number of covered parking spaces, setback and building height requirements for multi-family housing and the establishing minimum densities, minimum floor areas, and maximum lot coverage for all residential development. The changes proposed in Variety Pack 4 could be cited in this policy.

Program 2.1.8 Mixed-Use Zoning

When will the Activity Center Study be completed?
When will the Form Based Zoning Code be completed?
Will residential units be required in projects within the mix-use nodes?
Will there be minimum densities for residential units within the mixed-use nodes?

Program 2.1.9 Farmworker Housing Funding and Development

Will the City seek out partners, including the County, to develop farmworker housing within the next planning period?

Program 2.1.10 Emergency Shelter Grant Applications

How much money does the City plan on receiving during the next planning period? Does this program allow the use of ESG funds for the rehabilitation or remodeling of a building used as a new shelter, operations and maintenance of the facility, essential supportive services (i.e., case management, physical and mental health treatment, substance abuse counseling, childcare, etc.), homeless prevention, and grant administration?

Program 2.1.11 Zoning for Emergency and Homeless Shelters

Table 4-4 indicates that a CUP required for all transitional housing and emergency shelters regardless of residential zoning. Is a CUP required even if the dwelling unit meets all development and design standards for a residential unit within the zone that it is located?

Program 2.1.13 Transitional Housing

The results for Program 3.2.1 Transitional Housing for the last planning period stated that a 16-unit apartment complex resulted in 109 new supportive housing beds. This is nearly

seven beds per unit, is this correct?

How are the City's goals for homeless shelters and transitional housing going to be affected if the City/County Homeless Task Force implements a Housing First policy? Emergency Shelter and Transitional Housing is a stated priority in the Consolidated Plan, can we increase the number of units to comparable numbers as Large Families and Seniors?

Program 2.1.14 Very-Low Income Large Family Single and Multi-Family Housing

The last planning period result for Program 3.3.1 Low to Very Low Income Large Family Housing was 634 units, which exceeded the goal of 500 units.
Why is the goal this planning period decreased to only 400 units?

Program 2.1.15 Extremely Low-, Very Low, and Low-Income Senior Housing

Can this program have set goals for each income level proportional to the need for each income group?
Large family housing is a high priority. Why are an equal number of Senior Housing units and Large Family units when the Housing Element states that "senior housing is met through a variety of sources?"

Program 2.1.16 Other Extremely Low- and Very Low-Income Housing

Can this program be split as to state separate goals for Extremely Low Housing and Very-Low Income Housing, respectively?
The goal for the last planning period for Program 3.3.3 Other Low- to Very Low Income Housing was 1,500 units but only 161 were completed.
What steps are being taken to increase the success of this program?

Program 2.1.17 Inclusionary and Alternative Housing Policy Programs

What alternative housing policies and programs are being investigated?
When will these programs be implemented?

Program 2.1.18 Proposition 1C Program

What were the City's results with the Proposition 48 and Proposition 1C Programs during the last planning period?
Will the City seek out partners for Proposition 1C Programs?

Program 3.1.1 Comprehensive Code Enforcement

The 2006 CAPER, the most recent, states that "A total of 8,274 CDBG code violation complaints were processed during the program year. In CDBG eligible areas, the City received 807 housing code complaints related to health and safety issues involving both single family and multi-family residential units. Code Enforcement staff received approximately 3,898 public nuisance and 2,282 zoning cases involving the elimination of visual blight, trash, inoperable vehicles, and zoning violations, which in part, involved the elimination of illegal land uses or compliance with property development standards. Code staff also investigated 17 weed abatement cases, and 138 sign cases in CDBG areas." These numbers are similar to

previous years. Should the goal for this program be adjusted based upon previous years' results?

Program 3.1.2 Neighborhood Infrastructure

Has the City identified and prioritized neighborhood infrastructure deficiencies and needs? If so, the projects that are likely going to be completed during the planning period can be listed under this policy.

Program 3.1.3 Public Utilities Sewer and Water Deficiencies

Has the City identified and prioritized public utilities sewer and water deficiencies and needs? If so, the projects that are likely going to be completed during the planning period can be listed under this policy.

Program 3.1.4 Enhanced Police Service to High Crime Neighborhoods

Does this program need to be included in the element as the results are reported in the CAPER?

Program 3.2.1 Housing Rehabilitation

During the last planning period, Program 1.2.1 Housing Rehabilitation results were 105 of the 480 goal for moderate rehabilitations, 86 of the 237 goal for substantial rehabilitations, and 12 of the 300 goal for emergency rehabilitations.

What changes, other than decreasing the goals by 50%, have been made to increase these programs' success?

How many rehabilitations is the City to complete during the next planning period? The RDA?

What amount of RDA funds were spent on minor rehabilitations during the last planning period? What amount of RDA funds are budgeted for each of the rehabilitation programs during the next planning period?

Program 3.2.2 Housing Replacement

The results of Program 1.2.2 Replacement Housing state that only four units were replaced and that approximately 150 residential and/or commercial units were demolished. If these units were residential and demolished as a result of CDBG Code Enforcement Activities, would this require replacement housing to be built?

What changes have been made to improve the program's success?

What amount of RDA funds are budgeted for this program during the planning period?

Program 3.2.3 Home Buyer Assistance Program

The last two CAPERS indicate that the homebuyer assistance programs assisted 56 Low Income Families and 7 Very Low Income Families. No Extremely Low income families were assisted.

What changes can be made so that the program can assist a larger number Extremely Low and Very Low income families?

What other programs can provide homeownership opportunities for Extremely Low and Very Low income families?

Program 3.2.4 Redeveloped Housing Sites

Last planning period Program 2.2.3 Redeveloped Housing Sites resulted in purchasing 51 sites, exceeding its goal by 41 sites. Why decrease the goal to 30 sites for the next planning period? Is there a focus to purchase larger sites?

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

Will this program include listing housing code violations issued by the City?

Will this information be made available to the public?

Do the goals for housing opportunities correlate to the need for each income group as stated by the RHNA? (35% of housing for extremely low income families, 25% for very low income families and 40% for low income families)

There is a listing of the results of the 10 X 10 Committee, it would be worthwhile to list the policies and strategies recommended by the committee that the City has adopted.

From: Ann Kloose
To: Andy Souza; Corrina Nunez; Keith Bergthold
Date: 5/14/2008 5:09 PM
Subject: Draft Housing element

Andy and Keith,

Brian wanted me to reiterate his interest in including the work and efforts underway regarding the Homeless Issues into the draft housing element plan. I realize that it's not required to be a part of the official plan, however, Brian thinks it would be beneficial if even just a summary to include it somewhere in the plan. He will ask about this again in the future so I wanted to pass this along to you as an FYI.

Ann Kloose
Council Assistant
Councilmember Brian Calhoun
2600 Fresno Street
Fresno CA 93721-3600
(559) 621-8000 Fax: 621-7892

"The pessimist may be right in the long run,
but the optimist has a better time making the trip!"

From: Steve Hogg
To: Jim Bier; Lon Martin; Michael Carbajal; Robert Andersen; Sophia Pago...
CC: Corrina Nunez
Date: 5/5/2008 5:23 PM
Subject: Re: Housing Element Infrastructure Numbers

Over the past several years we have seen the flow to the wastewater plant remain relatively flat and in fact drop slightly the past year. At the same time we have seen increases in the strength of the wastewater. This leads me to believe we have seen the benefit of water conservation on sewer flows (probably mostly with our industrial customers.) If we use 340 gallons per EDU (which I believe is the number we have been using. Jim correct me if I am mistaken) we have the hydraulic capacity for between 24,000 and 29,000 units. However as a result of the increasing strength of the wastewater we are already exceeding the design parameters for the organic loading to the plant. The current Organic Upgrade Project will bring the hydraulic and organic loading ratings of the plant back into sync. This project is about 50% complete and is scheduled to be complete May of 2009.

>>> Michael Carbajal 5/5/2008 4:53 pm >>>
Sophia,

The excerpt below erroneously indicates that the City had a 196 mgd of unused water capacity in 2006. Quad Knopf recently asked for some specific information such as total system capacity and peak day demand. From this information, they incorrectly assumed that the city has an overwhelming surplus of water. This is not true as the water system is not designed to operate at capacity 24 hours a day. To help them understand this, I indicated in the information provided to them that new development is required to develop a water supply to meet its estimated demand. This information should also be included in the Housing Element as well as a revised figure for unused capacity. Do we have an opportunity to review this document prior to adoption?

Mike

>>> Sophia Pagoulatos 5/1/2008 2:04 PM >>>
All-

Can you please verify the numbers in the paragraph below that relate to your operation (produced by a consultant for the housing element) and make sure that they are correct? I have my doubts about the sewer capacity--only 25,000 dwelling units??

Excerpt:

All sites that are presently zoned are served by infrastructure. The Fresno County LAFCO precludes annexations that do not have Final Maps, which includes the requirement for construction of needed public infrastructure. Further, City standards and service delivery policies presently in place require extension of infrastructure, or payment of fees in lieu thereof to ensure that sites are adequately served. In 2001, the City had 196 million gallons per day (mgd) of unused water capacity, an amount adequate to handle 196,000 additional dwelling units, and 8 mgd of unused sewer capacity, an amount adequate to handle approximately 25,000 dwelling units. Since 2001, the City has issued permits for 15,030 dwelling units. The Environmental Impact Report (EIR) for the 2025 General Plan indicated that the City will continue to pursue additional water supplies, as well as increase the capacity of the waste water treatment plant. Development of the SOI identified in the 2025 Fresno General Plan was not found to be a significant impact on public services.

Thanks so much for your assistance--

Sophia Pagoulatos
City of Fresno
Planning & Development Department
Interim Planning Manager
(559) 621-8062

Fresno West Coalition for Economic Development

FACSIMILE TRANSMITTAL SHEET

TO: Cocina N.	FROM: Keith Kelley
COMPANY:	SENDER'S PHONE NUMBER: (559) 485-1273
FAX NUMBER: (559) 457-1325	SENDER'S FAX NUMBER: (559) 485-1276
PHONE NUMBER: 621-8504	TOTAL NO. OF PAGES INCLUDING COVER:

URGENT
 FOR REVIEW
 PLEASE COMMENT
 PLEASE REPLY
 PLEASE RECYCLE

NOTES/COMMENTS:

302 FRESNO ST., SUITE 212
FRESNO, CA 93706

FRESNO HOUSING ELEMENT 2002-2007 ACCOMPLISHMENTS

Listed below are the City's accomplishments of the goals, policies and programs outlined in the 2002-2007 Housing Element. The programs provide quantitative criterion for determining conformance with the Housing Element, including the method of monitoring achievement and the time period by which the achievement is expected to be accomplished. Policies and programs that are no longer useful, applicable, provide no programmatic guidance, or that can not be monitored will be eliminated from the 2008-2013 Housing Element document. Also, the titles of the Divisions and/or Departments responsible for achieving a specific accomplishment was updated to reflect name changes made since the inception of the 2002-2007 Housing Element.

Goal 1 - Housing Supply and Quality

Preserve and Improve the Supply and Quality of Housing in the Community

Get Police ~~at~~ Code Enforcement
of
Block Grants Come up
with PLAN

Policy 1.1 – Housing and Neighborhood Revitalization

The City will program funds and coordinate the actions of various housing providers to preserve existing neighborhoods. Multi-year targeted neighborhood revitalization districts will be established that bring to bear in a short period of time (12 to 24 months) all the resources of the City, Redevelopment Agency of the City of Fresno, Fresno City Housing Authority, private businesses and developers, and the City's community-based and non-profit organizations (Block Grant dollars for implementation). This will include code enforcement, enhanced police service to low-income neighborhoods, improvement of neighborhood infrastructure and amenities and correction of public works deficiencies. The City shall continue its code enforcement efforts to improve housing quality. The City shall continue its policy of targeting neighborhoods with the Code Enforcement Team to comprehensively address housing deficiencies, public works deficiencies, and needed neighborhood improvements.

PROGRAMS	DETAIL	ACCOMPLISHMENTS
Program 1.1.1 Comprehensive Code Enforcement	At least two Community Plan Areas and 6,800 dwelling units shall be targeted each year for comprehensive evaluation and enforcement, in	2002-2003: At total of 12,318 code violation complaints were processed in CDBG-eligible areas during the

PROGRAMS

DETAIL

addition to calls for service. Priority shall be given to Census Tracts and Community Plan Areas that exhibit the greatest concentration of units needing at least moderate rehabilitation.

Responsibility: Planning and Development Department, Code Enforcement Division
Completion: Annual
Monitoring: Annual CAPER

ACCOMPLISHMENTS

program year.
2003-2004: A total of 11,046 code violation complaints were processed in CDBG-eligible areas during the program year.
2004-2005: A total of 11,620 code violation complaints were processed in CDBG-eligible area during the program year.
2005-2006: IN THE PROCESS
2006-2007: NOT YET DUE

**Program 1.1.2
Neighborhood
Infrastructure**

The City will program CDBG or other funds to provide infrastructure to neighborhoods that is necessary to accommodate existing units and facilitate development of undeveloped or underdeveloped properties. At least 2,500 households and/or dwelling units will be assisted over the planning period.

And build
up
CHDO's

2002-2003: Approximately 271 dwelling units were assisted during the program year. Installed 250 curb cuts and wheelchair ramps throughout the city.
2003-2004: Approximately 1,912 dwelling units were assisted during the program year. Installed 302 curb cuts and wheelchair ramps throughout the city.
2004-2005: Approximately 685 dwelling units were assisted during the program year. Installed 362 curb cuts and wheelchair ramps throughout the city.
2005-2006: IN THE PROCESS

PROGRAMS

DETAIL

ACCOMPLISHMENTS
2006-2007: NOT YET DUE

Responsibility: Department of Public Works
Completion: 2007
Monitoring: Annual CAPER

**Program 1.1.3
Public Works
Deficiencies**

The City will program funds (CDBG, Community Facilities Districts, and other available funding mechanisms) to eliminate public works deficiencies for 2,500 households over the planning period.

Get off BLOCK GRAN B

2002-2003: Approximately 70 dwelling units were assisted in the Highway City area during the program year.
2003-2004: Work continued in the same Highway City area.
2004-2005: Approximately 685 dwelling units were assisted during the program year.
2005-2006: IN THE PROCESS
2006-2007: NOT YET DUE

Responsibility: Department of Public Works
Completion: 2007
Monitoring: Annual CAPER

**Program 1.1.4
Enhanced Police
Service to Low
Income
Neighborhoods**

The City will provide funds for enhanced police services to stabilize existing low-income neighborhoods and make them more attractive to private investors.

How did police get in the Housing Element?

2002-2003: Funded the District Crime Suppression Team (DCST). The DCST contributed to 12.3% decline in crime in the Central, southeast, and southwest policing districts.
2003-2004: Funded the DCST to stabilize areas such as the southwest/east and central area. During the program year, DCST provided prevention and intervention

PROGRAMS

DETAIL

ACCOMPLISHMENTS

services related to narcotics, prostitution, gang activity, and violent crime.

2004-2005: Funded the DCST during the program year. The DCST reported 15,950 crime reports in CDBG areas and 30,364 citywide.

2005-2006: IN THE PROCESS

2006-2007: NOT YET DUE

Responsibility: Police Department
Completion: 2007
Monitoring: Annual CAPER

GOOD

Policy 1.2 – Housing Rehabilitation and Replacement

The City and the Fresno Redevelopment Agency shall program CDBG and Housing Set aside funds for housing rehabilitation in proportion to the relative need for housing replacement (dilapidated units) and the relative need in the community for minor, moderate and substantial rehabilitations.

The program shall be expanded and redesigned so as to: encourage private home owners to improve their properties, facilitate and encourage the conversion of rental homes to home ownership (acquisition and construction loans to individuals and for-profit builders), and upgrade the appearance and enhance the success of neighborhood serving commercial sites within neighborhood revitalization districts.

PROGRAMS

DETAIL

ACCOMPLISHMENTS

**Program 1.2.1
Housing
Rehabilitation**

At least 1,597 dwelling units shall be rehabilitated over the planning period, including 580 minor rehabilitations, 480 moderate rehabilitations, 237 substantial rehabilitations and 300 emergency repairs.

2002-2003: City – A total of 143 units were rehabilitated during the program year. Of this total, 60 were minor and 30 were emergency repair. RDA - A total of 277 units were rehabilitated during the program year.

PROGRAMS
Program 1.2.2
Replacement
Housing

DETAIL

At least 60 dilapidated units shall be replaced.

ACCOMPLISHMENTS

2002-2003: There were no dilapidated units replaced during the program year.

2003-2004: Two (2) units were demolished and reconstructed during the program year.

2004-2005: There were no dilapidated units replaced during the program year.

2005-2006: IN PROCESS

2006-2007: NOT YET DUE

Responsibility: Planning and Development
Department, Housing and
Community Development
Division

Completion: Annual
Monitoring: Annual CAPER

build up CHDO's

Program 1.2.3
Infill Housing

Sites will be acquired and provided to housing agencies and for-profit builders to construct housing for lower income families, with public and private contributions. At least 300 new dwelling units shall be constructed on infill lots or sites: CDBG, private leading institutions utilizing existing partnerships with Self Help Housing (SHE), Neighborhood Opportunities for Housing Assistance (NOAH), Housing Assistance Corporation (HAC), or other non-profit and for-profit builders.

2002-2003: NOAH sold six (6) single-family houses and SHE constructed three (3) single-family houses during the program year.

2003-2004: Coalition for Urban Renewal Excellence constructed three (3) homes.

2004-2005: Coalition for Urban Renewal Excellence constructed 10 homes.

2005-2006: IN PROCESS

2006-2007: NOT YET DUE

Responsibility: Planning and Development
Department, Housing and

*Also ADD Fresno West Coalition
WE ARE A CHDO*

PROGRAMS

DETAIL

ACCOMPLISHMENTS

Community Development
Division (290 units)
Redevelopment Agency (10
units)
Completion: Annual
Monitoring: Annual CAPER

**Program 1.2.4
Housing Quality
Survey**

The City Planning and Development Department, Housing and Community Development Division shall conduct a housing quality and ownership survey no less frequently than every five years to gauge the effectiveness of, and need for, housing rehabilitation, infill development, and other neighborhood conservation measures.

2002-2003: To be completed 2006-07
2003-2004: To be completed 2006-07
2004-2005: To be completed 2006-07
2005-2006: To be completed 2006-07
2006-2007: Completed as part of the 2008-2013 Housing Element.

Responsibility: Planning and Development
Department, Housing and
Community Development
Division
Completion: 2007
Monitoring: Annual CAPER

**Program 1.2.5
Down Payment
Assistance
Program**

The City Planning and Development Department, Housing and Community Development Division shall target its Down Payment Assistance Program to neighborhoods that have a disproportionately high concentration of rental occupancies, vacant housing units, and or vacant lots. A total of 1,500 units shall be assisted by 2007.

2002-2003: A total of 141 families received assistance during the program year.
2003-2004: A total of 65 families received assistance during the program year.
2004-2005: A total of 51 families received assistance during the program year. Seven (7) household also received closing costs for

*Try To Get THIS
INCREASED*

Completion: Complete in 2004
Monitoring: Annual General Plan Status Report

**Program 2.2.3
Redeveloped
Housing Sites**

In coordination with the Planning and Development Department, utilize Redevelopment efforts and funds to redevelop blighted residential areas for new housing sites. Two new housing sites will be developed each year.

2002-2003: The Redevelopment Agency acquired thirteen vacant lots in the southwest target areas to construct new homes. One (1) house was completed during the program year.

2003-2004: The Redevelopment Agency constructed seven (7) four-bedroom, two-bathroom houses in southwest Fresno.

2004-2005: The Redevelopment Agency constructed six (6) houses: five three-bedroom and one two-bedroom houses in southwest Fresno.

2005-2006: IN PROCESS
2006-2007: NOT YET DUE

Responsibility: Fresno Redevelopment Agency
Completion: Annual
Monitoring: Annual Redevelopment Activity Report
Annual CAPER

**Program 2.2.4
Institutional
Barriers**

In cooperation with the Planning and Development Department, Planning Division and Redevelopment Agency identify land use codes, ordinances, and other local, state and federal obstacles that serve as institutional barriers to the development and/or rehabilitation of affordable housing.

2002-2003: Planning continued to monitor: density bonus, higher densities, policies to encourage increased average residential densities, mixed density policies, ordinances and zone districts standards, and mixed income opportunity housing.

2003-2004: Continued to monitor

*ROA pay for social equity
impacts to look at
these plans*

development of an 89-unit subdivision.
2005-2006: Zoning Ordinance text amendment, effective October 27, 2006, includes a Reasonable Accommodation process for the City. (don't understand reference to SB 520. It is not moving thru legislature and deals with juvenile crime.)***THIS NEEDS TO BE CLEARED UP***IN PROCESS
2006-2007: NOT YET DUE

Responsibility: Planning and Development Department, Housing and Community Development Division and Fresno Redevelopment Agency
Completion: Annual
Monitoring: Annual CAPER

As this both's

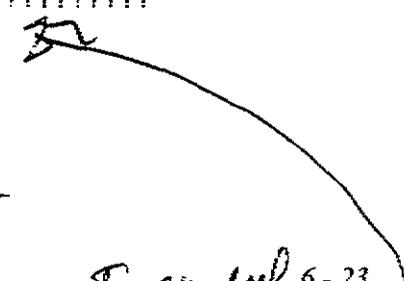
**Program 3.3.4
Inclusionary
Housing Program**

The City shall study and consider inclusionary housing and other comparable alternative programs to increase the supply of affordable housing.

2002-2003:
2003-2004:
2004-2005:
2005-2006:
2006-2007: ????????????

Responsibility: Planning Development Department, Planning Division
Completion: 2003
Monitoring: Annual CAPER

Teeth Keth



*What I mean is let's really have some Teeth and 6-23
are annual to make sure this happens*

1. Making Copy

Notes in Response to the Housing Element Annual Progress Report Draft (12/13/07)

Betty Higdon

1. In general the report does not always provide specific or comparable information: the "accomplishments" don't always match the "detail." This can be confusing but is more often simply vague and hopeful.
2. The last housing Element could not take into account the rising costs of housing and all the events that affected prices, ability to buy, maintenance, etc., and I can't see how those who prepared it could foresee the future as it unfolded.
3. The biggest failures were in providing real help to inner city and poorer residents in our community. This is worth more work this time!
4. Of course, I always think the language can be more precise and thus more helpful.
5. I do realize the size and difficulty of this task, getting details and statistics in places where they are truly revealing and not concealing.

The following notes refer to specific parts of the report and are not really complete. I read through the report carefully, noted questions, and then tried to present them here (since I cannot stay at the meeting until it is over because I have a Thursday night commitment I will not break.)

p.1 Regional Housing Need—"2,387 units per year need to be constructed . . ." but the report cites residential permits, not completed units. Misleading?

removed

p.2 Program 1.1.1—Accomplishments are listed as code violations "processed," but I don't know what "processed" means in this context. Listed? Investigated? Corrected? What?

p.3 Program 1.1.3—to eliminate public works deficiencies for 2,500 households, but 1,767 are listed as assisted, 733 short of the goal.

p.4 Program 1.1.4—Enhanced Police Service to Low Income Neighborhoods. Crime report numbers for 2002-2005 are listed, but under 2005-2006, the accomplishment is listed as "a total of 67.4% of low to moderate income people impacted during reporting period." What does that mean? Individuals contacted? What is "impacted"? 2007-2007—no crime reports? This item isn't very clear.

p.5 Policy 1.2—Housing Rehabilitation and Replacement. What does "rehabilitation in proportion to the relative need" mean? Meeting half of the need or what? Not very specific.

PROGRAM DETAIL—1.2.1 This is difficult because the terms shift—from "substantial" to "major," for example, and the comparison between goals and achievements becomes difficult. The numbers of units claimed to be rehabilitated don't really match the numbers under "Responsibility." (If my survey is accurate at all, Housing and Community Development Division did 651 units and Redevelopment did 968.)

p.6 Program 1.2.2 Replacement Housing—claims that "60 dilapidated units shall be replaced," but only 6 units were accomplished.

60
30

p.7 Program 1.2.3 Infill Housing claims a total of 300 units will be constructed on infill lots, but only 102 were completed according to the Accomplishments data.

p.8 Program 1.2.4—Housing Quality Survey—completed in 2007, but no information about when it was started, and quality changes as years pass, doesn't it?

p.9 Program 1.2.7 Low-Income Homebuyer Program—to assist at least 200 households, but only 35 were assisted and the program was eliminated in 2003. Wasn't working?

p. 9 Program 1.2.8 Rental Rehab Program—ninety units to be assisted over the planning period, but program evidently didn't exist until 2005, and 13 rental units were rehabilitated during 2005-2007.

p.10 Program 1.2.9 Inner City Residential Development—“that residential projects in eligible areas ..be given processing priority and be eligible for reduced processing fees. The Accomplishments section lists projects processed in the inner city area, but there is no information about whether these were benefiting from processing priority or reduced fees? Shouldn't the “accomplishments” match the detail? Nothing reported 2006-2007?

p. 11 Program 1.2.10 Central Area Housing—high priority and expedition of new housing in the Central Community Plan Area—nothing except one mixed-use development during 2005-2006.

p. 12 Program 1.3.1 ... “to monitor the notices for the conversion of at-risk housing. When housing is proposed for conversion, the City will reerve funds adequate for either acquisition or replacement housing if practicable.” Accomplishments listed are that “notices are faxed to non-profits” except for Martin Luther King Square apt. complex to be rehabilitated in 2005-2006. Does that mean that “monitoring” means faxing to non-profits? Any indication that MLK Square project was completed?

p. 12 Program 2.1.1 Can “not applicable” be seen as an accomplishment? Does “completed” for 2006-2007 refer to the planning for Southeast Growth Area or assuring land is available and zoned?

p.13 2.1.3 ...monitor the supply of multi-family zoned land and land available . . . on “an annual basis”—no updates for three years. Then “goal was accomplished in 2005-2006.” Does that mean the goal changed, was no longer annually monitored?

p. 14 Program 2.2.1 Detail says plan will be completed in 2004. Accomplishments say “not applicable for 2002, 2003, 2004-2005. 2006-2007 says “This goal was accomplished.” Does that mean the review was completed or what?

p. 16 Program 2.2.4 Institutional Barriers. Detail says . . .”identify land use codes, ordinances, and other local, state and federal obstacles that serve as institutional “barriers,” but the Accomplishments speak of monitoring other things, not barriers.

pp. 20, 21,22 Programs 3.3.2, 3.3.3,--all accomplishments (numbers) are under the numbers estimated to be completed.

p. 22 Program 3.3.4—inclusionary housing and other comparable alternative programs—Accomplishments—nothing but discussion 2005-2007 as part of 10x10.

p.27 Policy 5.1—Committee of housing providers—reported as meeting 21 times a year through 2006. Committee no longer exists in 2006-2007. What did they achieve in all those meetings?

= Comments

DRAFT

Tony
Miranda

**HOUSING ELEMENT
ANNUAL PROGRESS REPORT**

JULY 1, 2006 – JUNE 30, 2007

2002-

The City's accomplishments for 2006-2007 as well as the accomplishments for 2002-03, 2003-04, 2004-05, and 2005-2006 are provided below. Most of the programs provide quantitative criterion for determining conformance with the Housing Element, including the method of monitoring achievement and the time period by which the accomplishment is expected to be achieved. The titles of the Divisions and/or Departments responsible for performing specific tasks were updated to reflect name changes made since the creation of the 2002-2007 Housing Element. New programs that were adopted since the inception of the 2002-2007 Housing Element document have been added to the list.

Goal 1 - Housing Supply and Quality

① List the total # of units needed

Preserve and Improve the Supply and Quality of Housing in the Community

Regional Housing Need

② Is this the total for that 5 year time period?

2,387 units per year need to be constructed to meet the regional housing need as identified in the City of Fresno Housing Element. During this report period, 2,974 residential permits were issued for a total of 3,260 units. Of this amount, 3,055 units were for single family homes and 205 units were for multi-family housing.

Policy 1.1 – Housing and Neighborhood Revitalization

The City will program funds and coordinate the actions of various housing providers to preserve existing neighborhoods. Multi-year targeted neighborhood revitalization districts will be established that bring to bear in a short period of time (12 to 24 months) all the resources of the City, Redevelopment Agency of the City of Fresno, Fresno City Housing Authority, private businesses and developers, and the City's community-based and non-profit organizations (Block Grant dollars for implementation). This will include code enforcement, enhanced police service to low-income neighborhoods, improvement of neighborhood infrastructure and amenities and correction of public works deficiencies. The City shall continue its code enforcement efforts to improve housing quality. The City shall continue its policy of targeting neighborhoods with the Code Enforcement Team to comprehensively address housing deficiencies, public works deficiencies, and needed neighborhood improvements.

PROGRAMS
Program 1.1.1
Comprehensive
Code Enforcement

DETAIL
 At least two Community Plan Areas and 6,800 dwelling units shall be targeted each year for comprehensive evaluation and enforcement, in addition to calls for service. Priority shall be given to Census Tracts and Community Plan Areas that exhibit the greatest concentration of units needing at least moderate rehabilitation.

Responsibility: Planning and Development Department, Code Enforcement Division
 Completion: Annual
 Monitoring: Annual CAPER

ACCOMPLISHMENTS
2002-2003: A total of 12,318 code violation complaints were processed in CDBG-eligible areas during the program year.
2003-2004: A total of 11,046 code violation complaints were processed in CDBG-eligible areas during the program year.
2004-2005: A total of 11,620 code violation complaints were processed in CDBG-eligible areas during the program year.
2005-2006: A total of 14,188 code violation complaints were processed in CDBG-eligible areas during the program year.
2006-2007: A total of 8,274 code violations complaints were processed in CDBG-eligible areas during the program year.

Why does this verbiage not show up in Accomplishments? Doesn't answer the Q.

Eval + Enforcement is important

"Healthy Homes" (FHA) is walking on this too - just quote. We should see pro-active code enforcement. Not just responses.

PROGRAMS
Program 1.1.2
Neighborhood
Infrastructure

DETAIL
 The City will program CDBG or other funds to provide infrastructure to neighborhoods that is necessary to accommodate existing units and facilitate development of undeveloped or underdeveloped properties. At least 2,500 households and/or dwelling units will be assisted over the planning period.

Responsibility: Department of Public Works
 Completion: 2007
 Monitoring: Annual CAPER

ACCOMPLISHMENTS
2002-2003: Approximately 271 dwelling units were assisted during the program year. Installed 250 curb cuts and wheelchair ramps throughout the city.
2003-2004: Approximately 1,912 dwelling units were assisted during the program year. Installed 302 curb cuts and wheelchair ramps throughout the city.
2004-2005: Approximately 1,500

Repeating has to show a direct link to existing to be developed units not just important in infrastructure.

Too vague housing units

PROGRAMS

DETAIL

ACCOMPLISHMENTS

Vague

Same

dwelling units were assisted during the program year. Installed 362 curbs cuts and wheelchair ramps throughout the city.

2005-2006: Approximately 1,700 dwelling units were assisted during the program year. Installed 42 curbs cuts and wheelchair ramps throughout the city.

2006-2007: Approximately 2,000 dwelling units were assisted during the program year. Installed 86 curbs cuts and wheelchair ramps throughout the city.

PROGRAMS
Program 1.1.3
Public Works
Deficiencies

DETAIL

The City will program funds (CDBG, Community Facilities Districts, and other available funding mechanisms) to eliminate public works deficiencies for 2,500 households over the planning period.

Responsibility: Department of Public Works
Completion: 2007
Monitoring: Annual CAPER

ACCOMPLISHMENTS

Too Vague what does that mean?

2002-2003: Approximately 70 dwelling units were assisted in the Highway City area during the program year.

2003-2004: Work continued in the same Highway City area.

2004-2005: Approximately 685 dwelling units were assisted during the program year.

2005-2006: Approximately 712 dwelling units were assisted during the program year.

2006-2007: Approximately 300 dwelling units were assisted during the program year.

Vague Detail = How Deficiencies

"Detail" + "Accomplishments Verbiage should be objective and matching" → Even in "Detail" list a number of items and then define in accomplishments

PROGRAMS

DETAIL

ACCOMPLISHMENTS

**Program 1.1.4
Enhanced Police
Service to Low
Income
Neighborhoods**

The City will provide funds for enhanced police services to stabilize existing low-income neighborhoods and make them more attractive to private investors.

Responsibility: Police Department
Completion: 2007
Monitoring: Annual CAPER

2002-2003: Funded the District Crime Suppression Team (DCST). The DCST contributed to 12.3% decline in crime in the Central, southeast, and southwest policing districts.

2003-2004: Funded the DCST to stabilize areas such as the southwest/east and central area. During the program year, DCST provided prevention and intervention services related to narcotics, prostitution, gang activity, and violent crime.

2004-2005: Funded the DCST during the program year. The DCST reported 15,950 crime reports in CDBG areas and 30,364 citywide.

2005-2006: Funded the DCST during the program year. A total of 67.4% of low to moderate income people impacted during the reporting period. The Care Fresno Program provided crime awareness and prevention service to 1,720 low to moderate income people during the program year.

2006-2007: Funded the DCST during the program year. No crime reports submitted. The Care Fresno Program provided crime awareness and prevention services to 595 low- to moderate-income people and provided 20,750 hours of prevention services

*Where there
any additional
funds provided
here? - No
if there were it
would be in the
accomplishments*

PROGRAMS

DETAIL

ACCOMPLISHMENTS
during the program year.

Policy 1.2 – Housing Rehabilitation and Replacement

The City and the Fresno Redevelopment Agency shall program CDBG and Housing Set aside funds for housing rehabilitation in proportion to the relative need for housing replacement (dilapidated units) and the relative need in the community for minor, moderate and substantial rehabilitations.

The program shall be expanded and redesigned so as to: encourage private home owners to improve their properties, facilitate and encourage the conversion of rental homes to home ownership (acquisition and construction loans to individuals and for-profit builders), and upgrade the appearance and enhance the success of neighborhood serving commercial sites within neighborhood revitalization districts.

PROGRAM

DETAIL

ACCOMPLISHMENTS

**Program 1.2.1
Housing
Rehabilitation**

At least 1,597 dwelling units shall be rehabilitated over the planning period, including 580 minor rehabilitations, 480 moderate rehabilitations, 237 substantial rehabilitations and 300 emergency repairs.

Responsibility: Planning and Development Department, Housing and Community Development Division (947 Units) Redevelopment Agency (650 units)

Completion: Annual
Monitoring: Annual CAPER

2002-2003: City – A total of 143 units were rehabilitated during the program year. Of this total, 60 were minor and 30 were emergency repair. RDA - A total of 277 units were rehabilitated during the program year.

2003-2004: City - A total of 76 units were rehabilitated during the program year. Of this total, 15 were moderate, three (3) were major, 49 were minor and one (1) was an emergency repair. RDA – A total of 314 units were rehabilitated during the program year. One (1) house was rehabilitated and sold to a low-income family.

2004-2005: City - A total of 169 units were rehabilitated during the program year. Of this total, 101 were minor, 47 were moderate, 15 were substantial,

Handwritten notes:
① Who came up w/ this #? Is it a good #?
② It would be easier for tracking if at the end of every year a cumulative total for each kind of rehab was listed

PROGRAMS

DETAIL

Division
Annual
Annual CAPER

Completion:
Monitoring:

ACCOMPLISHMENTS

2004-2005: There were no dilapidated units replaced during the program year.
2005-2006: There were no dilapidated units replaced during the program year.
2006-2007: There were two (2) units reconstructed during the program year.

PROGRAMS
Program 1.2.3
Infill Housing

DETAIL

Sites will be acquired and provided to housing agencies and for-profit builders to construct housing for lower income families, with public and private contributions. At least 300 new dwelling units shall be constructed on infill lots or sites; CDBG, private leading institutions utilizing existing partnerships with Self Help Housing (SHE), Neighborhood Opportunities for Housing Assistance (NOAH), Housing Assistance Corporation (HAC) now referred to as Better Opportunity Builders (BOB), or other non-profit and for-profit builders.

Responsibility: Planning and Development Department, Housing and Community Development Division (290 units)
Redevelopment Agency (10 units)

Completion: Annual
Monitoring: Annual CAPER

ACCOMPLISHMENTS

2002-2003: NOAH sold six (6) single-family houses and SHE constructed three (3) single-family houses during the program year.
2003-2004: Coalition for Urban Renewal Excellence constructed three (3) homes.
2004-2005: Coalition for Urban Renewal Excellence constructed ten (10) homes.
2005-2006: Coalition for Urban Renewal Excellence constructed nine (9) single-family houses during the program year.
2006-2007: Habitat for Humanity constructed 41 units, Coalition for Urban Renewal Excellence constructed eighteen (18) single-family infill homes, and Self Help Enterprises completed ten (10) infill homes. The RDA completed two (2) new infill projects during the program year.

9

3

10

9

41
18
10
2
71

32
71
103 Total

1. 900 - good = 60
2. I'd like to hear the obstacles that we faced

3. Where did the # come from?
4. Also this # (60) all we need?

1. World like to see mod, low-income, very-low & extremely low-income break down.

2. Where did units come from? Is it a good #?

300

PROGRAMS

DETAIL

ACCOMPLISHMENTS

**Program 1.2.4
Housing Quality
Survey**

The City Planning and Development Department, Housing and Community Development Division shall conduct a housing quality and ownership survey no less frequently than every five years to gauge the effectiveness of, and need for, housing rehabilitation, infill development, and other neighborhood conservation measures.

2002-2003: To be completed 2006-07
2003-2004: To be completed 2006-07
2004-2005: To be completed 2006-07
2005-2006: To be completed 2006-07
2006-2007: Completed

Responsibility: Planning and Development Department, Housing and Community Development Division
Completion: 2007
Monitoring: Annual CAPER

Handwritten notes:
② ds
if helpful?
if so how?
Does it tell us things we don't already know?

**PROGRAMS
Program New
Home Buyer
Assistance
Program**

DETAIL

ACCOMPLISHMENTS

The City placed program 1.2.5 Down payment Assistance Program and program 1.2.7 Low-Income Homebuyer Program with the Home Buyer Assistance Program at the end of 2003.

2002-2003: -0-
2003-2004: -0-
2004-2005: A total of 51 families received assistance during the program year. Seven (7) household also received closing costs for participating in the CalHome Program. A total of seven (7) families received loans under the City's CalHome Program.
2005-2006: A total of 21 families received assistance during the program year. Eight (8) households also received closing cost for

Responsibility: Planning and Development Department, Housing and Community Development Division
Completion: Annual
Monitoring: Annual CAPER

Handwritten notes:
1.2.5
① I'd assume this one will go okay?

PROGRAMS

DETAIL

ACCOMPLISHMENTS

participating in the CalHome Program. A total of nine (9) families received loans under the City's CalHome Program.

2006-2007: A total of 46 families received assistance during the program year. Twenty-one (21) households also received closing cost for participating in the CalHome Program.

PROGRAMS
Program 1.2.7
Low-Income
Homebuyer
Program

DETAIL

The City will assist at least 200 households in residential neighborhoods through the City's Low-Income Homebuyer Program. These activities shall be coordinated with comprehensive neighborhood improvement programs.

ACCOMPLISHMENTS

2002-2003: A total of 27 families received assistance during the program year.

2003-2004: A total of eight (8) families received assistance during the program year. This program was eliminated at the end of 2003.

36

I. I'm assuming this # needs to be much less? Since family is high

Responsibility: Planning and Development Department, Housing and Community Development Division
Completion: Annual
Monitoring: Annual CAPER

3. Could we get more units produced if save \$ less than 75K went to other builders? Right now, for about 60K Habitat can't land and get the house sponsored and built?

PROGRAMS
Program 1.2.8
Rental
Rehabilitation
Program

DETAIL

The City will continue to use its CDBG program funds to fund the rental rehabilitation program. Ninety (90) dwelling units will be assisted over the planning period. In 2005, the City reinstated its rental rehabilitation program. The City currently administers

ACCOMPLISHMENTS

2002-2003: -0-
2003-2004: -0-
2004-2005: -0-
2005-2006: Three (3) rental units were rehabilitated during the program year.

PROGRAMS

DETAIL

ACCOMPLISHMENTS

the program in-house using HOME Program funds.

2006-2007: Ten (10) rental units were rehabilitated during the program year.

Responsibility: Planning and Development Department, Housing and Community Development Division

Completion: Annual
Monitoring: Annual CAPER

① What does "assisted" mean? rehabilitated? That is a better, descriptive word.

② What is the need?

③ What were the obstacles?

Program New Owner-Occupied Rehabilitation Program

DETAIL

The Housing Authority, under contract administered the City Owner-Occupied Rehabilitation Program during the 2002 through 2005 program years. In 2005, the City began administering the program in-house.

ACCOMPLISHMENTS

2002-2003: One (1) home was rehabilitated during the program year.

2003-2004: One (1) home was rehabilitated during the program year.

2004-2005: A total of eleven (11) homes were rehabilitated during the program year.

2005-2006: A total of three (3) homes were rehabilitated during the program year.

2006-2007: A total of four (4) homes were rehabilitated during the program year. A total of four (4) homes were rehabilitated through the Economic Development Incentive (EDI) Grant Program.

① No listed goal?

② Same as 1.2.8.

Responsibility: Planning and Development Department, Housing and Community Development Division

Completion: Annual
Monitoring: Annual CAPER

24

PROGRAMS
Program 1.2.9
Inner-City Residential Development

DETAIL

The Inner-City Development Policy prescribes that residential projects in eligible areas shall be given processing priority, and be eligible for reduced processing fees. The City will expand the eligible area for the Inner-City Fee Program to reduce the

ACCOMPLISHMENTS

2002-2003: Of the 1,516 development entitlements processed city-wide, 141 were in the inner city area.

2003-2004: Of the development entitlements processed city-wide, 151

PROGRAMS

DETAIL

ACCOMPLISHMENTS

① Were they given priority?
② This area could use a whole discussion & update team, maybe, Keith on his plans

cost of housing production and fee reductions will be extended to all multi-family projects.

were in the inner city area.
2004-2005: Of the development entitlements processed city-wide, 177 were in the inner city area.
2005-2006: Of the 1,238 development entitlements processed city-wide, 76 were in the inner city area.
2006-2007: None reported.

Responsibility: Planning and Development Department, Housing and Community Development Division
Completion: Fiscal Year 2003
Monitoring: Annual General Plan Status Report

PROGRAMS

DETAIL

ACCOMPLISHMENTS

**Program 1.2.10
Central Area
Housing**

The City's Planning and Development Department, Housing and Community Development Division will give high priority and expedite the construction of new housing in the Central Community Plan Area. (The Central Community Plan Area encompasses about 1,500 acres and is bound by Freeway 41, 99, 180.) To finance such new construction, and rehabilitation when appropriate, the City will investigate alternate funding resources to finance construction of such housing.

2002-2003: None reported
2003-2004: None reported
2004-2005: None reported
2005-2006: One mixed-use development in the Central Area completed during the program year.
2006-2007: None reported

① This speaks to a plan - self so it would be helpful to know
② Still part of the plan?
③ I'd like to know the obstacles

Responsibility: Planning and Development Department, Housing and Community Development Division
Completion: Ongoing
Monitoring: Annual General Plan Status Report

seems like Keza's project might fall here - did they get high priority, expedited?

**POLICY 1.3
PRESERVATION OF AT RISK HOUSING**

Preserve the supply of affordable at-risk housing in the community.

PROGRAMS

**Program 1.3.1
At Risk Housing**

DETAIL

The City Planning and Development Department, Housing and Community Development Division will act as the lead agency to monitor the notices for the conversion of at-risk housing. When housing is proposed for conversion, the City will reserve funds adequate for either acquisition or replacement housing if practicable. One hundred (100) units shall be targeted for potential conservation. Additionally, the City will continue to respond to state and federal notices regarding conversion of units, and will seek state and federal funds for their preservation.

ACCOMPLISHMENTS

2002-2003: Notices are faxed to non-profits upon receipt.
2003-2004: Notices are faxed to non-profits upon receipt.
2004-2005: The Martin Luther King Square apartment complex is schedule for rehabilitation in 2005-2006. A total of 92 units will be rehabilitated with the assistance of HOME and RDA funds.
2005-2006: Notices are faxed to non-profits upon receipt.
2006-2007: No notices received.

Responsibility: Planning and Development Department, Housing and Community Development Division
Completion: Annual
Monitoring: Annual CAPER

Do Any plans here for who or how we can address this issue - could conversions. elph know Rollie Smith + Sara H.H. why looking into this. Any

Things we can do here?

Goal 2

Housing Supply

Provide future residents with a housing supply that meets their needs and provides for adequate choice.

POLICY 2.1

HOUSING SUPPLY

The City will ensure that there is at least a 10-year supply of planned residential land and at least a five-year supply of zoned land to meet the needs of all economic sectors of the community. Such supply shall be at least 120 percent of the need calculated for the period.

**Program 2.1.1
Land Demand**

The City's Planning and Development Department, Planning Division shall monitor the supply of vacant zoned and residential planned land in conformance with this policy. Where supplies are determined to potentially drop below the adopted thresholds, the

2002-2003: Not applicable
2003-2004: Not applicable
2004-2005: Not applicable
2005-2006: As called for by the 2025 Fresno General Plan, the incorporation

More detail of #'s and where they came from would be good - page 1?

PROGRAMS

DETAIL

ACCOMPLISHMENTS

City will undertake General Plan amendments, annexations, re-zonings, or zoning actions to ensure such an adequate supply and will explore the possibility of "pre-zoning" as a means to reduce processing times and costs related to potential housing projects. If necessary, additional environmental documentation shall be prepared.

of the Southeast Growth Area was approved. Planning of this growth area, including residential uses is underway.

2006-2007: Completed.

Responsibility: Planning and Development Department, Planning Division
Division
Completion: Annual
Monitoring: Annual General Plan Status Report

PROGRAMS
Program 2.1.2
General Plan
Update

DETAIL

ACCOMPLISHMENTS

The City Planning and Development Department, Planning Division shall complete the Comprehensive General Plan Amendment to increase the supply of residentially designated Property.

2002-2003: 2025 General Plan adopted in November 2002.

2003-2004: No updates

2004-2005: No updates

2005-2006: General Plan update completed in December 2005.

2006-2007: The goal was accomplished.

Responsibility: Planning and Development Department, Planning Division
Completion: 2002
Monitoring: Annual General Plan Status Report

Program 2.1.3
Multifamily Supply

The City will monitor the supply of multi-family zoned land, and land available for special housing needs on an annual basis to ensure that there is an adequate supply of such land.

2002-2003: No updates

2003-2004: No updates

2004-2005: No updates

2005-2006: Completed – adequate sites to accommodate 11,990 multi-family units.

Responsibility: Planning and Development

① So, from this I would assume that Policy 2.1 has been achieved. Is that true?

PROGRAMS

DETAIL

Department, Housing and
Community Development
Division
Completion: Annual
Monitoring: Annual General Plan Status
Report

ACCOMPLISHMENTS

2006-2007: The goal was
accomplished in 2005-2006.

POLICY 2.2

Identify methods to increase the utilization of planned and zoned residential land to maximize development potential while maintaining environmental and development standards for the applicable zone.

PROGRAMS

**Program 2.2.1
Increase Housing
Yields**

DETAIL

The City will review the potential to decrease the width of public streets, setback and coverage requirements, and lot sizes to increase the net yield of housing from planned and zoned land. The City will adopt standards that are deemed to be appropriate.

ACCOMPLISHMENTS

2002-2003: Not applicable
2003-2004: Not applicable
2004-2005: Not applicable
2005-2006: Second unit ordinance became effective on January 25, 2005, which permits the development of a second dwelling unit on lots zoned for single-family development. A Zoning Ordinance text amendment was approved that modified the property development standard of the R-1 District that will allow development at a higher density. It also expands mixed use into the C-M and M-1 Districts in the downtown area.
2006-2007: This goal was accomplished.

Responsibility: Planning and Development
Department, Planning Division
Completion: 2003
Monitoring: Annual General Plan Status
Report

① How helpful is? What else needs to happen in zoning issues?

PROGRAMS

Program 2.2.2

DETAIL

The City will comprehensively update its zoning

ACCOMPLISHMENTS

2002-2003: The 2025 General Plan

PROGRAMS
Mixed Use Zoning

DETAIL
ordinance and develop mixed use zoning provisions to increase residential development in commercial and office zones, inner-city areas and in the downtown area. The City will continue to encourage such mixed use development through the usage of the Inner City Development Policy. A plan shall be prepared for properties in redevelopment project areas adjacent to Blackstone for mixed income, mixed use development.

ACCOMPLISHMENTS
was adopted in November 2002.
2003-2004: No updates
2004-2005: No updates
2005-2006: Ordinance updated in December 2005.
2006-2007: The goal was accomplished.

Responsibility: Planning and Development Department, Planning Division
Completion: Complete in 2004
Monitoring: Annual General Plan Status Report

1. do this bearing Fruit?

PROGRAMS
Program 2.2.3
Redeveloped
Housing Sites

DETAIL
In coordination with the Planning and Development Department, utilize Redevelopment efforts and funds to redevelop blighted residential areas for new housing sites. Two new housing sites will be developed each year.

ACCOMPLISHMENTS
2002-2003: The Redevelopment Agency acquired thirteen vacant lots in the southwest target areas to construct new homes. One (1) house was completed during the program year.
2003-2004: The Redevelopment Agency constructed seven (7) four-bedroom, two-bathroom houses in southwest Fresno.
2004-2005: The Redevelopment Agency constructed six (6) houses: five three-bedroom and one two-bedroom houses in southwest Fresno.

Responsibility: Fresno Redevelopment Agency
Completion: Annual
Monitoring: Annual Redevelopment Activity Report
Annual CAPER

1. How many sites available?
2. Will they know they listed sites and units?
3. Was the plan for units too?

1. What is the need here?

23 units

PROGRAMS

DETAIL

ACCOMPLISHMENTS

2005-2006: None reported during the program year.

2006-2007: The Redevelopment Agency constructed nine (9) houses.

PROGRAMS

Program 2.2.4 Institutional Barriers

DETAIL

In cooperation with the Planning and Development Department, Planning Division and Redevelopment Agency identify land use codes, ordinances, and other local, state and federal obstacles that serve as institutional barriers to the development and/or rehabilitation of affordable housing.

ACCOMPLISHMENTS

2002-2003: Planning continued to monitor: density bonus, higher densities, policies to encourage increased average residential densities, mixed density policies, ordinances and zone districts standards, and mixed income opportunity housing.

2003-2004: Continued to monitor

2004-2005: Continued to monitor

2005-2006: Continued to monitor

2006-2007: Ongoing monitoring

1. Big issue needs discussion for new goals.

Responsibility: Fresno Redevelopment Agency and Planning and Development Department Housing and Community Development Division

Completion: Annual
Monitoring: Annual Report

Goal 3

Special Needs Housing

Provide sufficient and appropriate housing for special needs groups in the City.

POLICY 3.1

FARMWORKER HOUSING

City shall continue to work with the Housing Authorities of the City of Fresno and Fresno County to provide Farmworker Housing in the community.

Program 3.1.1 Farmworker Housing

The City shall support applications for new farmworker housing in the community, and provide for such housing in appropriate zones in the City.

2002-2003: No applications received during the reporting period

2003-2004: No applications received during the reporting period

1. How much do we need?

2. What does "Support Applications" mean

3. Where are the current appropriate zones?

PROGRAMS

DETAIL

ACCOMPLISHMENTS

Responsibility: Planning and Development Department, Housing and Community Development Division
Completion: Annual
Monitoring: Annual CAPER

2004-2005: No applications received during the reporting period
2005-2006: No applications received during the reporting period.
2006-2007: No applications received during the reporting period.

Program 3.1.2

The City will amend the zoning code to permit farmworker housing in agricultural zones consistent with Health and Safety code Sections 17021.5, 17021.6 and Government Codes Sections 51238 and 51238.5. Also, as part of the zoning code update, the City will review the zoning code to determine zoning and development standards to facilitate a variety of housing types for farmworker housing needs, including multifamily, manufactured housing, mobile homes, boarding houses and second units and assure adequate sites are available in these zoning districts.

2002-2003: Not applicable
2003-2004: Not applicable
2004-2005: Not applicable
2005-2006: Zoning Code update begins in January 2007.
2006-2007: The goal was accomplished in 2005-2006.

Farm worker

1. Do we have enough zoned land for the need?

2. What can those zones accept?

3. How much F.W.H. do we want to build far from the pot site?

Responsibility: Planning and Development Department, Planning Division
Completion: Zoning Code update by 2008

PROGRAMS

**Program 3.2.1
Transitional
Housing**

DETAIL

The City will continue to use its Emergency Shelter Grant Allocation for support services and will endorse applications for Supportive Housing Grants (SHG), and the construction of new Transitional Housing Facilities in support of the Continuum of Care. Fifty additional units are projected by 2007.

Responsibility: Planning and Development Department, Housing and Community Development Division
Completion: 2007
Monitoring: Annual CAPER

ACCOMPLISHMENTS

2002-2003: The City provided Emergency Shelter Grant funds to the seven (7) supportive housing facilities. The City also provided the Fresno County Economic Opportunities Commission (EOC), Sanctuary Program with a Supportive Housing Program grant for the acquisition and rehabilitation of a 16-unit complex for homeless youths. The City of Fresno continues to advise and support the Fresno-Madera Continuum of Care.

2003-2004: The City provided Emergency Shelter Grant funds to the seven (7) supportive housing facilities. The City of Fresno continues to advise and support the Fresno-Madera Continuum of Care.

2004-2005: The City provided Emergency Shelter Grant funds to six (6) supportive housing facilities. The City of Fresno continues to advise and support the Fresno-Madera Continuum of Care.

2005-2006: The City provided Emergency Shelter Grant funds to eight (8) supportive housing facilities. The City of Fresno continues to advise and support the Fresno-Madera Continuum of Care.

2006-2007: The City provided Emergency Shelter Grant funds to six (6) supportive housing facilities. The

*1. Need to consider a goal for SRO's.
2. Lots of other possibilities here but I'm not up-to-date*

PROGRAMS

DETAIL

Community Development
Division and Fresno
Redevelopment Agency
Annual
Annual CAPER

ACCOMPLISHMENTS

provided for the construction of senior housings during the program year.
2004-2005: The City allocated funds to Southern California Presbyterian Homes for the construction of Sierra Gateway an 80-unit multi-family senior housing complex.
2005-2006: There were no funds allocate for new construction of senior housings during the program year.
2006-2007: The City funds to OPS Villas for the construction of a 65-unit senior rental housing complex.

① What is the need?
② Seems like good progress here.

PROGRAMS

**Program 3.3.3
Other Very Low
Income Housing**

DETAIL

Provide, or cause to be provided, funding for the construction of at least 1,500 units over the planning period for other very-low income special needs groups.

The Zoning Ordinance will be amended in 2003 and will address SB 520 and provide reasonable accommodation for housing intended for persons with disabilities.

Responsibility: Planning and Development
Department, Housing and
Community Development
Division and Fresno
Redevelopment Agency

Completion: Annual
Monitoring: Annual CAPER

ACCOMPLISHMENTS

2002-2003: There were no funds provide for the construction of special needs housing during the program year.
2003-2004: The City provided funding to Opportunity Builders for the construction of 48 low-income multi-family units of which 24 will be reserved for the mentally disabled. Provided funds to the Central Community Development Center for rental housing for rental housing made available to individuals with physical disabilities.
2004-2005: Provided funds to Habitat for Humanity, Crossroads project for development of an 89-unit subdivision. The Ordinance text amendment,

PROGRAMS

DETAIL

ACCOMPLISHMENTS

effective October 27, 2006, includes a Reasonable Accommodation process.

2005-2006: Provided funds to the Central Community Development Center for development of a 19-unit rental complex for persons with disabilities.

2006-2007: There were no funds provided for housing for the disabled.

PROGRAM

Program 3.3.4

Inclusionary Housing Program

DETAIL

The City shall study and consider inclusionary housing and other comparable alternative programs to increase the supply of affordable housing.

ACCOMPLISHMENTS

2002-2003: None reported

2003-2004: None reported

2004-2005: None reported

2005-2006: Being discussed as part of the 10 x 10 plan.

2006-2007: Being discussed as part of the 10X10 plan.

① Where does this dialogue stand? I know I.H. policies are not acceptable to the developers but are any other policies being looked @?

Responsibility: Planning Development Department, Planning Division
Completion: 2003
Monitoring: Annual CAPER

POLICY 3.4

Support the enforcement and development of Federal and State anti-discrimination laws.

PROGRAMS

Program 3.4.1

City Attorney's Office

DETAIL

Complaint Referral

The City of Fresno, through the Planning and Development Department, Housing and Community

ACCOMPLISHMENTS

2002-2003: The Fair Housing Council of Central California received 1,156

PROGRAMS

DETAIL

ACCOMPLISHMENTS

Responsibility: Planning and Development Department, Planning Division
Completion: 2005

Goal 4

Reduce Housing Costs

Reduce the cost of housing through efficient processing, effective usage of infrastructure, zoning flexibility, and innovated designs while ensuring maintenance of local development and environmental standards. Utilize incentives provided through the Empowerment and Enterprise Zone programs.

? ?

**POLICY 4.1
ONE STOP PROCESSING**

Continue to utilize the Application Assistance Center which provides a one-stop approach to expedite permit processing.

1. Update?

POLICY 4.2 CONCURRENT APPLICATION PROCESSING

Continue to concurrently process development applications

Goal 5

Inter Agency Task Force

Increase effectiveness of housing programs and accountability by regular meetings between housing providers.

CHDO's - increase production - could be a goal

POLICY 5.1

Establish and empower a committee of housing providers including representatives of the City Council, HCD, Planning and Development Department, Redevelopment Agency, Housing Authority, U.S. Department of Housing and Urban Development, City Public Works Department, City Attorney and other groups to coordinate Housing Element goals and objectives. The committee shall meet at least bimonthly to assess progress toward Housing objectives. Periodically involve other staff and agencies such as City Finance, Police, and non

2002-2003: The Task Force met 21 times during the program year.
2003-2004: The Task Force met 21 times during the program year.
2004-2005: The Task Force met 21 times during the program year.
2005-2006: The Task Force met 21 times during the program year.
2006-2007: The Task Force committee no longer exists.

2. To what? H.E.? 10x10?

4. Not sure of the specific goal.

Could I.A.H.T.F. be the accountability body of the H.E. for 10x10 continuity

3. of a clear plan we in place for this H.E. or for orgs (like Habitat) to meet certain goals that would help.

PROGRAMS

DETAIL

ACCOMPLISHMENTS

profit and for profit developers.

Responsibility: Planning and Development
Department, Housing and
Community Development
Division

Completion: Bimonthly
Monitoring: Annual General Plan Status
Report

① An overriding question I have ^{regards} ~~is~~ contextualizing all these goals. What plan, concept, idea are they based on? Eradicating substandard housing? A 20 year plan to eradicate substandard housing? My thought is, they could (and mostly are) good goals but what is tying them together + focusing them?

② I think the possibility is to gather CHDO's around a strategic plan - set ambitious goals for growth for all and hire an Affordable Housing Org. Dev. Specialist to help all CHDO's grow + meet ²⁸ goals

From: "Tina Sumner" <tinas@ci.clovis.ca.us>
To: "Corrina Nunez" <Corrina.Nunez@fresno.gov>
Date: 4/17/2008 11:31 AM
Subject: RE: City of Fresno Housing Element

Hi Corrina,

Sorry to be so slow to respond. I have received your housing element. I have not had a chance to review it yet. I'll let you know if I have any comments.

Tina Sumner
324-2082

-----Original Message-----

From: Corrina Nunez [mailto:Corrina.Nunez@fresno.gov]
Sent: Wednesday, April 09, 2008 11:41 AM
To: Tina Sumner
Subject: City of Fresno Housing Element

Tina,

Did you receive my email with the draft? Please let me know.

Thanks

Corrina L. Nunez, Project Manager
Housing and Community Development Division
Planning and Development Department
City of Fresno
2600 Fresno Street, Room 3076
Fresno, CA 93721-3605

Phone: 559.621.8506
Fax: 559.457.1325
corrina.nunez@fresno.gov

Empowering people with disabilities to live independently

FAX



Center for Independent Living - Fresno
 3008 N. Fresno Street
 Fresno, California 93703
 (559) 221-2330 VOICE (559) 221-2342 TTY
 (559) 221-2340 FAX

A Project of CAPH Inc., Fresno County Chapter

Fax: 457-1102

To: Linda Lawrence

From: Vidal Medina

Date: 1-23-08

Re: Notes on Housing Element

Number of Pages Including Cover Sheet: 5

Urgent For Review Please Comment Please Reply Please Recycle

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Comment on Draft Housing Element
Annual Progress Report July 1, 2006 - June 30, 2007

Comments on Accomplishments
are for the 2006-2007 program year

Policy 1.1 Housing and Neighborhood Revitalization

Program 1.1.1 Comprehensive Code Enforcement

Detail:

Would the City identify the "Community
Plan Areas" chosen for comprehensive
evaluation and enforcement, in addition
to calls for service.

Accomplishments:

2006-2007

Where any enforcement action taken
against the 8,274 code violations
complaints.

Program 1.1.2 Neighborhood Infrastructure

Detail:

At least 2,500 households and/or dwelling units will be assisted.

Accomplishments

2006-2007

What was done to the 2,000 dwelling units?

Was the 46 curb cuts and wheelchair ramps on the property of the household or dwelling units?

Program 1.1.4 Enhanced Police Service to Low Income Neighborhoods

Detail:

Police present in low income neighborhoods and make them more attractive to private investors.

Accomplishments 2006-2007

How many "private investors" came into these low income neighborhoods due to the police present

Policy 1.2 Housing Rehabilitation and Replacement

Program 1.2.3 Infill Housing

Detail:

acquire sites for lower income families to be build by for-profit, with public and private contributions.

Accomplishments:

2006 - 2007

What, if any, properties were acquired in all districts in the City of Fresno for for-profit builders to build lower income families homes?

Program 1.2.8 Rental Rehabilitation

Detail:

Rental Rehabilitation assistance

Accomplishments:

What is the items that meet the rehabilitation program guidelines?

What location were the 10 rental units?

Policy 1.3 Preservation of at Risk Housing
Program 1.3.1 at risk housing

Detail:

When housing is proposed for conversion, the City will reserve funds adequate for either acquisition or replacement housing if practicable.

Accomplishments:

2006 - 2007

Is converting rental units into condos
considered at-risk housing?

Vidal Medina



June 2, 2008

Fresno City Council
c/o Blong Xiong - Council President
City Hall
2600 Fresno Street
Fresno, California 93721-3600

Fresno City Planning Commission
c/o Rojelio Vasquez
2600 Fresno Street
Fresno, California 93721

Re: Draft Housing Element

Dear City Council Members and Planning Commission Members:

The purpose of this letter is to provide public comment to the Fresno City Council and Fresno City Planning Commission regarding the proposed Housing Element. The City of Fresno has a great opportunity to ensure housing opportunities for families of all income levels through the Housing Element process.

The Housing Element mentions the City's new Mixed Use Ordinance and the Southeast Growth Area (SEGA) and the master planning process that is taking place within SEGA that will result affordable housing units. Unfortunately, these affordable housing units will not be built within this Housing Element's planning period.

The Housing Element also states that the City is undertaking studies on Activity Centers and Transit Oriented Development (TOD) that will promote smart growth and increase affordable housing opportunities for low income families.

This Housing Element includes inventories of vacant land and underdeveloped land that can provide sites for additional housing opportunities. The inventories can be used by developers to identify potential sites for affordable housing developments.

However, the Housing Element submitted to the Department of Housing and Community Development (HCD) fails to meet state housing element law for the various reasons stated in HCD's review letter, dated May 23, 2008. See Exhibit A.

On May 28, 2008, the City sought to have the Housing and Community Development Commission (HCDC) recommend that the City Council adopt the Housing Element. The City provided HCDC with a Staff Recommendation, Housing Element Public Comments sheet, and notes from Conference with Paul McDougall, May 21, 2008. See Exhibit B.

HCDC did not recommend that the City Council adopt the Housing Element. Without revisions, the Housing Element does not meet state law.

Listed below are suggestions and comments to assist in bringing the Housing Element into compliance with State law and to strengthen the Housing Element.

PUBLIC PARTICIPATION.

The City and its consultant initiated discussions with HCD in July of 2007 regarding the Housing Element. The first Housing Element Advisory Committee meeting was not until December 13, 2007. The Committee met approximately four times in December and January.

At the last meeting in January of 2008, the Committee was told that it would not meet until the Housing Element draft was completed. The Housing Element was submitted to HCD on March 27, 2008, and the following week the Committee held its first meeting since January of 2008. Sometime in April, the City submitted a revised Housing Element, specifically Chapter 3-Land for Housing, Chapter 5-2002-2007 Housing Program Accomplishments, and Chapter 6-Goals, Policies and Programs 2008-2013.

This process did not allow the Committee or other interested members of the community to provide public comment on the draft Housing Element prior to its submittal to HCD in either March or April. A public comment period prior to the City's submitting the Housing Element would have identified several of the same concerns regarding the Housing Element that HCD listed in their letter, dated May 23, 2008.

As the Housing Element had been discussed with HCD since July of 2007, there was ample time to schedule the Housing Element drafting process to allow for a period of public comment prior to submitting the Housing Element to HCD.

The City must improve its timeline and public participation plan in developing the Housing Element.

ADEQUATE SITES.

The Housing Element is required to identify housing sites to accommodate the Regional Housing Needs Allocation (RHNA) of 20,967 housing units, including 8,534 units for lower-income households. The Housing Element fails to identify adequate sites for each income group, as well as special needs groups.

Planned Land Use vs. By Zoning

Table 3-1 lists potential units by land use and by zoning. The potential number of units by zoning is 25,229, approximately 10,000 less than by land use. If the land available for housing is not appropriately zoned for higher densities, as Table 3-1 indicates, the number of potential units should be based upon zoning, not planned land use.

If the number of potential units is determined by land use, the Housing Element must include programs to rezone the land to its planned land use designation by a specific date within the planning period. Otherwise, Tables 3-1, 3-2, 3-3 must be revised to state the potential units by the current zoning designations of the available land.

The Housing Element, Appendix O, identifies several vacant sites, however several of the sites listed will require rezoning in order to be developed at the densities of their planned use designation.

The Housing Element fails to contain any programs to rezone vacant land to its planned land use designation. Such programs must be added to the Housing Element.

Density Determinations

There is conflicting information regarding the density used to determine the number of potential dwelling units stated in Table 3-3. The footnotes for Table 3-3 state that the density for C-P zoned land is "Commercial - 30.0 DU/Acre."

Yet, in the Housing Element Public Comments, Page 3, Number 17, the City states that "For the C-P zone district, it was assumed that 50% of each parcel could develop at 25 units per acre." This method decreases the number of potential residential units by 2,064, from 3,507 to 1,443 for the Planned CO/Zoned C-P land within the City. ($115.45 \text{ acres} \times .5 \times 25 = 1,443$) See Tables 3-2 and 3-3.

Applying the same method to the Commercial/Office space zoned land the number of potential residential units would decrease by 1,797, from 3,124 to 1,327. ($106.19 \text{ acres} \times .5 \times 25 = 1,797$) See Tables 3-2 and 3-3.

This decreases the total potential units from 23,067 to 19,067, as listed in Table 3-3. ($23,067 - (2,064 + 1,797) = 19,067$)

To resolve the difference between these methods, the Housing Element must include the methodology used to determine the density standard for commercial property, as well as each planned land use/zoned land.

Lack of R-4 Zoned Land

The Housing Element, Page 3-5, states that “the State of California has established a 30-unit per acre default density can be applied to affordable housing. The City of Fresno is classified as an “urban” area, which translates into a density of 30 units per acre for affordable housing.”

The only exclusively zoned residential land in the City that allows for greater densities than 30 units per acre is R-4 zoned land. *There are only 1.72 acres of R-4 zoned land in the City.* Even with R-4 zoned land, development at a density of greater than 30 units per acre requires a Conditional Use Permit (CUP).

Although a mixed use project, R-3 zoned land (when coupled with a density bonus) and 100% residential development on commercial property (when coupled with a density bonus) may provide for densities greater than 30 residential units per acre, all require a CUP.

The CUP requirement for densities greater than 30 units per acre is a governmental constraint on affordable housing development. There are no programs in the Housing Element to address or remove this constraint on affordable housing development.

Even though a mixed use project or a 100% residential development on commercial land may provide for densities greater than 30 residential units per acre, the higher commercial land costs (compared to residential land costs) may not provide affordable housing opportunities for lower income families.

Likewise, a residential project on R-3 zoned land may not be able to utilize the density bonus due to development standards that would prohibit it from achieving a density greater than 30 units per acre.

The lack of a sufficiently zoned R-4 land severely impacts the City in providing adequate sites for lower income families, especially extremely-low income families.

Despite the previous Housing Element’s Programs 2.1.1-Land Demand and 2.1.3 that were to ensure an adequate supply of land, especially for special needs populations, by pre-zoning or other methods, there is a lack of R-4 zoned land.

The Housing Element must include a program to increase the supply of R-4 zoned land within the planning period and include a program for development by right (No CUP required) of R-4 zoned land at densities greater than 30 units per acre.

Inventory of Underdeveloped Sites

The Housing Element, Page 3-9, states that ““Undeveloped” means that, while the lots are not vacant, the level or intensity of development is less than it could be, given the planned land uses applied to them. The purpose of adding these lots to the inventory is that they are suitable for redevelopment.”

A property was added to the inventory of underdeveloped sites if the value of the improvements to the property compared to the value of the land itself is at a ratio of less than one to one.

Attached as Exhibit C are pictures of some “undeveloped sites” that show existing homes (Photos 1-2), including expensive homes in the exclusive Woodward Lake area (Photos 3-4), churches (Photos 5-6), historic buildings (Photos 7-8), offices (Photos 9-10), motels (Photos 11-12), banks (Photos 13-14), existing businesses (15-16), apartment buildings (Photo 17), parking lots (Photos 18-19), and the new Fresno County Superior Court Civil Courthouse (Photo 20). See Exhibit B, Pictures of Underdeveloped Sites.

These photos illustrate that these sites are not underdeveloped or likely to be redeveloped and add any residential housing units within the next planning period.

The existing inventory must be revised to correctly identify underdeveloped sites. As the inventory includes sites inappropriate to be considered undeveloped, it also overestimates the number of potential dwelling units in Tables 3-1, 3-6, 3-7 and 3-8.

There are also a large number of small lots less than one-half acre in size, listed in the inventories for underdeveloped sites and vacant land. The Housing Element fails to demonstrate the viability of developing housing affordable to lower-income families on these small lots.

The Housing Element fails to include any programs that provide incentives or facilitates the redevelopment of underutilized sites to a greater use, such programs must be added to the Housing Element.

The Housing Element should include programs to encourage second units, not only in existing residential areas but also in new construction and programs that provide assistance, either financial or technical, to develop second units.

The Housing Element Public Comments, Page 1, No. 5, states that “The only R-1 parcels that were counted were those with existing units that could accommodate a second unit, or vacant properties that could accommodate 1 unit and possibly a second unit.”

The method the City used to determine whether a site could accommodate a second unit should be utilized to analyze whether development standards are a constraint on the development of second units. If so, the Housing Element should include a program to address or remove these constraints.

The Housing Element needs to include a program for lot consolidation in order to provide an economy of scale that would facilitate the development of housing affordable for lower income families.

The program could also request that the RDA initiate, expand, or redirect redevelopment efforts to assemble parcels within RDA areas.

Zoning for Various Housing Types

The last Housing Element, Program 3.1.2 stated that the City would amend its zoning code by 2008 to comply with California Health and Safety Code Sections 17021.5, 17021.6 and Government Code Sections 51238 and 51238.5 regarding farm worker housing.

The City has not accomplished this goal. When asked whether the City completed Program 3.1.2, the City stated, in part, that “Although these specific provisions have not been adopted into Fresno Municipal Code, if a person applies for permit for farm worker housing, City will comply with these laws.” See Housing Element Public Comments, Page 5, No. 30.

The Housing Element must include a program to comply with state law regarding farm worker housing.

The City considers transitional and supportive housing as group housing and requires a CUP. The CUP is a governmental constraint. Transitional and supportive housing that operate similarly to traditional multifamily housing projects should be subject to the same permitting processes and zoning as other housing without undue special regulatory approval.

Since the City revised its Housing Element by revising Chapters 3, 5, and 6 and submitted the “new” Housing Element in April, after March 31, 2008, SB2 would be in effect. SB2 would require the City to identify zones where emergency shelters are permitted without a CUP or other discretionary action and permit transitional and 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.

ANALYSIS OF NEEDS HOUSEHOLDS

Extremely Low-Income Households and Others

The Housing Element fails to adequately analyze the existing and projected housing needs for extremely low-income households. A thorough analysis is needed to develop programs to address the identified needs.

The Housing Element also fails to adequately analyze household characteristics for other income levels and other groups that are needed to develop programs to address the housing needs of these groups.

The Housing Element’s Programs 2.1.14-Very Low-Income Large Family Housing and 2.1.15-Extremely, Very Low, and Low-Income Senior Housing both have a goal of 400 residential units for the planning period despite the fact that there are nearly 1.5 times the number of large family households than senior households. And, despite the fact that the Housing Element, Page 2-26, states that “Based upon available data, it appears that the senior housing need is met through a variety of sources.”

Without any documentation stated in the needs analysis portion of the Housing Element, the City states that “The City recognizes the increasing senior population, especially considering the low-income senior population, as having housing needs just as the large family demographic.”

There is no argument to providing housing opportunities to those in need, but the failure to conduct an appropriate analysis with supporting documentation leads to programs inconsistent with the needs analysis.

CONSTRAINTS

Development Standards

Programs 1.1.4-Institutional Barriers and Program 2.1.7-Increase Housing Yields are similar to the last Housing Element’s programs 2.2.4 and 2.2.1, respectively. These programs were also included in the 1992 Housing Element.

The Housing Element, Chapter 5, Page 5-6, lists various policies implemented. However, there is a lack of analysis to ensure that the development standards including lot size, setback, height, open space requirements, street width, parking requirements and other development standards are consistent with achieving the maximum stated densities of each zoning district. Inconsistent standards and regulations make it difficult to achieve zoning density standards, as well as densities allowed by utilizing a density bonus.

This type of inconsistency was revealed to the Mayor at a 10 x 10 meeting when it was admitted that the desired densities that the Mayor was promoting could not be achieved due to development standards.

The Housing Element’s Programs 1.1.4 and 2.1.7 should include programs to determine the maximum densities for each type of zoning, including mixed-use projects, based upon development standards that now exist. This would assist in identifying development standards that prevent development at maximum densities. The identified development standards that are identified as constraints could then be addressed or removed by a specific date within the planning period.

QUANTIFIED OBJECTIVES

The Housing Element must list the number of newly constructed, rehabilitated, and conserved/preserved housing units by income category for each income group, including extremely low-income, for the planning period.

Program 1.1.1 Implementation of General Plan Policies

The program should list each specific General Plan Policy to be implemented and the specific date by which it is to be implemented.

The program should list each change to the zoning ordinance and the specific date by which each change is to be updated by.

The program should list the specific date by which the SEGA Plan is to be adopted by.

Program 1.1.2 One Stop Processing

The program should list the specific date by that the Development Partnership Center (DPC) will be fully implemented. Especially due to the fact that Program 2.1.3's expedited processing for housing projects is dependent upon the DPC being implemented.

Program 1.1.3 Reduced Housing Costs

This program should also include a reduction for affordable housing application fees.

Program 1.1.7 Fresno Green

The effective date of the 20% requirement of affordable housing units meeting the Fresno Green or comparable standard should be listed.

If Fresno Green does not already include the following, they should be added to this program:

- Make funds available for energy efficiency improvements for affordable housing.

- Promote pool covers.

- Promote appropriate landscaping.

- Promote proper siting to take advantage of solar energy and natural breezes.

- Initiate a retrofit program that requires energy efficient features when properties are rehabilitated or sold.

- Encourage shade trees

- Work with local energy companies to promote energy efficiency.

- Locate development to reduce transportation needs.

Program 2.1.5 Other Infill Housing

The last Housing Element's Program 1.2.3-Infill Housing provided only 110 sites out of the 300 unit goal. What additional funds have been identified for the purchase of property and how many, if any, sites have been identified for acquisition? By what specific dates will these sites be purchased?

Program 2.1.6 Multi-Family Land Supply

This program should include City plans for zoning along the four identified transit corridors to at least 20 units or more per acre, if not already zoned appropriately and by what specific date the plans will be implemented.

How does the City determine if there is an adequate supply of multi-family zoned land? For example, there is less than 2 acres of R-4 zoned land, the only exclusively zoned residential land that can accommodate affordable housing (30 units or more per acre). Would this trigger the threshold mentioned in Program 2.1.1?

Program 2.1.8 Mixed-Use Zoning

The Activity Center Study and Form Based Zoning Code could address or remove the governmental constraint on the CUP requirement for densities of greater than 30 residential units per acre.

The program should state the specific dates that the Activity Center Study and Form Based Zoning Code will be completed.

The program should include ways to promote collaborative approaches to developing mix use projects. For example, by referring commercial project developers to successful housing developers when commercial sites are in the early planning stages and encourage them to collaborate on an integrated mixed-use approach.

Program 2.1.9 Farmworker Housing Funding and Development

The previous Housing Elements' programs for farm worker housing failed to meet their goals. The City should be more proactive and set specific goals and timelines to develop farmworker housing in this planning period.

Program 2.1.10 Emergency Shelter Grant Applications

The City receives approximately \$300,000 in ESG money each year and uses the funds to reimburse homeless providers for shelter expenses, utilities and insurance costs. The City may want to consider focusing on projects for the rehabilitation or remodeling of a building used as a new shelter, operations and maintenance of the facility, essential supportive services (i.e., case management, physical and mental health treatment, substance abuse counseling, childcare, etc.), and homeless prevention.

Program 2.1.13 Transitional Housing

This program should be separated into two different programs. One program should fund the Fresno-Madera Continuum of Care (FMCOC). The FMCOC conducts a homeless survey providing data for the needs of the homeless population and is the pass-through organization for millions of dollars of HUD money allocated for homeless shelters, transitional housing, and supportive housing.

The other program should fund a minimum of 100 transitional housing units.

Program 2.1.14 Very-Low Income Large Family Single and Multi-Family Housing

The program should identify funding sources and how it will develop partnerships.

Program 2.1.15 Extremely Low-, Very Low, and Low-Income Senior Housing

This program should have goals for each income level proportional to the need for each income group identified in the needs analysis, or proportional based upon the RHNA numbers for each income category. The City should identify funding sources and how it will develop partnerships. During the last Housing Element planning period the City was only able to provide 145 units out of its goal of 480 units.

Program 2.1.16 Other Extremely Low- and Very Low-Income Housing

This program should have goals for each income level proportional to the need for each income group identified in the needs analysis. The City should identify funds and how it will work with housing developers to achieve its goal. During the last Housing Element planning period the City was only able to provide 161 units out of its goal of 1,500 units.

Program 2.1.17 Inclusionary and Alternative Housing Policy Programs

When asked how many affordable housing units alternative housing programs produced, the City's responded "We may consider saying that the City does not track affordability of non-subsidized developments, and we cannot compile the data requested." See Housing Element Public Comments, Page 7, No. 41.

An alternative housing policy would be to implement location-specific density bonuses, in addition to State-required density bonuses, to encourage higher density developments in areas close to transit facilities, employment centers, commercial centers, and community facilities.

The program must include a method to track affordable housing, otherwise it cannot be determined how effective the alternative housing policy programs are in providing affordable housing opportunities for low income families. The Redevelopment Agency (RDA) is required to track all affordable housing units developed within its redevelopment areas regardless of whether the units are subsidized, so there must be some method for tracking this information.

Program 3.1.1 Comprehensive Code Enforcement

The City's Code Enforcement Division cannot conduct 7,000 housing inspections per year for potential health and safety hazards. The most recent 2006 CAPER states, in part, that "the City received 807 housing code complaints related to health and safety issues involving both single family and multi-family residential units."

The Code Enforcement Division may handle 7,000 violations each year including public nuisances, zoning cases involving the elimination of visual blight, trash, inoperable vehicles, and zoning violations, weed abatement cases, and illegal sign cases but they cannot conduct 7,000 housing inspections for health and safety hazards. This program's goals should be restated.

Program 3.1.2 Neighborhood Infrastructure and Program 3.1.3 Public Utilities Sewer and Water Deficiencies

The City should state how it has prioritized the infrastructure deficiencies and needs and timelines for correcting the deficiencies.

Despite identified infrastructure deficiencies throughout the City, in the Housing Element Public Comments, Page 4, No. 22, the City states that "All sites in the inventory were determined to be served by adequate sewer and water infrastructure" referencing the inventories of vacant and underdeveloped land attached as Appendix O of the Housing Element.

Program 3.2.1 Housing Rehabilitation

Were the rehabilitations goals, other than minor rehabilitations, reduced by 50% from the last Housing Element due to a lack of funding or some other reason?

Program 4.1.1-At-Risk Housing

The program should describe the “proactive approach” that “has recently been established” as stated by the City in Housing Element Public Comments, Page 5, No. 30. Due to the risk of losing more than 800 affordable housing units the program needs to state specific funds and technical assistance available to save at risk housing. The program should also include tenant education and outreach programs at the at-risk sites.

FUNDING

The City’s revised Housing Element submitted in April lowered the goals for Programs 2.1.13-Transitional Housing, 2.1.14-Very Low-Income Large Family Single and Multi-Family Housing, 2.1.15-Extremely Low, Very Low and Low-Income Senior Housing, and 2.1.16 Other Extremely Low and Very-Low Income Housing by a total of 900 units from the Housing Element submitted in March.

When asked about the reductions, the City stated that “The goals have been adjusted to match the funding amounts estimated to be available during the 2008-2013 planning period.” See Housing Element Public Comments, Page 4, No. 26. Neither Housing Element submitted to HCD includes any budget for funds available during the planning period.

The previous Housing Element, Page 6-20, was titled “Housing Element Objectives Costs and Funding.” The page included not only projected expenses for each program but also program funding estimates for CDBG, HOME, ESG, Low Income Tax Credits, Private Contributions to Housing Trust Fund, Redevelopment Low and Moderate Housing Set Aside Funds, and Program Income for the entire planning period.

This Housing Element should include a similar page of all program expenditures and income. State law requires that the expenses and income for the RDA’s Low and Moderate Housing Set Aside Funds be included in the Housing Element.

MISCELLANEOUS

Concentrating Affordable Housing in Low Income Areas

The Housing Element, Page 3-17 states that land costs are lower "especially in the south and central areas of the City." As a result, most affordable housing projects are built in areas that also contain high concentrations of poverty.

The Housing Element should include programs that can integrate affordable housing throughout the entire City to lessen the further concentration of poverty.

In San Jose, a policy was enacted to site the majority of their new low and moderate income housing outside the city center to provide housing diversity and avoid over-concentration of low-income housing. A similar program could be implemented here.

Another example could be to utilize the inventories of vacant land and underdeveloped land to identify appropriate sites to purchase for landbanking or immediate development. Small parcels that can be assembled and projects in foreclosure or other financial trouble should also be identified.

The landbank program could also include contacting other public agencies, lending institutions, school districts, service organizations, religious institutions and other landowners to identify potential sites for acquisition. If necessary, a land purchase fund can be created.

Self-help housing

Programs to assist self-help affordable housing developers must be considered. This is usually the only way that home ownership opportunities are available for the very-low and extremely-low income families.

Programs for self help housing can include the reduction or elimination of fees to help lower overall costs for self help developments, relaxed design standards, expedited processing and/or financial assistance.

Persons with Disabilities

To promote housing opportunities for persons with disabilities, housing projects with barrier free design should be eligible for a density bonus. The zoning ordinance can be amended to require barrier free design in new multi-family housing and in housing that requires extensive renovation, as indicated by state and federal fair housing laws.

Trust Fund

The Housing Element should include a program(s) to determine the fund administration and oversight of the Housing Trust Fund, outline key responsibilities and administration funding, evaluate revenue sources and establish a dedicated revenue source, establish a dollar goal, and provide clear guidelines for form of awards.

Hopefully you will find these comments helpful in bringing the Housing Element in compliance with state law.

Truly Yours,



Jess Negrete

cc: HCD, Fresno Planning and Development Department

Exhibit A

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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May 23, 2008

Mr. Nick Yovino, Director
Planning and Development Department
City of Fresno
2600 Fresno Street, Room 3065
Fresno, CA 93721

Dear Mr. Yovino:

RE: Review of the City of Fresno's Draft Housing Element Update

Thank you for submitting the City of Fresno's draft housing element update received for review on March 27, 2008. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b). In addition, the Department considered comments submitted by Central California Legal Services pursuant to Government Code Section 65585(c). The review was also facilitated by meetings and conversations with your staff and consultant, Ms. Carri Diltz, since July 2007.

The Department commends the City for its leadership, including the Mayor's *10X10 Blue Ribbon Affordable Housing Committee*. The housing element update can provide an important tool to implement the Committees' recommendations; including evaluating the City's progress in implementation to ensure effectiveness of its housing strategies. Further, the Department also recognizes Fresno's efforts to address its housing needs, including recent action through the City's Variety Paks to reduce lot sizes, adopt a density bonus ordinance and continue improvements to the City's "One Stop Process".

The draft element addresses some of the statutory requirements; however, revisions will be necessary to comply with State housing element law (Article 10.6 of the Government Code). In particular, the element must include detailed analyses of identified sites, zoning for a variety of housing types and potential governmental constraints. The enclosed Appendix describes these and other revisions needed to comply with State housing element law.

Mr. Nick Yovino, Director
Page 2

The Department is committed to assist Fresno in addressing the statutory requirements of housing element law. If you have any questions or would like to schedule a meeting in Fresno or Sacramento, please contact Paul McDougall, of our staff, at (916) 322-7995.

Sincerely,

A handwritten signature in black ink that reads "Cathy E. Creswell". The signature is written in a cursive, flowing style.

Cathy E. Creswell
Deputy Director

cc: Keith Bergthold, Assistant Directory, City of Fresno
Corrina Nunez, Project Manager, City of Fresno
Jess Negrete, Attorney, Central California Legal Services

APPENDIX
CITY OF FRESNO

The following changes would bring the City of Fresno's housing element into compliance with Article 10.6 of the Government Code. The pertinent Government Code Section is cited for each recommended change.

Housing element technical assistance information is available on the Department's website at www.hcd.ca.gov. Refer to the Division of Housing Policy Development and the section pertaining to State Housing Planning. Among other resources, please refer to the Department's latest technical assistance tool *Building Blocks for Effective Housing Elements (Building Blocks)* at www.hcd.ca.gov/hpd/housing_element/index.html, the Department's publication, *Housing Element Questions and Answers (Qs & As)*, and the Government Code addressing State housing element law.

A. Housing Needs, Resources, and Constraints

1. *Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income household. These existing and projected housing needs shall include the locality's share of the regional housing need in accordance with Section 65584 (Section 65583(a)(1)).*

Extremely Low-Income – In accordance with Chapter 891, Statutes of 2006, the element must quantify existing and projected extremely low-income households and analyze their housing needs. While the element quantifies existing and projected needs of extremely low-income households, the element must include an analysis of needs, including consideration of tenure and rates of overpayment and overcrowding. This analysis is essential to formulating policies and programs to assist in the development of housing for extremely low-income households. To assist the analysis, see the enclosed Comprehensive Housing Affordability Strategy (CHAS) data and sample analysis from the *Building Blocks'* website at http://www.hcd.ca.gov/hpd/housing_element/screen06_hn.pdf.

2. *Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding (Section 65683(a)(2)).*

While the element includes overpayment information for all households (page 2-24), the element must also identify and analyze overpayment for all households by tenure (renters and owners) and for lower-income households. Further, the element must include overcrowding information by tenure. Please see the enclosed data and analysis for your assistance.

A thorough analysis of overpayment and overcrowding will facilitate the development of goals, policies, and programs targeted to address these significant housing needs. For your assistance, please see the sample analysis on the *Building Blocks'* website at http://www.hcd.ca.gov/hpd/housing_element/screen05_hn.pdf.

3. *Include an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3)). The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (Section 65583.2).*

Fresno has a regional housing need of 20,967 housing units, of which, 8,534 units are for lower-income households. To address the need, the inventory identifies vacant and underutilized residential and non-residential zoned lands. However, to demonstrate the adequacy of these sites to accommodate the City's share of the regional housing need, the element must include detailed analyses, as follows:

Sites Inventory – The inventory (Appendix O) identifies sites by parcel number, size, current zone and planned land-use. It, however, notes many sites require rezoning. For sites requiring rezoning, the element must indicate the proposed zoning and include a program to rezone by a date certain early in the planning period.

The inventory identifies a very limited amount of higher density capacity for residential only (i.e., R-4 sites), particularly compared to lower density and non-residential capacity. For example, the element identifies vacant capacity for over 6,000 units in the residential medium density designation with a net density of 7 units per acre but a potential for only 39 units in the R-4 zone (net density of 28 units per acre). Given the objectives of the *10X10 Blue Ribbon Affordable Housing Committee* to promote smart growth, urban reinvestment, infill and higher density, the City should consider strengthening programs to identify additional acreage by a date certain in the R4 zoning district. The City could revise programs 2.1.7 (Increase Housing Yields) to identify R4 acreage. Increasing high density residential sites is especially important to accommodate and encourage housing for lower-income households and maximize land resources while preserving agricultural and open space resources.

While many identified sites have a higher density general plan designation, some do not have a commensurate zone or are not identified as needing rezoning. These types of sites will be credited toward the regional housing need according to their zoning. For example, site number 30315213 in the Bullard Community Plan Area has a commercial/Office land-use designation allowing 30 or more units acre and an R-1 zone allowing less than 10 units per acre. This site capacity will be credited toward the regional housing need based on the R-1 zone and not the general plan designation, unless a specific program is provided to make different zoning available.

Underutilized Sites - If the City intends to rely on nonvacant sites to accommodate a portion of its share of the regional housing need, the element must include a specific description of existing uses for identified sites. The list of existing uses should be sufficiently detailed to demonstrate the feasibility for redevelopment on identified sites within the planning period. For sites with residential uses, the inventory should specifically describe structural conditions or other circumstances and trends demonstrating the redevelopment potential of more intense residential uses. For non-residential sites, the inventory should note whether the use is operating, marginal or

discontinued, the condition of the structure or expressed interest in redevelopment. The analysis must address the extent to which existing uses may impede additional residential development and a description, relative to identified sites, of development trends, market conditions and regulatory incentives and standards to facilitate redevelopment or reuse. Please refer to the sample analysis on the *Building Blocks'* website at http://www.hcd.ca.gov/hpd/housing_element/screen18_non_vac.pdf.

Small Sites and Lot Consolidation Opportunities – Many sites in the inventory are less than a half acre. As a result, the element must include an analysis of smaller sites, demonstrating their potential residential development capacity, potential of consolidation and ability to facilitate housing for lower-income households in the planning period. The element could use development trends to facilitate this analysis. This is particularly important given the dependence on small sites to accommodate the City's share of the regional housing need and necessary economies of scale to facilitate development of housing affordable to lower-income households. For example, most assisted housing developments utilizing local, State or federal financial resources include at least 40 units.

Zoning to Encourage and Facilitate Housing for Lower-Income Households - The element must identify the zones, densities and development standards appropriate to encourage and facilitate the development of housing for lower-income households. While the element generally describes allowable densities in the R-4, R-3 and commercial zones, it must clearly identify which zones are considered appropriate to accommodate the City's share of the regional housing need for lower-income households. The element must include an analysis of the appropriateness of the identified zones based on factors such as market demand, financial feasibility and development experience within zones. For communities with densities that meet specific standards (at least 30 units per acre for Fresno), this analysis is not required pursuant to Government Code Section 65583.2(c)(3)(B)).

Realistic Capacity – The element must describe the methodology for determining the capacity of sites in the inventory. The element uses net acreage densities (80 to 90 percent of maximum densities) to calculate capacity. However, the element should include information to support this assumption. The analysis must adjust the calculation to account for land-use controls and site improvements, including height limits, parking and could reflect recently built densities.

For commercial sites, the analysis should specifically account for the extent to which uses other than residential are allowed and could utilize recently constructed and approved developments.

Environmental Constraints – The element must include a general analysis of any known environmental constraints that could impede residential in the planning period. While the element generally discusses floodplain requirements (page 4-11), the description should be expanded to consider other known environmental constraints relative to the identified sites in the inventory.

Zoning for a Variety of Housing Types - The element must include a detailed analysis identifying zoning districts available to encourage and facilitate a variety of housing types including housing for agricultural employees, emergency shelters, transitional housing, supportive housing, second units and single-room occupancy (SROs). An adequate analysis should, at minimum, identify whether the uses are explicitly allowed in zoning and analyze whether zoning, development standards, permit procedure and standard conditions of approval encourage and facilitate the use. If the analysis does not demonstrate adequate zoning for these uses, the element must add or strengthen programs to provide appropriate zoning.

For housing for agricultural employees, the element must identify and analyze zoning and development standards that encourage and facilitate a variety of housing types for agricultural employees. Further, the previous housing element included a program to amend zoning consistent with Health and Safety with 17021.5 and 17021.6, however, the element does not clearly state whether zoning was in fact amended (page 5-11). The element should describe whether the City's zoning code explicitly complies with the provisions of Health and Safety with 17021.5 and 17021.6.

For emergency shelters and transitional and supportive housing, the element indicates these uses are treated as "Group Housing" which is allowed in almost all zoning districts in the City and group housing for six or less people can be ministerially permitted and is subject to a conditional use permit (CUP) for seven or more people. For emergency shelters, the element must clarify whether zoning explicitly allows the use and analyze development standards and processes that apply to emergency shelters to determine whether they encourage the use. For transitional and supportive housing, these uses should be treated as a residential use and only subject to those restrictions that apply to residential uses of the same type in the same zone. For example, if the transitional housing is a multifamily use proposed in a multifamily zone, then zoning should treat the transitional the same as other multifamily uses proposed in the zone. Since zoning treats transitional and supportive housing as group housing, subject to a CUP for seven or more persons, the element should either include detailed analysis demonstrating how the use permit encourages and facilitates these housing types or include a program to address the constraint and ensure zoning permits transitional and supportive housing as a residential use.

The City should be aware, recent amendments to housing element law (Chapter 633, Statutes of 2007 [SB 2]) require all local governments that submit a draft element after March 31, 2008 to, among other things, identify a zone(s) where emergency shelters are permitted without a CUP or other discretionary action and permit transitional and 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.

For SROs, the element did not address the requirement to identify opportunities for this housing type and must include an analysis as described above.

For Second Units, the element notes recent amendments to zoning to permit second units as of right (page 5-16); however, it also indicates second units are only allowed with a CUP (page 4-13). The element should clarify how second units are permitted. Further, the element should identify the zones permitting second units and list and analyze development standards.

4. *Analyze potential and actual governmental constraints upon the maintenance, improvement, and development of housing for all income levels, including land-use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers and local processing and permit procedures (Section 65583(a)(4)).*

Land-Use Controls – While the element identifies various development standards (page 4-12), it should be expanded to identify maximum allowable densities and residential development standards in non-residential zones, including the City's mixed-use ordinance. This is particularly important given the reliance on non-residential sites in the planning period. Further, while the element lists standards, it must also include an analysis of zoning and development standards for their impact on the cost and supply of housing and evaluate the cumulative impact on the ability to achieve maximum densities. The analysis should also address any additional regulations through community plan areas that affect buildable densities, such as heights or lot sizes. For a sample analysis, see the *Building Blocks'* website.

Processing and Permit Procedures – The element describes the components of the development review process (page 4-5), including one stop processing (page 4-10), however, the element must identify and analyze all permit processing and approval procedures by zone and housing type and level of discretionary action. The analysis must address decision-making criteria, such as approval findings by permit type for residential uses, particularly multifamily. Please see the sample analysis in the *Building Blocks'* technical assistance tool.

Potential Constraints on Housing for Persons with Disabilities – While the element generally mentions the City's group home ordinance and reasonable accommodation guidelines (page 4-15), the element should fully describe these procedures, including decision-making standards for the reasonable accommodation procedure and analyze them for their potential impact on the development of housing for persons with disabilities. The element must also include specific analyses of potential constraints on housing for persons with disabilities. For example, the analysis should identify and analyze procedures for reducing parking, spacing requirements, particular conditions that are applied to residential care facilities, requirements such as business licenses for on-site service. The element must also include a detailed discussion of the City's family definition and the potential impacts of requiring a CUP for residential care facilities for 7 or more persons. Refer to the *Building Blocks'* website for sample analysis at http://www.hcd.ca.gov/hpd/housing_element/screen27_sb520.pdf.

Fees and Exactions – The element lists some entitlement and impact fees (page 4-7); however, it should also summarize the proportion of all typically applied fees and exactions on total development costs for housing, particularly multifamily. For sample analysis, see the *Building Blocks'* website at http://www.hcd.ca.gov/hpd/housing_element/screen24_constraints.pdf.

Building Codes and Their Enforcement – The element must identify and analyze any local amendments to the building code for impact on the cost and supply of housing.

5. *An analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter. The need for emergency shelter shall be assessed based on annual and seasonal need (Section 65583(a)(7)).*

The element generally quantifies the households or population; however, it must include an analysis of the characteristic of need for all special needs groups, particularly large households, persons with disabilities, elderly and female headed households. For example, persons with disabilities is generally quantified (page 2-16), however, this should be accompanied by an analysis addressing the types of disabilities, available resources and degree of unmet need. The City could engage service providers and groups to assist with this analysis. A more detailed analysis will facilitate more meaningful policies and programs. Please refer to sample analyses on the *Building Blocks'* website.

B. Quantified Objectives

Include quantified objectives that establish the number of housing units by income category, including extremely low -income, that can be constructed, rehabilitated, and conserved by income category over a five-year time frame (Section 65583(b)).

The element quantifies various programs by year (page 6-15), however, the element must include an estimate of the number of new, rehabilitated, and conserved units by income category. These objectives should include both private and City planned activities. Each quantified objective should be described by income level as illustrated in the following table:

Income Category	New Construction	Rehabilitation	Conservation/ Preservation
Extremely Low Income			
Very Low-Income			
Low-Income			
Moderate-Income			
Above Moderate			
TOTAL			

C. Housing Programs

1. *Include a program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land-use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions (Section 65583(c)).*

The housing element provides Fresno with a great vehicle and opportunity to implement the goals and recommendations of the *10X10 Blue Ribbon Committee*, meet statutory requirements and ultimately better address the City's housing and community development needs. For example, the Committee has objectives such as

- proactive rezoning,
- addressing barriers to affordable housing,
- marketing and providing incentives for infill development, and
- removing land use restrictions.

These objectives are essential to addressing housing element requirement and effectively implementing the City's vision and goals. The City should consider linkages between the housing element and the *10X10 Blue Ribbon Committee* and add and revise programs to assure the City achieves its 2010 objectives.

In addition, most programs must be revised to include specific completion dates and detailed descriptions of the City's role in implementation. Examples of programs that must be revised include, but are not limited to:

Program 1.1.1 (Implementation of General Plan Policies) – Include milestones and more specific dates, describe zoning changes and how the affordable policies will be supported and implemented.

Program 1.1.2 (One Stop Processing) – Add completion dates for the Development Partnership Center.

Program 2.1.5 (Other Infill Housing) – Add dates for funding applications and consider establishing a list of priority acquisition sites.

Program 2.1.9 (Farmworker Housing Funding and Development) – This program's objectives were not accomplished in the previous planning period. It should be strengthened with more specific actions to assist the development of housing for farmworkers.

Program 2.1.10 (Emergency Shelter Grant Applications) – Include more specific dates for reviewing applications and quantified objectives for the planning period.

Program 2.1.14 (Very Low-Income Large Family) – Identify funding sources where possible and when and how often the City will apply for funding.

Program 2.1.15 (Extremely Low-, Very Low- and Low-Income Senior Housing) – Provide timelines for seeking funding and clarify how and when the City will develop partnerships.

Program 3.1.2 (Neighborhood Infrastructure) – Clarify how and when the City will make an effort to improve neighborhood infrastructure.

2. *Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, and emergency shelters and transitional housing. Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multifamily residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low- and low-income households (Section 65583(c)(1)).*

As noted in the finding B3, the element does not include a complete sites inventory or analysis; as a result, the adequacy of sites and zoning has not been established. Based on the results of a complete sites inventory and analysis, the City may need to add or strengthen programs to address a shortfall of sites and zoning for a variety of housing types.

Also, the element identifies sites needing rezoning (Appendix O). The element must include a specific program including acreage by zoning district and when the rezoning will be completed. The program could cross reference identified sites and their planned zoning from the inventory. Rezoning should be early enough to facilitate development in the planning period. This program and its timing are particularly important given the objectives of the *10X10 Blue Ribbon Committee* by 2010. Also, when rezoning is required to identify adequate sites to accommodate the regional housing need, programs must meet specific requirements pursuant to Government Code Sections 65583(a)(3), 65583.2 and 65583(c)(1). Specifically, the City must rezone sites to permit owner-occupied and rental multifamily uses by-right sufficient to accommodate the remaining need for lower-income households. By-right, pursuant to 65583.2(i) means local government review must not require a CUP, planned unit development or other discretionary review or approval and:

- a minimum of 16 units per site;
- a minimum density of 20 units per acre; and
- at least 50 percent of the lower-income needs to be accommodated on sites designated for residential use only.

3. *The housing element shall contain programs which "address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Section 65583(c)(3)).*

As noted in finding B4, the element requires a more detailed analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to strengthen or add programs and address and remove or mitigate any identified constraints.

4. *The housing program shall promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin color, familial status or disability (Section 65583(c)(5)).*

Program 1.1.5 indicates the Fair Housing Council of Central California will refer inquiries and complaints to appropriate entities but should also include specific action to disseminate fair housing information and the availability of referral resources widely throughout the City in a variety of public locations.

5. *Preserve for lower-income households the assisted housing developments identified pursuant to paragraph (8) of subdivision (a) (Section 65583(c)(8)).*

Program 4.1.1(At-risk Housing) – Given the City has identified 804 housing units at-risk, the program must include more specific and proactive actions. For example, the City should consider contacting non-profits immediately to develop a preservation strategy by a date certain to be ready to quickly act when the notice is received. The program should also include tenant education component and consider pursuing funding on at least an annual basis. You may wish to contact the California Housing Partnership Corporation (<http://www.chpc.net/>) for assistance.

D. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort (Section 65583(c)(6)(B)).

While the element describes a community-wide process, including the housing needs survey, the element should also describe how comments were incorporated into the development of the housing element, including policies and programs. Further, engaging the community and organizations and service providers representing lower-income households is important in developing, adopting and implementing an effective housing element. The City should continue to engage the community and people commenting on the draft through the revision and adoption of the housing element. For example, prior to submittal to the Department, revisions should be made available with sufficient notice to comment (i.e., 30 days), including to people and organizations commenting on this draft and the City should consider and incorporate comments, where appropriate, including strengthening policies and programs. For more information, please refer to the *Building Blocks'* website at http://www.hcd.ca.gov/hpd/housing_element/Screen02_public_participation.doc.

E. Redevelopment Funds

Describe the amount and uses of funds in the redevelopment agency's Low- and Moderate-Income Housing Fund (Section 65583(c)).

The element does not address this requirement. The element must identify the estimated amount expected to accrue in the Low- and Moderate-Income Housing Fund throughout the planning period and describe the planned uses of the funds by amount. Given the number of programs that list the Low and Moderate Income Housing Fund, the element should also demonstrate the adequacy of this funding resource.

F. Water and Sewer Priority to Developments with Units Affordable to Lower Income Households

For water and sewer providers, such as the City of Fresno, Chapter 727, Statutes of 2005 (SB 1087) established specific requirements to:

1. Require water and sewer providers to adopt written policies and procedures, **no later than July 1, 2006**, that grant priority to proposed development that includes housing affordable to lower-income households. For private water and sewer companies regulated by the Public Utilities Commission, the commission shall adopt written policies and procedures for use by those companies in a manner consistent with the statute.
2. Prohibit water and sewer providers from denying or conditioning the approval or reducing the amount of service for an application for development that includes housing affordable to lower-income households, unless specific written findings are made.
3. Require Urban Water Management Plans to include projected water use for single-family and multifamily housing needed for lower-income households.

The element should include a description of how the City complies with these requirements or include programs as appropriate.

Exhibit B



**REPORT TO THE HOUSING AND
COMMUNITY DEVELOPMENT COMMISSION**

AGENDA ITEM NO.: 02
HCDC MEETING: May 28, 2008
APPROVED BY
DEPARTMENT DIRECTOR <i>[Signature]</i>

May 28, 2008

FROM: KEITH BERGTHOLD, Assistant Director
Planning and Development Department

CLAUDIA CAZARES, Interim Manager
Housing and Community Development Division

BY: CORRINA NUNEZ, Project Manager
Housing and Community Development Division

SUBJECT: ADOPTION OF THE CITY OF FRESNO 2008-2013 HOUSING ELEMENT OF THE
GENERAL PLAN

RECOMMENDATION

Staff recommends the Housing and Community Development Commission recommend City Council adopt the City of Fresno 2008-2013 Housing Element of the General Plan.

EXECUTIVE SUMMARY

The 2008-2013 Housing Element of the City's General Plan was prepared by staff, Quad Knopf, and the Council-approved Housing Element Advisory Committee members, which served as representatives for community stakeholders and various neighborhood groups, organizations and agencies. Once the Housing Element is adopted by City Council, it will be distributed to various City departments, City of Clovis, County of Fresno, Planning Commission, Housing and Community Development Commission, and various housing organizations and community groups. The Housing Element document will serve to provide residents, officials, and the public with an understanding of the City's housing needs for the next five-year period. In order to provide the general public with access to the Housing Element, staff will post the document on the City of Fresno's Planning and Development Department website. A hard-copy will also be available at the Housing and Community Development Division. Staff has scheduled the final Housing Element and environmental assessment to be presented to the Planning Commission on June 4, 2008 for recommendation for adoption, and to City Council on June 10, 2008 for proposed adoption. The City-adopted Housing Element will be forwarded to the State of California Department of Housing and Community Development (HCD) by June 27, 2008. HCD will have 90 days to review for substantial compliance with State Housing Element law.

BACKGROUND

The State of California housing law (enacted in 1969) requires localities to prepare and adopt a housing element as part of its General Plan. State Housing Element law requirements are found in California Government Code Sections 65580 and 65589, Chapter 1143, Article 10.6. The intent of the Housing Element is to provide citizens and local officials with an understanding of the City's housing needs for the planning period and includes programs and policies aimed to address local housing needs.

State law also requires HCD to administer the law by reviewing local Housing Element documents for compliance with State law and by reporting its written findings to the local governing body.

HCD submitted its comments to the City on May 23, 2008. Due to time constraints, HCD's comments will be distributed to the Housing and Community Development Commissioners the night of the meeting. Staff will also provide to the Commissioners with the comments received from the general public. All comments received will be addressed and/or included in the Housing Element prior to the Planning Commission public hearing. Staff, therefore, is recommending that the Housing and Community Development Commission recommend that City Council adopt the Housing Element contingent upon the public/HCD comments being addressed by City staff.

Once the Housing Element is adopted by the Fresno City Council and approved by the State, it will serve as a strategic plan to meet the projected Regional Housing Allocation Need as provided to the City of Fresno by the Council of Fresno County Governments. It will also serve to provide residents, officials, and the public with an understanding of the City's housing needs for the next five-year period.

The 2008-2013 Housing Element will be distributed to various City departments, City of Clovis, County of Fresno, Planning Commission, Housing and Community Development Commission, and various housing organizations and community groups. The Housing Element will also be posted on the City's website at www.fresno.gov (Planning and Development Department) for access by the general public. Hard copies will be available at the Housing and Community Development Division.

The Housing Element is scheduled for the June 4, 2008 Planning Commission meeting for recommendation for adoption, and for proposed adoption by City Council on June 10, 2008. The City-adopted Housing Element will be forwarded to the California State Department of Housing and Community Development by June 27, 2008. HCD will have 90 days to review for substantial compliance with State Housing Element law.

FISCAL IMPACT

There is no fiscal impact to the Planning and Development Department's FY 2008-09 Budget.

HOUSING ELEMENT PUBLIC COMMENTS

1) In Table 3-1, there is a difference between Potential Units by Land Use and Potential Units by Zoning.

The unit counts for the housing element were compiled in compliance with 65583.2 of Planning and Zoning Law. The inventory conducted for the City of Fresno Housing Element includes two methodologies: one based on zoning and the other based on planned land use. The assumptions underlying the zoning calculations were more conservative; hence the lower unit counts.

2) Are there adequate sites for all of the income levels?

The City of Fresno's fair share of housing, or RHNA requirement, is to provide 20,967 housing units. As shown in the land inventory, a variety of housing types and densities can be accommodated. All units developed as part of a mixed use project have no density limit and therefore could be developed at 30 units per acre to meet affordability criteria. In addition, the R-3 zone district allows 29 dwelling units per acre, which, when affordability is provided, can be increased by 30% to 37 dwelling units per acre.

3) Can we include programs to prezone or rezone the land to its proposed land use designation?

The City of Fresno's current pre-zoning program is focused on industrial land for economic development. The residential land inventory indicates that there is already sufficient land zoned to meet the fair share identified in the RHNA.

4) Can we include programs to facilitate the redevelopment of the underdeveloped residential lots?

The City of Fresno has modified its zoning code during the last housing element period to facilitate the development of underdeveloped residential lots in the following ways:

- ***A second unit ordinance was adopted in 2004 that provides for the addition of second dwelling units ("granny flats") to single family lots;***
- ***A mixed use ordinance was adopted in 2005 which permits high density residential development in all commercial zone districts.***
- ***An Activity Center Study is currently underway which analyzes the mixed use activity nodes and transit corridors identified in Exhibit 6 of the 2025 Fresno General Plan. This study will pave the way for General Plan Implementation design overlays which will facilitate high density mixed use development.***
- ***As a further component of 2025 Fresno General Plan Implementation, the city is to update its zoning code and adopt form based codes where appropriate. These types of codes are especially appropriate in high density, transit and pedestrian oriented developments. Once such codes are adopted, it may be unnecessary to require conditional use permits for development of residential densities over the R-3, which is the current practice.***

5) Why include R-1 zoned land that does not result in any additional housing units than the one already on the property?

The only R-1 parcels that were counted were those with existing units that could accommodate a second unit, or vacant properties that could accommodate 1 unit and possibly as second unit.

6) The under-developed mixed use inventory does not state the existing uses of the parcels and includes parcels that will not likely be redeveloped.

The methodology for that count was to identify any commercially zoned properties within redevelopment areas in which the property value was less than or equal to the land value. Only properties that met these criteria were counted. The existing uses are likely commercial.

7) Can we include programs to facilitate and encourage the development residential units on the under-developed mixed use parcels.

- ***A mixed use ordinance was adopted in 2005 which permits high density residential development in all commercial zone districts.***

8) Why are infill projects included in Table 3-1 when some of the projects are not available as they have been built out or previously funded.

All projects included in the infill list have come on line after January 1, 2006, the official cut-off date provided by the State Department of Housing and Community Development.

9) The bulk of land for multi-family housing is C-P and R-P zoned land. The last Housing Element stated that this was land that was formerly reserved exclusively for commercial and office projects. How many residential units were built on C-P and R-P zoned land during the last element period?

The zoning code was modified during the last housing element period to allow 100% residential development at R-3 densities (29 du/acre) in the C-P zone district.

10) Is the utilization of C-P and R-P zoned land for residential units an additional constraint to a housing developer?

No, it is an additional opportunity.

11) The housing developer now has to deal with commercial and/or retail units and construction as well as housing. The results for Program 1.2.10 lists three mixed used projects, all include governmental subsidies.

For complex economic reasons, downtown Fresno still requires subsidies. However several mixed use projects are now on the drawing board that do not require subsidies.

12) During the last housing element period were there any other mixed use projects completed? What programs can we add to encourage the development of residential units in a mixed use project?

The city's mixed use program consists of changes made to the zoning code to allow residential development in virtually all commercial zone districts. The densities are determined on a case-by-case basis with a conditional use permit; therefore the possibility exists for densities of 30 units an acre or more to be developed. Since the program began in 2005 with the first round of changes to the zoning code, there are few examples from the prior housing element period.

13) Are subsidies required to make the mixed use projects "pencil out?"

In the downtown, yes. See question 11, above.

14) Table 3-2 states that there is only 1.72 acres of R-4 zoned land. Can we include a program to zone additional land at the R-4 designation.

Residential development combined with commercial development under mixed use provisions of the code could be done at R-4 densities. So although little vacant R-4 land exists within city limits, it is still possible to develop at R-4 densities with a mixed use conditional use permit.

15) Why is a CUP required to develop R-4 zoned land at densities greater than 30 units/acre?

Higher density development requires more thorough review and application of design standards in order to meet health and safety requirements. See reference to Form Based Codes in No. 4, above.

16) Can we include a program to develop R-4, and even R-3, zoned land to their highest densities by right, as long as the projects meet design standards?

For now, the Conditional Use Permit is the only mechanism the city has to apply the design standards. However, eventually design standards will be adopted to address high density mixed use development. See Activity Center and Form Based Code References in item no. 4, above.

17) Table 3-3 states that the densities were determined by applying a percentage to the highest density. How were the densities determined for the C-P and R-P zoned land determined?

For the C-P zone district, it was assumed that 50% of each parcel could develop at 25 units per acre.

18) Were densities based upon the densities of recent projects, historical densities of projects, and/or development trends?

Development trends; we don't have much precedent to base on historical densities.

19) At a 10 x 10 meeting, it was admitted that development standards, even the Sanitation Department's requirement for wide streets for its garbage trucks, precluded land from being developed with single family homes at higher densities. Can Program 2.1.7 include processing "model projects" at the highest density allowed for each zoning designation to determine if the highest density is attainable and/or what development standards need to be changed to allow the highest density.

Pursuant to policies of the 2025 Fresno General Plan and prior housing element, work has been constantly underway to modify development standards and correspondingly increase allowable and feasible densities. During the prior housing element period, a provision in the zoning code that allowed development at densities lower than those called for in the 2025 General Plan was eliminated. In addition to the mixed use, activity center and form based code projects noted above in comment no. 4, a consulting firm Fehr and Peers has been hired to provide street standards that are narrower than current standards and would result in more land available for housing. In addition, work is underway with City service providers such as fire and solid waste to reduce required street widths for service provision.

20) Do the eleven Community Plan Areas and/or Specific Plan areas all contain consistent development standards, for example minimum lot size, or do they differ?

Yes, most development standards are determined by the zoning code, which is city wide, with a few exceptions for standards that would not affect densities, such as buffering requirements between residential and commercial land uses, for example.

21) If they differ how do they affect our adequate sites and what type of program can we include to standardize the development standards throughout the City?

At this time, development standards are basically determined through zoning. However this will change with the completion of the activity center study, development of activity center overlays, and adoption of form based codes.

22) Page 3-15 states that "all sites that are presently zoned for residential use are served by infrastructure" but Programs 3.1.2 and 3.1.3 seek to correct infrastructure, sewer and water deficiencies. Forest Cities is requesting \$100 million dollars for infrastructure improvements in order to construct residential units in their downtown redevelopment project. How do these infrastructure deficiencies affect the adequacy of the vacant or under developed sites listed in the inventories?

All sites in the inventory were determined to be served by adequate sewer and water infrastructure.

23) Why require CUP on R-2 zoned land greater than 2 acres?

A CUP is only required in this situation if the developer wants to modify the property development standards in the zoning code.

24) Can we include a program to develop by right if the project meets design standards.

See comment no. 23 above. This is already the case.

25) What is meant by density-tolerant development and why is a CUP required for it?

Basically, the term refers to development built at higher densities than the standard zoning and corresponding modification of property development standards as in comment no. 23, above.

26) Why did the revised Housing Element drop its goals for Program 2.1.13 Transitional Housing units from 300 to 100; Program 2.1.14 Very Low Income Large Family units from 500 to 400; Program 2.1.15 Extremely Low, Very Low and Low Income Senior Housing units from 500 to 400; and Program 2.1.16 Other Extremely Low and Very Low Income Housing units from 1,500 to 1000 units? The goals have been adjusted to match the funding amounts estimated to be available during the 2008-2013 planning period.

The goals have been adjusted to match the funding amounts estimated to be available during the 2008-2013 planning period.

27) Does this have anything to do with the concerns regarding the HOME Funds Program?

There are no concerns with HOME Program funds on behalf of the City. The City continues to meet its HUD expenditure requirements and meets its housing production goals.

28) The need for transitional/emergency housing, farmworker housing and large families is great, why do the corresponding programs not appropriately address the needs?

The proposed programs are based on funding amounts estimated to be available during the 2008-2013 planning period.

29) Why does the needs analysis state that senior housing is being adequately addressed, yet the same number of units are being built for senior housing than are being built for large family housing units, when large families units have the highest need?

The City recognizes the increasing senior population, especially considering the low-income senior population, as having housing needs just as the large family demographic.

30) Can we strengthen Program 4.1.1. Preserving At Risk Housing since there is a risk of losing more than 800 affordable housing units?

Other identified City programs also assist in addressing this need. The City currently is actively participating with the state, HUD, local developers and housing advocates to identify at-risk units before they start the conversion process. A proactive approach has recently been established, and we expect to report progress in the first Housing Element reporting period.

31) Have we complied with Health and Safety Code Sections 17021.5, 17021.6 and Government Code Sections 51238 and 51238.5 regarding zoning changes to allow for farmworker housing?

City complies with all State housing laws. Although these specific provisions have not been adopted into Fresno Municipal Code, if person applies for permit for farm worker housing, City will comply with these laws. This is consistent with past practice, where we granted density bonuses consistent with State density bonus law before we adopted an ordinance incorporating State law into FMC.

32) The analysis from last year's program is not clear whether this was accomplished or not. What programs can we implement to seek out proposals for farmworker housing?

The City will consider programs to seek out proposals for farmworker housing during the Housing Element period.

33) There needs to be consistency in reporting results for programs either they are counted in the year that they are funded, built, or completed. For example in Program 3.1.3 the 32 homes in the Casas San Miguel project were funded prior to 2002 and in Program 1.2.3 the 41 homes that Habitat for Humanity completed were funded in the mid 1990s but are being counted in the results for the last Housing Element period.

The units counted in this Housing Element accomplishments section strictly refer to units that were constructed/completed during the 2002-2007 planning period, even if funded in previous years. We also identify projects that are currently funded, but not completed. These funded units are not treated as accomplishments but provided for informational purposes only. Units will be counted in the planning period in which they are completed.

34) Can we include the RDA's five year implementation plan and/or proposed budget for its Low and Moderate Housing Fund for planning period?

The RDA's 5-year implementation plans are per project area and some of those areas are merged over a plan period that is not consistent with the Housing Element period. Also, the RDA budget is prepared on an annual basis and does not program funds for or consistent with the Housing Element goals. The City mentions the use of funds in the Housing Element that it has a likely ability to obtain or be allocated during the planning period such as HOME funds from HUD or Proposition 1C funds from the State.

35) Page 3-17 states that land costs are lower "especially in the south and central areas of the City." As a result, most affordable housing projects are built in these areas that also contain high concentrations of poverty. What programs can we include to integrate affordable housing throughout all areas of the City to lessen the further concentration of poverty?

The city is in the process of updating its densities and development standards to accommodate more housing choice, higher densities and increased affordability citywide with the following actions:

- 1. Southeast Growth Area Plan is currently underway and will become the blueprint for new higher density housing designs citywide, not just in the SEGA plan area. The SEGA plan will provide smart growth designs that include densities ranging from 15-30 dwelling units per acre in centers and corridors and 8 – 15 dwelling units per acre outside these centers and corridors, for an overall minimum average density of 13 dwelling units per acre.***
- 2. Exhibit 6 of the 2025 Fresno General Plan identified over 12 potential Activity Centers as appropriate for higher density development and transit oriented design. A study is currently underway to refine these areas and incorporate public input about design parameters.***
- 3. The last public transit infrastructure study included designation of 4 transit corridors: Blackstone Ave, Shaw Avenue, Clovis Avenue and Kings Canyon Avenue; plans are currently underway to create the first high density transit corridor along Ventura/Kings Canyon with a BRT (bus rapid transit) system. Growth along these corridors will be at a minimum of 20 dwelling units per acre in order to support the public transit and will also improve the jobs/housing balance.***

36) The review for Policy 1.1.1 Comprehensive Code Enforcement seems misleading since includes all the results for code enforcement activities including weed violations, garbage can violations, nuisance violations (such as perpetual garage sales), illegal signs as well as housing inspections. If the results were broken down into each category only 1,200 to 1,500 housing inspections are completed each year. What were the results of the comprehensive evaluation and enforcement?

37) The last Housing Element's Program 1.2.5 Downpayment Assistance states that program limits were increased to \$75,000 per home and this year's Housing Element Program 3.2.3 states that 500 families will be assisted. If each family requires the maximum level of assistance, this would equal \$37 million dollars for the next planning period. Are there other programs to assist in providing home ownership, such as landbanking?

Other programs are available to assist home ownership. The HOME Program can provide development financing assistance to developers of single family homes for low-income families. These funds are typically then rolled over into a silent second loan to the homebuyer. It is incorrect to assume that all families require the maximum level of assistance. Downpayment assistance is provided based on need. Some families may only need \$30,000 in City assistance, and some may need the full amount.

38) Table 5-1A states that "Most programs did not specify household incomes of those served. Counts shown are extrapolated based on the approximate population income percentages of CDBG areas." Without better information it is difficult to ascertain the effectiveness of the housing element's programs. Hopefully this years Program 4.3.1 will address this issue.

Program 4.3.1 – Required Reporting by Regional Housing Need Allocation Income Category, will provide for better detailed reporting of the progress made toward meeting the housing needs by income category.

39) Program 1.2.8 Rental Rehabilitation Program only completed 13 units out of the 90 units planned. What steps are being taken to strengthen this program for this planning period?

The City's Rental Rehabilitation Programs include all rehabilitation of rental units achieved with City funding. The accomplishments identify 178 rental units rehabilitated, which exceeds the goal of 90 units.

40) Program 1.2.3 Infill Housing provided 110 sites out of the goal of 300 units. What steps are being taken to achieve the goal of 300 sites this planning period?

41) Program 3.3.4 called for the City to consider an Inclusionary Zoning Program. The review of the program states that several ordinance amendments were adopted to accomplish the same goal of increasing the supply of affordable housing. During the last planning period building permits for approximately 15,000 residential units were issued. An Inclusionary Zoning Program with a 10% set aside would have resulted in approximately 1,500 affordable housing units in addition to the other Housing Element Program results. How many affordable housing units were produced as a result of the ordinance amendments?

We were going to discuss planning activities in place and planned. But his question is specific to the number of affordable housing units produced as a result of the ordinance amendments. We may consider saying that the City does not track affordability of non-subsidized developments, and we cannot compile the data requested.

42) Include the work and efforts underway regarding the Homeless Issues into the draft housing element plan. I realize that it's not required to be a part of the official plan, however, Brian thinks it would be beneficial if even just a summary to include it somewhere in the plan. He will ask about this again in the future so I wanted to pass this along to you as an FYI.

44) Infrastructure: In addition to Michael's comments, Quad Knopf obviously did not take into consideration wells that are off line due to maintenance, contamination or a reduce yield due to wear. All major water systems have redundancy ratio's between 25-50 percent to ensure water delivery during extreme one time events e.g., fire or 10 days over 100 deg.

The City of Fresno draws its water from three sources: groundwater, Kings River water, and Central Valley Project water. These supplies are projected to provide for the city's growth through the housing element time horizon of 2013 and until the year 2020, when a tertiary water recycling program will be implemented for irrigation purposes to extend the supply. Sewer and water facilities exist to serve all sites in the land inventory, however in new growth areas the city requires new development to provide sewer and water infrastructure or pay the appropriate growth fees to meet the demands of planned housing. All applicable developments will be required to adhere to AB 610. Based on the current (2008) climatic conditions, water supply contracts and entitlements it can be derived that an appropriate water supply exists to support the City's housing element.

45) In Chapter 6 of the Draft Housing Element, there are several references to the Southeast Growth Area Plan (SEGA) as an implementation measure to help achieve the goals of the Housing Element. While it is true that the City has a multi million dollar contract with an out of town consultant to prepare the SEGA plan, it is also true that the southeast area lacks in infrastructure and therefore will not be part of the housing supply "solution" within the life of the Element.

46) The area west of Freeway 99, currently planned and partially zoned for residential uses, seems to be the most realistic growth area for the City in the coming five years. There is not a reference to this area in the Draft document and I believe that there should be several. The area west of Freeway 99 has two major obstacles to logical, timely growth. One of those is the "hopscotch" pattern of the municipal boundary; the other is lack of major roadway infrastructure. It would seem logical that the City should have two Action items in the Housing Element that address these issues.

47) Sometime within the coming five year life of the new Housing Element, the City should break ground on the construction of Veterans Blvd. interchange. This partially constructed facility has been identified as an important element of the Fresno General Plan since 1984, yet the City does still not have a timeline for its construction. The installation of this roadway will not only relieve congestion that already exists, it will provide the major access to and from many thousands of acres planned for a variety of housing within the City of Fresno.

48) The City should immediately start to annex land west of Freeway 99 and should set a realistic goal of annexing 2500 acres within the five year life of the proposed Housing Element. This would help to remove to roadblocks encountered by virtually every builder trying to move a project forward in this area and would help to speed the process of getting homes built.

49) The document should identify how "Green Strategy" will help either speed up the process of constructing more housing or help to stimulate more builders to construct "Green" housing. There is a reference to the Green Strategy which I believe is very appropriate, but I think it needs to be expanded upon.

50) 2.1.13 – Transitional housing. Include services providers that use City funds.

The City can include a statement that it will support all homeless service providers to help meet this goal.

52) Should consider the foreclosure crisis in the housing element.

The City will add language to the Housing Element to address the foreclosure crisis.

Conference with Paul McDougall

May 21, 2008

1:30 to 2:20

Attendees: Corrina, Stephen, Claudia, Sophia (for a little while), and Arnoldo

Questions:

- 1) Commercial land – what is the residential density allowed?

Response: *Sophia explained C-P, R-P can be developed 100% residential, other commercially zoned land can be developed at varying residential densities based on the CUP.*

- 2) Are the vacant approved final map lots listed in Table 3-4 included in Appendix O?

Response: *Sophia to answer*

- 3) The development standards under the mixed-use zoning ordinance should be explained better in the Housing Element.

Response: *A residential/commercial mixed use project is permitted in the C-P, C-1, C-2, C-3, C-4, C-5, C-6 and CC Zone Districts, and the C-M and M-1 Zone Districts when located within the boundaries of the Central Area Plan (area generally bound by State Routes 41, 99, and 180) (Per Section 12-306-N-51 of the FMC). The total number of residential dwelling units in a project are evaluated and determined on a case-by-case basis as part of the overall evaluation of a project.*

Note that in the C-P District only, the mix of uses may be any combination of two or more of the following uses, subject to the allotment of gross floor area as provided:

- (1) Office Use: Minimum of 30%*
- (2) Residential Use: Minimum of 35%*
- (3) Commercial Use: Maximum of 35%.*

However, note that the C-P zone district, an applicant may also request to build 100 percent residential, without providing a mix of uses.

- 4) Emergency Shelters – does the zoning allow/permit development of emergency housing (possibly in the group home ordinance) also need to address SB2. Need to address 1) Does our zoning ordinance explicitly authorize emergency housing as an authorized development on any sites? 2) what development standards apply to emergency housing and do they constrain development of this housing type? 3) Does our zoning facilitate and encourage development of emergency housing?

Response: Per our zoning ordinance:

4.1. EMERGENCY RESIDENTIAL SHELTER is a facility providing temporary emergency lodging to a person or persons on a nightly or similar short-term basis, typically not for a fee, but not including a hotel, motel, boarding or rooming house. An Emergency Residential Shelter shall be considered and treated as a group housing facility.

Thus, wherever, a group housing facility is permitted, so is an emergency residential shelter. It is permitted in the following districts:

By right:	By CUP:
AE-20 (6 or fewer)	AE-20 (7 or more)*
AE-5 (6 or fewer)	AE-5 (7 or more)*
R-A (6 or fewer)	R-A (7 or more)*
R-1-A (6 or fewer)	R-1-A (7 or more)*
R-1-AH (6 or fewer)	R-1-AH (7 or more)*
R-1-E (6 or fewer)	R-1-E (7 or more)*
R-1-EH (6 or fewer)	R-1-EH (7 or more)*
R-1-B (6 or fewer)	R-1-B (7 or more)*
R-1-C (6 or fewer)	R-1-C (7 or more)*
R-1 (6 or fewer)	R-1 (7 or more)*
R-2 (6 or fewer)	R-2 (7 or more)*
R-3 (6 or fewer)	R-3 (7 or more)*
R-4 (6 or fewer)	R-4 (7 or more)*
<p>* These uses are permitted subject to compliance w/ Section 12-306-N-43 of the FMC which states that the following development standards shall apply whenever property is proposed to be used as a Group Housing Facility for seven (7) or more people.</p> <p>a. A minimum of twenty-five percent of the facility site area shall be comprised of usable open space for residents, provided that the Director, or Commission or Council on appeal may permit a reduction of the required usable open space when both of the following findings can be made:</p> <p>(1) The size, shape, topography, location, or surroundings of the property makes the strict application of the open space standard by this Code infeasible.</p> <p>(2) The reduction of usable open space will not be detrimental to the public welfare or the needs of the residents and guests and will not be injurious to property or improvements in the area in which the property is located.</p> <p>b. Parking shall be provided in accordance with Section 12-306-I-6-e.</p> <p>c. No group housing facility for seven (7) or more people shall be located within 300 feet from any other group housing facility for seven (7) or more people, as measured from any point upon the outside walls of the structures housing those facilities. This development standard shall not apply to any group housing facility that is subject to any spacing regulation under state law except to the extent such state law otherwise permits. In determining whether a group housing facility is located within 300 feet of any other group housing facility, facilities that are exempt from consideration by state law shall not be considered.</p>	

-
- 5) Clarified by staff: PLU does not mean land that still needs to be rezoned to comply with the General Plan. Was previously confusing for state.

Response: Arnoldo stated that PLU means it is currently planned for those uses (all land within the existing sphere of influence, minus SEGA) and that an applicant may have to rezone the property to develop with residential uses.

- 6) Farmworker housing (employee housing). Housing Element is not clear if there is a specific PLU or zone for farmworker housing (maybe included in group home ordinance). State may suggest that we identify employee housing in GP or HE

Response: Arnoldo to respond.

- 7) Send the land inventory map to Paul

Response: Corrina e-mailed the map to Paul on May 22, 2008

- 8) Which zones are we actually counting towards meeting housing needs for low income households?

Response: Claudia to research law, respond based on discussion by group from 5-21-08 morning meeting.

- 9) Chapter 4 – need maximum allowable density information included in this chapter

Response:

Table 2 Planned Land Use and Zone District Consistency Matrix (Residential Only)		
PLANNED USE	CONSISTENT ZONE DISTRICT	CONSISTENT DENSITY (RESIDENTIAL)
Rural	AE-20, AE-5, R-A	0.0 – 1.21 Dwelling Units/Acre
Low	R-1-A, R-1-AH, R-1-E, R-1-EH, R-A****	0.0 – 2.18 Dwelling Units/Acre
Medium Low	R-1-B, R-1-C, R-1	2.19 – 6.00 Dwelling Units/Acre
Medium	R-1, MH	4.99 – 10.37 Dwelling Units/Acre
Medium High	R-2-A, R-2, T-P, R-P*	10.38 – 18.15 Dwelling Units/Acre
High	R-3-A, R-3, R-4†, C-P*	18.16 – 43.56 Dwelling Units/Acre

- 10) Appendix "O" – some sites listed need a rezone (as identified on the list). Will the City enact a program for rezoning this parcels (question seems to lead into, if not currently rezoning these lots, then how can we count them in our inventory)

Response: Sophia to provide

- 11) Appendix "O" – some sites have PLU that doesn't seem to match the zoning for the site (lesser zoned designation than the PLU allows), and these are identified as needing a rezone. What density did we apply then, so the state can better identify if we counted on the correct potential units?

Response: Sophia to provide

- 12) City will need to address implementing a program or ordinance that provides for priority provision of sewer and water services to affordable housing development

Response: Corrina and Claudia to address

add to chapter 6

- 13) Add discussion that HE is consent with GP

Response: Corrina and Claudia to address

- 14) What is R-P zoning district?

Response: Arnol'do provided during the call

- 15) Is a CUP required for developing 30+ units per acre in R-4.

Response: Per Section 12-214.1. of the FMC, the following are permitted in the R-4 zone district:

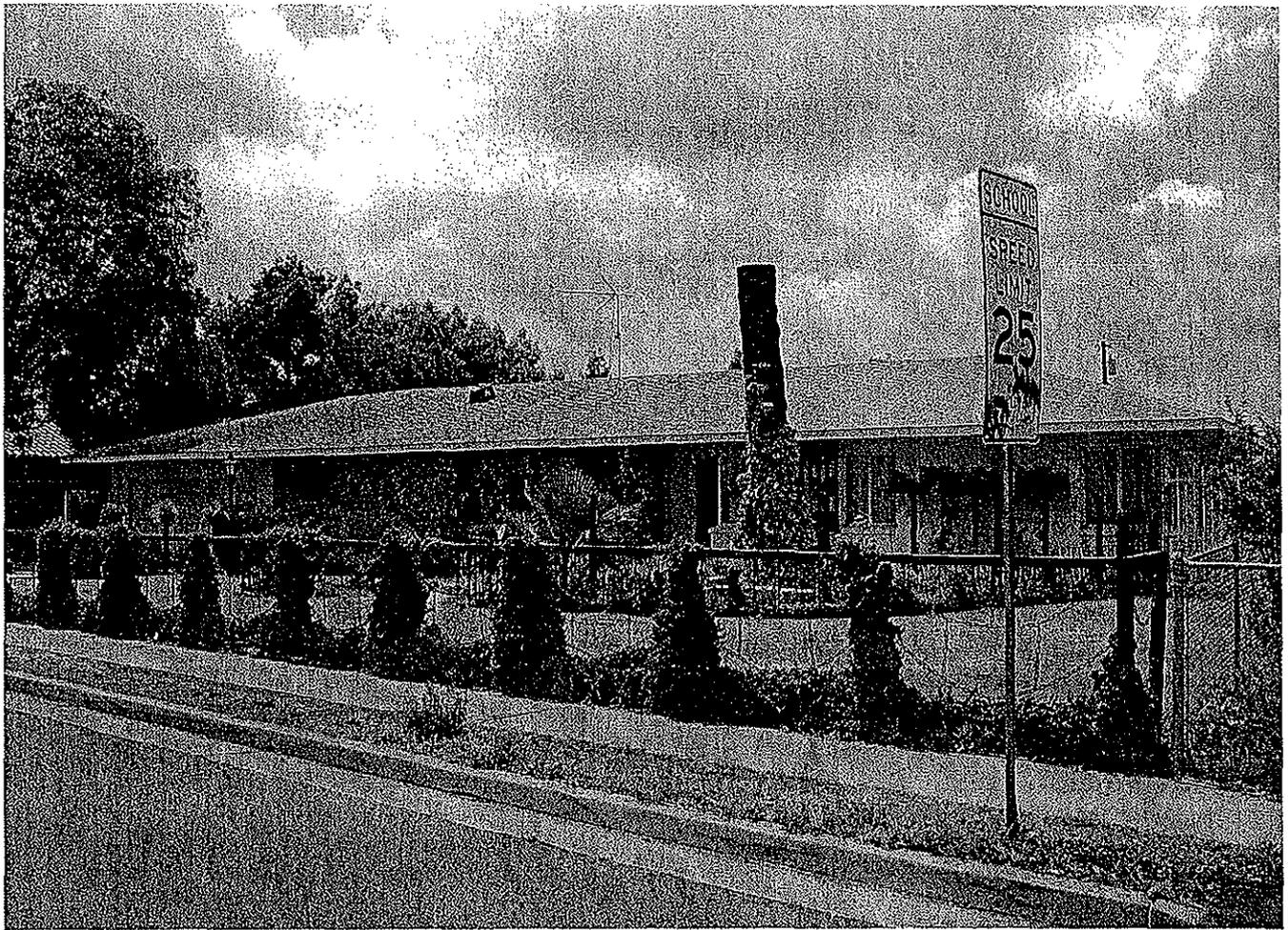
By Right:

1. Multiple family dwellings, to a maximum density of less than thirty (30) units per acre.

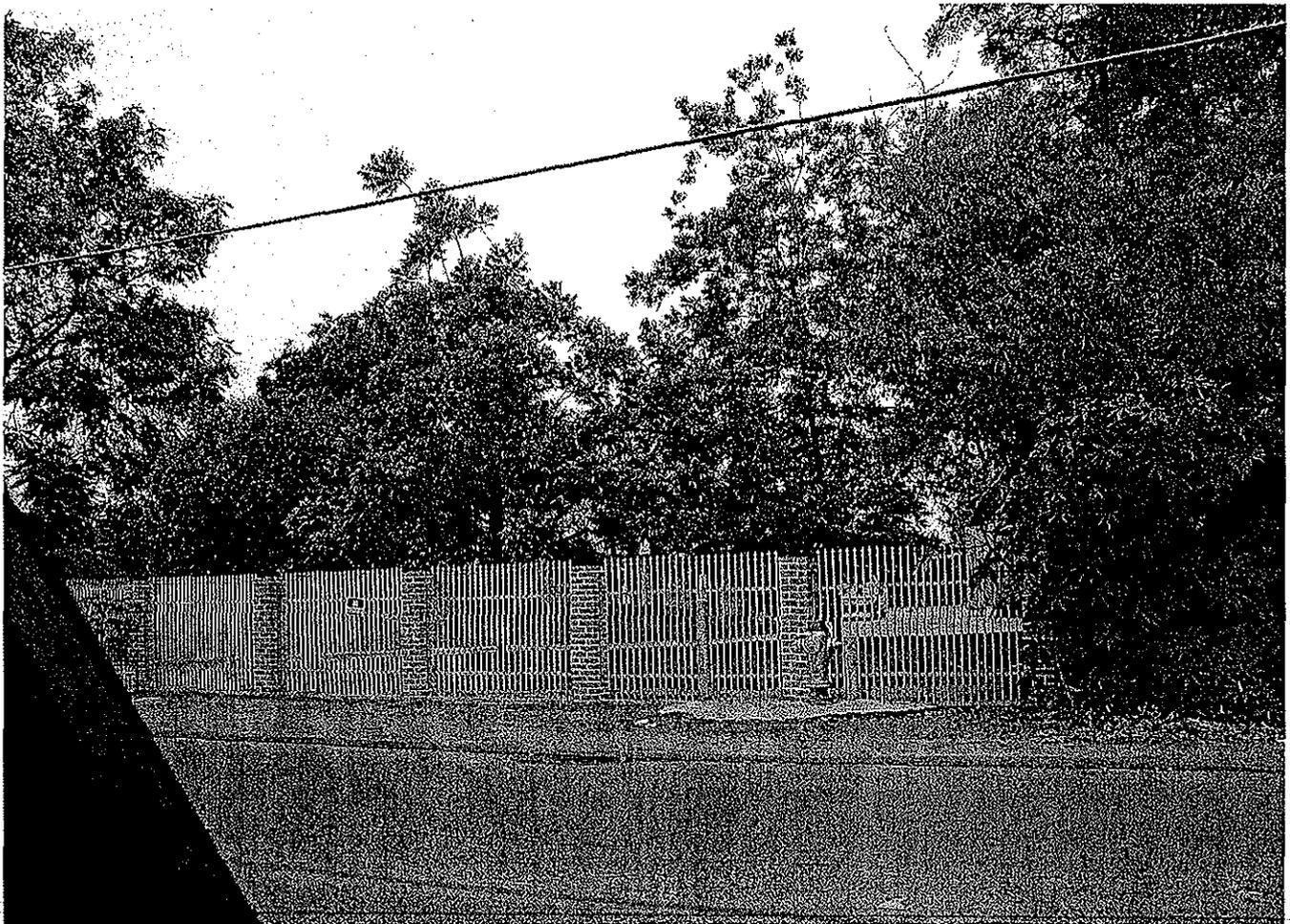
By Conditional Use Permit

H. Multiple family dwellings with a density of thirty (30) or more units per acre, or containing two (2) or more net acres in area.

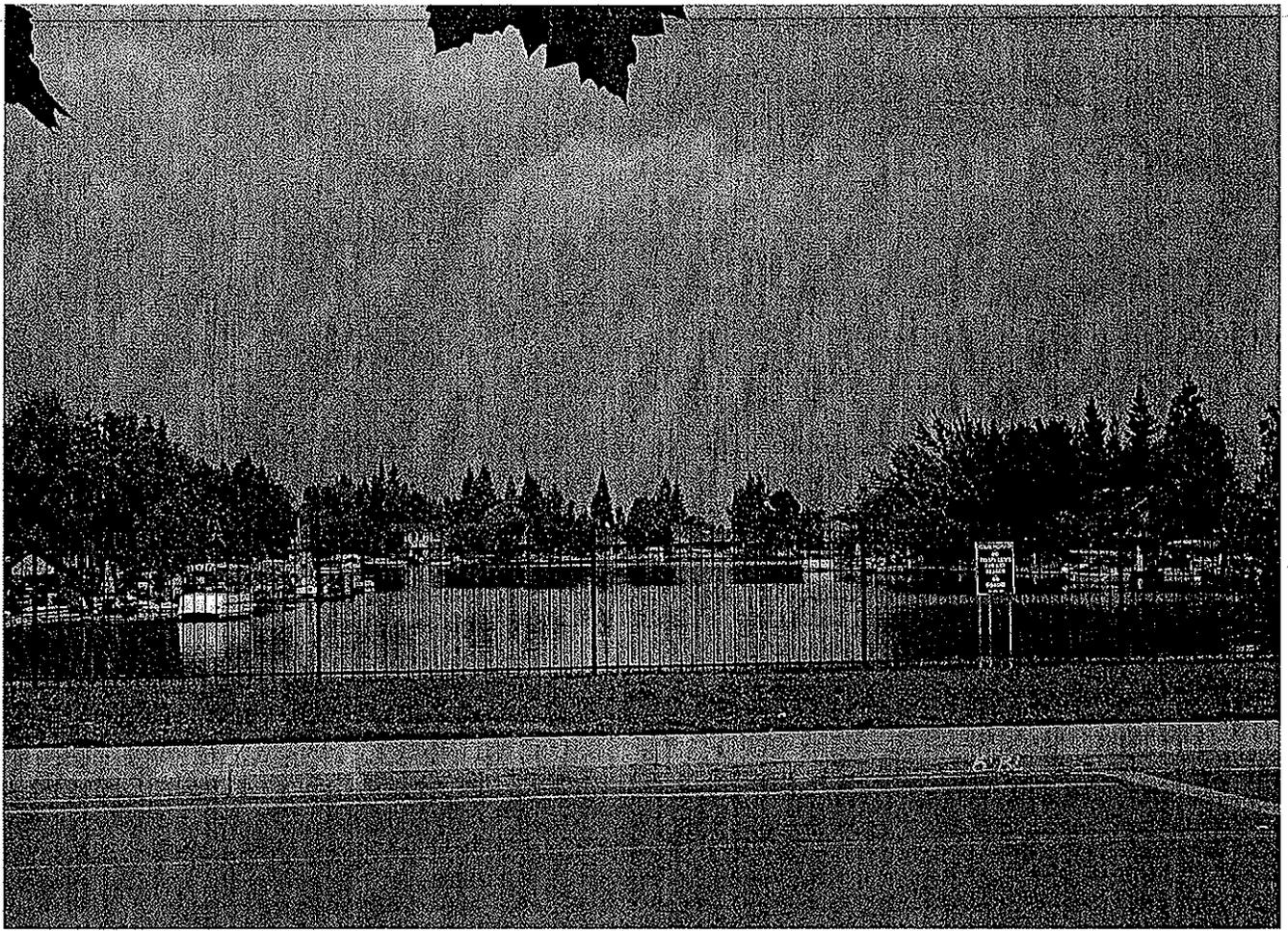
Exhibit C



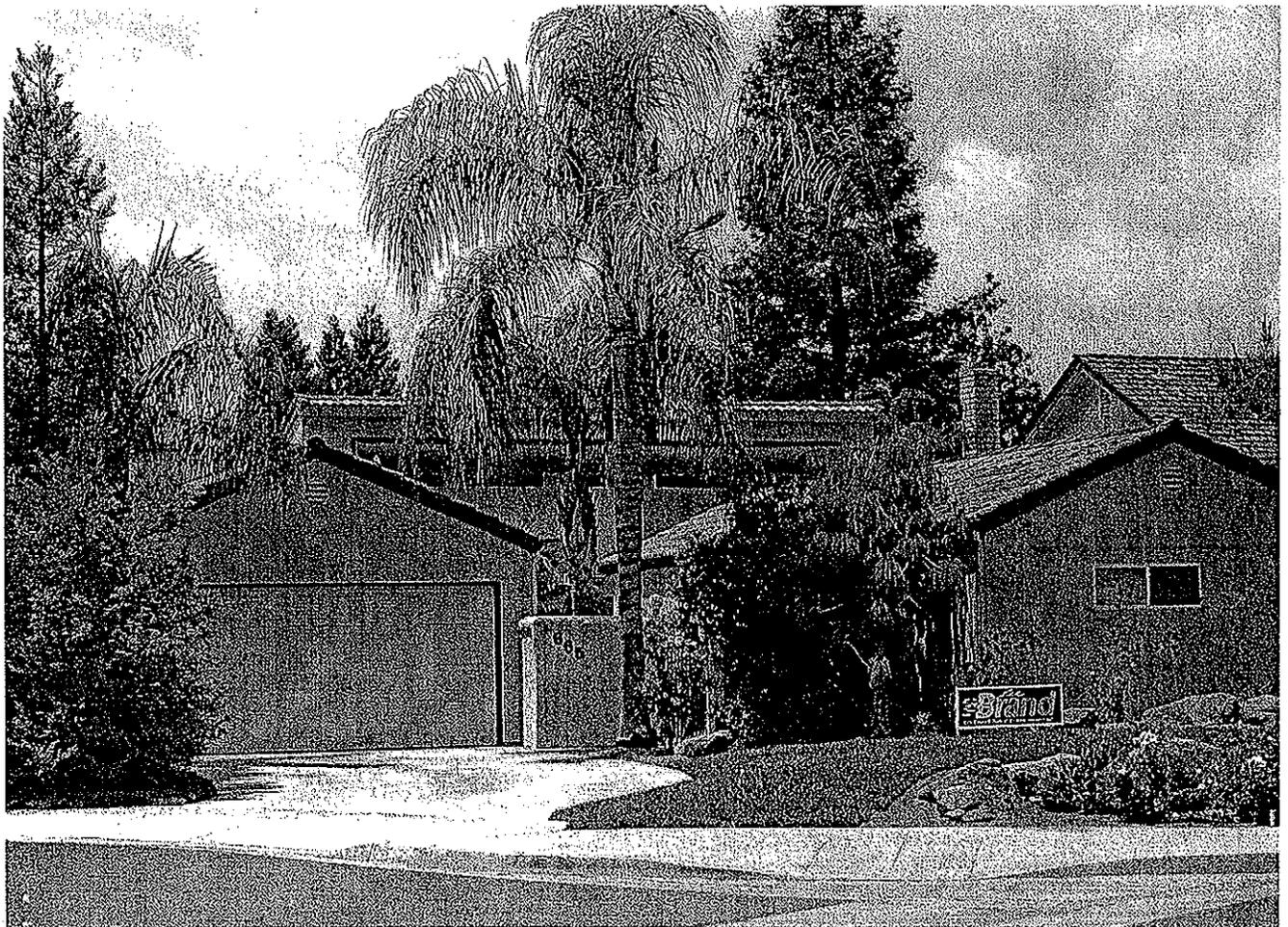
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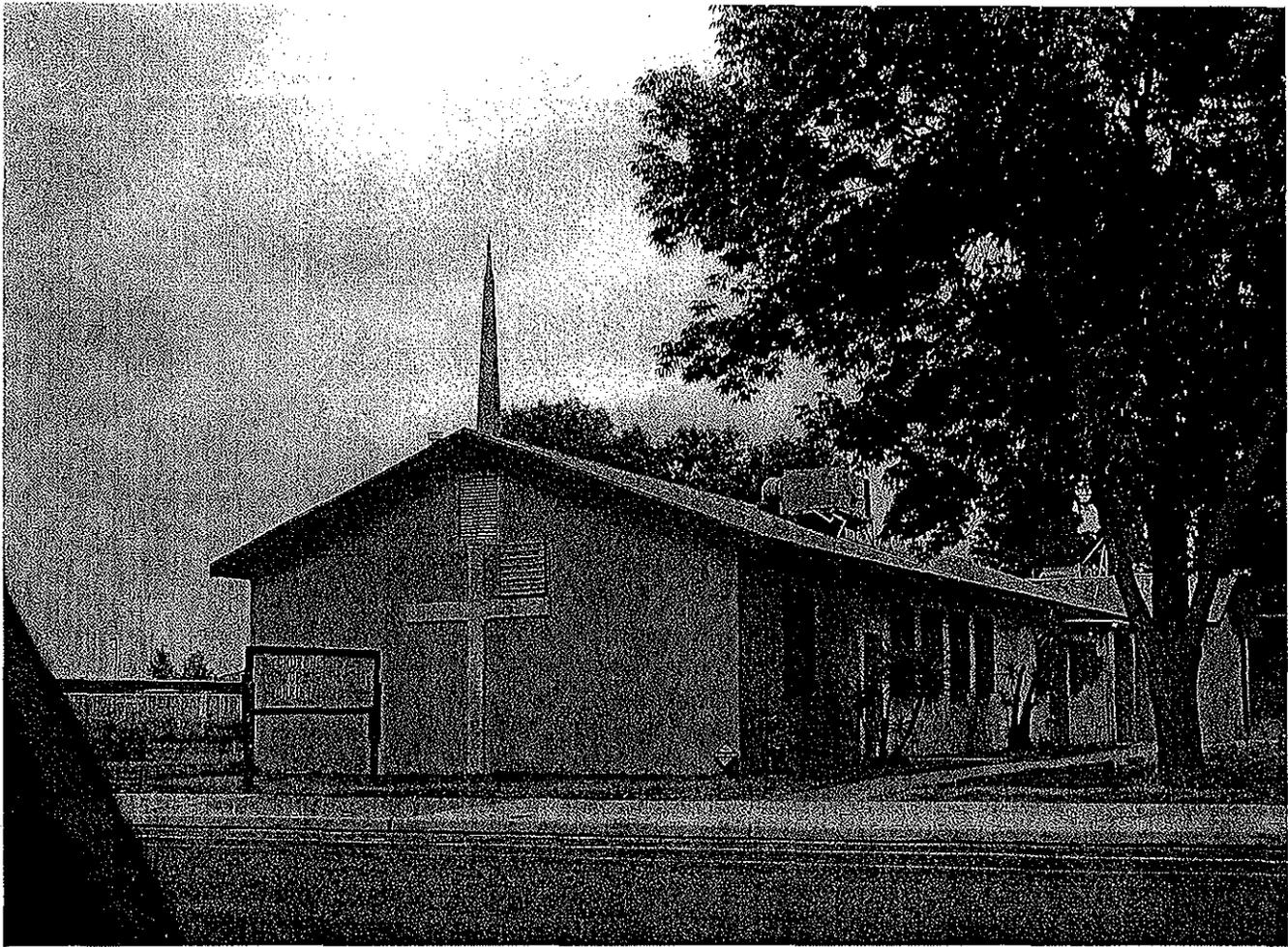
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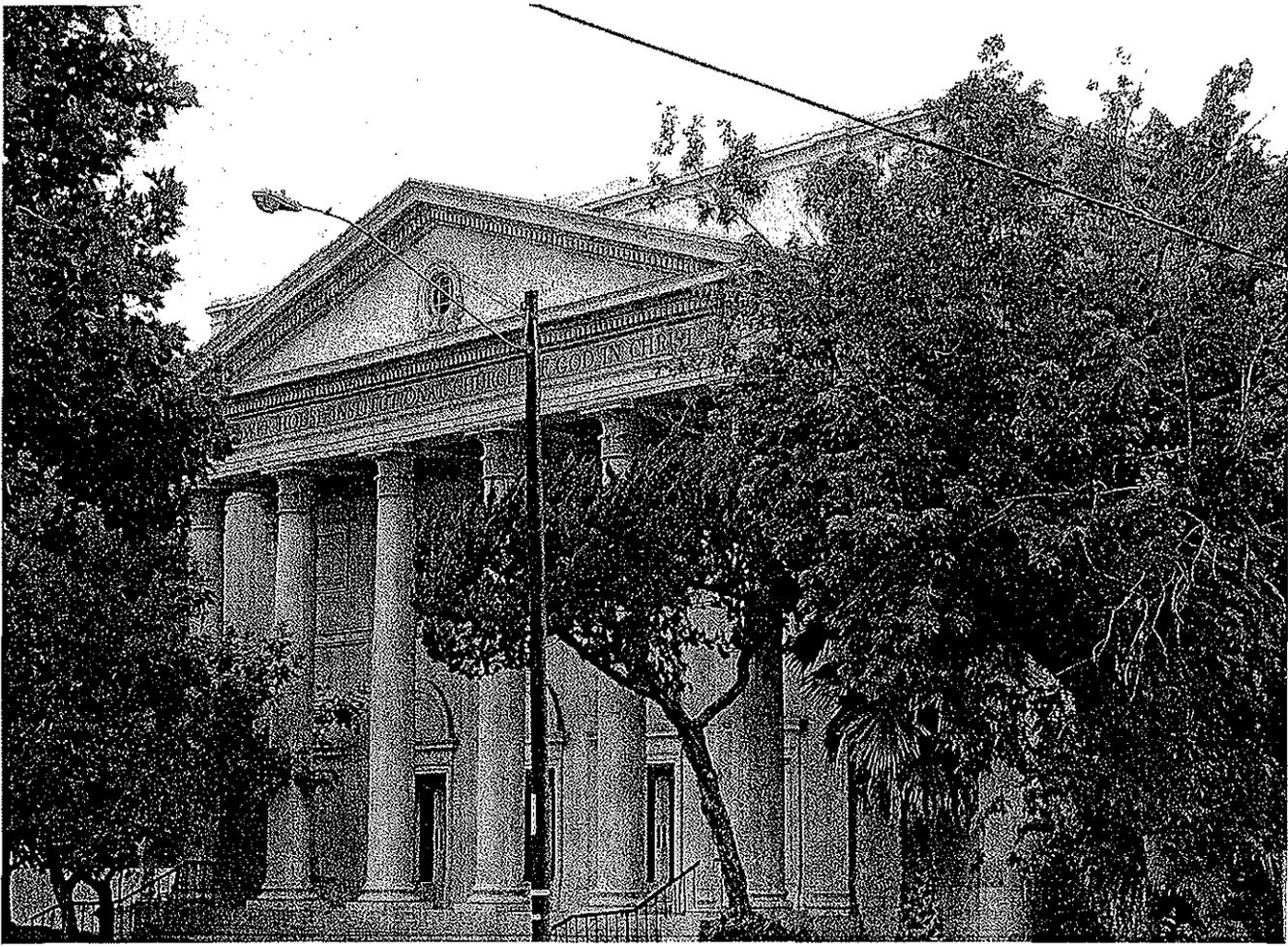
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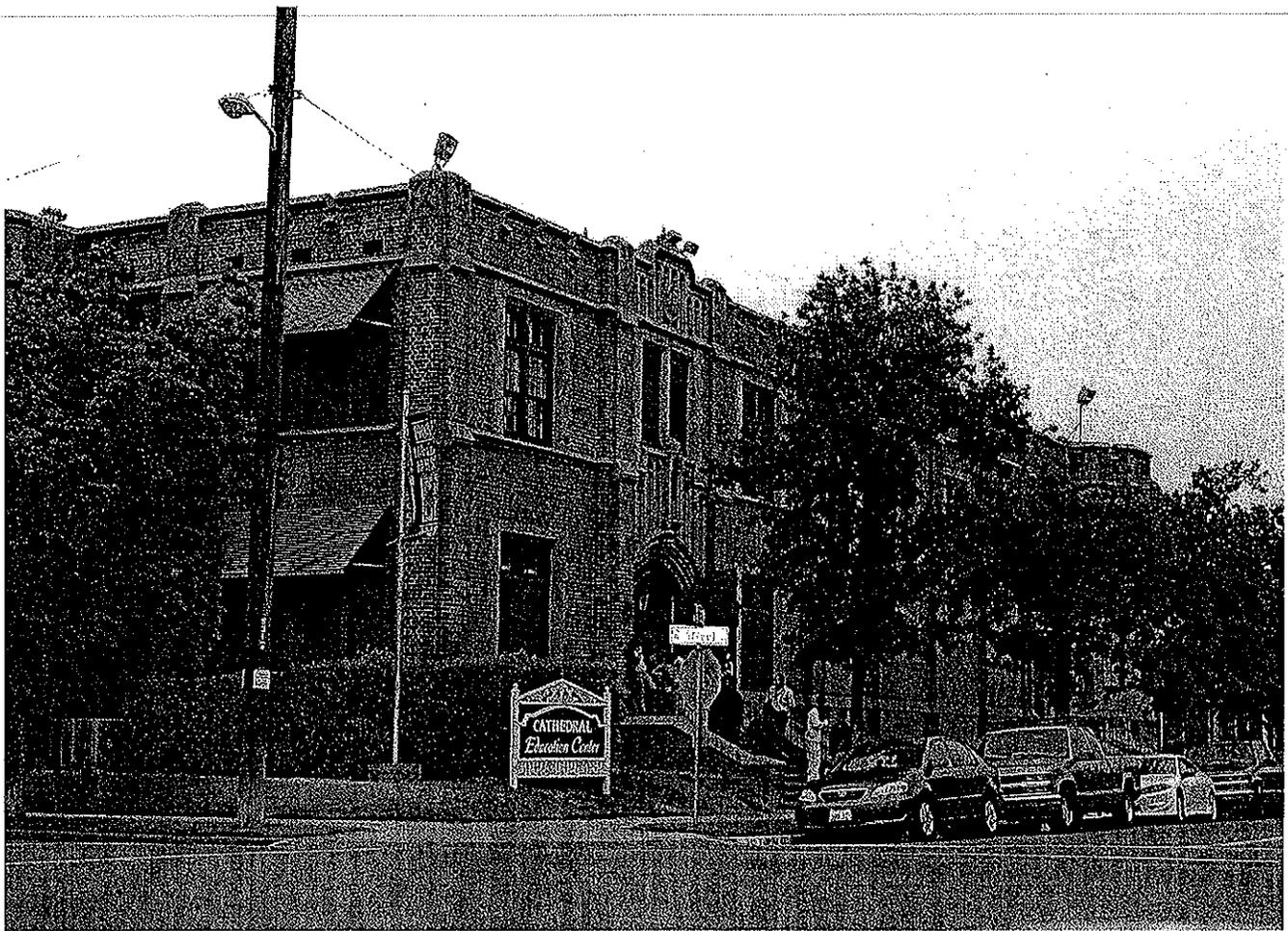
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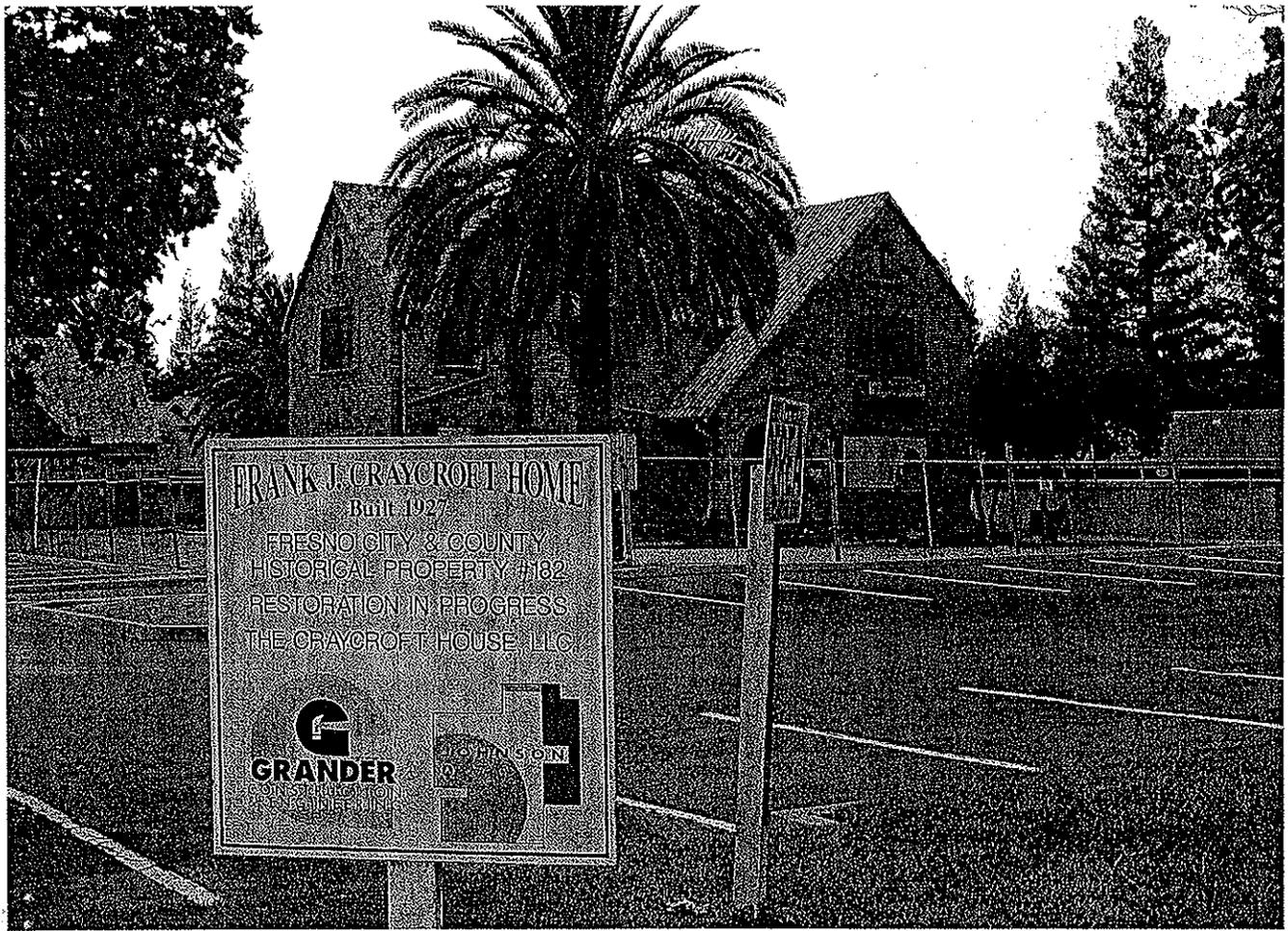
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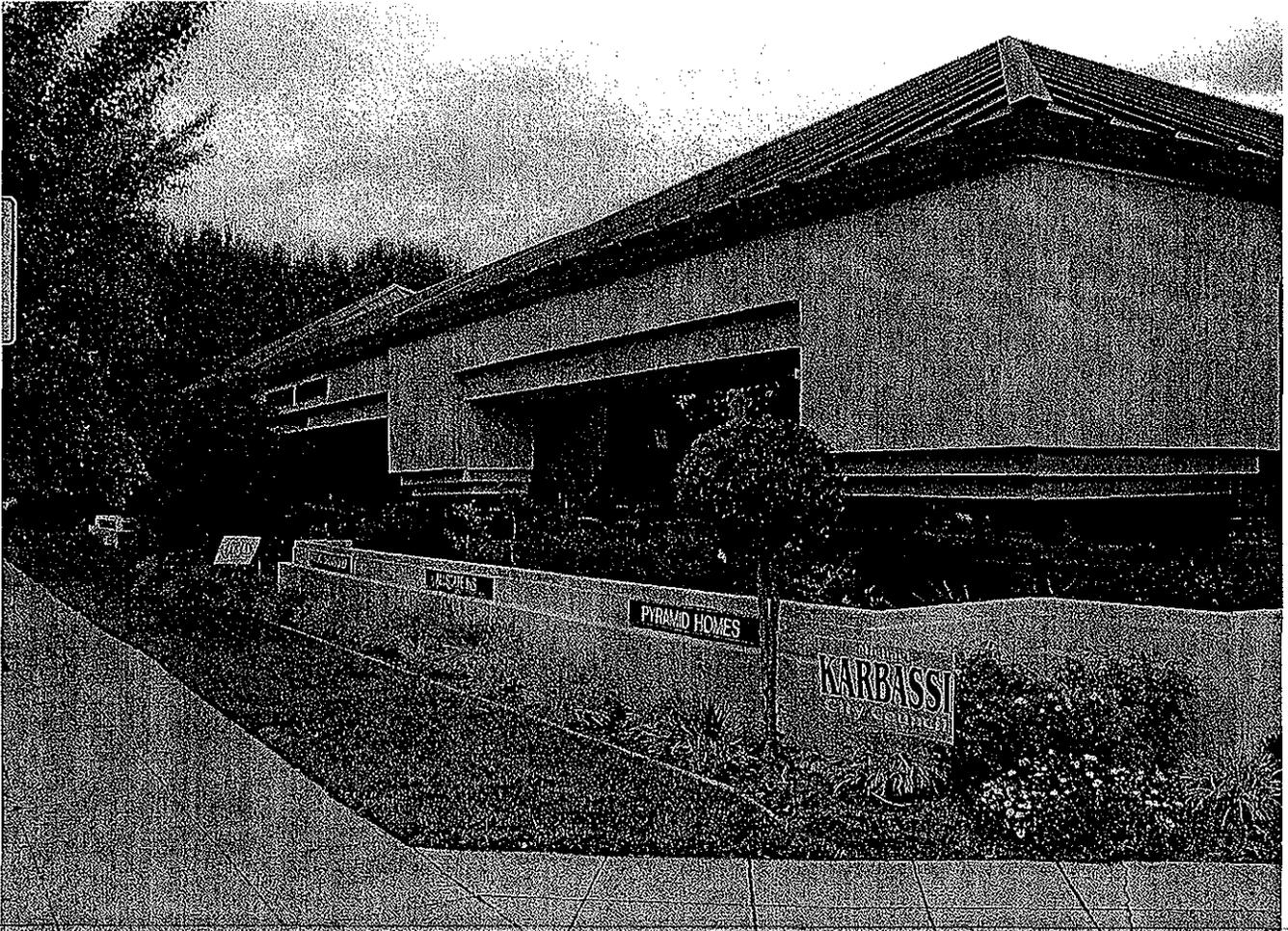
FRANK J. CRAYCROFT HOME
 Built 1927
 FRESNO CITY & COUNTY
 HISTORICAL PROPERTY #182
 RESTORATION IN PROGRESS
 THE CRAYCROFT HOUSE, LLC

GRANDER
 Construction

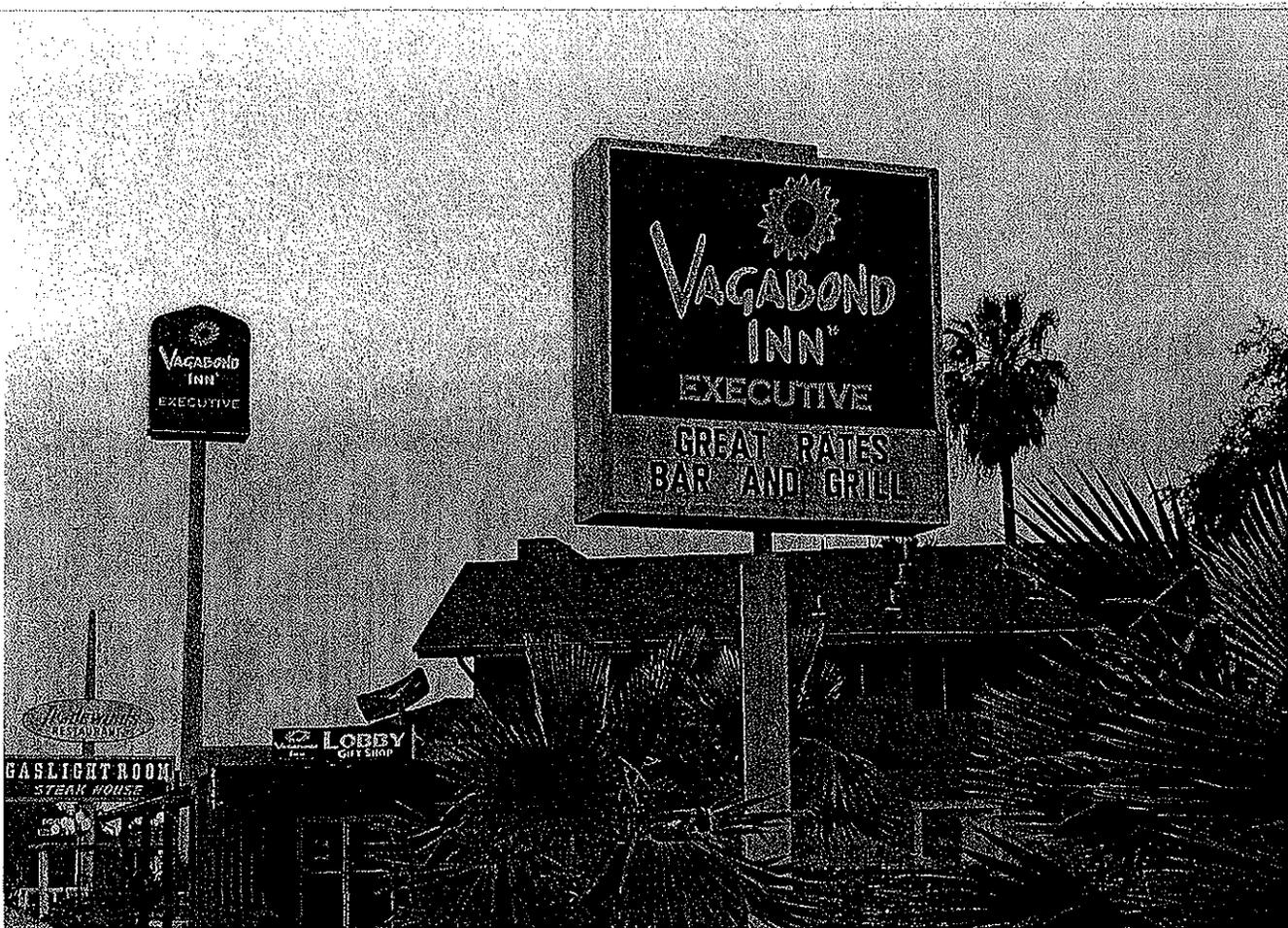
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 TO



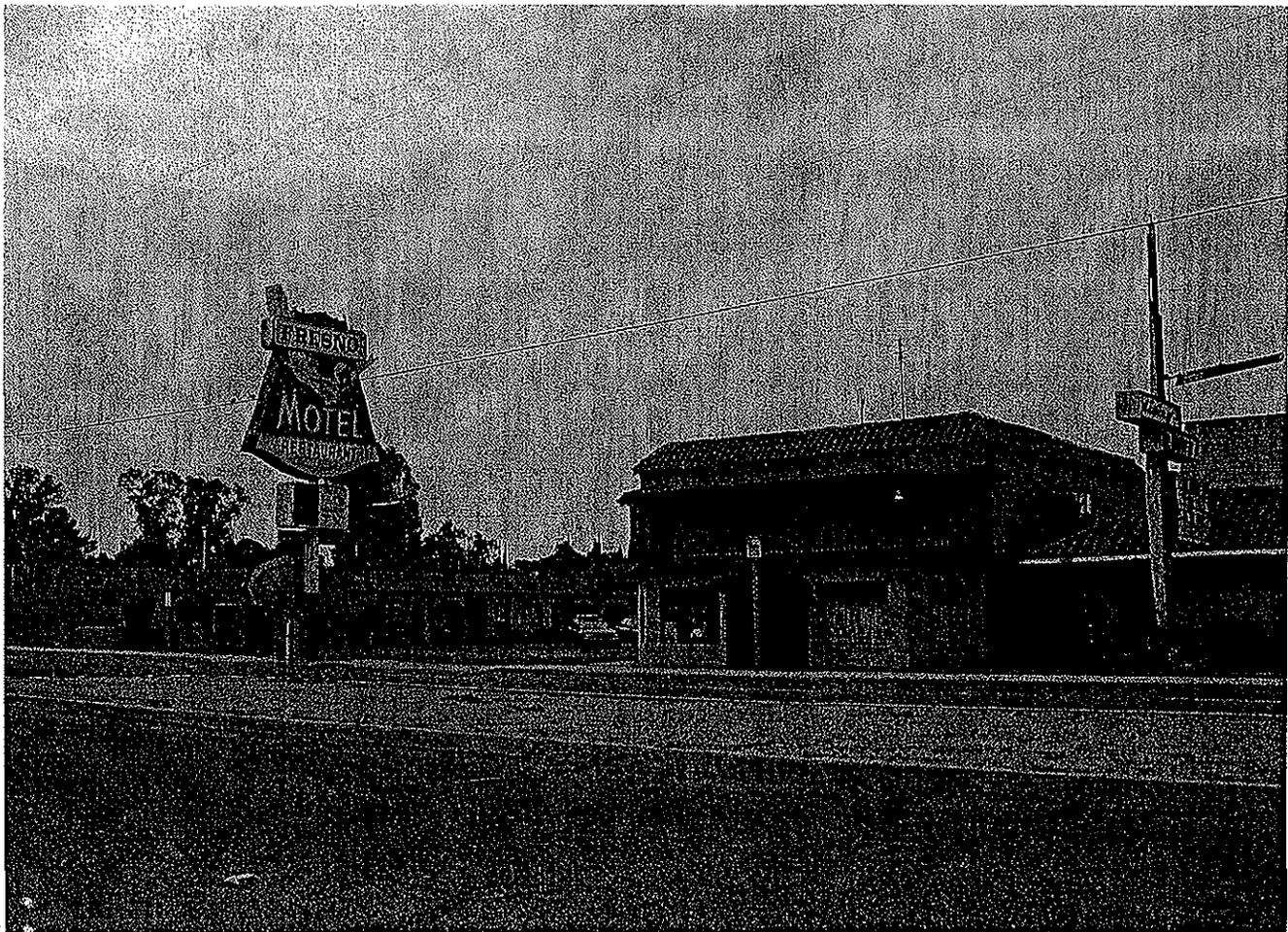
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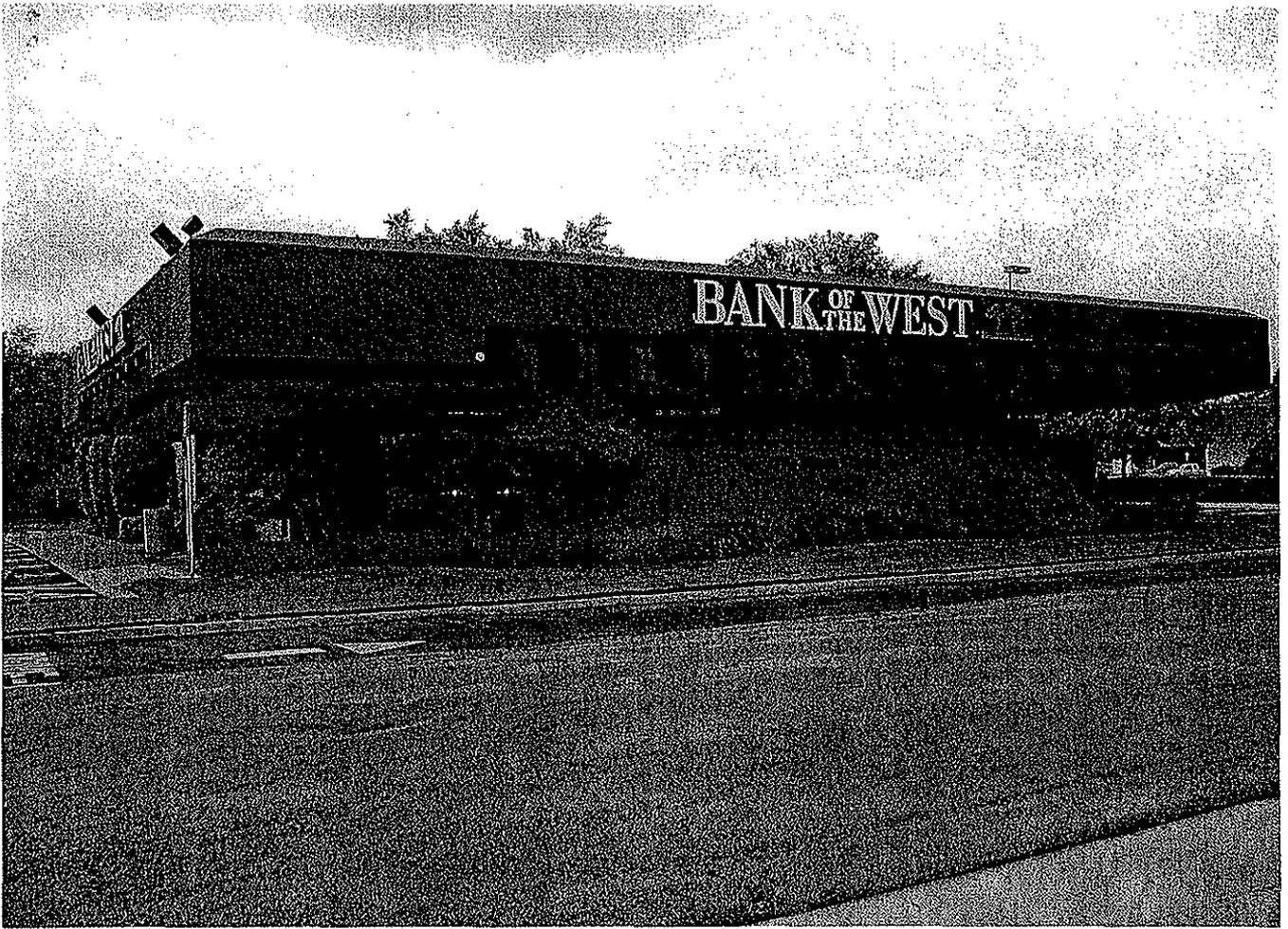
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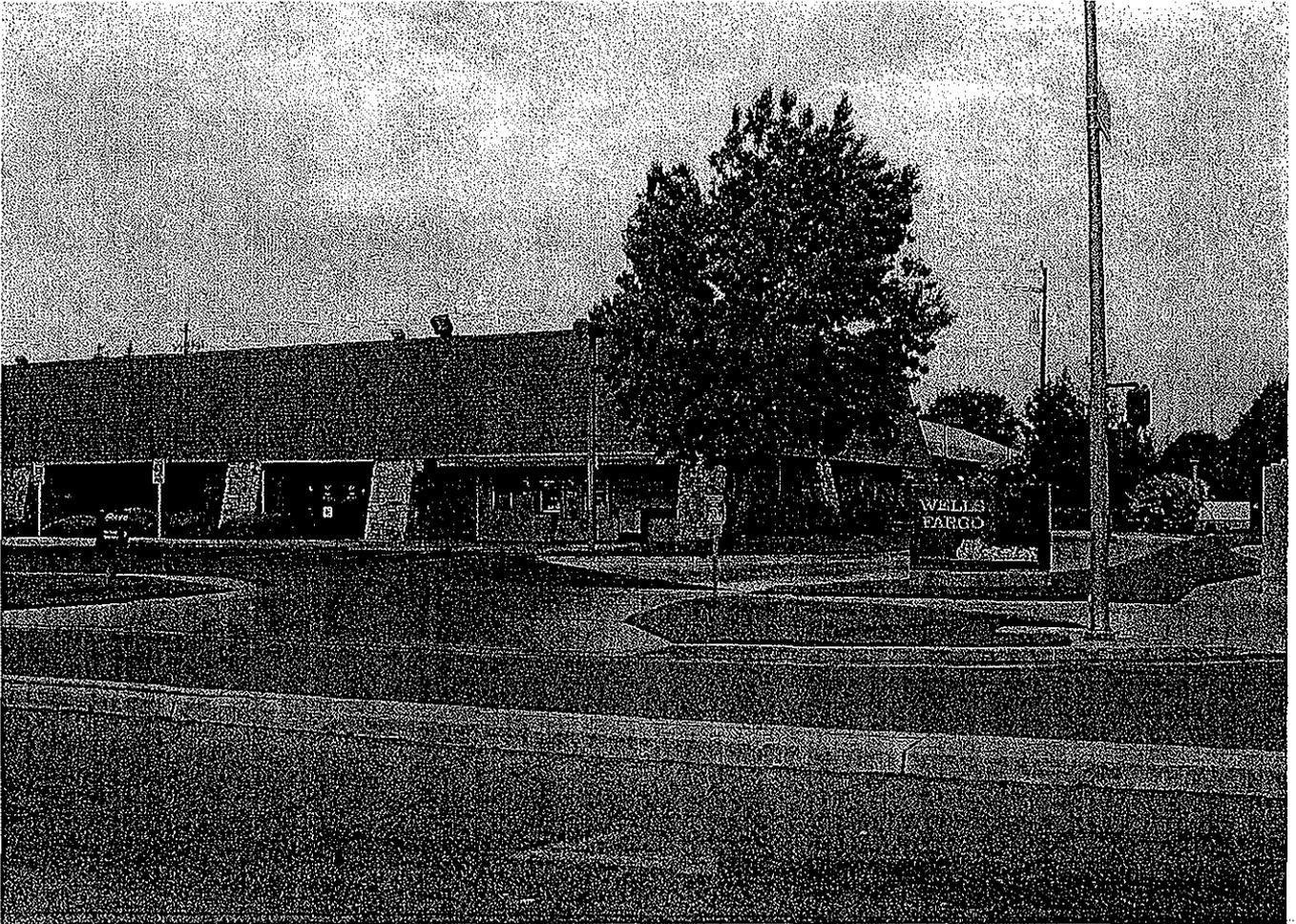
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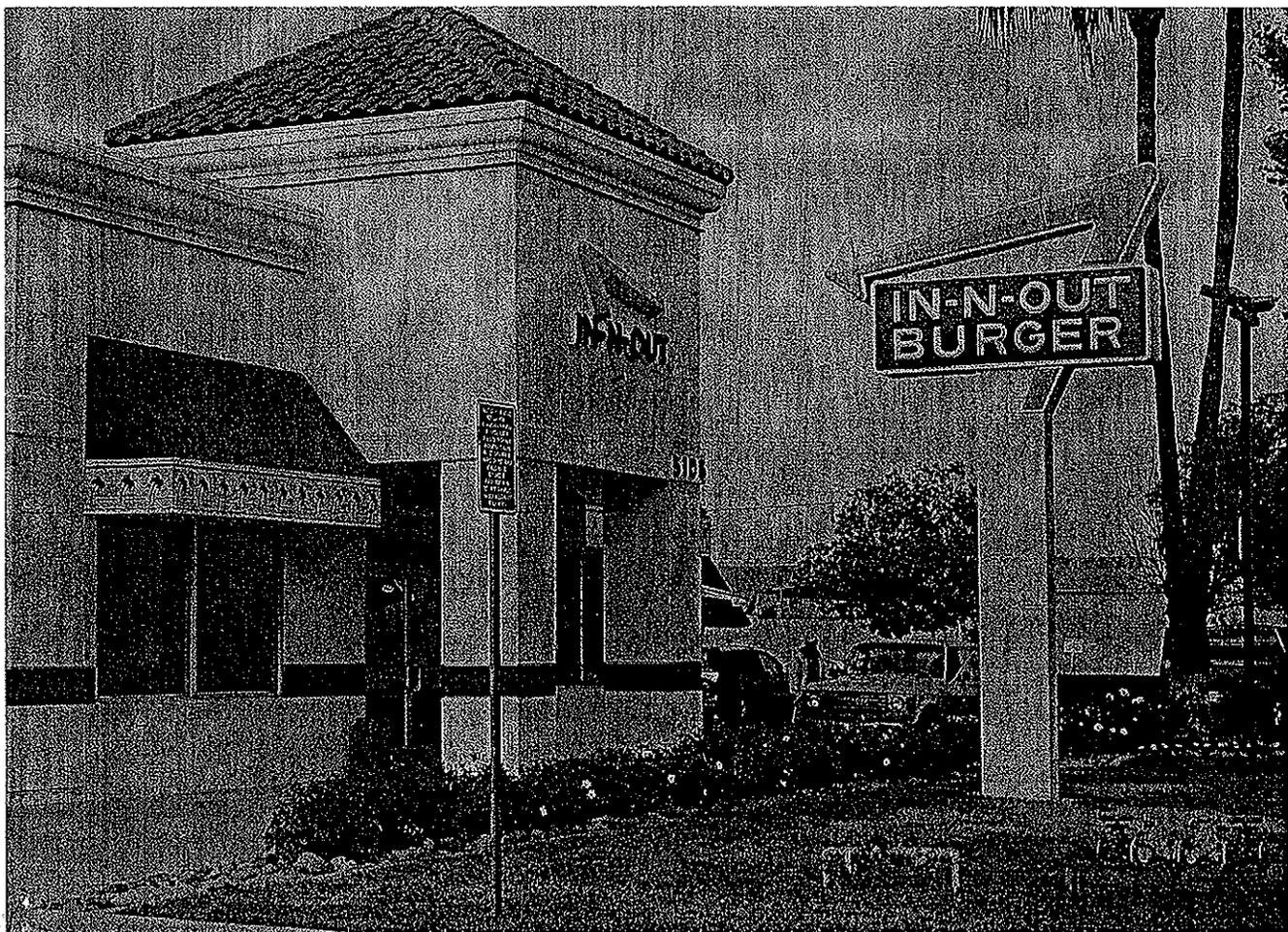
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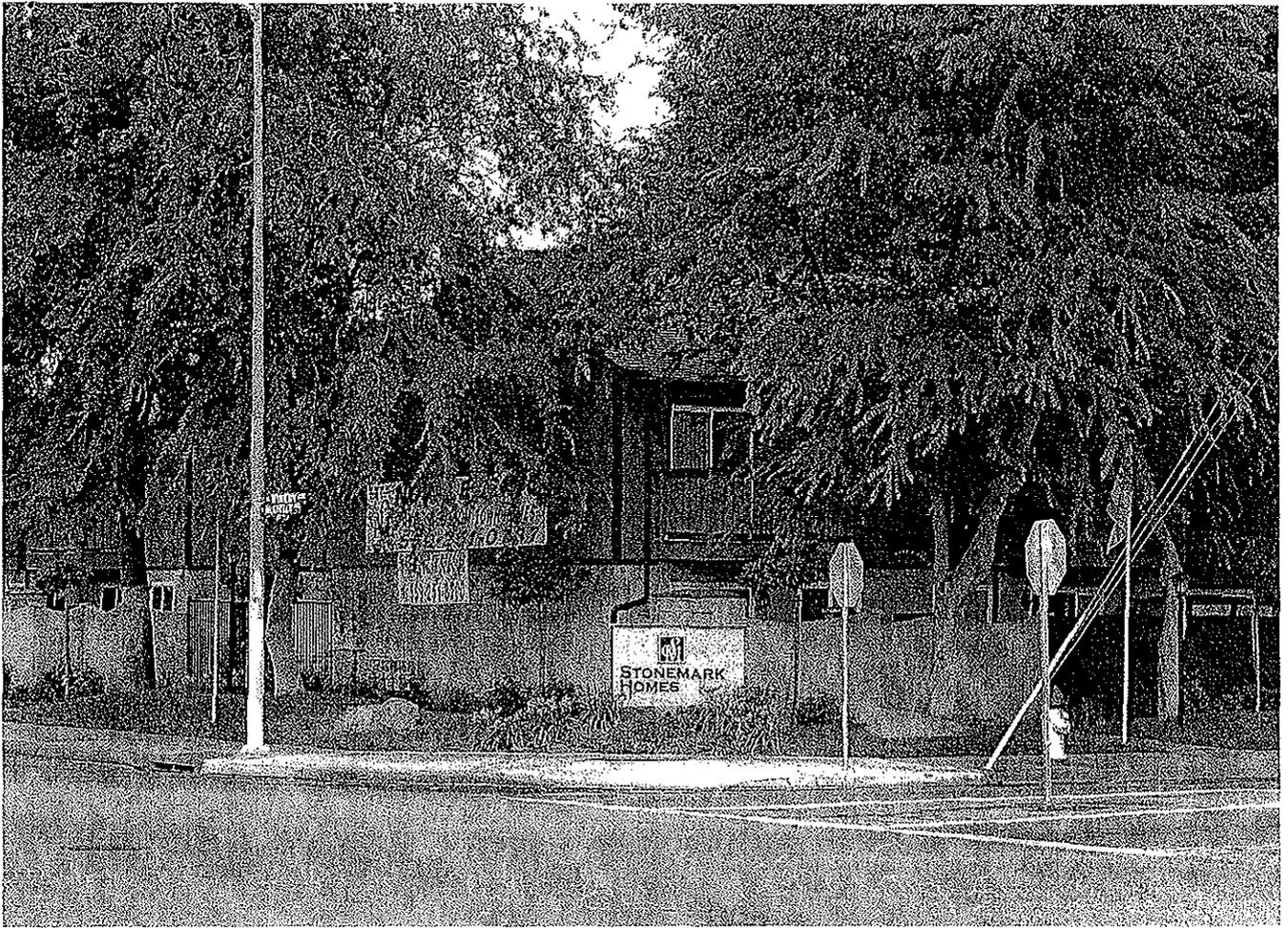
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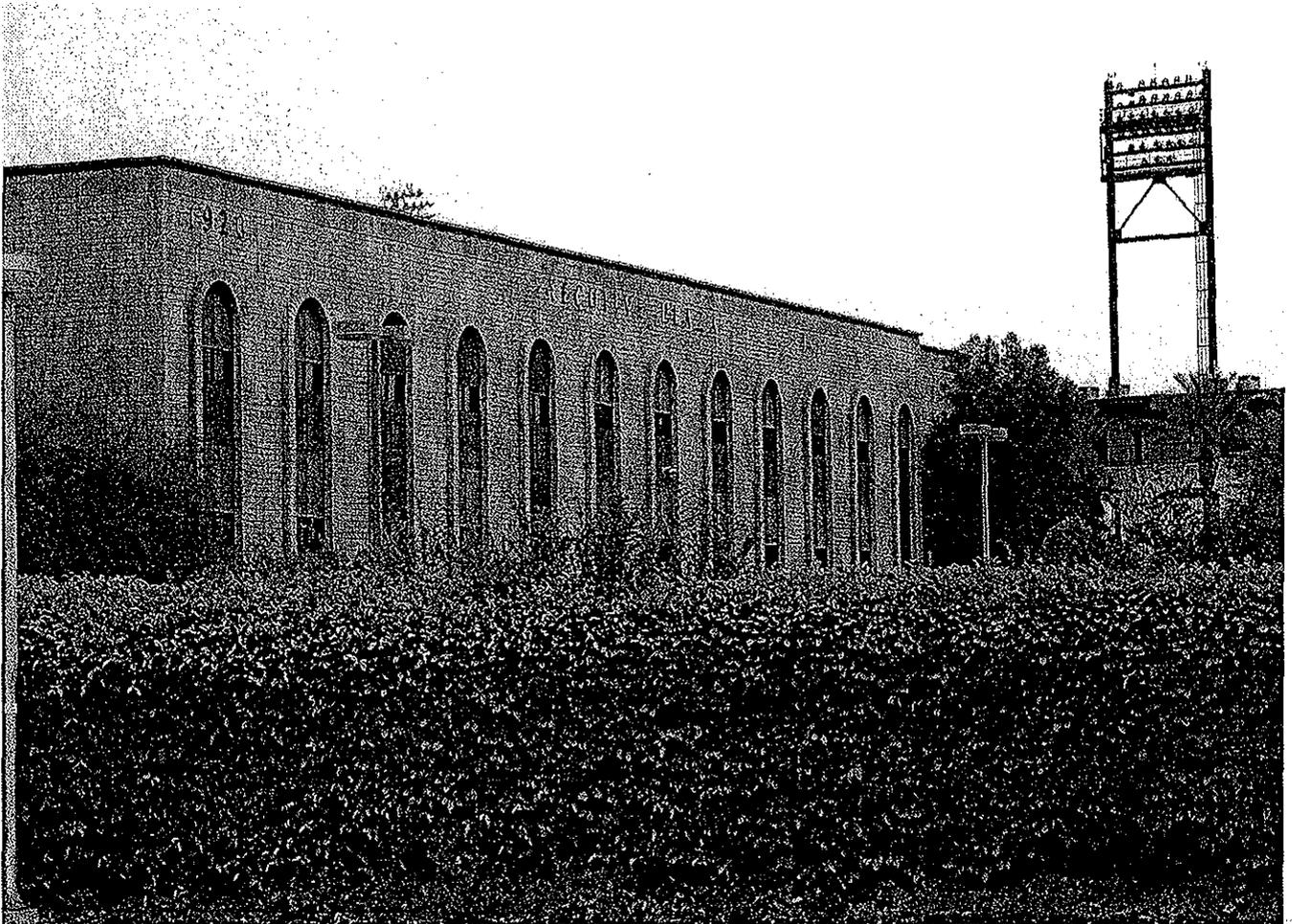
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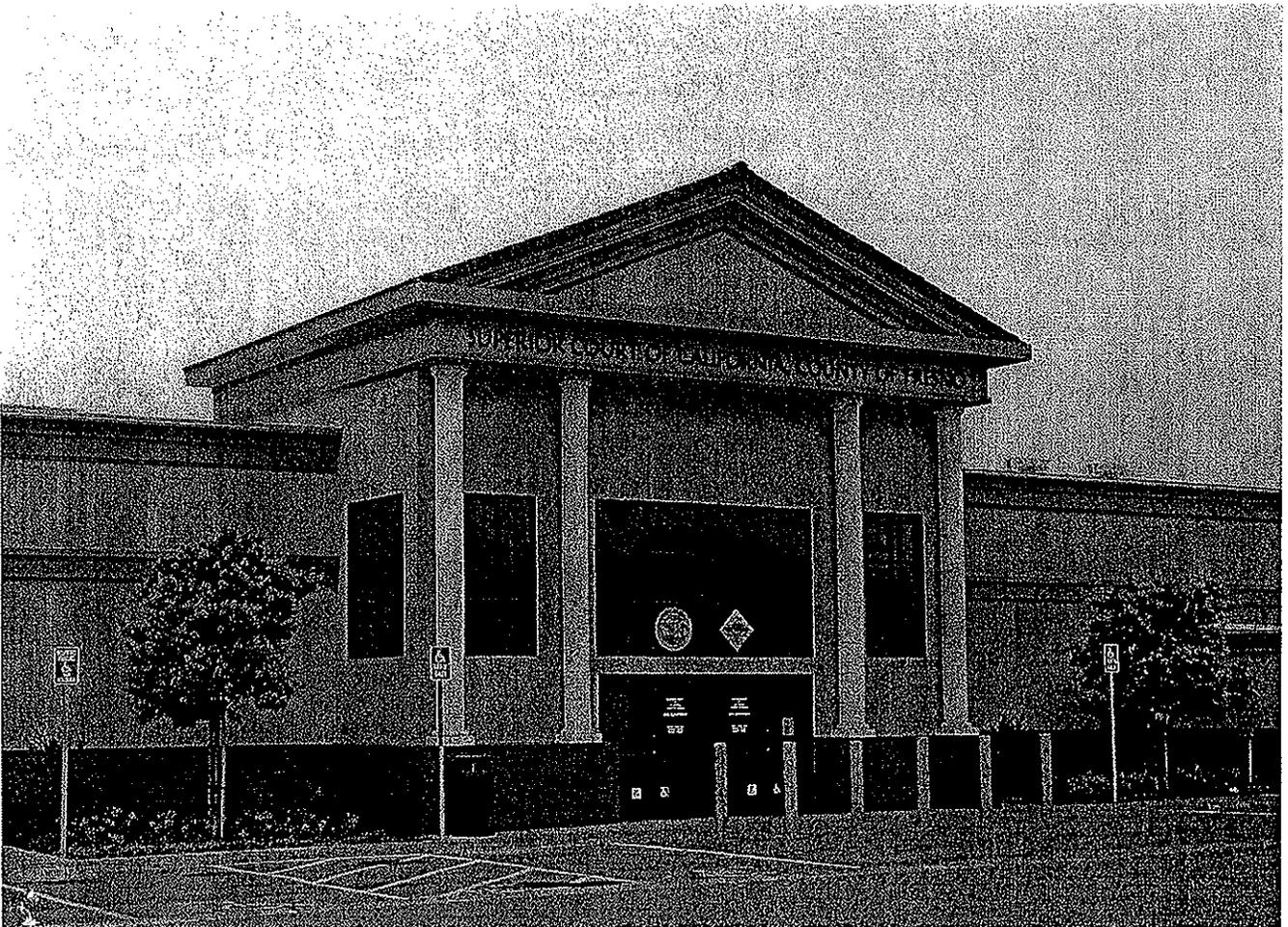
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Building Industry Association
of Fresno/Madera Counties, Inc.

June 6, 2008

Councilmember Cynthia Sterling
City Fresno
2600 Fresno St.
Fresno, CA 93721

RE: HOUSING ELEMENT

Dear Councilmember Sterling:

The Building Industry Association (BIA) has been participating in the Special HCDC/ Advisory Committee on the update to the City's Housing Element through Jeff Roberts as the BIA representative. The BIA appreciates the opportunity to be involved in this important task. Jeff Roberts has made the BIA position very clear that we are opposed to the use of "Inclusionary Zoning" as a methodology for creating affordable housing supply. We have been informed that the "Inclusionary" provisions apply only to housing created in Redevelopment Areas with RDA support. The BIA does not oppose this limited application of the "Inclusionary" provision.

In addition, to the comment regarding the "Inclusionary" provision, the BIA has the following comments:

1. In Chapter 6 of the Draft Housing Element, there are several references to the Southeast Growth Area Plan (SEGA) as an implementation measure to help achieve the goals of the Housing Element. While it is true that the City has a multi-million dollar contract with a consultant to prepare the SEGA plan, it is also true that the southeast area lacks the necessary infrastructure to implement the SEGA plan and therefore will not be part of the housing supply "solution" within the five year life of the Element.

2. The area west of Freeway 99, currently planned and partially zoned for residential uses, seems to be the most realistic growth area for the City in the coming five years. There is not a reference to this area in the Draft document and we believe that there should be several. The area west of Freeway 99 has two major obstacles to logical, timely growth. One of those is the "hopscotch" pattern of the municipal boundary; the other is lack of major roadway infrastructure. It would seem logical that the City should have two Action items in the Housing Element that address these issues:

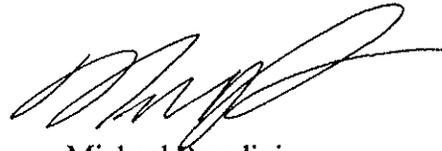
A. Sometime within the coming five year life of the new Housing Element, the City should break ground on the construction of Veterans Blvd. interchange. This partially constructed facility has been identified as an important element of the Fresno General Plan since 1984, yet the City does still not have a timeline for its construction. The installation of this roadway will not only relieve congestion that already exists, it will provide the major access to and from many thousands of acres planned for a variety of housing within the City of Fresno.

B. The City should immediately start to annex land west of Freeway 99 and should set a realistic goal of annexing 2500 acres within the five year life of the proposed Housing Element. This would help to remove the major roadblock encountered by virtually every builder trying to move a project forward in this area and would help to speed the process of getting homes built

3. The document should identify how "Green Strategy" will help either speed up the process of constructing more housing or help to stimulate more builders to construct "Green" housing. There is a reference to the Green Strategy, which we believe is appropriate, but it needs to be expanded to explain how this will enhance the production of new and affordable housing.

Thank you for including the BIA in the review process. If you have any questions regarding this matter, please contact me at 261-9344 or by email at mikep@biasjv.org.

Sincerely,



Michael Prandini
President and CEO

MP/cc

cc: Mayor Alan Autry
Nick Yovino

w fresno housing element comments

**CITY OF FRESNO PLANNING AND DEVELOPMENT DEPARTMENT
NOTICE OF PUBLIC HEARINGS**

NOTICE IS HEREBY GIVEN that the Fresno City Planning Commission and Fresno City Council, in accordance with Sections 65090, 65091, and 65580 et seq. (Planning and Zoning Law) of the Government Code and in accordance with the procedures of Article 6, Chapter 12, of the Fresno Municipal Code, will conduct public hearings to consider adoption of the City of Fresno's Housing Element. The Housing Element is the City's policy document for meeting all of its housing needs, including housing affordable to low- and moderate-income families and special needs groups. The document content is intended to provide residents, public officials, and the general public with an understanding of the City's housing needs and what goals, policies, and programs were developed to help meet those needs. The Housing Element is one of seven State-mandated elements of a General Plan and must include: 1) an identification and analysis of existing and projected local housing needs, 2) an identification of resources and constraints, 3) goals, policies, and scheduled programs for the rehabilitation, maintenance, improvement, and development of housing for all economic segments of the community. This document, as well as the related environmental assessment, may be obtained by contacting the number below or via the internet at the following link: <http://www.fresno.gov/Government/DepartmentDirectory/PlanningandDevelopment/Planning/Default.htm>.

Any interested person may appear at the public hearings and present testimony in regard to this matter. If you challenge any of these applications in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the Fresno City Planning Commission or the Fresno City Council at, or prior to, the public hearings noted below. The Planning Commission's recommendation will be considered by the City Council.

FRESNO CITY PLANNING COMMISSION

Date: Wednesday, June 4, 2008
Time: 6:00 p.m., or thereafter
Place: City Council Chambers, 2nd Floor
2600 Fresno Street, Fresno CA 93721

FRESNO CITY COUNCIL

Date: Tuesday, June 10, 2008
Time: 10:30 a.m., or thereafter
Place: City Council Chambers, 2nd Floor
2600 Fresno Street, Fresno CA 93721

If you would like additional information, please write to the City of Fresno Planning and Development Department, Housing and Community Development Division, City Hall, 2600 Fresno Street, 3rd floor, Fresno, California, 93721 or contact Corrina Nunez at (559) 621-8506 or via e-mail at Corrina.Nunez@fresno.gov.

KEITH BERGTHOLD, Secretary
Fresno City Planning Commission

REBECCA E. KLISCH, Clerk
Fresno City Council

**CIUDAD DE FRESNO
DEPARTAMENTO DE PLANIFICACIÓN
NOTIFICACIÓN DE JUNTAS PÚBLICAS**

Esta es notificación que la Comisión de Planificación de la Ciudad de Fresno y el Concilio de la Ciudad de Fresno, siguiendo las secciones 65090, 65091 y 65580 (Leyes de Planificación y Zonificación) del Código Gubernamental, y siguiendo los procedimientos de artículo 6, capítulo 12, del Código Municipal de Fresno (Fresno Municipal Code), conducirá juntas públicas para considerar el Elemento de Viviendas de la Ciudad de Fresno en forma preliminar. El Elemento de Viviendas es el documento político de la Ciudad que identifica

como cumplirá con las necesidades de la provición de viviendas, incluyendo viviendas para familias de bajos recursos y grupos con necesidades especiales. El contenido del documento intenta proveerle a los residentes, oficiales públicos y el público en general con el entendimiento de las necesidades de viviendas de la Ciudad y identifica cuales metas, polizas y programas serán desarrolladas para cumplir con estas necesidades. El Elemento de Viviendas es uno de siete elementos que son requeridos por el estado de California, es parte del Plan General de la Ciudad de Fresno y deberá incluir: 1) una identificación y analysis de las necesidades de viviendas existents y las necesidades proyectadas en el futuro, 2) una identificación de los recursos y limitaciones, 3) metas, pólizas y programas programados para reparación, mantenimiento, mejoramiento y desarrollo de viviendas para todos los segmentos económicos de la comunidad. El documento, al igual que el el análisis de impactos al hambiente, pueden ser obtenidos al contactar el número de teléfono aqui abajo o en la internet en siguiente sitio:
<http://www.fresno.gov/Government/DepartmentDirectory/PlanningandDevelopment/Planning/Default.htm>.

Cualquier persona interesada podrá presentarse en estas juntas públicas y proveer su testimonio tocante este asunto. Si usted reta este documento por medio de las cortes jurídicas, podría ser limitado/a a discutir solamente los asuntos que usted, o alguien mas, discutieron en estas juntas públicas identificadas en esta notificación, o los asuntos que usted, or alguien mas, sometieron por escrito a la Comisión de Planificación de la Ciudad de Fresno o el Concilio de la Ciudad de Fresno, en las juntas públicas, o antes de las juntas, identificadas aqui abajo. La recomendación de la Comisión de Planificación de la Ciudad de Fresno sera considerada por el Concilio de la Ciudad de Fresno.

**COMISIÓN DE PLANIFICACIÓN DE LA CIUDAD
DE FRESNO**

Fecha: Miercoles, 4 de Junio, 2008
Tiempo: 6:00 p.m., o despues
Lugar: Sala de juntas del Concilio de Fresno,
2° piso, 2600 Fresno St.
Fresno, CA 93721

CONCILIO DE LA CIUDAD DE FRESNO

Fecha: Martes, 10 de Junio, 2008
Tiempo: 10:30 a.m., o despues
Lugar: Sala de juntas del Concilio de Fresno,
2° piso, 2600 Fresno St.
Fresno, CA 93721

Para mas información, favor de contactar a la Ciudad de Fresno, Departamento de Planificación y Desarrollo, División de Viviendas y Desarrollo Comunitario, 2600 Fresno St., 3er piso, Fresno, California, 93721 o llamar a Sophia Pagoulatos al (559) 621-8062 o via correo electrónico a Sophia.Pagoulatos@fresno.gov.

KEITH BERGTHOLD, Secretaria
Comisión de Planificación de la Ciudad de Fresno

REBECCA E. KLISCH, Clerico
Concilio de la Ciudad de Fresno



RECEIVED
MAY 27 2008
BY:

Airport Land Use Commission

REGULAR HEARING AGENDA
FRESNO COUNTY AIRPORT LAND USE COMMISSION
Room 301 - Hall of Records
Tulare and "M" Streets
June 2, 2008
2:00 P.M.

CALL TO ORDER

ROLL CALL

REGULAR AGENDA

1. Approve April 7, 2008, Action Summary.
2. Determine whether **City of Fresno Draft Housing Element 2008-2013**, is consistent with the adopted Fresno Air Terminal, Fresno-Chandler Downtown Airport and Sierra Sky Park Land Use Policy Plans.
-Contact person, John Adams, (559) 488-3933, email: jradams@co.fresno.ca.us
-Staff Report Included
3. Determine whether **City of Fresno Rezone Application No. R-08-07** proposing to rezone an approximate 8.5-acre area from the C-2/EA/UGM/CZ (Community Shopping/Expressway Overlay/Urban Growth Management/Conditions of Zoning) Zone District to the C-2/EA/UGM/CZ (Community Shopping/Expressway Overlay/Urban Growth Management/Conditions of Zoning) Zone District (amended conditions) is consistent with the adopted Sierra Sky Park Airport Land Use Policy Plan. The subject parcels are located on the southeast corner of the intersection of W. Herndon and N. Brawley Avenues. (APNs: 406-411-26, 27, 28, 36 and 41).
-Contact person, John Adams, (559) 488-3933, email: jradams@co.fresno.ca.us
-Staff Report Included
4. **PUBLIC PRESENTATIONS AND COMMISSION COMMENTS.** (This portion of the meeting is reserved for persons desiring to address the Airport Land Use Commission on any matter within the Commission's jurisdiction and not on this Agenda.)
5. **ADJOURN**

JA:hr

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APPENDIX C

**STAFF RESPONSE TO
PUBLIC COMMENT QUESTIONS**

HOUSING ELEMENT PUBLIC COMMENT RESPONSES

1) In Table 3-1, there is a difference between Potential Units by Land Use and Potential Units by Zoning.

The unit counts for the housing element were compiled in compliance with 65583.2 of Planning and Zoning Law. The inventory conducted for the City of Fresno Housing Element includes two methodologies: one based on zoning and the other based on planned land use. The assumptions underlying the zoning calculations were more conservative; hence the lower unit counts.

2) Are there adequate sites for all of the income levels?

The City of Fresno's fair share of housing, or RHNA requirement, is to provide 20,967 housing units. As shown in the land inventory, a variety of housing types and densities can be accommodated. All units developed as part of a mixed use project have no density limit and therefore could be developed at 30 units per acre to meet affordability criteria. In addition, the R-3 zone district allows 29 dwelling units per acre, which, when affordability is provided, can be increased by 30% to 37 dwelling units per acre.

3) Can we include programs to prezone or rezone the land to its proposed land use designation?

The City of Fresno's current prezoning program is focused on industrial land for economic development. The residential land inventory indicates that there is already sufficient land zoned to meet the fair share identified in the RHNA.

4) Can we include programs to facilitate the redevelopment of the underdeveloped residential lots?

The City of Fresno has modified its zoning code during the last housing element period to facilitate the development of underdeveloped residential lots in the following ways:

- *A second unit ordinance was adopted in 2004 that provides for the addition of second dwelling units ("granny flats") to single family lots;*
- *A mixed use ordinance was adopted in 2005 which permits high density residential development in all commercial zone districts.*
- *An Activity Center Study is currently underway which analyzes the mixed use activity nodes and transit corridors identified in Exhibit 6 of the 2025 Fresno General Plan. This study will pave the way for General Plan Implementation design overlays which will facilitate high density mixed use development.*
- *As a further component of 2025 Fresno General Plan Implementation, the city is to update its zoning code and adopt form based codes where appropriate. These types of codes are especially appropriate in high density, transit and pedestrian oriented developments. Once such codes are adopted, it may be unnecessary to require conditional use permits for development of residential densities over the R-3, which is the current practice.*

5) Why include R-1 zoned land that does not result in any additional housing units than the one already on the property?

The only R-1 parcels that were counted were those with existing units that could accommodate a second unit, or vacant properties that could accommodate 1 unit and possibly a second unit.

6) The under-developed mixed use inventory does not state the existing uses of the parcels and includes parcels that will not likely be redeveloped.

The methodology for that count was to identify any commercially zoned properties within redevelopment areas in which the property value was less than or equal to the land value. Only properties that met these criteria were counted. The existing uses are likely commercial.

7) Can we include programs to facilitate and encourage the development residential units on the under-developed mixed use parcels.

A mixed use ordinance was adopted in 2005 which permits high density residential development in all commercial zone districts.

8) Why are infill projects included in Table 3-1 when some of the projects are not available as they have been built out or previously funded.

All projects included in the infill list have come on line after January 1, 2006, the official cut-off date provided by the State Department of Housing and Community Development.

9) The bulk of land for multi-family housing is C-P and R-P zoned land. The last Housing Element stated that this was land that was formerly reserved exclusively for commercial and office projects. How many residential units were built on C-P and R-P zoned land during the last element period?

The zoning code was modified during the last housing element period to allow 100% residential development at R-3 densities (29 du/acre) in the C-P zone district.

10) Is the utilization of C-P and R-P zoned land for residential units an additional constraint to a housing developer?

No, the City views this as an additional opportunity.

11) The housing developer now has to deal with commercial and/or retail units and construction as well as housing. The results for Program 1.2.10 lists three mixed used projects, all include governmental subsidies.

For complex economic reasons, downtown Fresno still requires subsidies. However several mixed use projects are now on the drawing board that do not require subsidies.

12) During the last housing element period were there any other mixed use projects completed? What programs can we add to encourage the development of residential units in a mixed use project?

The city's mixed use program consists of changes made to the zoning code to allow residential development in virtually all commercial zone districts. The densities are determined on a case-by-case basis with a conditional use permit; therefore the possibility exists for densities of 30 units an acre or more to be developed. Since the program began in 2005 with the first round of changes to the zoning code, there are few examples from the prior housing element period.

13) Are subsidies required to make the mixed use projects "pencil out?"

In the downtown, yes. See question 11, above.

14) Table 3-2 states that there is only 1.72 acres of R-4 zoned land. Can we include a program to zone additional land at the R-4 designation.

Residential development combined with commercial development under mixed use provisions of the code could be done at R-4 densities. So although little vacant R-4 land exists within city limits, it is still possible to develop at R-4 densities with a mixed use conditional use permit.

15) Why is a CUP required to develop R-4 zoned land at densities greater than 30 units/acre?

Higher density development requires more thorough review and application of design standards in order to meet health and safety requirements. See reference to Form Based Codes in No. 4, above.

16) Can we include a program to develop R-4, and even R-3, zoned land to their highest densities by right, as long as the projects meet design standards?

For now, the Conditional Use Permit is the only mechanism the city has to apply the design standards. However, eventually design standards will be adopted to address high density mixed use development. See Activity Center and Form Based Code References in item no. 4, above.

17) Table 3-3 states that the densities were determined by applying a percentage to the highest density. How were the densities determined for the C-P and R-P zoned land determined?

For the C-P zone district, it was assumed that 50% of each parcel could develop at 25 units per acre.

18) Were densities based upon the densities of recent projects, historical densities of projects, and/or development trends?

Densities were based on development trends. The City doesn't have precedent to base on historical densities, as the mixed use ordinance is fairly new.

19) At a 10 x 10 meeting, it was admitted that development standards, even the Sanitation Department's requirement for wide streets for its garbage trucks, precluded land from being developed with single family homes at higher densities. Can Program 2.1.7 include processing "model projects" at the highest density allowed for each zoning designation to determine if the highest density is attainable and/or what development standards need to be changed to allow the highest density.

Pursuant to policies of the 2025 Fresno General Plan and prior housing element, work has been constantly underway to modify development standards and correspondingly increase allowable and feasible densities. During the prior housing element period, a provision in the zoning code that allowed development at densities lower than those called for in the 2025 General Plan was eliminated. In addition to the mixed use, activity center and form based code projects noted above in comment no. 4, a consulting firm Fehr and Peers has been hired to provide street standards that are narrower than current standards and would result in more land available for housing. In addition, work is underway with City service providers such as fire and solid waste to reduce required street widths for service provision.

20) Do the eleven Community Plan Areas and/or Specific Plan areas all contain consistent development standards, for example minimum lot size, or do they differ?

Yes, most development standards are determined by the zoning code, which is city wide, with a few exceptions for standards that would not affect densities, such as buffering requirements between residential and commercial land uses, for example.

21) If they differ how do they affect our adequate sites and what type of program can we include to standardize the development standards throughout the City?

At this time, development standards are determined through zoning. However this will change with the completion of the activity center study, development of activity center overlays, and adoption of form based codes.

22) Page 3-15 states that "all sites that are presently zoned for residential use are served by infrastructure" but Programs 3.1.2 and 3.1.3 seek to correct infrastructure, sewer and water deficiencies. Forest Cities is requesting \$100 million dollars for infrastructure improvements in order to construct residential units in their downtown redevelopment project. How do these infrastructure deficiencies affect the adequacy of the vacant or under developed sites listed in the inventories?

All sites in the inventory were determined to be served by adequate sewer and water infrastructure.

23) Why require CUP on R-2 zoned land greater than 2 acres?

A CUP is only required in this situation if the developer wants to modify the property development standards in the zoning code.

24) Can we include a program to develop by right if the project meets design standards.

See comment no. 23 above. This is already the case.

25) What is meant by density-tolerant development and why is a CUP required for it?

Basically, the term refers to development built at higher densities than the standard zoning and corresponding modification of property development standards as in comment no. 23, above.

26) Why did the revised Housing Element drop its goals for Program 2.1.13 Transitional Housing units from 300 to 100; Program 2.1.14 Very Low Income Large Family units from 500 to 400; Program 2.1.15 Extremely Low, Very Low and Low Income Senior Housing units from 500 to 400; and Program 2.1.16 Other Extremely Low and Very Low Income Housing units from 1,500 to 1000 units? The goals have been adjusted to match the funding amounts estimated to be available during the 2008-2013 planning period.

The goals have been adjusted to match the funding amounts estimated to be available during the 2008-2013 planning period.

27) Does this have anything to do with the concerns regarding the HOME Funds Program?

There are no concerns with HOME Program funds on behalf of the City. The City continues to meet its HUD expenditure requirements and meet its housing production goals as stated in the annual Action Plans.

28) The need for transitional/emergency housing, farmworker housing and large families is great, why do the corresponding programs not appropriately address the needs?

The proposed programs are based on funding amounts estimated to be available during the 2008-2013 planning period.

29) Why does the needs analysis state that senior housing is being adequately addressed, yet the same number of units are being built for senior housing than are being built for large family housing units, when large families units have the highest need?

The City recognizes the increasing senior population, especially considering the low-income senior population, as having housing needs just as the large family demographic. Text has been corrected to reflect the need.

30) Can we strengthen Program 4.1.1. Preserving At Risk Housing since there is a risk of losing more than 800 affordable housing units?

Other identified City programs also assist in addressing this need. The City currently is actively participating with the state, HUD, local developers and housing advocates to identify at-risk units before they start the conversion process. A proactive approach has recently been established, and we expect to report progress in the first Housing Element reporting period.

31) Have we complied with Health and Safety Code Sections 17021.5, 17021.6 and Government Code Sections 51238 and 51238.5 regarding zoning changes to allow for farmworker housing?

The City complies with all State housing laws. Although these specific provisions have not been adopted into Fresno Municipal Code, if a person applies for a permit for farm worker housing, City will comply with these laws. This is consistent with past practice, where we granted density bonuses consistent with State density bonus law before we adopted an ordinance incorporating State law into the Fresno Municipal Code.

32) The analysis from last year's program is not clear whether this was accomplished or not. What programs can we implement to seek out proposals for farmworker housing?

The City will consider programs to seek out proposals for farmworker housing during the Housing Element period.

33) There needs to be consistency in reporting results for programs either they are counted in the year that they are funded, built, or completed. For example in Program 3.1.3 the 32 homes in the Casas San Miguel project were funded prior to 2002 and in Program 1.2.3 the 41 homes that Habitat for Humanity completed were funded in the mid 1990s but are being counted in the results for the last Housing Element period.

The units counted in this Housing Element accomplishments section strictly refer to units that were constructed/completed during the 2002-2007 planning period, even if funded in previous years. We also identify projects that are currently funded, but not completed. These funded units are not treated as accomplishments but provided for informational purposes only. Units will be counted in the planning period in which they are completed.

34) Can we include the RDA's five year implementation plan and/or proposed budget for its Low and Moderate Housing Fund for planning period?

The RDA's 5-year implementation plans are per project area and some of those areas are merged over a plan period that is not consistent with the Housing Element period. Also, the RDA budget is prepared on an annual basis and does not program funds for or consistent with the Housing Element goals. The City mentions the use of funds in the Housing Element that it has a likely ability to obtain or be allocated during the planning period such as HOME funds from HUD or Proposition 1C funds from the State.

35) Page 3-17 states that land costs are lower "especially in the south and central areas of the City." As a result, most affordable housing projects are built in these areas that also contain high concentrations of poverty. What programs can we include to integrate affordable housing throughout all areas of the City to lessen the further concentration of poverty?

The City is in the process of updating its densities and development standards to accommodate more housing choice, higher densities and increased affordability citywide with the following actions:

- 1. Southeast Growth Area Plan is currently underway and will become the blueprint for new higher density housing designs citywide, not just in the SEGA plan area. The SEGA plan will provide smart growth designs that include densities ranging from 15-30 dwelling units per acre in centers and corridors and 8 – 15 dwelling units per acre outside these centers and corridors, for an overall minimum average density of 13 dwelling units per acre.*
- 2. Exhibit 6 of the 2025 Fresno General Plan identified over 12 potential Activity Centers as appropriate for higher density development and transit oriented design. A study is currently underway to refine these areas and incorporate public input about design parameters.*
- 3. The last public transit infrastructure study included designation of 4 transit corridors: Blackstone Ave, Shaw Avenue, Clovis Avenue and Kings Canyon Avenue; plans are currently underway to create the first high density transit corridor along Ventura/Kings Canyon with a BRT (bus rapid transit) system. Growth along these corridors will be at a minimum of 20 dwelling units per acre in order to support the public transit and will also improve the jobs/housing balance.*

36) The review for Policy 1.1.1 Comprehensive Code Enforcement seems misleading since includes all the results for code enforcement activities including weed violations, garbage can violations, nuisance violations (such as perpetual garage sales), illegal signs as well as housing inspections. If the results were broken down into each category only 1,200 to 1,500 housing inspections are completed each year. What were the results of the comprehensive evaluation and enforcement?

The majority of housing cases (estimated at 80%) received by Code Enforcement are nuisance cases - open vacant properties, blighted (rubbish, junk and debris), fire hazards (dry weeds and grass). The remaining 20% of the housing cases addressed by Code Enforcement include structural deficiencies; this equates to approximately 6,800 housing inspections addressed during the planning period for these types of cases. The narrative will be corrected to reflect this information.

37) The last Housing Element's Program 1.2.5 Downpayment Assistance states that program limits were increased to \$75,000 per home and this year's Housing Element Program 3.2.3 states that 500 families will be assisted. If each family requires the maximum level of assistance, this would equal \$37 million dollars for the next planning period. Are there other programs to assist in providing home ownership, such as landbanking?

Other programs are available to assist home ownership. The HOME Program can provide development financing assistance to developers of single family homes for low-income families. These funds are typically then rolled over into a silent second loan to the homebuyer. It is incorrect to assume that all families require the maximum level of assistance. Downpayment assistance is provided based on need. Some families may only need \$30,000 in City assistance, and some may need the full amount.

38) Table 5-1A states that "Most programs did not specify household incomes of those served. Counts shown are extrapolated based on the approximate population income percentages of CDBG areas." Without better information it is difficult to ascertain the effectiveness of the housing element's programs. Hopefully this years Program 4.3.1 will address this issue.

Program 4.3.1 – Required Reporting by Regional Housing Need Allocation Income Category, will provide for better detailed reporting of the progress made toward meeting the housing needs by income category.

39) Program 1.2.8 Rental Rehabilitation Program only completed 13 units out of the 90 units planned. What steps are being taken to strengthen this program for this planning period?

The City's Rental Rehabilitation Programs include all rehabilitation of rental units achieved with City funding. The accomplishments identify 178 rental units rehabilitated, which exceeds the goal of 90 units.

40) Program 1.2.3 Infill Housing provided 110 sites out of the goal of 300 units. What steps are being taken to achieve the goal of 300 sites this planning period?

The City currently has several planned projects that will assist in meeting this goal (Table 3-5). Additionally, the City's modifications to the zoning code (as identified in question 4 above) is expected to further encourage infill housing throughout the City.

41) Program 3.3.4 called for the City to consider an Inclusionary Zoning Program. The review of the program states that several ordinance amendments were adopted to accomplish the same goal of increasing the supply of affordable housing. During the last planning period building permits for approximately 15,000 residential units were issued. An Inclusionary Zoning Program with a 10% set aside would have resulted in approximately 1,500 affordable housing units in addition to the other Housing Element Program results. How many affordable housing units were produced as a result of the ordinance amendments?

The City does not currently require applicants to provide affordability data on non-subsidized developments.

42) Program 1.1.1 Implementation of General Plan Policies - What specific General Plan Policies are to be implemented?

Those General Plan policies specifically related to the development of affordable housing have been identified in Chapter 5 and a revised Chapter 6 - Program 1.1.1.

43) By what date will each specific General Plan Policy to be implemented?

General Plan policies are implemented daily, new activities have been added to Program 1.1.1 with specific dates.

44) By what date will the zoning ordinance will be updated?

Within 1 year of Housing Element approval (for all state mandated programs). Zoning ordinance amendments are processed otherwise throughout the year for other changes.

43) Program 1.1.2 One Stop Processing; Will the Development Partnership Center be fully implemented by mid-2008 as stated in the Housing Element? If not, when will it be fully implemented?

Yes; August 2008

44) Will there be a program to fast track affordable housing projects? If so when will it be implemented.

Yes, affordable housing projects are already fast tracked. Housing and Community Development Project Managers walk each affordable housing project through the development process, ensuring all City staff involved understands the City's investment and stake in the construction of the units.

45) Program 1.1.3 Reduced Housing Costs; Does this policy reference Policy 2.1.4 that provides for fee reductions for inner city residential projects? Or is this a separate project?

Yes, the Inner City Fee Program is referenced in 1.1.3.

46) Program 1.1.4 Institutional Barriers, Is there a committee that will identify and mitigate institutional barriers to development and/or rehabilitation of affordable housing? If not, how will the barriers be identified?

The City does not have a committee to identify/mitigate institutional barriers to affordable housing. The City may consider asking the Housing Element Advisory Committee to continue meeting on a regular basis; this program could be considered as a top priority for monitoring. Otherwise, the Development Partnership Center may consider utilizing enhanced technology to better address institutional barriers as identified by development applicants.

47) Program 1.1.5 Complaint Referral ; Does the City track the number of referrals it makes to the FHCCC? If so, the number of referrals could be included in the results for the last planning period.

The City did not track the number of referrals to the FHCCC in the last planning period. The City has started tracking referrals as of May 2008.

48) Program 1.1.7 Fresno Green; Is the 20% requirement of affordable housing units meeting the Fresno Green or comparable standard to take effect immediately? If not, when is the implementation date?

Currently, the City promotes the use of Fresno Green standards on affordable housing developments and considers funding Green projects over non-Green Projects. We have consistently found that our projects voluntarily adopt green building standards to assist in the long term costs and maintenance of their developments.

49) Program 1.1.8 Funding Energy Savings Improvements; Why not have a definite timeline by which to provide the report the City Council?

Currently, the City is not aware of enabling legislation, hence a lack of a reporting timeline.

50) Program 2.1.1 Land Demand; What are the adopted thresholds regarding land supply that would trigger action to increase appropriately zoned land?

Currently the City does not have adopted thresholds that would automatically trigger a rezoning program. The City identified in the final draft 2008-2013 Housing Element (Chapter 3) that current zoning is appropriate and sufficient to meet land supply for all economic segments of the community, particularly since both private and subsidized affordable housing can be achieved at 6-12 units per acre. The City will review land inventory on a semi-annual basis to ensure that sufficient land supply is available for development at the identified zones.

51) Program 2.1.2 Reduction in Density; To assist with this program, why not implement a no-net loss policy?

The City may consider implementing such a program in subsequent reporting periods. Currently the City has adopted the elimination of the “Drop Down” provision for developments. Additionally, density transfers may be encouraged, as identified in Chapter 3, when developments build to less than the maximum density allowed.

52) Program 2.1.3 Central Community Plan Area Housing; Is the expedited processing dependent upon the Development Partnership Center being fully implemented?

No, expedited processing for Central Community Plan developments already is in place, and is programmed to continue.

53) Program 2.1.4 Inner City Residential Development; Is the number of fee reductions dependent upon funding? If so, what are the sources and amount of funds budgeted for the next planning period?

No, the number of fee reductions are not dependent on funding.

54) Program 2.1.5 Other Infill Housing; How much RDA money is budgeted during the planning period for the purchase of sites?

The Redevelopment Agency of the City of Fresno has estimated that \$22,404,607.96 in tax increment would be set aside for low and moderate income housing during the 2008-2013 planning period for the City’s Housing Element of the 2025 General Plan.

The primary expenditure of these funds is for housing rehabilitation projects by the Agency’s Community Housing Partnership Program (CHPP) with the Housing Authorities of the City and County of Fresno. The remaining funds provide gap financing for developments that assist the Agency in meeting its goals to revitalize distressed areas of the City designated as redevelopment project areas and meet the Agency’s inclusionary and replacement housing requirements.

The charts below display the total projected funds by year and the amounts to fund housing rehabilitation and development respectively.

DISTRIBUTION OF REDEVELOPMENT HOUSING FUNDS*			
Planning	20%	CHPP	Other

Year	Housing		
2008-2009	4,305,220	2,300,000	2,005,220
2009-2010	4,391,324	2,346,000	2,045,324
2010-2011	4,479,151	2,392,920	2,086,231
2011-2012	4,568,734	2,440,778	2,127,956
2012-2013	4,660,109	2,489,594	2,170,515
TOTAL	22,404,538	11,969,292	10,435,246

* Exact amounts and programmatic uses are subject to change

55) Program 2.1.6 Multi-Family Land Supply; How does the City determine if there is an adequate supply of multi-family zoned land? For example, there is less than 2 acres of R-4 zoned land, the only exclusively zoned residential land that can accommodate affordable housing (30 units or more per acre). Would this trigger the threshold mentioned in Program 2.1.1?

The City has performed a market trends analysis that demonstrates that land does not need to be zoned at high densities to accommodate affordable housing. Existing developments have been made affordable at an average of 12 units per acre. The City currently meets multi-family zoned housing needs through the land identified to meet inventory requirements in the Housing Element. The City plans to substantiate, confirm and have these assertions approved through the State of California's Housing and Community Development Department based on previous communications.

55) Program 2.1.7 Increase Housing Yields; What governmental restraints will be reviewed and when will they be reviewed? Examples to consider would be reducing the number of covered parking spaces, setback and building height requirements for multi-family housing and the establishing minimum densities, minimum floor areas, and maximum lot coverage for all residential development. The changes proposed in Variety Pack 4 could be cited in this policy.

The City proposes to continue engaging the Housing Element Citizen's Advisory Committee to assist staff in monitoring the implementation of the Housing Element goals and policies. One task will be to the ongoing review of potential governmental constraints. The City's 10 x 10 Affordable Housing Committee also will be addressing streamlining and processing procedures for development applications. The City will plan on scheduling the ongoing Committee meetings on a quarterly or bi-annual basis, depending on committee member interest. The 10 x 10 Committee meets once a month. Progress will be identified in the annual report to the State Department of Housing and Community Development.

56) Program 2.1.8 Mixed-Use Zoning; When will the Activity Center Study be completed? When will the Form Based Zoning Code be completed? Will residential units be required in projects within the mix-use nodes? Will there be minimum densities for residential units within the mixed-use nodes?

The Activity Study is proposed to be completed in January 2010. Form Based Codes are proposed to be adopted by July 2012. Requirement of residential units in mix-use nodes, and minimum densities within mixed-used nodes will be considered as part of the studies.

57) Program 2.1.9 Farmworker Housing Funding and Development; Will the City seek out partners, including the County, to develop farmworker housing within the next planning period?

Yes, the City will seek out development partners to construct farmworker housing within the next planning period.

58) Program 2.1.10 Emergency Shelter Grant Applications; How much money does the City plan on receiving during the next planning period? Does this program allow the use of ESG funds for the rehabilitation or remodeling of a building used as a new shelter, operations and maintenance of the facility, essential supportive services (i.e., case management, physical and mental health treatment, substance abuse counseling, childcare, etc.), homeless prevention, and grant administration?

The City currently receives an annual entitlement of Emergency Shelter Grant Program funds from the U.S. Department of Housing and Urban Development. While we cannot predict what next years entitlement will be, as these are based on federal appropriations, we can look at current program year funding levels which are at \$336,659 and estimate funding levels to be similar. ESG Program regulations dictate the uses of ESG funds of which rehabilitation is an allowable use.

59) Program 2.1.11 Zoning for Emergency and Homeless Shelters; Table 4-4 indicates that a CUP required for all transitional housing and emergency shelters regardless of residential zoning. Is a CUP required even if the dwelling unit meets all development and design standards for a residential unit within the zone that it is located?

Currently a CUP is required for all emergency and homeless shelters housing 7 residents or more regardless of zoning consistency because they are recognized as a group home, and they are required to follow the group home ordinance.

60) Program 2.1.13 Transitional Housing; The results for Program 3.2.1 Transitional Housing for the last planning period stated that a 16-unit apartment complex resulted in 109 new supportive housing beds. This is nearly seven beds per unit, is this correct?

Yes

61) How are the City's goals for homeless shelters and transitional housing going to be affected if the City/County Homeless Task Force implements a Housing First policy?

The City anticipates adopting the recommendations of the Homeless Task Force and working in partnership with any identified developers to assist in meeting the needs and promoting the goals identified by the Task Force.

62) Emergency Shelter and Transitional Housing is a stated priority in the Consolidated Plan, can we increase the number of units to comparable numbers as Large Families and Seniors?

The City can consider the suggestion, although construction goals are based on anticipated funding availability.

63) Program 2.1.14 Very-Low Income Large Family Single and Multi-Family Housing; The last planning period result for Program 3.3.1 Low to Very Low Income Large Family Housing was 634 units, which exceeded the goal of 500 units. Why is the goal this planning period decreased to only 400 units?

The goals have been reduced to better match the expected funding availability.

64) Program 2.1.15 Extremely Low-, Very Low, and Low-Income Senior Housing; Can this program have set goals for each income level proportional to the need for each income group?

The City can consider this.

65) Large family housing is a high priority. Why are an equal number of Senior Housing units and Large Family units when the Housing Element states that “senior housing is met through a variety of sources?”

The City considers senior housing a high priority special needs group just as large families are considered. As senior housing needs are met through a variety of sources, large family unit needs are also met through a variety of sources, and these actually find additional resources available than senior housing (MHP, AHP, TCAC, Bonds - programs in which senior housing is not as competitive).

66) Program 2.1.16 Other Extremely Low- and Very Low-Income Housing; Can this program be split as to state separate goals for Extremely Low Housing and Very- Low Income Housing, respectively?

The City can consider this.

67) The goal for the last planning period for Program 3.3.3 Other Low- to Very Low Income; Housing was 1,500 units but only 161 were completed. What steps are being taken to increase the success of this program?

Steps being taken to increase the success of this program are: identification of additional partnership opportunities, funding programs, streamlined process for accessing HOME Program funds (existing projects), City facilitation of development processing, implementation of density bonuses for affordable housing, among others.

68) Program 2.1.17 Inclusionary and Alternative Housing Policy Programs; What alternative housing policies and programs are being investigated?

The zoning ordinance amendments identified in Chapter 5 (second unit, mixed-use, reduced lot size requirements, reasonable accommodation (etc.)) along with the goals of the 10 x 10 as identified in Chapter 5 are expected to facilitate inclusionary type housing in the next planning period.

69) When will these programs be implemented?

These programs are currently being implemented.

70) Program 2.1.18 Proposition 1C Program; What were the City’s results with the Proposition 48 and Proposition 1C Programs during the last planning period?

Prop 46- The City was successful in applying for Proposition 46 funded programs including CalHome Rehabilitation, CalHome Homebuyer Assistance, BEGIN Grant, and Workforce Housing Programs. Proposition 1C programs have only just now been available, for which the City is applying for programs and projects as applicable (CalHome Development, CalHome Homebuyer, CalHome Rehabilitation, Infill Infrastructure Grant).

71) Will the City seek out partners for Proposition 1C Programs?

The City has already been successful in partnering with several developers on project applications to Prop 1C funding that has already been made available, and will continue to seek out partnerships as the opportunities arise.

72) Program 3.1.1 Comprehensive Code Enforcement; The 2006 CAPER, the most recent, states that “A total of 8,274 CDBG code violation complaints were processed during the program year. In CDBG eligible areas, the City received 807 housing code complaints related to health and safety issues involving both single family and multi-family residential units. Code Enforcement staff received approximately 3,898 public nuisance and 2,282 zoning cases involving the elimination of visual blight, trash, inoperable vehicles, and zoning violations, which in part, involved the elimination of illegal land uses or compliance with property development standards. Code staff also investigated 17 weed abatement cases, and 138 sign cases in CDBG areas.” These numbers are similar to previous years. Should the goal for this program be adjusted based upon previous years’ results?

The goals are based on citywide estimates and not just the data for CDBG eligible areas. Goals for this program are based on previous year’s results and have been clarified in Chapter 5 and 6.

73) Program 3.1.2 Neighborhood Infrastructure; Has the City identified and prioritized neighborhood infrastructure deficiencies and needs? if so, the projects that are likely going to be completed during the planning period can be listed under this policy.

The City’s Public Works Department is in the process of identifying and prioritizing neighborhood infrastructure deficiencies and needs. The information gathered will be incorporated into the City’s Housing Element report to the State.

74) Program 3.1.3 Public Utilities Sewer and Water Deficiencies; Has the City identified and prioritized public utilities sewer and water deficiencies and needs? If so, the projects that are likely going to be completed during the planning period can be listed under this policy.

The City Department of Public Utilities is currently updating its Urban Water Management Plan in compliance with State Department of Water Resources regulations. The information gathered will be incorporated into the City’s Housing Element report to the State.

75) Program 3.1.4 Enhanced Police Service to High Crime Neighborhoods; Does this program need to be included in the element as the results are reported in the CAPER?

Yes, we’d like to continue to identify this program.

76) Program 3.2.1 Housing Rehabilitation; During the last planning period, Program 1.2.1 Housing Rehabilitation results were 105 of the 480 goal for moderate rehabilitations, 86 of the 237 goal for substantial rehabilitations, and 12 of the 300 goal for emergency rehabilitations. What changes, other than decreasing the goals by 50%, have been made to increase these programs’ success?

The City’s rehabilitation programs are consistently analyzed and modified to match existing needs and overcome identified obstacles. The City considers the rehabilitation programs to be efficiently run, yet suggestions are always welcome. The goals were not met in the past planning period due to start up time needed for the City to run an in-house rehabilitation program, and due to funding availability.

77) How many rehabilitations is the City to complete during the next planning period? The RDA?

The goals are not divided by agency, but are based on partnerships within the City, RDA and the Housing Authority.

78) What amount of RDA funds were spent on minor rehabilitations during the last planning period? What amount of RDA funds are budgeted for each of the rehabilitation programs during the next planning period?

Information is being requested from RDA, will be forwarded to citizen when obtained.

79) Program 3.2.2 Housing Replacement; The results of Program 1.2.2 Replacement Housing state that only four units were replaced and that approximately 150 residential and/or commercial units were demolished. If these units were residential and demolished as a result of CDBG Code Enforcement Activities, would this require replacement housing to be built?

The City follows all CDBG regulations in reference to replacement and relocation. Regardless, the replacement housing identified is not a result of CDBG Code Enforcement Activities.

80) What changes have been made to improve the program's success?

With increased Housing Replacement activities planned and underway, RDA estimates to successfully implement this program.

81) What amount of RDA funds are budgeted for this program during the planning period?

Information is being requested from RDA, will be forwarded to citizen when obtained.

82) Program 3.2.3 Home Buyer Assistance Program; The last two CAPERS indicate that the homebuyer assistance programs assisted 56 Low Income Families and 7 Very Low Income Families. No Extremely Low income families were assisted. What changes can be made so that the program can assist a larger number Extremely Low and Very Low income families?

The City has consistently found that extremely low-income families require a much higher subsidy amount than low-income and very low-income families to facilitate homeownership. This need is based on credit worthiness, income, qualification for a first mortgage and income ratios. To facilitate homeownership for extremely low-income families, the City would have to allocate a higher amount of funding for these families/programs, thereby limiting the amount of funds available to other families and programs. Assistance to extremely low-income families is currently programmed through new construction and rehabilitation of rental housing units and rehabilitation of owner-occupied homes.

83) What other programs can provide homeownership opportunities for Extremely Low and Very Low income families?

The City encourages and assists self-help type housing models which facilitate lower income families becoming homeowners as sweat equity can be counted towards payment for the home.

84) Program 3.2.4 Redeveloped Housing Sites; Last planning period Program 2.2.3 Redeveloped Housing Sites resulted in purchasing 51 sites, exceeding its goal by 41 sites. Why decrease the goal to 30 sites for the next planning period? Is there a focus to purchase larger sites?

The goal was reduced based on expected funding availability.

85) Program 3.2.5 Comprehensive Housing Quality Survey and Upgrade Geographic Information System (GIS). Will this program include listing housing code violations issued by the City? Will this information be made available to the public?

The City may consider this only if the information is currently public information.

86) Do the goals for housing opportunities correlate to the need for each income group as stated by the RHNA? (35% of housing for extremely low income families, 25% for very low income families and 40% for low income families)

Yes

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

87) There is a listing of the results of the 10 X 10 Committee, it would be worthwhile to list the policies and strategies recommended by the committee that the City has adopted.

The City will consider adding this to Chapter 6.

88) Include the work and efforts underway regarding the Homeless Issues into the draft housing element plan. I realize that it's not required to be a part of the official plan, however, Brian thinks it would be beneficial if even just a summary to include it somewhere in the plan. He will ask about this again in the future so I wanted to pass this along to you as an FYI.

The City and County of Fresno, along with civic leaders, service providers, business leaders, and advocates for homeless issues are partnering to craft a 10-year plan to end chronic homelessness throughout Fresno County. The newly formed Planning Council to end chronic homelessness is actively working to discover and define viable, community-based solutions to address the needs of Fresno's estimated 13,000 homeless people. The 10-year plan will represent a goal-oriented, systematic, collaborative, and accountable approach for providing services and housing to Fresno's homeless.

The Planning Council plans to gather data on Fresno's homeless population and needs, provide a cost benefit analysis to reveal Fresno's hidden costs of chronic homelessness, create a business plan based upon best practices that have been successful in other cities, and implement programs through disciplined thoughts, actions, and people, all working together based upon benchmarks established by the Planning Council. The 10-year plan is scheduled to be formulated by summer 2008, with approvals and implementation to begin immediately thereafter.

89) Infrastructure: In addition to Michael's comments, Quad Knopf obviously did not take into consideration wells that are off line due to maintenance, contamination or a reduce yield due to wear. All major water systems have redundancy ratio's between 25-50 percent to ensure water delivery during extreme one time events e.g., fire or 10 days over 100 deg.

The City of Fresno draws its water from three sources: groundwater, Kings River water entitlements, and Central Valley Project water all containing different levels of reliability. Based on the updated (2008-2009) Metropolitan Water Resources Management Plan, these supplies are projected to provide for the City's growth through as projected within the 2025 General Plan, through the housing element time horizon of 2013 and until the year 2020, when a tertiary water recycling program will be implemented for irrigation purposes to extend the supply. In most cases, sewer and water facilities exist to serve sites in the land inventory. However infrastructure requirements are evaluated on a case by case basis. The incremental construction of master planned sewer conveyance and treatment facilities will be required in concert with the development of planned housing. The transfer of densities from one region of the City to another can significantly affect existing and future infrastructure. All applicable developments will be required to adhere to AB 610. Based on the current (2008) climatic conditions, water supply contracts and entitlements, it can be derived that an appropriate water supply exists to support the City's Housing Element.

90) In Chapter 6 of the Draft Housing Element, there are several references to the Southeast Growth Area Plan (SEGA) as an implementation measure to help achieve the goals of the Housing Element. While it is true that the City has a multi million dollar contract with an out of town consultant to prepare the SEGA plan, it is also true that the southeast area lacks in infrastructure and therefore will not be part of the housing supply "solution" within the life of the Element.

Correct.

91) The area west of Freeway 99, currently planned and partially zoned for residential uses, seems to be the most realistic growth area for the City in the coming five years. There is not a reference to this area in the Draft document and I believe that there should be several. The area west of Freeway 99 has two major obstacles to logical, timely growth. One of those is the "hopscotch" pattern of the municipal boundary; the other is lack of major roadway infrastructure. It would seem logical that the City should have two Action items in the Housing Element that address these issues.

It is true that the construction of Veteran's Blvd and FW 99 interchange would facilitate more orderly growth in the west area. To that end, the City of Fresno is financing construction of Veteran's Blvd. through its Major Street Impact Fee program, and it will be constructed concurrent with development. However the Veteran's Blvd/99 interchange is to be funded by Measure C funds; a steering committee is still working on an expenditure plan, which would include timing for the financing of the Veteran's Blvd. interchange. The expenditure plan should be available for review prior to the end of 2008.

92) Sometime within the coming five year life of the new Housing Element, the City should break ground on the construction of Veterans Blvd. interchange. This partially constructed facility has been identified as an important element of the Fresno General Plan since 1984, yet the City does still not have a timeline for its construction. The installation of this roadway will not only relieve congestion that already exists, it will provide the major access to and from many thousands of acres planned for a variety of housing within the City of Fresno.

The City will consider this item.

93) The City should immediately start to annex land west of Freeway 99 and should set a realistic goal of annexing 2500 acres within the five year life of the proposed Housing Element. This would help to remove to roadblocks encountered by virtually every builder trying to move a project forward in this area and would help to speed the process of getting homes built.

The City's current proactive annexation program is focused on land for industrial development. While the proposed concept of proactive annexation for housing makes sense, a law change at the state level would be needed to facilitate habitated annexations.

94) The document should identify how "Green Strategy" will help either speed up the process of constructing more housing or help to stimulate more builders to construct "Green" housing. There is a reference to the Green Strategy which I believe is very appropriate, but I think it needs to be expanded upon.

Chapter 6 has been revised Green Strategy Implementation has been revised..

95) 2.1.13 – Transitional housing. Include services providers that use City funds.

The City can include a statement that it will support all homeless service providers to help meet this goal. A listing of services providers that use City funds is available upon request from the City's Housing and Community Development Division.

96) Should consider the foreclosure crisis in the housing element.

The City will add language to the Housing Element to address the foreclosure crisis.

97) Would the City identify the "Community Plan Areas" Chosen for comprehensive evaluation and enforcement, in addition to calls for service?

The City Planning and Development Department, Code Enforcement Division was to set a goal to target at least two community plan areas and 6,800 dwelling units per year. However, the Code Enforcement Division does not target specific neighborhoods, but rather responds to complaints as they are called in. During the planning period, the Code Enforcement Division inspected 34,000 housing units for potential health and safety issues citywide.

98) What was done to the 2,000 dwelling units? Were the 86 curb cuts and wheelchair ramps on the property of the household or dwelling unit?

Neighborhood infrastructure improvements included improvements to curbs, gutters, sidewalks, wheelchair ramps, streets, curb ramps, driveway approaches, and streetlights. Improvements were not made to private property through any of these programs, but rather serviced the households by providing public neighborhood infrastructure improvements.

99) How many "private investors" came into these low-income neighborhoods due to the police presence?

Although it is not possible to provide an exact amount of private investment that was put into low-income neighborhoods due to increased police presence, it is possible to see that over the planning period there was increased production of affordable housing, and development in general, in traditionally underserved neighborhoods.

100) What, if any, properties were acquired in all districts in the City of Fresno for builders to build low-income family homes?

A total of 110 infill housing units were completed utilizing existing partnerships with Self-Help Enterprises, NOAH, Better Opportunity Builders, and other non- and for-profit builders. NOAH completed 6, Self-Help Enterprises completed 13, Coalition for Urban Renewal Excellence completed

40, Habitat for Humanity completed 41, and the RDA completed the construction of 2 infill housing units. Also included in the total are 8 homes constructed in applicable infill areas using the City's Standard House Plan.

101) What are the items that meet the rehabilitation program guidelines? What locations were the 10 rental units?

Rehabilitation is categorized as: Minor – a unit that shows signs of deferred maintenance or needs one major component; 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 other possible repairs; and Emergency – a unit that has health and safety issues that require immediate attention. The 10-rental units were rehabilitated through the City of Fresno's Housing and Community Development Division's Rental Rehabilitation Program. The locations for these properties and fiscal years in which they were done are:

FY07

209 N. Yosemite
617 N College
609 N College
481 N Calaveras

FY08

4224 E. Bengston
3339 E. Fairmont (currently in progress)

Policy 1.3 Preservation of At Risk Housing

102) Is converting rental units into condos considered at-risk housing?

At-Risk Housing is defined as units that convert to market rate as subsidy contracts or regulatory agreements expire. If subsidy contracts or regulatory agreements were to expire on rental units that would be converted to condos, then they would be considered at-risk. However, if the units were not under any affordability agreement, then they would not be considered at-risk.

Appendix D

**City Council-Approved
Advisory Committee Members**



REPORT TO THE CITY COUNCIL

AGENDA ITEM NO.:

COUNCIL MEETING: November 27, 2007

APPROVED BY

DEPARTMENT DIRECTOR

CITY MANAGER

November 27, 2007

FROM: NICK YOVINO, Director
Planning and Development Department

BY: MICHAEL SIGALA, Manager
Housing and Community Development Division

SUBJECT: APPROVAL OF 2008-2013 HOUSING ELEMENT ADVISORY COMMITTEE

KEY RESULT AREA

One Fresno

RECOMMENDATION

Staff recommends Council approve the 2008-2013 Housing Element Advisory Committee.

EXECUTIVE SUMMARY

The Housing Element Advisory Committee is being created to help the City comply with the State's Housing Element law. Government Code Section 65583 (c)(7) requires jurisdictions to engage in a public participation process by which constituents are afforded an opportunity to address housing problems and recommend solutions to those problems. Once the Housing Element is completed, it will provide citizens and officials with an understanding of the City's housing needs for a five-year planning period. Included in the Housing Element are programs and policies aimed to addressing local housing needs. The City 2008-2013 Housing Element is scheduled to be updated, approved and adopted by June 30, 2008. From now until the adoption of the Housing Element, residents will have an opportunity to comment on the development of the document and provide input into its creation through a series of public meetings held throughout the City. The Advisory Committee members will serve as representatives for community stakeholders and groups of various organizations and agencies.

KEY OBJECTIVE BALANCE

Approval of the Advisory Committee presents an opportunity to make a positive impact to the Customer Satisfaction, Employee Satisfaction, and Financial Management Key Objectives. Approval impacts the Customer Service aspect by ensuring that the City of Fresno has a state-approved Housing Element that addresses affordable housing. The approval also contributes to Employee Satisfaction by supporting staff's efforts to comply with state mandates. In addition, it demonstrates Financial Management by providing volunteers to help develop the City of Fresno's Housing Element.

BACKGROUND

The Housing Element Advisory Committee is being created to help the City comply with the State's Housing Element law. Government Code Section 65583 (c)(7) requires jurisdictions to engage in a public participation process by which constituents are afforded an opportunity to address housing problems and recommend solutions to those problems. The Advisory Committee members will serve as representatives for community stakeholders and groups of various organizations and agencies.

In an effort to develop a list of interested individual to sit on the Advisory Committee, staff mailed a short background about the Housing Element and a letter soliciting participation. The letter was mailed to a multitude of individuals, Community Housing Organizations, members of the Housing and Community Development Committee, members of the 10X10 committee, the Chamber of Commerce, affordable housing developers, various other organizations and agencies, and was listed on Mind Hub. Exhibit A lists those individuals interested in sitting on the Advisory Committee.

Advisory Committee members will meet a total of four times with the City's Housing Element consultant and is part of the City's outreach efforts (Exhibit B) to obtain input to the development of the Housing Element. The first meeting includes a review of results of the 2002-2007 Housing Element, quantify results of accomplishments, and analyze significant discrepancies between the projected and planned accomplishments. The second meeting will include an assessment of the governmental constraints on land use control and an analysis of non-governmental constraints including financing, price of land, and energy and construction costs. The third meeting will include a review of the draft 2008-2013 Housing Element, develop revised programs to include in the Housing Element, and prepare an analysis to determine the community's ability to implement the programs and establish priorities. The forth and final meeting will consist of a review of the 2008-2013 Housing Element.

Once the Housing Element is completed, it will provide citizens and officials with an understanding of the City's housing needs for a five-year planning period and will include programs and policies aimed to addressing local housing needs.

The City 2008-2013 Housing Element is scheduled to be updated, approved and adopted by June 30, 2008. From now until the adoption of the Housing Element, residents will have an opportunity to comment on the development of the document and provide input into its creation through a series of public meetings held throughout the City.

FISCAL IMPACT

There is no fiscal impact to the Planning and Development Department's FY 2008 Budget.

APPENDICES

Exhibit A – Advisory Committee Members
Exhibit B – Outreach efforts

**HOUSING ELEMENT
ADVISORY COMMITTEE MEMBERS**

<p>JOSE LUIS BARRAZA Center for Independent Living 3008 N. Fresno St. Fresno, CA 93703 221-2330; 341-4586 (cell) J_Barraza@cil-fresno.org</p>	<p>ROBERT F. LUTES Fresno, CA 93722-2518 271-3092; 903-6788 (cell) lurob12@yahoo.com</p>
<p>KEITH BERGTHOLD Planning and Development Dept. 2600 Fresno St. Rm. 3065 Fresno, CA 93721 621-8003 keith.bergthold@fresno.gov</p>	<p>VIDAL MEDINA Center for Independent Living 3008 N. Fresno St. Fresno, CA 93703 323-4504 (home); 221-2330 (work) V_Medina@cil-fresno.org</p>
<p>CAROL CASEY Fresno, CA 93702 477-2599 casey0970@sbcglobal.net</p>	<p>TONY MIRANDA Executive Director Habitat for Humanity Fresno County 2219 San Joaquin St. Fresno, CA 93721 237-4102 tony@habitatfresno.org</p>
<p>THOMAS L. DAVIS Vice President, Acquisition and Development AMCAL Multi-Housing, Inc 4545 N. West Ave, Ste 118 Fresno, CA 93705 226-2833 ex. 201 tom@amcalhousing.com</p>	<p>JESS NEGRETE Central CA Legal Services 1999 Tuolumne St., Ste 700 Fresno, CA 93721 570-1213 jess@centralcallegal.org</p>
<p>STEPHANIE ESPINOSA Central Valley Regional Director California Apartment Association 516 W. Shaw, Ste 200 Fresno, CA 93704 221-2533 sepinosa@caanet.org</p>	<p>KATHERINE AGUILAR-PEREZ Vice President Forest City Development 949 S. Hope St Ste 100 Los Angeles, CA 90015 (213) 416-2209; (213) 280-3902 (cell) katherineperez@forestcity.net</p>
<p>KEVIN HAMILTON HCH Program Manager Sequoia Community Health Centers 2021 Divisadero Fresno, CA 93701 457-5947 kevinh@sequoiacommunity.org</p>	<p>PRESTON PRINCE Housing Authority, Executive Director 1331 Fulton Mall Fresno, CA 93776 443-8475 pprince@hafresno.org</p>
<p>DANIEL HAWKINS 740 W. Alluvial Fresno, CA 93711 228-1628 daniel@danielcompany.net</p>	<p>JEFF ROBERTS Granville Homes 1396 W Herndon Ave #101 Fresno, CA 93711 436-0900 jroberts@gvhomes.com</p>
<p>BETTY HIGDON Fresno, CA 93726 225-4068 bhigdon@worldnet.att.net</p>	<p>CHAD WAKEFIELD Fresno Redevelopment Agency 2344 Tulare St., Ste. 200 Fresno, CA 93721 621-7624 Chad.Wakefield@fresno.gov</p>
<p>TRICIA HOOVER Advanced Insulation, Inc 10948 E. Egret Point Clovis, CA 93619 358-5927 triciakhoover@yahoo.com</p>	<p>ALLYSUNN WILLIAMS Fresno State Community & Economic Dev. 5010 N. Woodrow Ave. M/S WC 142 Fresno, CA 93740 awilliams@csufresno.edu</p>

HOUSING ELEMENT CITIZEN PARTICIPATION PROCESS

- Questionnaire of priority housing needs (English, Spanish and Hmong w/ attach description of HE process)
- Hold 4 public meetings with the Fresno City Council (open to the general public)
- Hold 7 community meetings (one in each district) in conjunction with Councilmember District meetings
- Hold a series of meetings in conjunction with the Housing and Community Development Commission and Planning Commission meetings
- Establish a Housing Element Advisory Committee (open to many segments of the population)
 - Hold Advisory Committee meetings at City Hall (open to the general public)
- Periodically post a public notices regarding the Housing Element update in:
 - Fresno Bee (local newspaper)
 - Vida En El Valle (local Spanish newspaper)
 - City Hall
 - Local libraries
 - Community centers
 - Grocery stores
- Post the Housing Element update on the City’s website and request comments
- Develop Public T.V. panel and questions and answers regarding the Housing Element



City Council Agenda

Council President
Henry T. Perea

Councilmembers

Brian Calhoun, Ph.D.
Mike Dages
Jerry Duncan

Cynthia Sterling
Larry Westerlund
Blong Xiong – Acting President

City Manager
Andrew T. Souza

City Clerk
Rebecca E. Klisch, CMC

City Attorney
James C. Sanchez

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650.

The City Council welcomes you to this meeting.

November 27, 2007

8:30 A.M. ROLL CALL

Invocation by Councilmember Dages

Pledge of Allegiance to the Flag

Ceremonial Presentation:

Proclamation of "CANDLELIGHT CHRISTMAS ON HUNTINGTON BOULEVARD" – Councilmember Dages – **Read and presented**

Commendation to Fresno High School Varsity Football Team for Doing a Great Job This Year – Acting President Xiong – **Commendation made**

Presentation of Recycling Awards – Mayor's Office and City Manager's Office - **Presented**

The agenda and related staff reports are available on (www.fresno.gov) as well as in the Office of the City Clerk. The Council meeting can also be heard live at the same web site address, and viewed live on Cable Channel 96 from 8:30 a.m. and re-played beginning at 8:00 p.m.

PROCESS: For each matter considered by the Council there will first be a staff presentation followed by a presentation from the involved individuals, if present. Testimony from those in attendance will then be taken. All testimony will be limited to three minutes per person. If you would like to speak fill out a Speaker Request Form available from the City Clerk's Office and in the Council Chambers. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker.

The green light on the podium will be turned on when the speaker begins. The yellow light will come on with one minute remaining. The speaker should be completing the testimony by the time the red light comes on and tones sound, indicating that time has expired. A countdown of time remaining to speak is also displayed on the large screen behind the Council dais.

November 27, 2007

***SUBJECT TO MAYOR'S VETO OR RECONSIDERATION**

Page 1

AND MAY BE AMENDED AT ANYTIME

Following is a general schedule of items for Council consideration and action. The City Council may consider and act on an agenda item in any order it deems appropriate. Actual timed items may be heard later but not before the time set on agenda. Persons interested in an item listed on the agenda are advised to be present throughout the meeting to ensure their presence when the item is called.

Approve minutes of November 6, 2007

Action Taken: Approved

Councilmember Reports and Comments

Action Taken: Made

Approve Agenda

Action Taken: Approved, as amended

Adopt Consent Calendar

Action Taken: Adopted

1. **CONSENT CALENDAR**

All Consent Calendar items are considered to be routine and will be treated as one agenda item. The Consent Calendar will be enacted by one motion. Public comment on the Consent Calendar is limited to three (3) minutes per speaker. There will be no separate discussion of these items unless requested by a Councilmember, in which event the item will be removed from the Consent Calendar and will be considered immediately following, if time sensitive, otherwise, they will be considered on December 4, 2007.

A. Reject all proposals for temporary employment services and approve interim extensions of the existing contracts with Valley Staffing and Act-1 Personnel Services – Personnel Services Department

Action Taken: Rejected

B. * Approve an agreement for professional consulting services with Coffman Associates, Inc., for preliminary environmental work and the preparation of an Alp Narrative for future improvements at Fresno Chandler Executive Airport in the amount of \$64,972 – Airports Department

Action Taken: Approved

C. * Approve an agreement for professional consulting services with Dale Rutherford, AIA, of Fresno to design, monitor and provide project administration for acoustic treatment of approximately 56 homes for the Fresno Yosemite International Airport PART 150 Noise Compatibility Residential Acoustic Treatment Program locally known as the SMART Program under FAA Airport Improvement Program (Phase 11 Bid Group 19) in the amount of \$173,934 – Airports Department

Action Taken: Approved

D. **RESOLUTION** - Authorizing the Director of Aviation or other authorized representative to execute all related documentation for pre-application and application to the Federal Aviation Administration (FAA) for Airport Improvement Program (AIP) grants for federal fiscal years 2008 and 2009 for both Fresno Yosemite International Airport (FYI) and Fresno Chandler Executive Airport (FCA) as shown in the City's Fiscal Year 2008 Budget Capital Improvement Plan – Airports Dept.

Action Taken: Resolution No. 2007-379 adopted

1. Acceptance of FAA AIP grant(s) for Fiscal Year 2008 and Fiscal Year 2009 projects at both Airports including all subsequent amendments thereto offered by the FAA

Action Taken: Accepted

2. Approve application for and acceptance of grants and all subsequent amendments thereto offered by the California Department of Transportation Aeronautics Division for matching funds on Fiscal Year 2008 and 2009 FAA-approved projects at the Fresno Chandler Executive Airport

Action Taken: Approved

E. Approval of 2008-2013 Housing Element Advisory Committee – Planning and Development Dept.

Action Taken: Approved

Appendix E
Advisory Committee Agendas



2008-2012 HOUSING ELEMENT

Contact: Corrina Nuñez

Housing and Community Development

CITIZEN'S ADVISORY COMMITTEE

MEETING ONE - DECEMBER 13, 2007 - 5:30-7:00 PM

Public Meeting Room A - City Hall

AGENDA

- I Self Introductions, sign in.
- II Citizen's Advisory Committee Overview
- III Committee Review Process and Schedule
- IV Housing Element Overview
- V Review and discussion regarding past accomplishments
Improvements, additions, deletions recommended by Committee
- VI Collection of contact information - email addresses, if available
- VII Next meeting date



Carri Diltz and Karen Saucedo



2008-2012 HOUSING ELEMENT

Contact: Corrina Nuñez
Housing and Community Development

CITIZEN'S ADVISORY COMMITTEE
MEETING TWO - JANUARY 3, 2008 - 5:30-7:00 PM
Public Meeting Room A - City Hall

AGENDA

- I Sign in.
- II Committee Discussion - Effectiveness of current Element / Programs
Review and discussion regarding past accomplishments
Improvements, additions, deletions recommended by Committee
- III Review of Needs Tables
- IV Discussion on Housing Constraints to Affordable Housing -
Governmental and Non-Governmental
- VII Next meeting dates: January 17 and 31.



Carri Diltz and Karen Saucedo



2008-2012 HOUSING ELEMENT

Contact: Corrina Nuñez
Housing and Community Development

CITIZEN'S ADVISORY COMMITTEE
MEETING THREE - JANUARY 17, 2008 - 5:30-7:00 PM
Public Meeting Room A - City Hall

AGENDA

- I Sign in.
- II Review and Discussion -
Continued and new programs
- IV Committee Administrative Draft
- VII Next meeting date: January 31, 2008



Carri Diltz



2008-2012 HOUSING ELEMENT

Contact: Corrina Nuñez
Housing and Community Development

CITIZEN'S ADVISORY COMMITTEE

MEETING FOUR – APRIL 3, 2008 - 5:30-7:00 PM
Public Meeting Room A - City Hall

AGENDA

- I Sign in
- II Updates to the Housing Element
- III Committee to review the 2008-2013 Goals and Programs
 - A. Details on reporting of affordable housing
 - B. Inclusionary Housing – Private and Non-Profit developers
 - C. Disabled vs. Persons with Disabilities
 - D. Cost of land and prevailing wages
 - E. Availability of land for housing development
- IV Meeting Adjournment



Carri Diltz



2008-2013 HOUSING ELEMENT

Contact: Corrina Nuñez
Housing and Community Development

Special Joint Meeting
CITIZEN'S ADVISORY COMMITTEE AND
HOUSING AND COMMUNITY DEVELOPMENT COMMISSION
MAY 12, 2008 - 5:30-7:30 PM
Fresno City Hall, Council Chambers (2nd Floor)
2600 Fresno Street, Fresno, California 93721

AGENDA

- I Sign in
- II Review changes to the draft Housing Element (Chapters 5 and 6)
- III Meeting Adjournment



Carri Diltz

Appendix F
Advisory Committee Minutes

MINUTES
HOUSING ELEMENT ADVISORY COMMITTEE
Meeting – December 13, 2007
Fresno City Hall, Conference Room 2165N (Rm. 'A' – 2nd Floor)
2600 Fresno Street
Fresno, California 93721

CALL TO ORDER

With a quorum being present, the meeting was called to order at 5.45 p.m., by Corrina Nunez, Project Manager, Housing and Community Development Division.

Committee Members

Present:	Jose Luis Barraza	Jess Negrete
	Carol Casey	Katherine Aguilar-Perez
	Thomas Davis	Cara Pierce
	Daniel Hawkins	Preston Prince
	Betty Higdon	Jeff Roberts
	Vidal Medina	Allysun Williams
	Tony Miranda	
Absent:	Keith Bergthold	Tricia Hoover
	Joe Burke	Keith Kelley
	Stephanie Espinosa	Robert Lutes
	Kevin Hamilton	Josie Mena

Consultant

Present: Carri Diltz, Quad Knopf Consulting

Staff

Present: Michael Sigala, HCD Manager (Late)
Corrina Nunez, HCD Project Manager
Linda Lawrence, Recording Secretary

I. INTRODUCTIONS

1. Corrina Nunez, Housing and Community Development, opened the meeting and welcomed Committee members. She introduced herself as well as Carri Diltz from Quad Knopf, and Linda Lawrence from the Housing and Community Development Division. Ms. Diltz was the Housing Element Consultant facilitating the meeting.
2. Committee members introduced themselves and stated the organization they are affiliated with.

II. CITIZEN'S ADVISORY COMMITTEE OVERVIEW

1. Ms. Diltz congratulated the Committee members for being the kind of citizens that care about the City. She explained that the City wants a Housing Element that is well-rounded and represents input from the Committee. As the City's consultant, her position is to coordinate the Committee's thoughts in accordance with Housing Element law. The Housing Element is a crucial part of the General Plan and the only Element that requires updating every five years. Quad Knopf surveyors have been out reviewing the conditions of the City's housing stock. All the surveys are in and the results are now being calculated on the conditions of the structural conditions of housing in various communities around the City. Quad Knopf is also conducting research on demographics and is gathering information included in the City's Annual Progress Report to the State. The Accomplishments from the Annual Progress Report will be incorporated into the 2008-2013 Housing Element. Committee members were instructed to review the previous programs and policies and were encouraged to provide their comments.

III. COMMITTEE REVIEW PROCESS AND SCHEDULE

1. Ms. Diltz emphasized the quickness of the Advisory Committee's decisions are critical as the draft Housing Element is due to the State by the end of February 2008.

2. The main focus of the next meeting will be to look at the opportunities to build new housing and make available more safe and decent housing for those units that need rehabilitation. The Committee will also be looking into governmental/non-governmental constraints to housing.
3. In another meeting, the Committee will set forth new programs (housing rehab program, first time homeowners program, etc.) and determine which current programs need to be replaced or revised. Ms. Diltz expressed her desire for the Committee's feedback and experience in the development of the programs and policies section.
4. Prior to a final meeting, a draft of the Housing Element will be sent to Advisory Committee members for review and comment.
5. The draft Housing Element will need to be reviewed by the Planning Commission and City Council prior to submitting to the State. State Housing and Community Development has a 60-day review period.

IV. HOUSING ELEMENT OVERVIEW

1. Ms. Diltz gave a MS PowerPoint presentation introducing the Housing Element process and stressed the seriousness of strict and thorough review. Committee members had questions and discussion followed. Michael Sigala, Housing and Community Development, assisted in answering the Committee's questions.
2. Corrina Nunez advised the Committee of the Housing Needs Questionnaire. She requested that members hand out the Questionnaire and encourage others to complete them and/or provide comments. She identified other locations where the Questionnaire has been placed and stated it will soon be on the City's website. The Questionnaire is in English, Spanish and Hmong. There were some concerns regarding particular questions on the Questionnaire. Ms. Nunez explained the questions were taken from the 2002-2007 Housing Element with some modifications. Committee members questioned the need for the Housing Element. Ms. Nunez explained the Housing Element is state-mandated and is required to participate in State funding programs. Ms. Diltz added that without the Housing Element, the City is putting itself at risk to be sued.
3. There was some discussion regarding the wording of handicapped versus disabled persons and organizations not in compliance with ADA law. It was recommended that we say "persons with disabilities" instead of saying "the disabled" or "handicapped."

V. PAST ACCOMPLISHMENTS

1. Ms. Nunez instructed Committee members to review the Fresno Housing Element 2002-2007 Accomplishments and identify which goals have been reached and which still need to be worked on. Committee members had questions and discussion followed. Mr. Sigala and Ms. Diltz assisted in answering Committee members' questions.

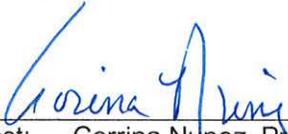
VI. COLLECTION OF CONTACT INFORMATION

1. Committee members signed an attendance sheet, received handouts for the meeting, and updated member contact information.

VII. NEXT MEETING DATE

Next Regularly Scheduled Committee Meeting: **January 3, 2008.**

There being no further business to bring before the Housing Element Advisory Committee, the meeting adjourned at 7:15 p.m.


Attest: Corrina Nunez, Project Manager


Attest: Michael Sigala, Manager
Housing and Community Development

MINUTES
HOUSING ELEMENT ADVISORY COMMITTEE
Meeting – January 3, 2008
Fresno City Hall, Conference Room 2165N (Rm. 'A' – 2nd Floor)
2600 Fresno Street
Fresno, California 93721

CALL TO ORDER

With a quorum being present, the meeting was called to order at 5.30 p.m., by Corrina Nunez, Project Manager, Housing and Community Development Division.

Committee Members

Present:

Carol Casey
Stephanie Espinosa
Betty Higdon
Vidal Medina
Tony Miranda

Jess Negrete
Katherine Aguilar-Perez
Preston Prince
Jeff Roberts
Chad Wakefield

Absent:

Jose Luis Barraza
Keith Bergthold
Joe Burke
Thomas Davis
Kevin Hamilton
Daniel Hawkins

Tricia Hoover
Keith Kelley
Robert Lutes
Josie Mena
Cara Pierce
Allysun Williams

Consultant

Present:

Carri Diltz, Quad Knopf Consulting

Staff

Present:

Michael Sigala, HCD Manager
Corrina Nunez, HCD Project Manager
Sophia Pagoulatos, Planning, Planning Mgr.

Absent:

Linda Lawrence, Recording Secretary

I. SIGN IN

1. Carri Diltz, Quad Knopf, opened the meeting and welcomed Committee members.
2. Committee members signed the meeting roster to identify themselves as present.

II. COMMITTEE DISCUSSION – CURRENT ELEMENT / PROGRAMS; PAST ACCOMPLISHMENTS; RECOMMENDED IMPROVEMENTS, ADDITIONS, DELETIONS

Comments as received from Committee members regarding Policy and Programs:

1. It is hard to figure out how many total units are built at each income level. Members would like to see stated goals vs. real results in a matrix form rather than the current form.
2. Other than upper income, it appears as though the City is deficient in everything.
3. Comments on Existing Programs:
 - 1.12 – Sixty dilapidated units to be replaced; only six were done. Infill goal was 300, only 102 completed.
 - 1.13 – Recommended that each program specify numbers (i.e. new housing, rehab, first-time homebuyers, special needs, etc.)
 - 1.14 – City should provide additional [police] officers rather than replacing general fund resources with CDBG. Members asked where police are concentrating.
 - 1.2.9 – Inner City development policy – There is no affordable land downtown for multi-family development, providing mobility of potential residents; especially without subsidy assistance.

4. Potential Programs:
 - Track the actual number of units assisted for each income level for all subsidized housing (City, Housing Authority, RDA, etc.)
 - Constructed unit data can be gathered at time of final permit/certification of occupancy.
 - Planning and Development Department to set up and implement above programs.
 - List as Phases within programs; such as: Phase 1, named agency/department to develop program by specific date. Phase 2, named agency(s)/department(s) implement program to meet specific/responsible goal, track and report.
5. Code Enforcement should be proactive rather than reactive.
6. A question was raised as to what specifically is deficient infrastructure.
7. Policy 2.1 – Housing Supply:
 - A question was raised whether 10-year (land) and 5-year (zoned land) supplies were correct. Answer: Yes, they were correct.
 - A comment was made that the City could go faster than they are at this time with the funds currently available.
8. It was suggested to reword policies and programs; Set out measures and means to accomplish in each; and Incorporate verbiage regarding the Regional Blueprint Policy findings.
9. Actions now to be taken as a result of the comments at the meeting:
 - Each Committee member was asked to write their comments or suggested changes on the program pages distributed, *and* to indicate whether each program was considered complete, needed improvement, or was to be kept in tact – continuing those efforts. These are to be submitted to Corrina Nunez, Housing and Community Development, as soon as possible.
 - City will compile and work with the consultant to redraft and clarify program and policy wording; and develop matrix to enable quantifying whenever possible.
10. Housing Partnership for people with disabilities provided a handout on programs they are working on with the City. Vidal Medina will ask Jose Luis Barraza to provide a memo on specific requests for programs.
11. Betty Higdon provided Corrina Nunez with two pages of comments on the 2002-2007 Housing Element programs and policies.

III. REVIEW OF NEEDS TABLES

1. It was requested to make area references consistent within the various tables (i.e. Woodward Park and Copper River are separate in some and combined in others).

IV. HOUSING CONSTRAINTS TO AFFORDABLE HOUSING regarding annexations, development review – Comments as received from Committee members regarding Governmental and Non-Governmental Constraints regarding annexations, development reviews, etc.

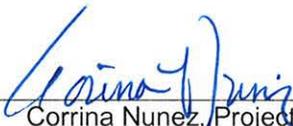
1. The number of unit permits pulled do not always equal units constructed. Need to track on completion of developments.
2. Rates of interest at 5% or 6% are reasonable; however, cost of land and developed units inordinately high.
3. Insufficient land for 10-year supply providing choice and stability of market costs – land availability biggest challenge.
4. Accessibility to mobility – look at service systems; transportation, reasonably accepted goods and services availability, etc.
5. Levels of government to go through for entitlements: Air District, Water District, LAFCo, local Planning Commission, City Councils

6. Material and labor costs
7. Prevailing wages unreasonably raise costs, especially for central California when positioned with Northern California (Bay Area) and Southern California (Los Angeles/San Diego).
8. Perception about Affordable Housing with strong resistance
9. Housing type and location preferences – constraint to availability and choice
10. Excessive land value in some areas
11. Lack of capacity for small and non-profit developers to create volume
12. California Environmental Quality Act (CEQA)
13. Not using tool of Inclusionary Zoning – resisted at City leadership levels and by developers that provide housing.
14. Also need to look at:
 - Seasonal Occupancy patterns
 - Accessibility for persons with Disabilities
 - Noise
 - At-Risk Units
 - Emergency Shelters by Right
15. City considering general fund resources to reduce or waive impact fees and for contributions to the City housing trust fund

VII. NEXT MEETING DATE

Next Regularly Scheduled Committee Meeting: **January 17, 2008.**

There being no further business to bring before the Housing Element Advisory Committee, the meeting adjourned at 7:00 p.m.

Attest:  _____
Corrina Nunez, Project Manager

Attest:  _____
Michael Sigala, Manager
Housing and Community Development

MINUTES
HOUSING ELEMENT ADVISORY COMMITTEE
Meeting – January 17, 2008
Fresno City Hall, Conference Room 2165N (Rm. 'A' – 2nd Floor)
2600 Fresno Street
Fresno, California 93721

CALL TO ORDER

With a quorum being present, the meeting was called to order at 5.30 p.m., by Corrina Nunez, Project Manager, Housing and Community Development Division.

Committee Members

Present:	Carol Casey Stephanie Espinosa Betty Higdon Keith Kelley Vidal Medina	Tony Miranda Jess Negrete Preston Prince Jeff Roberts Chad Wakefield
Absent:	Jose Luis Barraza Keith Bergthold Thomas Davis Kevin Hamilton Daniel Hawkins	Tricia Hoover Robert Lutes Katherine Aguilar-Perez Allysun Williams

Consultant

Present: Carri Diltz, Quad Knopf Consulting
Greg Abramson, Quad Knopf Consulting

Staff

Present: Michael Sigala, HCD Manager
Corrina Nunez, HCD Project Manager
Linda Lawrence, Recording Secretary

I. SIGN IN

1. Carri Diltz, Quad Knopf, opened the meeting and welcomed Committee members. She also introduced Greg Abramson, Quad Knopf, who observed the meeting.
2. Committee members signed the meeting roster to identify themselves as present.
3. Handouts were made available:
 - Comments submitted by Committee members
 - Action plans submitted by Housing Partnership for the Disabled

II. REVIEW AND DISCUSSION – CONTINUED AND NEW PROGRAMS

Comments as received from Committee members regarding Policy and Programs:

1. Tony Miranda expressed concerns in not having enough context in evaluating the current policies/programs. Ms. Diltz stated that a prior narrative itemized the needs per chapter. She agreed it would be beneficial to include additional facts relating to accomplishments/goals that were met. Perhaps the Committee should review the old Housing Element again before starting on the goals. Another suggestion was to identify more specific goals and place quantifiers to these goals. Corrina Nunez assisted in answering, stating the City sends the accomplishments to the State at the end of every year.

Jeff Roberts questioned who monitors the accomplishments at the State. Ms. Diltz and Ms. Nunez responded stating Paul McDougall is the representative at the State Housing and Community Development who reviews the City's Housing Element.
2. Mr. Roberts requested the validity of the statement, "if we don't have a valued Housing Element, we may not be eligible to receive State money." Ms. Diltz confirmed the statement and reviewed the time lines for the Housing Element. Ms. Nunez stated the good news is that Paul McDougall, who is familiar with the City's previous Housing Element, will be reviewing the 2008-2013 Housing Element.

3. Vidal Medina questioned the State's review process of expecting to see changes from the previous Housing Element. Ms. Diltz explained it would depend on the program as to whether it was successful.
4. Betty Higdon questioned the assignment the Committee members were asked to complete. Ms. Diltz explained Committee members were asked to comment on the value of the programs and goals.
5. Stephanie Espinosa questioned whether the Housing Partnership for the Disabled is included in the Housing Element. Ms. Diltz explained it was a handout and has not yet been included. Mr. Medina added that Jose Luis Barraza will need to explain it in more detail. Due to time restraints, Ms. Diltz suggested Mr. Barraza write a memo to address the issue.
6. Mr. Roberts had comments on the Non-Quantified Objectives:
 - Land Demand Program: He suggested the current Description of "Monitor the supply of vacant residential zoned land," should be stronger and state "Increase the supply of vacant residential zoned land" to eliminate pre-zoning for property not yet annexed. He stated the term is Broad Scale Zoning and explained that the City of Clovis and County of Fresno apply this term. Michael Sigala agreed with the concept and the focus should be on industrial and commercial uses. Mr. Roberts disagreed.
 - Inclusionary Housing Program: Mr. Roberts is not in favor of the wording "City shall study and consider inclusionary housing and other comparable alternative programs to increase the supply of affordable housing."
 - Business Partnership Center: Mr. Roberts agreed with the proposal of a "fast track" through the City's processing and application periods for developers of affordable housing. Mr. Medina questioned to what extent will the City employ this and whether the Committee could make suggestions to expedite this process. Ms. Nunez explained that the Committee could make it more specific with yearly goals. She stated Sophia Pagoulatos, Planning Division, is working on this section. Mr. Sigala assisted in answering the Committee's questions.
7. There was much discussion regarding the concept and wording of Inclusionary Housing as the answer to increase the supply of affordable housing. Ms. Diltz suggested an evaluation of Inclusionary Housing programs from at least three California cities of comparable size. Further Committee questions and discussion followed. Ms. Nunez assisted in answering Committee member's questions. Ms. Diltz explained the Committee would need a consensus to include programs in the Housing Element Draft.

Ms. Diltz conducted a vote of Committee members whether to pursue a program on Inclusionary Housing.

Ayes: 5
 Noes: 2
 Abstain: 3

A consensus was not reached.

8. Ms. Diltz handed out a worksheet on non-governmental and governmental constraints. She divided the Committee into two groups to review and discuss the constraints. After fifteen minutes of review, the Committee members reconvened to identify particular constraints that were discussed.

Non-Governmental Constraints:

- High Insurance Costs
- Defect of Litigation – Barrier to housing
- Lack of Economic Diversity – Low income/wages; lack of variety of employer/employee's employment options; high energy costs
- Prevailing Wages – Viewed as a governmental constraint

Governmental Constraints:

- Increased Fees
- Land Use Controls and Annexation – Supply/Demand
- Development Standards – Consistency between Community Plan's and Housing Element requirement of lot size
- Development Review Process – Speed up the process
- Group Homes, Transitional Housing, Homeless Shelters – Make them By-Right Developments
- West Fresno Vision Plan
- California Avenue Improvement Plan
- At-Risk Housing – Consider developers purchasing

IV. COMMITTEE ADMINISTRATIVE DRAFT

1. Ms. Diltz explained the process of the Housing Element with the intent that the Committee will review the Draft in mid-February.

VII. NEXT MEETING DATE

Next Regularly Scheduled Committee Meeting: **January 31, 2008** has been postponed until the Draft is ready for review. The Committee will be advised of the next meeting date.

There being no further business to bring before the Housing Element Advisory Committee, the meeting adjourned at 7:00 p.m.



Attest: _____
Corrina Nunez, Project Manager



Attest: _____
Michael Sigala, Manager
Housing and Community Development

MINUTES
HOUSING ELEMENT ADVISORY COMMITTEE
Meeting – April 3, 2008
Fresno City Hall, Conference Room 2165N (Rm. 'A' – 2nd Floor)
2600 Fresno Street
Fresno, California 93721

CALL TO ORDER

Meeting was called to order at 5.45 p.m., by Corrina Nunez, Project Manager, Housing and Community Development Division.

Committee Members

Present:	Jose Luis Barraza Keith Bergthold Carol Casey Betty Higdon	Vidal Medina Jess Negrete Jeff Roberts
Absent:	Thomas Davis Stephanie Espinosa Kevin Hamilton Daniel Hawkins Tricia Hoover Keith Kelley	Robert Lutes Tony Miranda Katherine Aguilar-Perez Preston Prince Chad Wakefield Allysun Williams

Consultants

Present: Carri Diltz, Quad Knopf Consulting
Greg Abramson, Quad Knopf Consulting

Staff

Present: Corrina Nunez, HCD Project Manager

Absent: Linda Lawrence, Recording Secretary

I. SIGN IN

1. Carri Diltz, Quad Knopf, opened the meeting and welcomed Committee members.
2. Committee members signed the meeting roster to identify themselves as present.

II. UPDATES TO THE HOUSING ELEMENT

The 2008-2013 Goals and Programs are an extension of the housing component of the CAPER – with the added requirements of the State for the Housing Element.

III. COMMITTEE TO REVIEW THE 2008-2013 GOALS AND PROGRAMS

A. Details on reporting of affordable housing

1. Easier to understand and comprehensive, but reasonable, detail on the reporting of affordable housing; i.e. how many were actually affordable to and provided for very-low, low, and moderate income levels.
2. It is the aim of the Committee to make the Housing Element clearer for the general public. Extremely-low income category and program 4.2.1 has been added for accountability reporting. Where it can be legally tracked – when public funds are utilized – departments and agencies will report developed housing units by income category.
3. Jess Negrete addressed Program 1.1.3, Central Planning Area. The “priority and expedient processing” could include construction of any housing projects, such as affordable housing or any projects with a percentage of affordable housing throughout the City.

4. Mr. Negrete addressed Program 2.1.1, Comprehensive Code Enforcement. He stated that Code Enforcement cannot inspect 5,000 housing units annually. Currently, they are inspecting approximately 1,800 housing units annually. He stated much of Code Enforcement inspections encompass public nuisance and weed abatement and not strictly housing inspections. These inspections address the blight in the area, but not the housing unit itself. Betty Higdon suggested that there needs to be a separation of housing inspections from public nuisance, zoning and weed abatement inspections. Corrina Nunez stated this can be included in the accomplishments. Keith Bergthold stated there should be three 10X10 Code Enforcement officers assigned to achieve the 10X10 goal of converting 1,800 unsafe, substandard units into safe, decent affordable units over the next three years.
 5. Mr. Negrete addressed Program 2.1.2, Neighborhood Infrastructure. He questioned how curb cuts and wheel chair ramps at intersections would facilitate development on undeveloped or underdeveloped properties, other than compliance with ADA standards. Ms. Diltz explained that Neighborhood infrastructure is a consolidation of the water, sewer, curb cuts and wheel chair ramps.
 6. Mr. Negrete addressed Program 2.1.4, Enhanced Police Service to Low-Income Neighborhoods. He questioned the need for the program to be included in the Housing Element. Each police district has the same number of ground suppression officers; he questioned the definition of "enhanced." Ms. Diltz explained this was a report by a member of the district crime suppression team, who is a police officer. It was designed to enhance awareness of crime prevention in the area. It was suggested there should be enhanced police service in all areas and not just low-income neighborhoods. Ms. Diltz explained that enhanced police service in the low-income neighborhoods is because it is CDBG eligible. It is a health and safety issue and CDBG does not apply to the affluent areas.
 7. Mr. Negrete addressed Program 3.2.2 regarding People Displaced by Code Enforcement Activities. He stated that relocation assistance counseling will not help someone if their home is red-tagged. There needs to be an ordinance where the person being displaced can quickly obtain relocation funds. This could be through a City program funded by CDBG; or give the landlord an option to reimburse the tenant right away; or the City will bill the landlord as an administrative fee for the reimbursement to the City to provide relocation expenses. He mentioned other cities have these ordinances. Ms. Diltz explained it is required by law that if the City or the Redevelopment Agency does a project, they must provide those relocation funds. Mr. Negrete explained that he was referring to Code Enforcement projects when a house is red-tagged, where the house is unfit for habitation. Health and safety code allows for relocation expenses. However, the tenant is required to go through the legal process for the expenses to be reimbursed. This could be a substantial amount of time.
 8. Mr. Bergthold addressed Program 4.3, Environment – Energy. He stated the Green Element should read the Fresno Green Strategy. This is not an element of the General Plan and it has not been adopted, but rather it has been presented and accepted by the City Council.
- B. Inclusionary Housing – Private and Non-Profit Developers
1. There is still division of belief between private and non-profit developers as to the value of Inclusionary Housing requirements. Redevelopment agencies are already bound by law to enforce Inclusionary Housing. The State is currently reconsidering that requirement.
 2. The current Housing Element Program 3.3.4 directed the City to study and consider "Inclusionary" and alternative programs to assist in increasing the supply of affordable housing. The new Draft Program 1.1.17 continues this responsibility, now assigned to the 10x10 Affordable Housing Blue Ribbon Committee, with a time frame of 1-2 years. It is hoped that by that time, the State will have decided on "Inclusionary" requirement usefulness.
 3. Mr. Bergthold addressed Program 3.3.4, Inclusionary Housing. He disagreed with the accuracy of the statement: "The City shall study and consider inclusionary housing and other comparable alternative programs to increase the supply of affordable housing. Inclusionary housing is being discussed as part of the Mayor's 10x10 Plan." He stated it is beyond "being discussed." This is actually a part of the Mayor's 10x10 Plan.

C. Disabled vs. Persons with Disabilities

1. In an effort to maintain consistency, the wording has been changed throughout the Draft to reflect "persons with disabilities." It was requested that any missed phrases be identified so they can be corrected before adoption.
2. Program 1.1.12, Zoning for Special Needs Housing, was addressed. A question was asked if the special needs housing would designate particular zone areas. Ms. Diltz explained that group homes of six people or less are allowed in residential areas. She clarified special needs includes seniors and persons with disabilities. Mr. Negrete mentioned that the way the program is written, the sentence is cut off after "consistency with State Government Code regarding. . ." Ms. Diltz will ensure that the remaining portion is included. Mr. Negrete questioned whether there is still a need for senior housing. He mentioned the last Housing Element stated the housing need for seniors had been met. However, there is a program for 500 houses for seniors in the last Housing Element. Hopefully, if there are 500 units for seniors in the Zoning for Special Needs Section, it states that a need does exist. He felt the narrative on this section should include documentation for low-income seniors that need assistance with affordable housing. Carol Casey acknowledged that the need had not been met. Ms. Diltz requested committee members to review the Senior Needs Section under Special Housing.

D. Cost of land and prevailing wages

1. The costs of these uncontrollable expenses were addressed as real concerns in the Constraints Section.

E. Availability of land for housing development

1. The City's land inventory, including areas of underdeveloped residential and mixed-use lots, is comprised of sufficient area for the "likely density" development of 35,227 units. A complete APN inventory should help developers more quickly identify properties compatible with their building plans. Appendix O shows the complete APN inventory by the Community Plan Area.
2. There were a couple questions regarding Program 1.1.11, Zoning for Emergency and Homeless Shelters. One question addressed the identification of a zoning district or districts where emergency and homeless shelters are allowed as a permitted use. There was some confusion whether this is a zoning designation for the land or a geographical area. Another question dealt with whether the City will only allow these shelters to be south of McKinley Avenue or in all R-4 zone districts throughout the City. Ms. Diltz clarified that the shelters would be applied wherever the zone district is located.
3. Jeff Roberts addressed the Strengths Section regarding annexations. He stated that annexation is more difficult and involved, especially in the area west of Highway 99, where so much of the future growth is planned for the next decade. This is due to the preponderance of rural residential parcels and small lots. To address this issue, he suggested a policy change with LAFCO and Fresno County, or a type of aggressive program to assemble these areas. This idea applies to the Southeast Growth Area (SEGA) as well. Mr. Bergthold suggested a recommendation for the SEGA area is to work with the City Council and Planning Division to conduct research on economic analysis and affordable housing. The City could present this information to the League of Cities and other constituent groups that support cities that have done specific plans.

Motion: Motion was made by Jeff Roberts to accept the Draft 2008-2013 Housing Element with all the revisions.

Second: Betty Higdon seconded the motion.

Ayes: Roberts, Higdon, Bergthold, Casey, Medina, Negrete

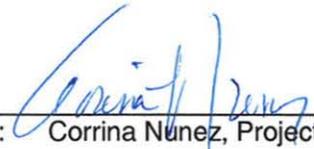
Noes: Barraza

Abstain: None

Absent: Davis, Espinosa, Hamilton, Hawkins, Hoover, Kelley, Lutes, Miranda, Aguilar-Perez, Prince, Wakefield, Williams

IV. MEETING ADJOURNMENT

There being no further business to bring before the Housing Element Advisory Committee, the meeting adjourned at 7:10 p.m.

Attest:  Corrina Nunez, Project Manager

Attest:  Keith Bergthold, Interim Manager
Housing and Community Development

MINUTES
HOUSING ELEMENT ADVISORY COMMITTEE AND
HOUSING & COMMUNITY DEVELOPMENT COMMISSION
Special Joint Meeting – May 12, 2008
Fresno City Hall, Council Chambers (2nd Floor)
2600 Fresno Street
Fresno, California 93721

CALL TO ORDER

Meeting was called to order at 5:32 p.m., by Gwen Morris, Chair, Housing and Community Development Commission.

Housing Element Advisory Committee Members:

Present:	Jose Luis Barraza	Jess Negrete
	Keith Bergthold	Katherine Aguilar-Perez
	Carol Casey	Preston Prince
	Betty Higdon	Jeff Roberts
	Vidal Medina	Chad Wakefield
	Tony Miranda	
Absent:	Thomas Davis	Tricia Hoover
	Stephanie Espinosa	Robert Lutes
	Kevin Hamilton	Allysun Williams
	Daniel Hawkins	

Housing and Community Development Commissioners:

Present:	Gwen Morris, CHAIR
	Blanche Milhahn, VICE-CHAIR
	Keith Chun
	Wayne Jones
Absent:	Daniel Payne
	Armando Rodriguez

Consultants:

Present:	Carri Diltz, Quad Knopf Consulting
	Greg Abramson, Quad Knopf Consulting

Staff:

Present:	Claudia Cázares, HCD Interim Manager
	Corrina Nunez, HCD Project Manager
	Katheryn Cornell, Acting Recording Secretary
Absent:	Linda Lawrence, Recording Secretary

I. SIGN IN

1. Housing Element Advisory Committee members and Housing and Community Development Commissioners signed the meeting rosters to identify themselves as present.
2. Claudia Cázares, Housing and Community Development, welcomed Committee members / Commissioners. She stated the purpose for the special joint meeting is to present an overview of the Housing Element and specifically focus on Chapters 5 and 6 – Accomplishments and Goals of the Housing Programs.
3. Keith Bergthold, Planning and Development Department, welcomed Committee members / Commissioners and expressed his appreciation for their interest in the Housing Element.

II. REVIEW CHANGES TO THE DRAFT HOUSING ELEMENT (CHAPTERS 5 AND 6)

1. Keith Bergthold gave a brief overview of the Housing Element background. He described the meeting as an inflection point for our City as the Housing Element will be considered in the context of implementing the City's General Plan. The goals identified, include the utilization of more transit, improved air quality, and better management of resources. There has been a broad-based commitment to affordable housing by the 10 X 10 Affordable Housing Blue Ribbon Committee. A strong relationship has developed with the Fresno Housing Authority, the Redevelopment Agency and the City of Fresno. Mr. Bergthold spoke of the coherent strategy of the agencies working together to leverage resources to increase the number of housing units. He felt the Housing Element is on track to be discussed and adopted.
2. Corrina Nunez, Housing and Community Development, gave an informational summary of the history of the Housing Element.
3. Claudia Cázares detailed accomplishments as identified in Chapter 5 of the Draft Housing Element, and goals and proposed policies and programs as identified in Chapter 6.
4. Claudia Cázares reminded the attendees that all comments are still welcome. The Draft Housing Element will be presented to City Council on May 13, 2008. It will be presented to the Housing and Community Development Commission in final form to be adopted on May 28, 2008.
5. Gwen Morris reiterated Ms. Cázares' remarks that Committee members / Commissioners still have an opportunity to submit additional comments.

III. MEETING ADJOURNMENT

There being no further business to bring before the special joint meeting of the Housing Element Advisory Committee and Housing and Community Development Commission, the meeting adjourned at 6:31 p.m.

Attest: Gwen Morris, CHAIR
Housing and Community Development Commission


Attest: Claudia Cázares, Interim Manager
Housing and Community Development

Appendix G
Council District Agendas

District 1

**TOWER DISTRICT DESIGN REVIEW COMMITTEE
REGULAR MEETING AGENDA**

Tuesday, December 18, 2007 4:00 p.m.

LOCATION: Large Planning Conference Room Fresno City Hall 3rd Floor

I. CALL TO ORDER

Members Present:

Members Absent:

Purpose of Committee, Introductions and Procedures – Chair Clifton

II. DISTRIBUTION OF AGENDA MATERIALS AND REPORTS FROM STAFF

A. Agenda Approval (including modifications or changes)

B. Reports from Staff:

- i) **Housing and Community Development Division** (Corrina Nunez)
Workshop on City of Fresno's 2008-2013 Housing Element

III. ADMINISTRATIVE MATTERS

A. Approval of the Action Agendas for the November 20, 2007 & December 04, 2007 Regular Meetings

B. Reports from Committee Members

IV. CONSENT CALENDAR - Consent Calendar Items are matters that both the Committee and Applicant have agreed upon and require no discussion. All Consent Calendar items are considered to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar.

A. **1008 North Broadway** (Loye H. Stone, A.I.A. Architect)

Proposal to construct three new townhouse units on approximately 0.26 acres of property with one existing single family residence. (Previously considered on November 21, 2006)

V. ACTION ITEMS - Action items are matters that have been previously reviewed by the Committee and are subject to a vote of the Committee. Applicants and/or their representatives are asked to be in attendance to discuss these projects.

A. **2248 East Webster Avenue** (Roger Smith)

Proposal to construct a new duplex on property with an existing single family residence and previously approved carport. (continue to December 15, 2008 regular meeting)

B. **511 North Park & 1117 East Belmont Avenues** (City of Fresno)

Conditional Use Permit Application No. C-07-331; requests authorization to expand the existing City Water Well Pump Station 002B. Project will include reestablishment of well services for remediation of identified conditions and installation of four GAC vessels.

VI. **PRELIMINARY REVIEW ITEMS** - Preliminary Review Items are matters that will be reviewed by the Committee, which upon completion, may be subject to action of the Committee. Applicants and their representatives may be present to answer questions regarding their projects.

A. **2739 North Wishon Avenue** (Nia Johnson-Wieland, Mozib Market)
Conditional Use Permit Application No. C-07-336 requesting authorization to establish a Type 20 ABC license (*authorizing the sale of beer and wine for consumption off of the licensed premises*) at an existing neighborhood market located on the northwest corner of the intersection of North Wishon and East Princeton Avenues.

VII. **COMMITTEE CONSULTATION AND UNSCHEDULED MATTERS-**
Committee Consultation Items and unscheduled matters are items that the general public can address to the Committee in order to request input on a proposed project with no formal recommendations, or to provide general information about projects and events in the Tower District. However, the Committee cannot take formal action on these items. (**Unscheduled Items shall each be limited to five minutes.**)

VIII. **ADJOURNMENT**

City of Fresno Planning and Development Department
2600 Fresno Street – Third Floor
Fresno, California 93721-3604
Staff Contacts: Will Tackett (559) 621-8063 or Mike Sanchez (559) 621-8040
FAX (559) 498-1026



DISTRICT 2 PLAN IMPLEMENTATION COMMITTEE

NORTHWEST FRESNO CITIZENS ADVISORY COMMITTEE

Council District 2 – Councilmember Calhoun

Meeting Room C, Second Floor, Fresno City Hall

2600 Fresno Street, Fresno CA 93721-3604

MEETING AGENDA

MONDAY, JANUARY 14, 2008 - 5:30 P.M.

1. ROLL CALL

2. APPROVAL OF MINUTES AND AGENDA

- a. Minutes of October 8, November 26, and December 10, 2007
- b. Agenda for January 14, 2008

3. STAFF INFORMATIONAL REPORT

- a. **Fresno General Plan Housing Element update**
 Corrina Nunez, Project Manager, Housing and Community Development Division,

4. PROJECT REVIEW – PREVIOUSLY CONSIDERED MATTERS

- a. **Rezone Application No. R-07-12**
Vesting Tentative Tract Map No. 5864/UGM
Conditional Use Permit Application No. C-07-252
Southwest corner of the intersection of West Gettysburg Avenue Alignment and North Grantland Avenue (APN: 311-021-25)
 Rezone Application No. R-07-12, Vesting Tentative Tract Map No. 5864/UGM, and Conditional Use Permit Application No. C-07-252 propose to develop a 122-lot single family residential planned development subdivision, rezoning from the AE-20 (Fresno County) to the R-2/UGM zone district, and the revocation of the West Gettysburg Avenue Official Plan Line between North Grantland and North Garfield Avenues. (Staff member: Robert Lewis)
- b. **Rezone Application No. R-07-73**
Vesting Tentative Tract Map No. 5914/UGM
Conditional Use Permit Application No. C-07-349
North side of West Herndon Ave between North Spruce and North Hayes Avenues (APN: 503-020-51)
 Rezone Application No. R-07-73, Vesting Tentative Tract Map No. 5914/UGM, and Conditional Use Permit Application No. C-07-349 propose to develop a 40-lot single family residential planned development subdivision with one commercial office lot, rezoning from the AE-5/UGM R-1/EA/UGM, and C-1/EA/UGM zone districts to the R-2/EA/UGM and C-P/EA/UGM zone districts on 7.6 acres of property located on the north side of West Herndon Avenue between North Spruce and North Hayes Avenues. (Staff member: Israel Trejo)

5. PROJECT REVIEW – NEW MATTERS

a. Rezone Application No. R-07-74

**Southeast corner of West Herndon and North Blythe Avenues
(APNs: 507-030-06, 07, 09, 10, 13, 14, 15, 16)**

Rezone Application No. R-07-74 is a request to rezone approximately 25.5 acres of property located at the southeast corner of West Herndon and North Blythe Avenues from the AE-5/UGM (*Exclusive Five Acre Agricultural/Urban Growth Management*) and R-P/UGM/cz (*Residential and Professional Office/Urban Growth Management/conditions of zoning*) zone districts to the C-P/UGM (*Administrative and Professional Office/Urban Growth Management*) zone district. (Staff member: Bonique Salinas)

b. Variance Application No. V-07-21

255 West Locust Street (APN: 303-122-32)

Variance Application No. V-07-21 requests authorization to maintain an existing 5-foot chain link fence within the front yard setback of a single family residence in the Pinedale Neighborhood community. The property is located on the south side of West Locust Street between North College and North San Pablo Avenues and is zoned R-1 (*Single Family Residential*). (Staff member: McKencie Contreras)

c. Conditional Use Permit Application No. C-07-351

4780 East Carmen Avenue (APN: 453-092-01)

Conditional Use Permit Application No. C-07-351 requests authorization to establish an indoor automobile dealership with indoor sales display within an existing industrial storage building on property located on the south side of East Carmen Avenue between North Dearing and North Chestnut Avenues. The property is zoned M-1 (*Light Manufacturing*) and is permitted subject to a conditional use permit. (Staff member: Kevin Fabino)

d. Conditional Use Permit Application No. C-07-359

6710 and 6820 North Brawley Avenue (APNs: 406-411-26, 27, 28, 36, and 41)

Conditional Use Permit Application No. C-07-359 requests authorization to construct a shopping center that proposes an Orchard Supply Hardware store, a CVS Pharmacy, and two retail buildings-- 13,000 square-foot and 7,200 square-foot--for multiple tenants. The proposed project is located on the southeast corner of West Herndon and North Brawley Avenues and is zoned C-2/EA/UGM/cz (*Community Shopping Center/Expressway Area Overlay/Urban Growth Management/conditions of zoning*). The proposed use is permitted by the zone district subject to the approval of a conditional use permit. (Staff member: Mike Sanchez)

e. Conditional Use Permit Application No. C-07-368

5430 West Palo Alto Avenue (APN: 506-010-04)

Conditional Use Permit Application No. C-07-368 was filed as a major amendment to Conditional Use Permit No. C-05-48 and is a request to increase the number of multiple family residential dwelling units from 80 to 104 on 6.50 acres of property located on the northeast corner of West Palo Alto and North Polk Avenues (the commercial zoned portion adjacent to West Herndon Avenue-- approximately 2.97 acres--is proposed to remain vacant at this time). The subject site is zoned R-2/UGM/cz (*Low Density Multiple Family Residential/Urban Growth Management/conditions of zoning*). The proposed use is permitted by the zone district subject to the approval of a conditional use permit. (Staff member: Kevin Fabino)

5. PROJECT REVIEW – NEW MATTERS - *Continued*

f. Site Plan Review Application No. S-07-183

523 West Nees Avenue (APN: 405-530-29, 30, 31, 32)

Site Plan Review Application No. S-07-183 was filed as a major amendment to Conditional Use Permit No. C-05-302 and requests the removal of a proposed gas station and convenience store with alcohol sales (which required the filing of a conditional use permit) and proposes the construction of two office buildings—7,888 square-foot Building C-1 and 5,128 square-foot Building C-2--at the northwest corner of West Nees and North Ingram Avenues. The subject property is zoned C-1 (*Neighborhood Shopping Center*). (Staff member: Sophia Pagoulatos)

g. Site Plan Review Application No. S-07-188

6893 North Golden State Boulevard (APN: 504-060-73)

Site Plan Review Application No. S-07-188 requests authorization to construct a 7,153 square-foot shell building and a 1,224 square-foot covered overhand area for proposed retail, restaurant and fast-food uses. The property is located on the southwesterly corner of North Golden State Boulevard and Kathryn Avenue and is zoned C-M (*Commercial and Light Manufacturing*). (Staff member: Kevin Fabino)

6. COMMITTEE COMMENTS

7. PUBLIC COMMENTS

8. UNSCHEDULED MATTERS

Unscheduled matters are items added to the agenda without the required 72-hour legal notice requirement. These items may be discussed but official action may not be taken until legal notices are given as required by law.

9. ADJOURNMENT

DISTRICT THREE PLANNING COMMITTEE

Meeting Agenda

Monday December 17, 2007

Fresno City Hall, Meeting Room A (2165N)

5:30 pm

1. Roll Call
2. Open Remarks (Not to Exceed, 3 minutes, per speaker)
3. Review of Projects

Status of Prior Projects Discussed

C-07-216 2450 North Brawley

Review of additional material

C-06-146 2995 South Elm

Review of additional material

C-07-304 746 P Street

C-07-163 2839 South Cherry

New Projects

Discussion regarding update of City of Fresno's Housing Element
with staff from the Housing and Community Development Division

South Stadium Redevelopment Project,
Draft Environmental Impact Report

Meetings Dates for 2008

5. Adjournment

**NEXT MEETING WILL BE MONDAY January 7, 2008,
Fresno City Hall, Meeting Room A 5:30 pm**



DISTRICT 4 ADVISORY COMMITTEE

MEETING

MONDAY, December 3, 2007 --- 5:30 P.M.

Room 3054, Third Floor, Fresno City Hall

2600 Fresno Street, Fresno CA 93721-3604

AGENDA

1. **ROLL CALL**
2. **APPROVAL OF AGENDA AND MINUTES**
 - a. Agenda for November 5, 2007
 - b. Minutes for December 3, 2007
3. **PROJECT REVIEW – CONTINUED ITEMS**
 - a. None
4. **PROJECT REVIEW – NEW ITEMS**
 - a. **Site Plan Review Application No. S-07-174
6745 N. Willow Avenue (410-030-86 and a portion of 410-030-90 subject to approval of LLA 2007-50)**

Site Plan Review Application No. S-07-174 has been filed by Centerline Design, LLC. on behalf of Fresno Herndon Development, LLC. and pertains to a total of approximately 2.59 acres of property at 6745 N. Willow Avenue (410-030-86 and a portion of 410-030-90 subject to approval of LLA 2007-50) located at the southwest corner of East Herndon and North Willow Avenues. Site Plan Review No. S-07-174 requests authorization to establish five professional office buildings ranging in square footage from 5,504 to 7,035 for a total of 31,674 square feet. The subject property is in the R-P/cz/Split (Residential and Professional Offices/conditional zoning) zone district and is designated for "office commercial" planned land use by the 2025 Fresno General Plan and the Hoover Community Plan. The proposed use is permitted by the existing zone district, subject to approval of a site plan review and is consistent with adopted plans and policies of the City of Fresno. Staff member: Will Tackett
 - b. **Review of Draft Ordinance for proposed Annexed Rural Residential Transitional Overlay District**

The City of Fresno proposes to prepare a text amendment to our Zoning Ordinance by adding the "ANX" Annexed Rural Residential Transitional Overlay District. The purpose of the "ANX" transitional overlay district is to provide special standards which will protect the rural residential lifestyle during a transitional period. The "ANX" overlay district may be applied to any appropriate property that was annexed into the City of Fresno after December 31, 2006.

c. Discussion of the 2008-2013 Housing Element

Corrina Nunez from the Housing and Community Development Division of the Planning and Development Department will be discussing the City of Fresno's 2008-2013 Housing Element.

(Attached is an overview of the Housing Element law to familiarize you with the topic).

d. Review of Proposed Meeting Dates for the 2008 Calendar Year

Review of our proposed 2008 meeting dates for your approval.

5. COMMITTEE COMMENTS

6. PUBLIC COMMENTS

7. UNSCHEDULED MATTERS

Unscheduled matters are items added to the agenda without the required 72-hour legal notice requirement. These items may be discussed but official action may not be taken until legal notices are given as required by law.

8. ADJOURNMENT

Ginger White

District 5

From: Corrina Nunez [Corrina.Nunez@fresno.gov]
Sent: Monday, January 07, 2008 4:29 PM
To: Sal Quintero
Cc: Israel Trejo
Subject: Housing Element

Sal,

Thank you for putting together the special meeting for District 5. The meeting lasted about an hour and the information was well received. A couple of the community members had some planning questions that we couldn't answer right off so Israel will be following up with them later.

Corrina

Corrina L. Nunez, Project Manager
Housing and Community Development Division Planning and Development Department City of
Fresno 2600 Fresno Street, Room 3076 Fresno, CA 93721-3605

Phone: 559.621.8506
Fax: 559.457.1325
corrina.nunez@fresno.gov

DISTRICT 6:
 Northeast Area Plan and Implementation Committee
 MEETING NOTICE
 Monday, January 28, 2008 at 4:30 P.M.
 Fresno City Hall, 2600 Fresno Street
 Fourth Floor, Public Works Conference Room (Room 4017)

AGENDA

1. Roll Call
2. Minutes of November 26, 2007
3. Review of Continued Project Proposals/Entitlements

a) **Rezone Application No. R-06-40 and Tentative Tract Map No. 5408**

Project Proposal: Request by Spradling Construction Inc. to rezone the subject property from the AE-20/UGM to the R-1/UGM zone district to allow for the development of a 9-lot single family residential subdivision located on southeast corner of North Chance and East Shepherd Avenues

Current Planned Land Use: Medium Low Density Residential
Current Zoning: AE-20/UGM
Area of Site: 3.2 acres
Staff Analyst: Israel Trejo

4. Review of New Project Proposals/Entitlements

a) **Conditional Use Permit Application No. C-07-330**

Project Proposal: Request by Fabian Rodriguez to allow for an upgrade from the existing permit for the sale of alcoholic beverages (beer and wine) to a permit for the sale of alcoholic beverages (beer, wine and spirits) within the Bella Pasta Restaurant located on the northwest corner of North Cedar and East Herndon Avenues

Current Planned Land Use: Community Commercial
Current Zoning: C-2/UGM
Area of Site: 2,500 square foot restaurant
Staff Analyst: Mike Chico

b) **Conditional Use Permit Application No. C-07-340**

Project Proposal: Request by Scott Kendall to allow for an upgrade from the existing permit for the sale of alcoholic beverages (beer and wine) to a permit for the sale of alcoholic beverages (beer, wine and spirits) and to allow for a 150 square foot addition to the existing outdoor dining area within the Sequoia Brewing Company Bar and Grill located within the Piazza Del Fiore Shopping Center located on the easterly corner of Perrin and Champlain Avenues

Current Planned Land Use: Community Commercial
Current Zoning: C-2/UGM
Area of Site: 4,000 square foot restaurant
Staff Analyst: Mike Chico

c) **Conditional Use Permit Application No. C-07-365**

Project Proposal: Request by Me n Ed's Pizzeria's Inc. to allow for a restaurant (Me n Ed's Coney Island Grill) with the sale of alcoholic beverages (beer and wine) within the Riverpark Shopping Center located on the southeast corner of North Blackstone and East Nees Avenues

Current Planned Land Use: Regional Commercial
Current Zoning: C-6
Area of Site: 10,850 square foot restaurant
Staff Analyst: Mike Chico

d) **Conditional Use Permit Application No. C-07-373**

Project Proposal: Request by RCSH Operations, Inc. to allow for a restaurant (Ruth Chris Steakhouse) with the sale of alcoholic beverages (beer, wine and spirits) within the Riverpark Shopping Center located on the southeast corner of North Blackstone and East Nees Avenues

Current Planned Land Use: Regional Commercial
Current Zoning: C-6
Area of Site: 9,500 square foot restaurant
Staff Analyst: Mike Chico

e) **Site Plan Review Application No. S-07-189**

Project Proposal: Request by Dr. Randi A. Galli, MD to allow for a 9,503 square foot building addition to an existing 8,962 square foot medical office building located on the north side of East Herndon Avenue, east of North Maple Avenue.

Current Planned Land Use: Neighborhood Commercial
Current Zoning: C-1/EA/UGM
Area of Site: 1.5 acres
Staff Analyst: Kevin Fabino

f) **Rezone Application No. R-07-72**

Project Proposal: Request by the City of Fresno to rezone seven parcels from the AE-20 (County) and PV (County) to the R-1/UGM zone district for property located on the north side of East Copper Avenue between North Maple and North Chestnut Avenues.

Current Planned Land Use: Medium Low Density Residential
Current Zoning: AE-20 (County) and PV (County)
Area of Site: 51.29 acres
Staff Analyst: David Braun

g) **Conditional Use Permit Application No. C-06-074**

Project Proposal: Request by Zinkin Development to allow for a change to the building elevations for a 180,392 square foot office/commercial development located on the southwest corner of East Nees Avenue and North Fresno Street.

Current Planned Land Use: Office Commercial
Current Zoning: C-P/UGM
Area of Site: 12.24 acres
Staff Analyst: Arnolito Rodriguez

h) **2008-2013 Housing Element**

Project Proposal: Request to Update the Housing Element of the 2025 Fresno General Plan

Staff Analyst: Corrina Nunez

i) **ANX Annexed Rural Residential Transitional Overlay District**

Project Proposal: Request to add the "ANX Annexed Rural Residential Transitional Overlay District" to the City of Fresno Zoning Ordinance

Staff Analyst: David Braun

5. Adjournment

Appendix H

Housing Element Needs Questionnaire and Results

Housing Element Housing Needs Questionnaire

The Housing Element is a state-mandated element of the Fresno General Plan and is intended to provide residents and public officials with an understanding of the housing needs in the community and sets forth policies and programs aimed at attaining a set of defined goals during the planning period. Your responses to this questionnaire will assist the City in the development of the housing programs and policies included in the Housing Element.

**Very
Important** **Somewhat
Important** **Not
Important**

- | | | | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is rental housing for large families important to you? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is homeownership for large families important to you? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is repair of rental units important to you? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the beautification of older neighborhoods important to you? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is increasing the supply of affordable senior housing important to you? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Do you think there should be more assisted housing for senior citizens? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Do you think that housing for the disabled should be more affordable? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Do you think there should be more emergency shelters? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Do you think people should purchase homes within the City of Fresno instead of on the edge of town? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Do you think rental units should lead to homeownership? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Do you think houses and apartments should be built closer to businesses? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Do you think low-income housing should be mixed with moderate-income housing? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Do you think houses should be built on smaller lots? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Should houses be built closer to bus stations? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Should there be more programs to help people fix their house? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Should there be more money to pay for roads, sewers, and utility lines? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Do you think there should be more state and federal money to help create affordable housing? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Do you think builders should get more financial help to build affordable homes and apartments? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Should builders of affordable housing get more attention and assistance from the City? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Should renters be forced to leave their house if the home does not meet City codes? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Should solar panels be put on more homes to help reduce energy costs? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Should there be more housing opportunities in downtown Fresno? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Should helping the homeless be a priority for the City? |

1. Any additional comments, questions or concerns?

ELEMENTO DE VIVIENDAS

El Elemento de Viviendas es un mandato estatal del Plan General De Fresno con el propósito de proveer residentes y oficiales publicos con un mayor entendimiento de las necesidades de viviendas en la comunidad y fijar o desarrollar políticas y programas dirigidas a identificar definitivas metas durante el período de planificación. Sus respuestas a este cuestionario le ayudarán a la Ciudad de Fresno a desarrollar programas de viviendas y políticas incluidas en el Elemento de Viviendas.

Muy importante	Algo importante	No importante	
			Es importante para usted la cantidad de viviendas accesibles de renta para familias grandes?
			Ser dueño de casa?
			La reparación de viviendas para inquilinos?
			El embelliciento de vecindades viejas?
			Aumentar la cantidad de viviendas de precio razonable para personas de la tercera edad?
			Que deben de existir mas viviendas de precio razonable para personas incapacitadas?
			Que deben de existir mas amparos o refugios de emergencia?
			Que personas deberían de comprar viviendas dentro de Ciudad de Fresno en vez de en las orillas?
			Que unidades de alquiler eventualmente conduzcan a los inquilinos a ser dueños de casa?
			Que casas y apartamentos deben de construirse cerca de sitios de negocios?
			Que viviendas para personas de bajos ingresos deben de construirse y mezclarse al lado de viviendas para personas de ingresos medianos?
			Que casas debe de construirse en lotes a pequeños?
			Que viviendas deberían ser construidas cerca de las estaciones de parada de autobuses?
			Que deberían de existir mas programas para asistir a personas en la reparación de sus casas?
			Que debería de existir mas fondos para la reparación de caminos, alcantarillas y lines de utilidades?
			Que deberían de existir mas fondos estatales y federales para la creación y construcción de viviendas de costo razonable?
			Que contratistas de construcción deberían de recibir mas asistencia financiera para la construcción de casas y apartamentos de precio razonable?
			Que contratistas de construcción deberían de recibir mas atención y asistencia de la Ciudad?
			Que inquilinos deberían ser forzados a mudarse si su residencia no cumple con los códigos de la Ciudad.
			Que se instalen mas sistemas solares en las casas para reducir los gastos de energía?
			Que debería de haber mas oportunidades de viviendas en el centro de Fresno?
			Que el ayudar a las personas sin hogar sea una prioridad para la Ciudad?

Housing Element Housing Needs Questionnaire

The Housing Element is a state-mandated element of the Fresno General Plan and is intended to provide residents and public officials with an understanding of the housing needs in the community and sets forth policies and programs aimed at attaining a set of defined goals during the planning period. Your responses to this questionnaire will assist the City in the development of the housing programs and policies included in the Housing Element.

Very Important	Somewhat Important	Not Important	
53	23	6	Is rental housing for large families important to you?
58	16	9	Is homeownership for large families important to you?
72	12	3	Is repair of rental units important to you?
64	18	1	Is the beautification of older neighborhoods important to you?
54	27	2	Is increasing the supply of affordable senior housing important to you?
58	22	4	Do you think there should be more assisted housing for senior citizens?
59	18	6	Do you think that housing for the disabled should be more affordable?
49	26	8	Do you think there should be more emergency shelters?
26	29	24	Do you think people should purchase homes within the City of Fresno instead of on the edge of town?
37	31	15	Do you think rental units should lead to homeownership?
29	42	12	Do you think houses and apartments should be built closer to businesses?
32	26	24	Do you think low-income housing should be mixed with moderate-income housing?
14	23	47	Do you think houses should be built on smaller lots?
32	29	21	Should houses be built closer to bus stations?
58	19	7	Should there be more programs to help people fix their house?
62	18	4	Should there be more money to pay for roads, sewers, and utility lines?
67	8	8	Do you think there should be more state and federal money to help create affordable housing?
50	26	8	Do you think builders should get more financial help to build affordable homes and apartments?
52	23	8	Should builders of affordable housing get more attention and assistance from the City?
32	28	19	Should renters be forced to leave their house if the home does not meet City codes?
43	12	10	Should solar panels be put on more homes to help reduce energy costs?
45	29	10	Should there be more housing opportunities in downtown Fresno?
45	26	13	Should helping the homeless be a priority for the City?

1. Any additional comments, questions or concerns?

Appendix I

State HCD Comments and City Responses

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177
FAX (916) 327-2643



May 23, 2008

Mr. Nick Yovino, Director
Planning and Development Department
City of Fresno
2600 Fresno Street, Room 3065
Fresno, CA 93721

Dear Mr. Yovino:

RE: Review of the City of Fresno's Draft Housing Element Update

Thank you for submitting the City of Fresno's draft housing element update received for review on March 27, 2008. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b). In addition, the Department considered comments submitted by Central California Legal Services pursuant to Government Code Section 65585(c). The review was also facilitated by meetings and conversations with your staff and consultant, Ms. Carri Diltz, since July 2007.

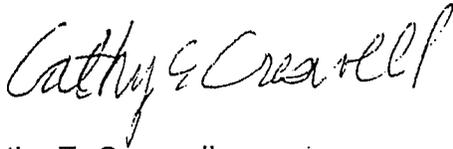
The Department commends the City for its leadership, including the Mayor's *10X10 Blue Ribbon Affordable Housing Committee*. The housing element update can provide an important tool to implement the Committees' recommendations; including evaluating the City's progress in implementation to ensure effectiveness of its housing strategies. Further, the Department also recognizes Fresno's efforts to address its housing needs, including recent action through the City's Variety Paks to reduce lot sizes, adopt a density bonus ordinance and continue improvements to the City's "One Stop Process".

The draft element addresses some of the statutory requirements; however, revisions will be necessary to comply with State housing element law (Article 10.6 of the Government Code). In particular, the element must include detailed analyses of identified sites, zoning for a variety of housing types and potential governmental constraints. The enclosed Appendix describes these and other revisions needed to comply with State housing element law.

Mr. Nick Yovino, Director
Page 2

The Department is committed to assist Fresno in addressing the statutory requirements of housing element law. If you have any questions or would like to schedule a meeting in Fresno or Sacramento, please contact Paul McDougall, of our staff, at (916) 322-7995.

Sincerely,

A handwritten signature in cursive script that reads "Cathy E. Creswell".

Cathy E. Creswell
Deputy Director

cc: Keith Bergthold, Assistant Directory, City of Fresno
Corrina Nunez, Project Manager, City of Fresno
Jess Negrete, Attorney, Central California Legal Services

APPENDIX
CITY OF FRESNO

The following changes would bring the City of Fresno's housing element into compliance with Article 10.6 of the Government Code. The pertinent Government Code Section is cited for each recommended change.

Housing element technical assistance information is available on the Department's website at www.hcd.ca.gov. Refer to the Division of Housing Policy Development and the section pertaining to State Housing Planning. Among other resources, please refer to the Department's latest technical assistance tool *Building Blocks for Effective Housing Elements (Building Blocks)* at www.hcd.ca.gov/hpd/housing_element/index.html, the Department's publication, *Housing Element Questions and Answers (Qs & As)*, and the Government Code addressing State housing element law.

A. Housing Needs, Resources, and Constraints

1. *Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income household. These existing and projected housing needs shall include the locality's share of the regional housing need in accordance with Section 65584 (Section 65583(a)(1)).*

Extremely Low-Income – In accordance with Chapter 891, Statutes of 2006, the element must quantify existing and projected extremely low-income households and analyze their housing needs. While the element quantifies existing and projected needs of extremely low-income households, the element must include an analysis of needs, including consideration of tenure and rates of overpayment and overcrowding. This analysis is essential to formulating policies and programs to assist in the development of housing for extremely low-income households. To assist the analysis, see the enclosed Comprehensive Housing Affordability Strategy (CHAS) data and sample analysis from the *Building Blocks'* website at http://www.hcd.ca.gov/hpd/housing_element/screen06_hn.pdf.

2. *Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding (Section 65683(a)(2)).*

While the element includes overpayment information for all households (page 2-24), the element must also identify and analyze overpayment for all households by tenure (renters and owners) and for lower-income households. Further, the element must include overcrowding information by tenure. Please see the enclosed data and analysis for your assistance.

A thorough analysis of overpayment and overcrowding will facilitate the development of goals, policies, and programs targeted to address these significant housing needs. For your assistance, please see the sample analysis on the *Building Blocks'* website at http://www.hcd.ca.gov/hpd/housing_element/screen05_hn.pdf.

3. *Include an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3)). The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (Section 65583.2).*

Fresno has a regional housing need of 20,967 housing units, of which, 8,534 units are for lower-income households. To address the need, the inventory identifies vacant and underutilized residential and non-residential zoned lands. However, to demonstrate the adequacy of these sites to accommodate the City's share of the regional housing need, the element must include detailed analyses, as follows:

Sites Inventory – The inventory (Appendix O) identifies sites by parcel number, size, current zone and planned land-use. It, however, notes many sites require rezoning. For sites requiring rezoning, the element must indicate the proposed zoning and include a program to rezone by a date certain early in the planning period.

The inventory identifies a very limited amount of higher density capacity for residential only (i.e., R-4 sites), particularly compared to lower density and non-residential capacity. For example, the element identifies vacant capacity for over 6,000 units in the residential medium density designation with a net density of 7 units per acre but a potential for only 39 units in the R-4 zone (net density of 28 units per acre). Given the objectives of the *10X10 Blue Ribbon Affordable Housing Committee* to promote smart growth, urban reinvestment, infill and higher density, the City should consider strengthening programs to identify additional acreage by a date certain in the R4 zoning district. The City could revise programs 2.1.7 (Increase Housing Yields) to identify R4 acreage. Increasing high density residential sites is especially important to accommodate and encourage housing for lower-income households and maximize land resources while preserving agricultural and open space resources.

While many identified sites have a higher density general plan designation, some do not have a commensurate zone or are not identified as needing rezoning. These types of sites will be credited toward the regional housing need according to their zoning. For example, site number 30315213 in the Bullard Community Plan Area has a commercial/Office land-use designation allowing 30 or more units acre and an R-1 zone allowing less than 10 units per acre. This site capacity will be credited toward the regional housing need based on the R-1 zone and not the general plan designation, unless a specific program is provided to make different zoning available.

Underutilized Sites - If the City intends to rely on nonvacant sites to accommodate a portion of its share of the regional housing need, the element must include a specific description of existing uses for identified sites. The list of existing uses should be sufficiently detailed to demonstrate the feasibility for redevelopment on identified sites within the planning period. For sites with residential uses, the inventory should specifically describe structural conditions or other circumstances and trends demonstrating the redevelopment potential of more intense residential uses. For non-residential sites, the inventory should note whether the use is operating, marginal or

discontinued, the condition of the structure or expressed interest in redevelopment. The analysis must address the extent to which existing uses may impede additional residential development and a description, relative to identified sites, of development trends, market conditions and regulatory incentives and standards to facilitate redevelopment or reuse. Please refer to the sample analysis on the *Building Blocks'* website at http://www.hcd.ca.gov/hpd/housing_element/screen18_non_vac.pdf.

Small Sites and Lot Consolidation Opportunities – Many sites in the inventory are less than a half acre. As a result, the element must include an analysis of smaller sites, demonstrating their potential residential development capacity, potential of consolidation and ability to facilitate housing for lower-income households in the planning period. The element could use development trends to facilitate this analysis. This is particularly important given the dependence on small sites to accommodate the City's share of the regional housing need and necessary economies of scale to facilitate development of housing affordable to lower-income households. For example, most assisted housing developments utilizing local, State or federal financial resources include at least 40 units.

Zoning to Encourage and Facilitate Housing for Lower-Income Households - The element must identify the zones, densities and development standards appropriate to encourage and facilitate the development of housing for lower-income households. While the element generally describes allowable densities in the R-4, R-3 and commercial zones, it must clearly identify which zones are considered appropriate to accommodate the City's share of the regional housing need for lower-income households. The element must include an analysis of the appropriateness of the identified zones based on factors such as market demand, financial feasibility and development experience within zones. For communities with densities that meet specific standards (at least 30 units per acre for Fresno), this analysis is not required pursuant to Government Code Section 65583.2(c)(3)(B)).

Realistic Capacity – The element must describe the methodology for determining the capacity of sites in the inventory. The element uses net acreage densities (80 to 90 percent of maximum densities) to calculate capacity. However, the element should include information to support this assumption. The analysis must adjust the calculation to account for land-use controls and site improvements, including height limits, parking and could reflect recently built densities.

For commercial sites, the analysis should specifically account for the extent to which uses other than residential are allowed and could utilize recently constructed and approved developments.

Environmental Constraints – The element must include a general analysis of any known environmental constraints that could impede residential in the planning period. While the element generally discusses floodplain requirements (page 4-11), the description should be expanded to consider other known environmental constraints relative to the identified sites in the inventory.

Zoning for a Variety of Housing Types - The element must include a detailed analysis identifying zoning districts available to encourage and facilitate a variety of housing types including housing for agricultural employees, emergency shelters, transitional housing, supportive housing, second units and single-room occupancy (SROs). An adequate analysis should, at minimum, identify whether the uses are explicitly allowed in zoning and analyze whether zoning, development standards, permit procedure and standard conditions of approval encourage and facilitate the use. If the analysis does not demonstrate adequate zoning for these uses, the element must add or strengthen programs to provide appropriate zoning.

For housing for agricultural employees, the element must identify and analyze zoning and development standards that encourage and facilitate a variety of housing types for agricultural employees. Further, the previous housing element included a program to amend zoning consistent with Health and Safety with 17021.5 and 17021.6, however, the element does not clearly state whether zoning was in fact amended (page 5-11). The element should describe whether the City's zoning code explicitly complies with the provisions of Health and Safety with 17021.5 and 17021.6.

For emergency shelters and transitional and supportive housing, the element indicates these uses are treated as "Group Housing" which is allowed in almost all zoning districts in the City and group housing for six or less people can be ministerially permitted and is subject to a conditional use permit (CUP) for seven or more people. For emergency shelters, the element must clarify whether zoning explicitly allows the use and analyze development standards and processes that apply to emergency shelters to determine whether they encourage the use. For transitional and supportive housing, these uses should be treated as a residential use and only subject to those restrictions that apply to residential uses of the same type in the same zone. For example, if the transitional housing is a multifamily use proposed in a multifamily zone, then zoning should treat the transitional the same as other multifamily uses proposed in the zone. Since zoning treats transitional and supportive housing as group housing, subject to a CUP for seven or more persons, the element should either include detailed analysis demonstrating how the use permit encourages and facilitates these housing types or include a program to address the constraint and ensure zoning permits transitional and supportive housing as a residential use.

The City should be aware, recent amendments to housing element law (Chapter 633, Statutes of 2007 [SB 2]) require all local governments that submit a draft element after March 31, 2008 to, among other things, identify a zone(s) where emergency shelters are permitted without a CUP or other discretionary action and permit transitional and 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.

For SROs, the element did not address the requirement to identify opportunities for this housing type and must include an analysis as described above.

For Second Units, the element notes recent amendments to zoning to permit second units as of right (page 5-16); however, it also indicates second units are only allowed with a CUP (page 4-13). The element should clarify how second units are permitted. Further, the element should identify the zones permitting second units and list and analyze development standards.

4. *Analyze potential and actual governmental constraints upon the maintenance, improvement, and development of housing for all income levels, including land-use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers and local processing and permit procedures (Section 65583(a)(4)).*

Land-Use Controls – While the element identifies various development standards (page 4-12), it should be expanded to identify maximum allowable densities and residential development standards in non-residential zones, including the City's mixed-use ordinance. This is particularly important given the reliance on non-residential sites in the planning period. Further, while the element lists standards, it must also include an analysis of zoning and development standards for their impact on the cost and supply of housing and evaluate the cumulative impact on the ability to achieve maximum densities. The analysis should also address any additional regulations through community plan areas that affect buildable densities, such as heights or lot sizes. For a sample analysis, see the *Building Blocks'* website.

Processing and Permit Procedures – The element describes the components of the development review process (page 4-5), including one stop processing (page 4-10), however, the element must identify and analyze all permit processing and approval procedures by zone and housing type and level of discretionary action. The analysis must address decision-making criteria, such as approval findings by permit type for residential uses, particularly multifamily. Please see the sample analysis in the *Building Blocks'* technical assistance tool.

Potential Constraints on Housing for Persons with Disabilities – While the element generally mentions the City's group home ordinance and reasonable accommodation guidelines (page 4-15), the element should fully describe these procedures, including decision-making standards for the reasonable accommodation procedure and analyze them for their potential impact on the development of housing for persons with disabilities. The element must also include specific analyses of potential constraints on housing for persons with disabilities. For example, the analysis should identify and analyze procedures for reducing parking, spacing requirements, particular conditions that are applied to residential care facilities, requirements such as business licenses for on-site service. The element must also include a detailed discussion of the City's family definition and the potential impacts of requiring a CUP for residential care facilities for 7 or more persons. Refer to the *Building Blocks'* website for sample analysis at http://www.hcd.ca.gov/hpd/housing_element/screen27_sb520.pdf.

Fees and Exactions – The element lists some entitlement and impact fees (page 4-7); however, it should also summarize the proportion of all typically applied fees and exactions on total development costs for housing, particularly multifamily. For sample analysis, see the *Building Blocks'* website at http://www.hcd.ca.gov/hpd/housing_element/screen24_constraints.pdf.

Building Codes and Their Enforcement – The element must identify and analyze any local amendments to the building code for impact on the cost and supply of housing.

5. *An analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter. The need for emergency shelter shall be assessed based on annual and seasonal need (Section 65583(a)(7)).*

The element generally quantifies the households or population; however, it must include an analysis of the characteristic of need for all special needs groups, particularly large households, persons with disabilities, elderly and female headed households. For example, persons with disabilities is generally quantified (page 2-16), however, this should be accompanied by an analysis addressing the types of disabilities, available resources and degree of unmet need. The City could engage service providers and groups to assist with this analysis. A more detailed analysis will facilitate more meaningful policies and programs. Please refer to sample analyses on the *Building Blocks'* website.

B. Quantified Objectives

Include quantified objectives that establish the number of housing units by income category, including extremely low -income, that can be constructed, rehabilitated, and conserved by income category over a five-year time frame (Section 65583(b)).

The element quantifies various programs by year (page 6-15), however, the element must include an estimate of the number of new, rehabilitated, and conserved units by income category. These objectives should include both private and City planned activities. Each quantified objective should be described by income level as illustrated in the following table:

Income Category	New Construction	Rehabilitation	Conservation/ Preservation
Extremely Low Income			
Very Low-Income			
Low-Income			
Moderate-Income			
Above Moderate			
TOTAL			

C. Housing Programs

1. *Include a program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land-use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions (Section 65583(c)).*

The housing element provides Fresno with a great vehicle and opportunity to implement the goals and recommendations of the *10X10 Blue Ribbon Committee*, meet statutory requirements and ultimately better address the City's housing and community development needs. For example, the Committee has objectives such as

- proactive rezoning,
- addressing barriers to affordable housing,
- marketing and providing incentives for infill development, and
- removing land use restrictions.

These objectives are essential to addressing housing element requirement and effectively implementing the City's vision and goals. The City should consider linkages between the housing element and the *10X10 Blue Ribbon Committee* and add and revise programs to assure the City achieves its 2010 objectives.

In addition, most programs must be revised to include specific completion dates and detailed descriptions of the City's role in implementation. Examples of programs that must be revised include, but are not limited to:

Program 1.1.1 (Implementation of General Plan Polices) – Include milestones and more specific dates, describe zoning changes and how the affordable policies will be supported and implemented.

Program 1.1.2 (One Stop Processing) – Add completion dates for the Development Partnership Center.

Program 2.1.5 (Other Infill Housing) – Add dates for funding applications and consider establishing a list of priority-acquisition sites.

Program 2.1.9 (Farmworker Housing Funding and Development) – This program's objectives were not accomplished in the previous planning period. It should be strengthened with more specific actions to assist the development of housing for farmworkers.

Program 2.1.10 (Emergency Shelter Grant Applications) – Include more specific dates for reviewing applications and quantified objectives for the planning period.

Program 2.1.14 (Very Low-Income Large Family) – Identify funding sources where possible and when and how often the City will apply for funding.

Program 2.1.15 (Extremely Low-, Very Low- and Low-Income Senior Housing) – Provide timelines for seeking funding and clarify how and when the City will develop partnerships.

Program 3.1.2 (Neighborhood Infrastructure) – Clarify how and when the City will make an effort to improve neighborhood infrastructure.

2. *Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, and emergency shelters and transitional housing. Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multifamily residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low- and low-income households (Section 65583(c)(1)).*

As noted in the finding B3, the element does not include a complete sites inventory or analysis; as a result, the adequacy of sites and zoning has not been established. Based on the results of a complete sites inventory and analysis, the City may need to add or strengthen programs to address a shortfall of sites and zoning for a variety of housing types.

Also, the element identifies sites needing rezoning (Appendix O). The element must include a specific program including acreage by zoning district and when the rezoning will be completed. The program could cross reference identified sites and their planned zoning from the inventory. Rezoning should be early enough to facilitate development in the planning period. This program and its timing are particularly important given the objectives of the *10X10 Blue Ribbon Committee* by 2010. Also, when rezoning is required to identify adequate sites to accommodate the regional housing need, programs must meet specific requirements pursuant to Government Code Sections 65583(a)(3), 65583.2 and 65583(c)(1). Specifically, the City must rezone sites to permit owner-occupied and rental multifamily uses by-right sufficient to accommodate the remaining need for lower-income households. By-right, pursuant to 65583.2(i) means local government review must not require a CUP, planned unit development or other discretionary review or approval and:

- a minimum of 16 units per site;
- a minimum density of 20 units per acre; and
- at least 50 percent of the lower-income needs to be accommodated on sites designated for residential use only.

3. *The housing element shall contain programs which "address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Section 65583(c)(3)).*

As noted in finding B4, the element requires a more detailed analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to strengthen or add programs and address and remove or mitigate any identified constraints.

4. *The housing program shall promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin color, familial status or disability (Section 65583(c)(5)).*

Program 1.1.5 indicates the Fair Housing Council of Central California will refer inquiries and complaints to appropriate entities but should also include specific action to disseminate fair housing information and the availability of referral resources widely throughout the City in a variety of public locations.

5. *Preserve for lower-income households the assisted housing developments identified pursuant to paragraph (8) of subdivision (a) (Section 65583(c)(8)).*

Program 4.1.1 (At-risk Housing) – Given the City has identified 804 housing units at-risk, the program must include more specific and proactive actions. For example, the City should consider contacting non-profits immediately to develop a preservation strategy by a date certain to be ready to quickly act when the notice is received. The program should also include tenant education component and consider pursuing funding on at least an annual basis. You may wish to contact the California Housing Partnership Corporation (<http://www.chpc.net/>) for assistance.

D. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort (Section 65583(c)(6)(B)).

While the element describes a community-wide process, including the housing needs survey, the element should also describe how comments were incorporated into the development of the housing element, including policies and programs. Further, engaging the community and organizations and service providers representing lower-income households is important in developing, adopting and implementing an effective housing element. The City should continue to engage the community and people commenting on the draft through the revision and adoption of the housing element. For example, prior to submittal to the Department, revisions should be made available with sufficient notice to comment (i.e., 30 days), including to people and organizations commenting on this draft and the City should consider and incorporate comments, where appropriate, including strengthening policies and programs. For more information, please refer to the *Building Blocks'* website at http://www.hcd.ca.gov/hpd/housing_element/Screen02_public_participation.doc.

E. Redevelopment Funds

Describe the amount and uses of funds in the redevelopment agency's Low- and Moderate-Income Housing Fund (Section 65583(c)).

The element does not address this requirement. The element must identify the estimated amount expected to accrue in the Low- and Moderate-Income Housing Fund throughout the planning period and describe the planned uses of the funds by amount. Given the number of programs that list the Low and Moderate Income Housing Fund, the element should also demonstrate the adequacy of this funding resource.

F. Water and Sewer Priority to Developments with Units Affordable to Lower Income Households

For water and sewer providers, such as the City of Fresno, Chapter 727, Statutes of 2005 (SB 1087) established specific requirements to:

1. Require water and sewer providers to adopt written policies and procedures, **no later than July 1, 2006**, that grant priority to proposed development that includes housing affordable to lower-income households. For private water and sewer companies regulated by the Public Utilities Commission, the commission shall adopt written policies and procedures for use by those companies in a manner consistent with the statute.
2. Prohibit water and sewer providers from denying or conditioning the approval or reducing the amount of service for an application for development that includes housing affordable to lower-income households, unless specific written findings are made.
3. Require Urban Water Management Plans to include projected water use for single-family and multifamily housing needed for lower-income households.

The element should include a description of how the City complies with these requirements or include programs as appropriate.

**Responses to State of California
Department of Housing and Community Development
Letter - May 23, 2008**

A. Housing Needs, Resources, and Constraints

1. Analysis of needs, including consideration of tenure and rates of overpayment and overcrowding for extremely low-income and low-income.

HOUSING NEEDS ASSESSMENT – EXTREMELY LOW-INCOME AND LOW-INCOME HOUSEHOLDS

Extremely low-income is defined as households with income less than 30 percent of area median income. For the City of Fresno, the median income is \$53,800. Extremely low-income households have an income of \$16,150 or less for a family of four. Households with extremely low incomes have a variety of special needs. Many are on public assistance, such as SSI (18,192 or 17.2% of families) or SSD (disability). Of the population in the City over 15 years of age, nearly 21% have a disability. Over 25% of the population 25 and over have no high school diploma. Many, if not most, earn minimum wage. At the current state minimum wage of \$8.00 per hour, the annual wage of a worker would be \$16,640.

Tenure and Overpayment

According to the 2000 Comprehensive Housing Affordability Strategy (CHAS), there are 21,911 extremely low-income households in the City of Fresno. Of that total, 17,615 are renters, and 4,296 are owners. Of the tenant households, 14,215 were considered to be overpaying for housing costs, and 11,520 were considered to have an extreme housing burden with an estimated housing cost consuming more than 50% of their monthly income. Of the owner households, 3,286 were overpaying for housing costs, and 2,754 were considered to have an extreme housing burden of over 50%.

The 2000 CHAS identifies 64,934 low-income households in the City of Fresno. Of these, 45,598 are renters, and 19,336 are owners. Of the tenant households, 29,816 were considered to be overpaying for housing costs, and 15,807 were considered to have an extreme housing burden with an estimated housing cost consuming more than 50% of their monthly income. Of the owner households, 12,313 were overpaying for housing costs, and 6,508 were considered to have an extreme housing burden of over 50%.

Overcrowding

Overcrowding is typically defined as more than one occupant per room. According to the Census Bureau, in 2006 11.5% of all rental housing in the city of Fresno was classified as overcrowded. Owner-occupied housing had a lower incidence of overcrowding, with 4.6% of units classified as overcrowded.

Projected Needs

To calculate the projected needs, the City followed state HCD guidelines for determining its extremely low-income housing needs. The result is that approximately 2,977 extremely low-income households are projected for the planning period (see Table 3-10). Median gross rent in the city, as identified in Table 2-36, is \$748 per month. Households in the extremely low-income category can typically afford a maximum of \$404 per month in housing costs before going into an overpayment situation.

The City designed policies and programs to address the housing needs of a wide variety of the City's population. Those City residents who meet the criteria for low- to extremely low-income may need additional assistance in finding/affording housing because of large family size, age, disability, or circumstances such as loss of housing due to loss of a job. Therefore, the City has designed several programs to address those that the City and HCD have determined are most in need (e.g., extremely-low income persons, homeless persons, migrant farmworkers, large families with low- to extremely low-incomes, seniors or disabled persons with low- to extremely low-incomes). These programs are identified in Chapter 6 and include programs 1.1.3, 2.1.4 through 2.1.6, 2.1.9 through 2.1.17, 3.2.1, 3.2.2, 3.2.4, 4.1.1, 4.3.1 and 4.3.2.

2. Identify and analyze overpayment for all households by tenure (renters and owners) and for lower-income households. Include overcrowding information by tenure. - DONE

Response included in A.1. above.

3. Land Inventory suitable for residential development.

a. Sites inventory

The City's sites inventory has been revised so that the sites included only are those with residential zoning in place. Under this assumption, the sites inventory yields 25,210 dwelling units and the RHNA is 20,967 units; therefore no rezoning program is included in the Housing Element. In addition, it should be noted that where planned land use and zone district listed in the inventory are not consistent, the zone district takes precedent if the zoning was in place prior to 1987 (pursuant to the City of Fresno Local Planning and Procedures Ordinance, Fresno Municipal Code Section 12-607).

Higher Density Capacity. Additional research and analysis of recently constructed housing and the City's zoning policies has been included in the Housing Element. This analysis indicates that higher density residential housing can be achieved in a variety of zone districts in addition to the R-3 and R-4 zone districts, including R-1, R-2, and commercial zone districts C-P and C-1 through C-6, in addition to CC, C-M and M-1 in the Central Area.

**Table 3-5
Housing Development by Sales Price, Density and Zone District**

Development	Selling Prices	Units Per Acre	Zone District
Market Rate			
Stonebrook at Fancher Creek	\$215,000-\$300,000	10	R-2
Oakville Grove	\$181,000-\$274,000	6	R-1
Autumnwood Ranch	\$254,000-\$295,000	5	R-1
Mariposa	\$199,000-\$225,000	4	R-1
European Grove at Figarden	\$169,900-\$220,900	8	R-2
Subsidized			
Oak Park Senior Villas (TCAC)	N/A (aff. rental)	13	R-1
Sandstone Apartments (TCAC)	N/A (aff. Rental)	14	R-A
Little Long Cheng	\$206,500	6	R-1
Geneva Village	N/A (aff. Rental)	14	R-2
Future Subsidized			
Buena Ventura Senior Villas (utilizing density bonus and mixed-use ordinance)	N/A (aff. Rental)	31	R-1/C-4
AVERAGE		11	

May 2008

**Table 3-6
Infill Sites**

Tract or Project Name	Plan Area	Zone	Acres	Dwelling Units	Density Per Acre	Residential Type
Fulton Plaza	Central	C-4	2.00	80	40	mf
Legacy	Central	CC MU	4.00	171	42	mf
Sandstone Apartments	Edison	R-A	4.92	69	14	mf
Campus Point	Hoover	n/a	28.00	540	19	mf
San Joaquin Gardens	Hoover	R-1	15.00	261	17	mf
Park Gove Commons	McLane	R-3	25.00	264	10.	mf
Fancher Creek	Roosevelt	C-3 MU	95.00	740	7.	mf
Little Long Cheng	Roosevelt	R-1	7.00	43	6.	sf
Oak Park Senior Villas	Roosevelt	R-1	5.00	65	13	mf
Tanager Springs	Roosevelt	R-2	10.00	160	16	mf
Transit Village	Roosevelt	R-3	5.30	133	25	mf
Total			201.22	2,526	12.63	

Source: City of Fresno and Quad Knopf

Tables 3-5 and 3-6 show recent examples of higher density development in these zone districts. In addition, the market in Fresno is such that affordable housing can be attained at densities lower than the typical urban threshold of 30 units per acre. In Fresno, recent experience indicates that affordable housing can be achieved at 6 – 12 dwelling units per acre (see Table 3-5).

Small Sites and Lot Consolidation Opportunities.

Many sites in the inventory consist of small sites, that is, sites of less than 2 acres in size. Although this may be construed as a constraint to development of higher density affordable housing, the City has tools available to encourage development of these sites. The City has adopted a second unit ordinance which permits addition of a second unit on a site in the R-1 zone district by right. In addition, an affordable housing project could be developed in the R-2 zone district on a small lot as follows: A half-acre lot in the R-2 zone district could be developed with 8 dwelling units; with a 30% density bonus, 10 units. These densities are equivalent to 16 and 20 units per acre, which is in the affordable range for the City of Fresno as discussed above. The City of Fresno Planning and Development Department also has special design guidelines for infill development, and provides fast tracking and a 50% fee discount for any project proposed in the Inner City Area (see map below). During the past housing element period, a significant number of single family and multiple family affordable infill projects were constructed on small sites.

Please note that in relation to second units, an error in the previous draft indicated that a CUP was necessary for second units; in fact, they are allowed by right.

b. Underutilized sites

Please reference Tables 3-2 through 3-4 in the revised Chapter 3.

While both residential and commercial underutilized sites were identified based on land/improvement property values and location in redevelopment areas, a site specific feasibility analysis for development of affordable housing was not conducted. This level of

analysis was not possible given the large number of sites (over 1,300). These sites were included to indicate development potential only. Please note that these units are not necessary to enable the City to meet its RHNA obligation, therefore a more rigorous analysis was not conducted.

c. Zoning to Encourage and Facilitate Housing for Lower-Income Households

The City's Regional Housing Needs Allocation obligation of 21,240 dwelling units includes an affordable housing fair share of 8,534 dwelling units (for households of extremely low-, very low-, and low-incomes combined). The land inventory indicates that the City of Fresno has the capacity for these units in the R-1, R-2, R-3, R-4, and commercial zone districts. The rationale for this conclusion is supported in the following analysis of market trends in Fresno.

One of the methods of keeping housing affordable is to reduce land costs through achieving higher density thresholds. The State of California has established a 30-unit per acre default density for Fresno as a density threshold for affordability as an "urban" area.

Currently, the only residential zone district which specifically allows 30 dwelling units per acre by right is the R-4 (High Density Multi-family) zone, which allows up to 43.5 units per acre with a conditional use permit. Commercial zone districts which are developed as mixed-use projects have no specific limit on residential development, and the density bonus ordinance allows as much as a 35 percent increase in residential units. Planned Developments also allow higher densities by allowing deviations from many development standards such as lot sizes, setbacks and building heights that can deter higher density construction.

In identifying sites that encourage and facilitate affordable housing, Fresno has been successful in utilizing all zone designations from R-1 to R-3, as well as commercial zone districts, in achieving affordable housing. Current market conditions, land value, and cost of building materials have proven that affordability can be achieved from 6-12 units per acre, not just at 30 dwelling units per acre.

Fresno continues to strive to achieve higher densities to reduce demands on transportation, provide proximity to amenities for residents, and to encourage smart land-use and smart growth. However, market trends for both market rate and subsidized housing developments in Fresno consistently demonstrate that densities allowed under current zone districts are adequate to address the housing needs for lower-income households.

Single family homes in Fresno have been constructed by market driven forces at a wide range of sales prices, including at sales prices well-below HUD's affordability level (as measured by 95% of the median home price in Fresno County). An affordable home is considered to have a sales price of \$312,550 or below. The developments in Table 3-5 above illustrate the market trends.

To further emphasize the potential densities that can be achieved in a wide variety of zone districts, see Table 3-6, Infill Sites, above. This table summarizes projects approved or under construction since the beginning of the current housing element period. Note that densities of up to 17 units per acre can be achieved in the R-1 zone district (with density bonus).

d. Realistic Capacity

Assumptions are included in Appendix O with the inventory. The reductions of 80 and 90% were used to account for conversion of gross acreage to net acreage; in addition, minimum lot sizes were used in selection of sites. Conservative, medium density ranges were used in calculating the developable densities used in the inventory.

e. Environmental Constraints

The broadscale designation of sites as suitable for housing is done pursuant to goals, objectives, and policies of the 2025 Fresno General Plan (adopted November 19, 2002 through Fresno City Council Resolution No. 2002-379). When the urban form element and its map of citywide land use designations were formulated, the City consulted with a wide range of federal, state, and local regulatory agencies to evaluate potential adverse environmental impacts of land use and infrastructure policies. The resulting Master Environmental Impact Report (MEIR) for the 2025 Fresno General Plan mitigated adverse impacts to the extent feasible extent via a series of comprehensive MEIR mitigation measures. When such impacts could not be mitigated below a level of significance (*e.g.*, traffic capacity impacts on some major street segments; and cumulative impacts on air quality and agricultural land conversion), determinations of overriding considerations were established by the certification of the related MEIR (City Council Resolution No. 2002-378).

MEIR No. 10130 examined the potential adverse environmental impacts of implementation of the 2025 Fresno General Plan, which provides plans and policies to accommodate projected population and employment growth through the year 2025. The City of Fresno has determined that specific economic, legal, social, technological and other considerations related to the implementation of the 2025 Fresno General Plan outweigh the unavoidable adverse environmental effects identified in the Final MEIR, including any effects not mitigated because of the infeasibility of mitigation measures and that the identified adverse environmental effects are considered acceptable.

The following environmental impacts were identified in the 2025 Fresno General Plan MEIR as significant but mitigable:

1. **Impact on water supply, quality and hydrology.** The MEIR master mitigation checklist requires that the Department of Public Utilities verify that every housing project will have a suitable supply of water for uses, and that any water treatment facilities be provided and be online prior to occupancy (*e.g.*, granulated activated carbon filtration for removal of pre-existing agrichemicals in groundwater, such as dibromochloropropane/DBCP which has been extant in much of Fresno's aquifer since the 1970s). The Fresno Fire Department also verifies that a project site will have suitable fire flow (fire suppression water supplies) prior to construction, throughout construction, and for occupancy. At this point in time, the City is not aware of a condition that would prevent adequate water supply for developing the identified sites for housing.
2. **Increased demand for utilities and service systems.** As noted previously, the Department of Public Utilities evaluates every proposed housing project for water supply. It also evaluates, and sets requirements, for public sewer services (collection and treatment of wastewater) and for solid waste and recycling. The City's Public Works Department evaluates every project with regard to street and highway capacity and sets requirements for roadway construction, expansion, and signalization, in conjunction with

the California Department of Transportation (when the state highway system's local facilities may have any project-specific or cumulative impacts from a development). At this point in time, the City is not aware of a condition that would prevent adequate utilities and service systems for developing the identified sites for housing.

3. **Increased demand for public services:** In addition to the aforementioned Public Utilities and Public Works evaluations, the Fresno Fire Department evaluates proposed housing projects with regard to distance from the nearest fire station and running time to ensure rapid fire response. The City's mass transit division, Fresno Area Express (FAX) evaluates projects' transit demands, expands and rearranges bus routes, and directs installation of transit facilities such as bus stops and bus turnouts. Non-city agencies such as local school districts and the Fresno Metropolitan Flood Control District evaluate projects for adequate school capacity, safe pedestrian routes to schools, and for sufficient stormwater drainage and flood protection. At this point in time, the City is not aware of a condition that would prevent developing the identified sites for housing because of impacts to public services.
4. **Increased demand for recreational services:** For all residential development projects, the City's Parks, After School, Recreation, and Community Services Department (PARCS) evaluates the recreational demand to be created by the project, and collects impact fees toward acquisition and improvement of open space. At this point in time, the City is not aware of a condition that would prevent developing the identified sites for housing because of impacts to recreational services.
5. **Loss of biological resources:** The City's main habitat reservoir lies in the San Joaquin River Bluff slopes and Riverbottom, areas which the General Plan indicates are not suitable for development due to unstable geologic strata and flood risk. All projects are subject to requirements for provision of landscaping and shading, which would create some measure of urban habitat. At this point in time, the City is not aware of a condition that would prevent developing the identified sites for housing because of impacts to biological resources.
6. **Potential disturbance of cultural resources:** All residential projects are routed to the City's Historic Preservation Specialist for review and comment, and are cross-checked with the database of identified archeological and historic resource locations (Historic Register properties are identified on parcel base maps). Building permit records and field checks are used to identify any properties which would require special studies prior to development. The MEIR mitigation checklist contains specific procedures to be followed if materials are found which may be human remains or paleontological resources. At this point in time, the City is not aware of a condition that would prevent developing the identified sites for housing because of impacts to cultural resources.
7. **Impacts related to geology and soils:** Fresno has only a moderate earthquake risk in general, due to its location relative to fault lines in the San Andreas, Owens Valley, White Wolf/Tehachapi, and Coalinga fault systems. There are no known earthquake faults in Fresno, and no Alquist-Priolo special studies areas. There are limited portions of the City's urban development area which have unstable soils, primarily along the San Joaquin River Bluff, previously-landfilled areas in north Fresno (the Calcot/ Pinedale Dry Dump area). These areas are generally not identified as suitable for housing construction. While Fresno has not been experiencing soil subsidence from groundwater withdrawal, it does have limited areas of expansive clays in northeast Fresno near the Copper Avenue alignment. These areas can be used for housing, provided the foundations are properly

engineered. As described below, all projects are required to submit soil reports prepared by a qualified engineer or Registered Geologist, and these reports are evaluated and appropriate engineering measures are required prior to issuance of grading and construction permits. At this point in time, the City is not aware of a condition that would prevent developing the identified sites for housing because of impacts to geology and soils.

8. **Increased demand for energy.** The City's Subdivision Ordinance and Title 24 compliance procedures maximize passive solar gain and minimize energy demand from housing projects. The City of Fresno also provides development incentives for "green" projects including utilizing solar and alternative energy resources. At this point in time, the City is not aware of a condition that would prevent developing the identified sites for housing because of demand for energy.
9. **Potential aesthetic concerns.** The 2025 Fresno General Plan contains formal Design Guidelines applicable to all types of projects and to landscaping and signage. In addition, there are Design Guidelines adopted for specific types of development (*e.g.*, infill housing) and for designated areas of Fresno (*e.g.*, the Tower District). At this point in time, the City is not aware of a condition that would prevent developing the identified sites for housing because of impacts to aesthetics.

The Resolution certifying the 2025 Fresno General Plan MEIR also identified the following unavoidable significant impacts and made statements of overriding considerations for these impacts:

- A. **Transportation and circulation** - The vehicular traffic level of service (LOS) of E or F projected for various major street segments throughout the city is considered a significant and unavoidable adverse impact which cannot be completely mitigated due to practical constraints on road widening and construction of new major streets. Furthermore, there are no reasonable mitigation measures available to only the City of Fresno, which would reduce this impact to a less than significant level. However, the 2025 Fresno General Plan Urban Service element provides for implementation of alternative public transportation facilities. This impact would not prevent the identified sites from being developed for housing.
- B. **Air quality** - The adverse air quality impacts associated with the myriad of activities associated with the long range general plan for the Fresno metropolitan area can be expected to be significant and unavoidable, and cannot be completely mitigated through the General Plan or through project-level mitigation measures. In order to provide a suitable living environment within the metropolitan area, the plan strives to facilitate expanded economic growth that will support increased employment opportunities while implementing all feasible air pollution reduction measures. Pursuant to MEIR mitigation measures, all projects are evaluated with the "Urbemis" air quality impact model, and the results of this evaluation are used to determine the significance of a particular project's air quality impacts, and any mitigations required for the project in order to comply with the San Joaquin Valley Air Pollution Control District's Indirect Source Review Rule. There are no reasonable mitigation measures available which would assure the reduction of all air quality impacts to a less than significant level at project buildout, even with full compliance with attainment plans and rules promulgated by the California Air

Resources Board and the San Joaquin Valley Air Pollution Control District. This impact would not prevent the identified sites from being developed for housing.

- C. **Preservation of agricultural land** - The conversion of agricultural land to urban uses to accommodate the projected population and employment growth within the City of Fresno's planned urban boundary (its current Sphere of Influence) has been determined a significant and unavoidable adverse impact which cannot be completely mitigated. There are no reasonable mitigation measures available only to the City of Fresno which would assure the reduction of impacts upon agricultural land within the planned urban area to a less than significant level, while also allowing for prudent planned development to accommodate project population and employment growth; however, the City is participating in regional farmland protection efforts which would stabilize urban boundaries and provide for permanent agricultural enclaves in the County and the rest of the San Joaquin Valley. This impact would not prevent the identified sites from being developed for housing.
- D. **Noise** - The innumerable activities associated with urban living environments typically generate noise that contributes to the ambient noise levels that occur within the community. The MEIR identifies numerous mitigation measures intended to reduce the impacts of increased noise upon sensitive land uses, such as housing. Overall, mitigation measures are not reasonably available which would assure the reduction of noise impacts to less than a significant level for all parts of the City. The 2025 Fresno General Plan specifies numerous general plan goals and implementing objectives and policies directed to reducing exposure to excessive noise levels, and requires site-specific noise studies and sound mitigation for sensitive uses which may be developed near transportation facilities such as major streets/highways, rail lines, and airports. This impact would not prevent the identified sites from being developed for housing.

f. Zoning for a Variety of Housing Types

Zoning and other Land Use Regulations

During its ongoing review of the Zoning Ordinance, policies and practices, the City reviews its regulations to ensure compliance with fair housing laws. As a result, the City has not identified any policies, rules and/or regulations that may impede the development or continued use of a building by persons with disabilities, agricultural employees, or those with emergency or transitional housing needs.

The following is a synopsis of efforts that the City has made to ensure that the City complies with State regulations and development of housing facilities for persons with disabilities or other special needs:

- a. The City does not restrict occupancy of unrelated individuals in group homes.
- b. Applications for group homes of six or fewer people are treated as a ministerial action.
- c. There are no property development standards above and beyond those imposed on conventional single family homes for group housing facilities for six or fewer people.

- d. The City permits housing for special needs groups, including for individuals with disabilities, without regard to distances between uses or the number of uses in any part of the City.
- e. On-site parking requirements are reduced to 1 parking space for every 3 dwelling units for senior housing, in comparison to 1.5 parking spaces for each unit in a conventional multiple family housing development (i.e., apartment complex).
- f. Assisted or Congregate Living Facility for Senior Citizens, Housing for Senior Citizens, Rest Homes, Home for the Aged or Convalescent Homes, as defined in Subsections 12-105-A-20, 12-105-H-14, and 12-105-R-6 respectively, of the FMC, the maximum population density for any such facility shall be determined by multiplying the maximum population density that would otherwise be permitted by the district in which such facility is proposed to be located by a factor of 3.33. These facilities are permitted in all residential zone districts. Parking requirements are subject to Subsection 12-306-I-6(d) (Group Homes), except that parking requirements for Housing for Senior Citizens shall be in accordance with Subsection 12-306-I-6(e). Nothing stated herein, is intended to conflict with California Government Code Sections 65915 through 65917 related to Density Bonuses for senior citizen housing developments. If the State Density Bonus provision allows for additional density, and/or incentives, State law controls.

Permits and Processing

The City does not impose special permit procedures or other special property development standards for group home facilities of six or fewer persons. Rather, the use is considered a by right use by the Fresno Municipal Code. In addition, for seven or more individuals, an applicant would need to obtain a Conditional Use Permit and is subject to compliance with several regulations, however, it has been the City's experience that they do not hinder development nor are burdensome, given the minimal requirements for a CUP, as outlined above. In addition, all residential projects in the City require the same amount of review, while no special processes have been established that would require a greater degree of review in comparison to conventional types of development.

(i) Agricultural Employees

The City did not update the Zoning Ordinance to expressly comply with Health and Safety Code Sections 17021.5, 17021.6 and Government Code Sections 51238 and 51238.5 during the previous planning period, and there may be particular language in the Zoning Ordinance that conflicts with the requirements of these Sections. For example, the O Zone District, which allows agricultural uses, expressly prohibits residential uses except for caretaker residences. This would conflict with the requirement of Health and Safety Code section 17021.6 which provides that housing for 36 beds in group quarters for agricultural employees should be treated as an agricultural use. Additionally, the Zoning Ordinance defines "Labor Camp" as something that houses five or more farm employees. The R-A district expressly prohibits Labor Camps although it allows single family homes. This would appear to be in conflict with Health and Safety Code section 17021.5 which restricts a City from requiring any additional entitlements or fees for housing for 6 or fewer employees from what is required for a single family home. However, the City does not have any agricultural planned land uses.

Regardless, during the 2008-2013 planning period, the City shall 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. Even though the City of Fresno’s zoning ordinance does not expressly comply with State law, the City follows all State housing laws in the application of development standards for all housing developments. Although these specific provisions have not been adopted into Fresno Municipal Code, if a person applies for a permit for farm worker housing, the City will comply with these laws. This is consistent with past practice, where the City granted density bonuses consistent with State density bonus law before the adoption of an ordinance incorporating State law into FMC. Additionally, any provision in conflict with State law where the City is preempted, such as the case here in the housing law context, would be considered severed from the FMC pursuant to FMC Section 1-103. Therefore, should anyone apply for farmworker housing for 6 or fewer employees, the City would treat that as a single family home application and if someone with a legal agricultural use applies for group quarters for agricultural employees, the City would treat that as an allowed agricultural use consistent with State law.

Notwithstanding the above, the City has adopted many amendments to the Zoning Ordinance in the last period that will encourage the construction of farmworker housing, multi-family, manufactured housing, mobile homes, boarding houses and second units as described in Chapter 5, Policy 4.3 - Other Development Incentives.

(ii) Emergency Shelters, Transitional and Supportive Housing

Emergency Shelters

Emergency Residential Shelters are expressly defined in the Fresno Municipal Code at 12-105-E-4.1 as:

a facility providing temporary emergency lodging to a person or persons on a nightly or similar short-term basis, typically not for a fee, but not including a hotel, motel, boarding or rooming house. An Emergency Residential Shelter shall be considered and treated as a group housing facility.

Group Housing facilities are expressly allowed in all zone districts as a use by right when there are six or fewer residents, and in all zone districts as a use by conditional use permit (CUP) when there are seven or more residents, as illustrated in the following table:

Table 3-7
Group Housing as allowed by Zone District

By right:	By CUP:
AE-20 (6 or fewer)	AE-20 (7 or more)*
AE-5 (6 or fewer)	AE-5 (7 or more)*
R-A (6 or fewer)	R-A (7 or more)*
R-1-A (6 or fewer)	R-1-A (7 or more)*
R-1-AH (6 or fewer)	R-1-AH (7 or more)*
R-1-E (6 or fewer)	R-1-E (7 or more)*
R-1-EH (6 or fewer)	R-1-EH (7 or more)*
R-1-B (6 or fewer)	R-1-B (7 or more)*
R-1-C (6 or fewer)	R-1-C (7 or more)*
R-1 (6 or fewer)	R-1 (7 or more)*
R-2 (6 or fewer)	R-2 (7 or more)*
R-3 (6 or fewer)	R-3 (7 or more)*

R-4 (6 or fewer)

R-4 (7 or more)*

** These uses are permitted subject to compliance with Section 12-306-N-43 of the FMC which is outlined below.*

The City does not impose a CUP or other special permitting process for residential by right uses. To obtain a permit, an applicant would simply need to obtain a business license and any pertinent permits from the County of Fresno and/or the state. As a result, the same development standards that would be required for a conventional single home family would be required for a group home. For example, for an R-1 zoned site, the following property development standards apply for either a single family residence or a group home:

- Front yard setback: 20 feet, however for parcels created after October 31, 2006, parcels may provide a 15 foot front yard
- Side yard setback: 5 ft. on both sides or 6 ft. on one side and 4 ft. on the other
- Rear yard Setback: 20 ft.
- Lot coverage: 50 percent
- Building height: 3 stories not to exceed 35 feet
- Minimum lot area: 5,000 square feet

A group home of seven or more residents would be processed under a CUP. A CUP is a discretionary permit and may only be approved upon making the following findings (per Section 12-405-A-2 of the FMC):

- a. All applicable provisions of this [i.e., FMC] Code are complied with and the site of the proposed use is adequate in size and shape to accommodate said use, and accommodate all yards, spaces, walls, and fences, parking, loading, recycling areas, landscaping, and other required features; and,
- b. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use; and,
- c. The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is located. This third finding shall not apply to uses which are subject to the provisions of Section 12-306-N-30 of this Code [Section 12-306-N-30 pertains to adult oriented businesses].

In order to obtain a CUP, an applicant would need to submit a conditional use permit application, pertinent documents and a filing fee of \$2,774.50, for areas defined as Inner City per the Fresno Municipal Code, or \$5,379.50 (for a one acre site), for a site located in a non-Inner City area. Typically, conditional use permits are approved in two months.

A group home of seven or more residents would be subject to the following specific development standards under 12-306-N-43:

- a. A minimum of twenty-five percent of the facility site area shall be comprised of usable open space for residents, provided that the Director, or Commission or

Council on appeal, may permit a reduction of the required usable open space when both of the following findings can be made:

- (1) The size, shape, topography, location, or surroundings of the property makes the strict application of the open space standard by this Code infeasible.
- (2) The reduction of usable open space will not be detrimental to the public welfare or the needs of the residents and guests and will not be injurious to property or improvements in the area in which the property is located.

- b. Parking shall be provided in accordance with Section 12-306-I-6-e of the FMC, which reads as follows:

When there is a group housing facility proposed for seven (7) or more people, parking shall be provided in the following manner:

- (1) One parking space for each four (4) beds provided; plus
- (2) One visitor parking space shall be provided for each five (5) residents; plus
- (3) One parking space shall be provided for each on-site employee. Number of parking spaces will be determined by the working shift with the greatest number of employees.
- (4) The Director may, with good cause, reduce the parking requirement on a case-by-case basis, by a maximum thirty-five percent (35%).

- c. No group housing facility for seven (7) or more people shall be located within 300 feet from any other group housing facility for seven (7) or more people, as measured from any point upon the outside walls of the structures housing those facilities. This development standard shall not apply to any group housing facility that is subject to any spacing regulation under state law, except to the extent such state law otherwise permits. In determining whether a group housing facility is located within 300 feet of any other group housing facility, facilities that are exempt from consideration by state law shall not be considered.

The typical group home of seven or more is also subject to the property development standards of the underlying zone district and would be treated similar to other projects in that particular district.

There is no zone district where an emergency shelter that can house seven or more residents is allowed as a use by right. Additionally, the Zoning Ordinance does not provide that emergency shelters are limited to only those development standards that apply to other residential or commercial standards within the same zone district or those standards expressly allowed under Government Code Section 65583(a)(4)(A)(i-viii). As a result, the City will amend the Zoning Ordinance to comply with State law within one year of adoption of the housing element update and will require that emergency shelters be permitted by right, which will also include incentives to encourage the use, such as reducing parking standards.

Transitional and Supportive Housing

Transitional and Supportive Housing would also be defined as a group home for purposes of the City's Zoning Ordinance. The discussion of the process to have a group home is discussed in the emergency shelter discussion above. The same process and requirements would be needed to allow a transitional and supportive housing facility. Under State law, transitional and supportive housing must be considered a residential use and shall be subject to only those restrictions that apply to other residential dwellings of the same type, in the same zone. As group homes require a conditional use permit when they house more than seven individuals and other types of residential uses are allowed in the residential and commercial zone districts without a conditional use permit, the City's zoning ordinance is currently in conflict with this State law provision.

The City will amend the Zoning Ordinance to comply with the State law on transitional and supportive housing. However, as discussed in the farmworker housing discussion, if a person applies for a permit for transitional or supportive housing, City will comply with the State law. This is consistent with past practice, where the City granted density bonuses consistent with State density bonus law before adopting an ordinance incorporating State density bonus law into the Fresno Municipal Code (FMC). Additionally, any provision in conflict with State law where the City is preempted, such as the case here in the housing law context, would be considered severed from the FMC, pursuant to FMC Section 1-103. Therefore, should anyone apply for transitional or supportive housing for 7 or more residents, the City would treat that as a similar residential use in the same zone district.

(iii) Single Room Occupancy (SRO) 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.

A boarding house is first listed in the FMC in the R-3 zone district, subject to a CUP, as well as in the R-4 zone district, which also requires a CUP. Given that the City does not currently permit a boarding house by right in any zone district, the City will amend the Zoning Ordinance to comply with the State law on single room occupants to permit them, by right, in the appropriate zone districts.

(iv) Second Units

Please note that in relation to second units, an error in the previous draft indicated that a CUP was necessary for second units; in fact, they are allowed by right.

Underdeveloped Residential Sites. These sites are residentially developed sites that have been identified as having additional development potential. Several sites are less than one acre, contain one dwelling unit, and could be developed with a second dwelling unit pursuant to the City's second unit ordinance, adopted in 2004, which permits addition of a second unit by right. Other sites are greater than one acre in size and have the development potential shown in the inventory. It should be noted that these sites were selected as appropriate for

intensification because the assessed value of improvements was less than the land value, indicating readiness for further investment.

4. Governmental constraints

a. Land-Use Controls

Land-use controls for residential zoning are detailed in the “Land Use Control” subsection of the Housing Element (Chapter 4), and in Table 4-10 (Development Standards by Zoning Districts). The following provides a more in depth analysis of land use controls and development standards as it pertains to residential development on commercially zoned land and is included in Chapter 4 “Residential Development Standards”:

The City of Fresno permits residential development in commercially zoned land. The following table identifies where housing is permitted in the office and commercial zone districts (note that all office and commercial zone districts are identified, with the exception of the C-M zone district which is defined as a Commercial and Light Manufacturing District per the Fresno Municipal Code (FMC)) and indicates the maximum dwelling units per acre, maximum building height and lot coverage, and open space and setback requirements applicable per zone district. The following zone districts are found throughout the nine community plan areas, with the exception of the C-4 zone district which is limited to the downtown area, bordered by State Route 180 on the north, State Route 99 to the west and south, and State Route 41 to the east and south.

**Table 4-12
Office and Commercial Zone District Property Development Standards for Residential Uses**

Zone District	R-P ¹	C-P	C-1	C-2	C-3	C-4	C-5	C-6
Residential permitted as part of a mixed use project?	No, however, residential projects are permitted	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Maximum Density	17.42 du per acre	29.04 du per acre	No maximum density					
Maximum Height (ft.)	30	35 ²	30	35	50	75	35 ³	35 ⁴
Maximum Lot Coverage	50%	No requirements	Determined as part of the CUP process					
Floor Area Ratio	No requirements	No requirements	No requirements	No requirements	No requirements	No requirements	No requirements	No requirements
Open Space	25%	No requirements	Determined as part of the CUP process					
Minimum Lot Area	7,500 sq. ft.	10,000 sq. ft.	1 acre	10 acres	15 acres	No requirements	No requirements	No requirements
Minimum front yard setback (ft.)	15	10	Determined as part of the CUP process					

Minimum corner side setback (ft.)	10	10	Determined as part of the CUP process					
Minimum side yard setback (ft.)	10 ⁵	10	Determined as part of the CUP process					
Minimum rear yard setback (ft.)	10	10	Determined as part of the CUP process					
Unit Size	No requirements							
Required Parking	Determined as part of the CUP process							
Parking Lot Shading	1 tree per every 2 parking stalls provided	1 tree per every 2 parking stalls provided	1 tree per every 2 parking stalls provided	1 tree per every 2 parking stalls provided	1 tree per every 2 parking stalls provided	1 tree per every 2 parking stalls provided	1 tree per every 2 parking stalls provided	1 tree per every 2 parking stalls provided
Required Bicycle Parking Spaces	10% of the required off-street vehicle parking, not to exceed 10 spaces	10% of the required off-street vehicle parking, not to exceed 10 spaces	10% of the required off-street vehicle parking, not to exceed 10 spaces	10% of the required off-street vehicle parking, not to exceed 10 spaces	10% of the required off-street vehicle parking, not to exceed 10 spaces	10% of the required off-street vehicle parking, not to exceed 10 spaces	10% of the required off-street vehicle parking, not to exceed 10 spaces	10% of the required off-street vehicle parking, not to exceed 10 spaces
¹ The R-P zone district is an office zone district that does not permit mixed use projects, however, it does permit sites to be 100% developed with residential uses. The property development standards in this table are for sites in the R-P zone district that may be developed with residential uses. ² Buildings up to 60 feet may be constructed subject to obtaining a CUP and within defined areas of the City. ³ Buildings up to 60 feet may be constructed subject to obtaining a CUP and within defined areas of the City. ⁴ Buildings up to 60 feet may be constructed subject to obtaining a CUP and within defined areas of the City. ⁵ If adjacent to a commercial use, it may be reduced to 5 ft.								

As illustrated in the table above, the City’s mixed use ordinance provides extraordinary flexibility of the property development standards which are determined through the Conditional Use Permit (CUP) process and by the Planning and Development Director.

A mixed-use project in any of the office and commercial zone districts would be processed under a CUP. A CUP is a discretionary permit and may only be approved upon making the following findings (per Section 12-405-A-2 of the FMC):

- a. All applicable provisions of this [i.e., FMC] Code are complied with and the site of the proposed use is adequate in size and shape to accommodate said use, and accommodate all yards, spaces, walls, and fences, parking, loading, recycling areas, landscaping, and other required features; and,
- b. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use; and,
- c. The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is located. This third finding shall not apply to uses which are subject to the provisions of Section 12-306-N-30 of this Code [Section 12-306-N-30 pertains to adult oriented businesses].

In order to obtain a CUP, an applicant would need to submit a conditional use permit application, pertinent documents and a filing fee of \$2,774.50, for areas defined as Inner City

per the FMC, or \$5,379.50 (for a one acre site), for a site located in a non-Inner City area. The typical conditional use permit is approved in two months and does not require review by an Architectural Review Committee. However, it is noted that the newly formed Development Partnership Center, which is outlined in Program 1.1.2 (Chapter 6, is anticipated to reduce the processing and approval time of a typical CUP.

Furthermore, the City does not have adopted growth control measures besides the Urban Growth Management program, as described on Page 4-8 of the Housing Element, nor has the City ever adopted any moratoria and prohibitions against multi-family family housing or mixed-use projects. Rather, the City encourages the development of mixed-use projects by providing flexible property development standards; including parking, open space, setbacks, etc., with the exception of building height. As a result, the City has experienced a recent influx of mixed-use projects, albeit a relatively small number. This is largely credited to the flexible property development standards and the City’s willingness to modify standards in an effort to create vibrant, walkable communities, while simultaneously providing a variety of housing options.

Given that the City is divided into nine community plan areas, there may be some plan policy standards that are not part of the FMC which may only be modified through the plan amendment process. However, as part of the adoption of the 2025 Fresno General Plan, the City did update the policies of these community plans to reflect contemporary planning practices. It is noted that these particular policies are not overwhelmingly more restrictive, but are reflective of the desires of the particular community plan area noted. In addition, although some of the items identified below may require greater setbacks in comparison to the FMC, they are not considered burdensome or prohibit projects from being developed, given the flexibility of all of the other requirements, including density, which is not restricted.

Table 4-13
Community Plan Areas
List of Potential Regulations that may Affect Mixed-Use Projects

Community Plan*	Potential Regulations that may Affect Mixed-use Projects
Bullard Community Plan	<p><i>Setbacks:</i> The Bullard Community Plan requires larger setbacks in comparison to the FMC. These include the following:</p> <ol style="list-style-type: none"> 1. Multiple family residential buildings greater than one story shall not be permitted within 25 feet of single family residences. 2. A landscape setback of 20 feet is required for all commercial properties when adjacent to single family residences. 3. No commercial or office building shall be constructed within 50 feet of residential uses. 4. A 15 foot landscape setback along the following streets: Shaw Avenue between Brawley and the Southern Pacific Railroad tracks, Bullard Avenue west of Figarden Drive, Milburn Avenue, between Figarden Drive and Alluvial Avenue, Brawley Avenue between Figarden Drive and Herndon Avenue. 5. A 20 foot landscape setback along the following streets: Shaw Avenue between West and Brawley Avenues, Figarden Drive between Shaw and Barstow Avenues, Figarden Drive along its entire length, Marks Avenue between Fairmont and the Santa Fe Railroad tracks, West Avenue for a distance of 630 feet north of Shaw Avenue, Forkner Avenue for a distance of 300 feet north of Shaw Avenue.
Woodward Park Community Plan	<p><i>Setbacks:</i> The Woodward Park Community Plan requires larger setbacks in comparison</p>

	<p>to the FMC. These include the following:</p> <ol style="list-style-type: none"> 1. A landscape setback of 20 feet is required for all commercial properties when adjacent to single family residences. 2. No commercial or office building shall be constructed within 50 feet of residential uses. 3. Expressways and arterials shall be developed with a 20 foot landscape setback. 4. Audubon Drive shall be developed with a 50 foot landscape setback. 5. Shepherd Avenue shall be developed with a 30 foot landscape setback.
West Area Community Plan	<p><i>Setbacks:</i></p> <ol style="list-style-type: none"> 1. Grantland Avenue, between the Southern Pacific Railroad tracks and Shields Avenue, shall be developed with a 30 foot landscape setback. 2. Arterial streets shall have a 20 foot landscape setback. 3. Collector streets shall have a 15 foot landscape setback. 4. No nonresidential structure taller than two stories or 35 feet shall be constructed or enlarged within 40 feet of residential uses. 5. Nonresidential structures that are less than two stories or 35 feet may be constructed within 20 feet of residential uses.
Hoover Community Plan	This Community Plan area does not provide for additional property development standards in comparison to the Fresno Municipal Code in terms of building height, setbacks, open space, dwelling units per acre, etc.
McLane Community Plan	This Community Plan area does not provide for additional property development standards in comparison to the Fresno Municipal Code in terms of building height, setbacks, open space, dwelling units per acre, etc.
Edison Community Plan	This Community Plan area does not provide for additional property development standards in comparison to the Fresno Municipal Code in terms of building height, setbacks, open space, dwelling units per acre, etc.
Roosevelt Community Plan	<p><i>Setbacks:</i></p> <ol style="list-style-type: none"> 1. A 15 foot landscape setback is required along arterial and collector streets south of Belmont Avenue and east of Chestnut Avenue 2. A 20 foot landscape setback is required along Kings Canyon Road, east of Chestnut Avenue. 3. A 20 foot landscape setback is required for all office buildings over one story in height. 4. Development of office designated parcels, located on the south side of East Kings Canyon Road, between Willow and Peach Avenues, shall occur in a manner that preserves the existing on-site trees to the maximum extent possible. 5. No commercial or office building shall be constructed within 50 feet of the property line of abutting properties zoned or planned for residential uses, unless alternative measures are approved (this is part of the CUP process).
Central Area Community Plan	This Community Plan area does not provide for additional property development standards in comparison to the Fresno Municipal Code in terms of building height, setbacks, open space, dwelling units per acre, etc.
Fresno High-Roeding Community Plan	This Community Plan area does not provide for additional property development standards in comparison to the Fresno Municipal Code in terms of building height, setbacks, open space, dwelling units per acre, etc.
<p>*Table 2-1 identifies 11 community plan areas, however, the North Growth Area is considered part of the Woodward Park Community Plan area while the Southeast Growth Area Plan is currently being drafted and has not been adopted.</p>	

The City's mixed use property development standards in office and commercial zoned districts are intended to be conducive to residential development, especially given the flexibility of the property development standards that are applicable to these projects. Given

the flexibility of the property development standards and the expeditious processing of the CUP applications, costs are minimized. The flexible property development standards allow applicants to maximize their land and design options given that the City does not restrict/mandate floor area ratios, parking, which is costly, given that it limits building space, or open space. Rather, all property development standards are flexible, providing a great degree of options which allows applicants to be creative in the design process. Even more so, given the flexibility of the dwelling units per acre, applicants are afforded the option of increasing the number of dwellings to minimize their costs while concurrently providing a variety of housing options.

b. Processing and Permit Procedures

The City's development review process and zoning code are intended to regulate all projects. They have been established to review and enforce among other things: heights, number of stories, size of buildings and other structures designed, erected or altered. Through this process, which includes requirements for residential yard size and other open space provisions, population density standards are implemented in conformance with the General Plan. These practices are essential to advance the most appropriate land use, conserve and stabilize the value of property, provide adequate open space and avert undue concentration of population. Regulation is also necessary to mitigate street congestion, facilitate provision of adequate community utilities such as transportation, water, sewage, schools, parks and other public facility requirements, and to safeguard health, safety and general welfare of the public.

PERMIT PROCEDURES

The zoning code classifies residential development projects based on type, use, size and location in order to determine whether the project is Permitted (ministerial), permitted By Right (through site plan review process), Conditionally Permitted (through conditional use permit) or Not Permitted.

Ministerial permits are considered routine and are typically processed by staff over the counter such as a single family residential plan check. A Site Plan shall be approved by the Planning Director when it is determined that traffic congestion is avoided while pedestrian and vehicular safety and welfare are protected from the arrangement of items such as facilities and improvements, vehicular ingress, egress and internal circulation, setbacks, heights, locations of services, walls, landscaping, lighting, signs, recycling areas, etc. (See FMC Sec. 12-405-A-3) Upon granting of a Site Plan Review application, the applicant is given 15 days to appeal the decision of the Planning Director before the Planning Commission. If no appeal is received, generally the project may proceed forward and secure building permits.

Conditional Use Permits are granted by the Planning Director when it is determined that the site is adequate in size and shape to accommodate the use, yards, spaces, walls, fences, parking, loading, recycling areas, landscaping, and other required features. It must also relate to the streets and highways with adequate width and pavement to accommodate the projected level of traffic. (See FMC Sec. 12-405-A-2) Upon approval of the Planning Director, the project is noticed to surrounding property owners within 350 feet of the subject site. This notice gives any person 15 days to appeal the decision of the Planning Director before the Planning Commission. If no appeal is received, generally the project may proceed forward and secure building permits.

Where more than one procedure is required, typically with a rezone application, every effort is made by the City to process them concurrently, thereby reducing delay. Uses and their requisite procedures applicable to the residential development are detailed in the tables below.

PERMIT PROCESSING

Development review in the City of Fresno is conducted by the Planning and Development Department with responsibilities including current and advanced planning functions. Current planning includes public counter duties, application intake, processing and analysis of various entitlements, permit issuance and corrected exhibit processing for public and private projects. It also involves providing engineering and technical staff support to commercial and residential projects.

Advanced planning includes updates to the General Plan, preparation of various community and specific plans, and special environmental, transportation, housing and demographic studies. This division also promotes regional planning coordination with various agencies.

The tables below outline the typical timelines for various residential projects in the City of Fresno. The first table generally identifies the typical approvals required for single family and multiple family projects along with the estimated processing times of the planning and building departments. The second table focuses more specifically on the individual approvals that may be required, providing estimated processing timelines for each as well as identifying the approving body.

**Table 4-2
Typical Processing Procedures by Project Type**

	Single Family Unit	Subdivision	Multifamily < 20 units	Multifamily > 20 units
Typical Approval Requirements	Resid. Plan Check	Tent. Map	SPR/CUP ¹	SPR/CUP ¹
	Bldg. Plan Review	Subd. Review Committee	Plan Check	Plan Check
	Permitting	Planning Commission	Permitting	Permitting
	Inspection	Final Map	Inspection	Inspection
		Plan Check		
		Permitting		
		Inspection		
Est. Total Processing Time	Planning = 2 days Plan Check = 14-21 days ²	Planning = 6-8 mo. Plan Check = 14-21 days ²	Planning = 3-4 mo. Plan Check = 21 days ²	Planning = 3-4 mo. Plan Check = 28 days ²
¹ Subject to appeal ² Varies by sq. ft., building type, design, complexity and volume of workload; inspection times not included				

**Table 4-3
Timelines for Permit Procedures**

Type of Approval or Permit	Typical Processing Time	Approval Body
Ministerial Review	0-3 days	City Staff
Architectural/Design Review	Infill 7-10 days	City Staff/Design Review Board
Conditional Use Permit	45-60 days	Planning Director ¹
Variance	45 days	Planning Commission
Minor Deviation Assessment	15-20 days	Planning Director
Zone Change	75-90 days	City Council
General Plan Amendment	120 days	City Council
Site Plan Review	45-60 days	Planning Director
Tract Maps	60-90 days	Planning Commission
Parcel Maps	45-60 days	Planning Director ¹
Environmental Assessment	<ul style="list-style-type: none"> •Cat. Exempt = 1-2 days •Neg. Decl. & MND = 30+ days within entitlement period •EIR = 9-12 months 	Planning Director ¹ Planning Director ¹ City Council
¹ Subject to appeal		

c. Potential Constraints on Housing for Persons with Disabilities

As noted in the Special Needs section of Chapter 2 of this Housing Element, persons with disabilities have a number of housing needs related to accessibility and affordability of dwelling units; access to transportation; employment, and commercial services; and alternative living arrangements that include on-site or nearby supportive services.

The City ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and federal requirements for accessibility.

Procedures for Ensuring Reasonable Accommodations

In 2006, the City adopted Section 12-406.5 into the Fresno Municipal Code which provides a process to give exceptions from the City's zoning and land use requirements for individuals with disabilities "to modify regulatory barriers and provide an individual with a disability equal opportunity to the use and enjoyment of the housing of their choice." The process is streamlined and the application may be made by a person with a disability or his or her representative. Additionally, the City is required to help assist the applicant in preparing the application if needed. Generally, an application for a reasonable accommodation shall be granted in thirty days and must be granted if the following findings are made:

- a. The housing, which is the subject of the request for reasonable accommodation, is to be used by an individual protected under fair housing laws; and
- b. The requested accommodation is necessary to make specific housing available to an individual protected under fair housing laws; and

- c. The requested accommodation does not impose an undue financial or administrative burden on the City; and
- d. The requested accommodation does not require a fundamental alteration in the nature of a City plan, policy, rule, regulation or code.

Under the reasonable accommodation ordinance, the City is required to post notices of the ability to apply for a reasonable accommodation. The City has posted this notice at the public counters in the Planning Division and Code Enforcement Division. Since adoption of the ordinance, the City has processed approximately six requests for accommodation. All of these have been granted without appeal waiving various requirements such as fencing and parking requirements.

Zoning and Other Land Use Regulations

During the previous planning period, the City conducted a review of its zoning ordinance and policies and practices for compliance with fair housing laws. As a result, the Reasonable Accommodation Ordinance was approved as part of the Fresno Municipal Code. Aside from the items clarified in the ordinance, the City has not identified any other regulatory processes that discriminate against persons with disabilities and/or impede the availability of such housing for disabled persons.

Examples of ways that the City seeks to promote and facilitate housing for persons with disabilities are:

- a. On-site parking requirements are reduced to 1 parking space for every 3 dwelling units for senior housing, in comparison to 1.5 parking spaces for each unit in a conventional multiple family housing development (i.e., apartment complex).
- b. The City permits housing for special needs groups, including for individuals with disabilities, without regard to distances between uses or the number of uses in any part of the City.
- c. Assisted or Congregate Living Facility for Senior Citizens, Housing for Senior Citizens, Rest Homes, Home for the Aged or Convalescent Homes, as defined in Subsections 12-105-A-20, 12-105-H-14, and 12-105-R-6 respectively, of the FMC, the maximum population density for any such facility shall be determined by multiplying the maximum population density that would otherwise be permitted by the district in which such facility is proposed to be located by a factor of 3.33. These facilities are permitted in all residential zone districts. Parking requirements are subject to Subsection 12-306-I-6(d) (Group Homes), except that parking requirements for Housing for Senior Citizens shall be in accordance with Subsection 12-306-I-6(e). Nothing stated herein, is intended to conflict with California Government Code Sections 65915 through 65917 related to Density Bonuses for senior citizen housing developments. If the State Density Bonus provision allows for additional density, and/or incentives, State law controls.
- d. The City does not impose special permit procedures or other special property development standards for group home facilities of six or fewer persons. Rather, the use is considered a by right use by the Fresno Municipal Code. In addition, for seven or more individuals, an applicant would need to obtain a Conditional Use Permit and is subject to compliance with several regulations, however, it has been the City's experience that they do not hinder development nor are burdensome, given the minimal requirements

for a CUP, as outlined above. In addition, all residential projects in the City require the same amount of review, while no special processes have been established that would require a greater degree of review in comparison to conventional types of development.

Family Definition

In accordance with the Fresno Municipal Code, family shall mean one of the following:

- a. An individual or two or more persons related by blood, marriage or adoption.
- b. Six (6) or fewer persons living together within the meaning of California Health and Safety Code Sections 1267.8, 1530.5, 1566.3, 1569.85 or any other statute or regulation which expressly requires that six (6) or fewer persons living together shall be considered a family for the purposes of any law or zoning ordinance which is related to the residential use of property.
- c. Two or more unrelated persons living together as a single housekeeping unit. Unless otherwise defined by Federal or State laws, a single housekeeping unit shall mean a non-transitory group of persons jointly occupying a single dwelling unit, including the joint use of common areas, for the purpose of sharing household activities and responsibilities such as meals, chores and expenses. The existence of individuals to facilitate the functions of a single housekeeping unit does not disqualify the group from being a single housekeeping unit.

Universal Design Element and Retrofit Assistance

The City of Fresno currently is developing a universal design ordinance governing construction or modification of City-subsidized housing using visitability and aging in place as guiding principles. The program is currently being drafted by staff and is expected to include the following 4 items: 1) one “no step” entry, 2) accessible interior routes, 3) accessible kitchen counter space, and 4) ground floor facilities for units over 750 square feet in size. The Fresno City Council will review this program for approval within the next Housing Element planning period.

Additionally, in 2007, the City’s Housing and Community Development Division initiated the Disabled Accessibility Grant Program. The program is available to individuals with physical disabilities to make accessible improvements to their homes. Funds for the grant program are made available through the U.S. Department of Housing and Urban Development (HUD), Home Investment Partnerships (HOME) Program. Grant amounts vary from \$4,000.00 to \$10,000.00.

d. Fees and Exactions

The City of Fresno, like most cities throughout California, charge commercial and residential development fees to support Planning and Development Department costs related to processing applications. The amount charged is based on a City Council-approved Master Fee Schedule. These and other fees, such as mitigation or service fees, increase the cost of development.

In addition to paying related development fees, large-scale development projects may also be required to pay for the preparation of special studies to ensure compliance with the California

Environmental Quality Act (CEQA), such as acoustical and traffic studies from private consultants, and for the preparation and filing costs of tentative and final subdivision maps. The costs charged for these additional studies, reports, and maps are itemized in the City’s Master Fee Schedule and are derived from an estimate of staff time required to analyze and process the development applications.

In addition, developments are also required to pay for exactions such as open space and park dedication fees , infrastructure improvements, and traffic signals. This is determined based on the existing need as each development occurs. For new development, or development where the cost exceeds 50 percent of the existing improvement, full offsite improvements are required. Depending on the existing condition, the following street improvements may be needed: dedications for streets, trails, expressway barrier fencing, pedestrian easements, curb, gutter, driveway approaches, public street pavement, median islands, bus bays, traffic signals, street lights, under grounding of utilities, parking lot paving, parking lot lighting, bike paths, ADA ramps, alley paving, alley approaches, tree wells, valley gutters, etc. In some instances bridges and railroad crossing improvements may also be necessary.

In most cases, project related costs are born directly by the development owner at some point during predevelopment or development of a project. However, the cost is almost always passed down to the end user. Most of the fees are based on the current and projected population of the City and are based on a per capita standard.

However, it is noted that the City has not updated the majority of its development fees for over 15 years. During the past 15 years, the building community has been afforded the opportunity to pay relatively low cost fees; making their respective projects economically feasible and viable. In order to bring the fees more in line with the current rates needed to support various City services, the City is making the necessary adjustments to its Master Fee Schedule. These adjustments will replace previous and more complex fee structures. Fees will be applied citywide, so that all projects requiring payment of a fee will fund their fair share of City planned facilities.

The current fee scale is expected to be increased significantly within the next few months. The City has contracted with Matrix Consulting to perform a comparative analysis on fees charged in the City and comparable communities to determine which fees do or do not require adjusting. However, it is anticipated that because the City has not increased its fees in 15 years, that the fees will be increased, although all fees will be going through an extensive review by the City’s development community, the Building Industry Association, and other stakeholder groups, prior to proposed adoption by the City Council.

Planning entitlement fees, such as site plan review, conditional use permits and tentative subdivisions, are due upon submittal of a project application. Other fees, including all impact fees, are paid at the time building permits are obtained or upon issuance of a Certificate of Occupancy. Many affordable housing development fees are postponed until Certificate of Occupancy, at the discretion of the Planning and Development Director.

It is further noted that there are various other development impact fees that are administered by other agencies. The following is a list of agencies and the types of fees they administer:

<i>School Impact Fees (School Districts)</i>		
Fresno Unified	Central Unified	Clovis Unified

Sanger Unified	Fowler Unified	West Fresno Unified
West Park Unified	Orange Center Unified	
<i>Flood Control Fees</i>		
Fresno Metropolitan Flood Control District which administers fees for ponding and recharge basins.		
<i>Air Pollution</i>		
San Joaquin Valley Air Pollution Control District which administers the indirect source review		
<i>State Highways</i>		
State of California Department of Transportation (CALTRANS)		

Although fees vary, the depending on their location, intensity, etc., they are all adjusted accordingly and are reviewed by the community prior to adoption. For example, Fresno Unified School District administers its own fee schedule. The current rate for a commercial project is \$0.42 per square foot, however, this amount is expected to increase on July 1, 2008 to \$0.47 per square foot. The cost for a residential project is currently \$2.63 per square foot. This amount is expected to increase to \$2.97 on July 1, 2008. There are however, some exceptions to the school fees. For example: an addition of 500 square feet or less is exempt as is a structure that is being reconstructed within 3 years due to a fire, or a building damaged as a result of a natural disaster. There are also discounts for churches, day schools, government facilities, and development projects designed exclusively for senior citizens. There are also several other school districts within City boundaries, which all administer differing fee schedules (Central Unified School District, Sanger Unified School District, Clovis Unified School District, Washington Union High School District, among others). Additionally, other agencies that impose development fees include the Fresno Metropolitan Flood Control District, Caltrans, and the San Joaquin Valley Air Pollution Control District, again with varying fee schedules.

Furthermore, one of the goals of the Mayor’s 10 X 10 Affordable Housing Committee strategic plan calls for an adjustment to certain City impact fees for affordable housing developments that meet the Smart Growth design standards. In addition to these potential fee reductions, the City offers a reduction in fees or may waive fees for development located within designated inner city areas as depicted by the map below. Three of the areas, Herndon Townsite, Pinedale, and Highway City are limited to residential projects. The fee reductions are significant. The following table is an example of the application filing fees for a typical Conditional Use Permit Application for a one acre site located in the inner-city designated area and the non-inner city area.

Inner City Conditional Use Permit Filing Fee

Example:	
CUP for a one acre development	\$2,095
Parks Dept.	\$56

The City also has several economic development programs that offer financial incentives to owners or tenants doing business within selected geographical areas with the City.

Although the various fees account for a significant portion of the development cost, the fees collected are necessary to pay for much needed infrastructure and to help mitigate new growth throughout the City.

Typical development fees may include, but are not limited to the following:

Parks and Recreation	Law Enforcement Facilities
Schools	Fire Facilities
Traffic Fees	Library Facilities
Streets and Signals	Water Facilities
Waste Water Treatment	Waste Water Collection
Drainage Facilities	Community Development Fees
General Facilities	Public Facilities
Environmental	Facilities Assessment

There have been several City sponsored affordable housing developments completed during the past five years. Many were affordable multifamily housing projects. Self-Help Enterprises, a non-profit developer, has recently completed several single-family housing units using sweat equity. Although the number of projects requesting a City subsidy has decreased, the projects eligible to receive a subsidy are requiring larger amounts. During 2003-2004, the City provided subsidies in the low one million dollar range. In more recent years, the City's subsidy to a project has nearly tripled. Most, if not all, developers consider any fee a significant constraint to the development of affordable housing. Although the fees charged are somewhat considerable considering the total project cost, the City's subsidy to the project can mitigate increases to the rent. Also, since a majority of the City sponsored affordable housing projects use some form of state or federal assistance, rents are set through the funding program. So the fees can not and do not increase the rents.

The following table provides a comparison of planning and development fees on recent City sponsored multi-family residential developments.

**Table 4-4
FEE COMPARISON OF RECENT MULTIFAMILY PROJECTS**

Fee Category	Oak Park Senior Villas 65 units	Sandstone 69 units	Geneva Village 142 units	Sierra Gateway 80 units
Planning				
Annexation	-0-	-0-	-0-	-0-
Variance	-0-	-0-	-0-	-0-
Conditional Use Permit	\$14,760	\$14,851	\$20,930	\$14,851
General Plan Amendment	-0-	-0-	-0-	-0-
Zone Change	-0-	-0-	-0-	-0-
Site Plan Review	-0-	-0-	-0-	-0-
Architectural Review	-0-	-0-	-0-	-0-
Planned Unit Development	-0-	-0-	-0-	-0-
Miscellaneous	\$39,500	\$49,986	\$20,849	\$14,133
Plan Check	\$9,757	\$6,731	\$16,635	\$9,041
Permit Fees	\$23,914	\$28,877	\$45,743	\$25,140
Subdivision				
Certificate of Compliance	-0-	-0-	-0-	-0-
Lot Line Adjustment	-0-	-0-	-0-	-0-
Tentative Tract Map	-0-	-0-	-0-	-0-
Final Parcel Map	-0-	-0-	-0-	-0-
Vesting Tentative Map	-0-	-0-	-0-	-0-
Environmental				
Initial Environmental Study/EA	\$2,929	\$4,300	\$2,089	\$4,349
Environmental Impact Report	-0-	-0-	-0-	-0-
Negative Declaration	-0-	-0-	-0-	-0-
Mitigated Negative Declaration	-0-	-0-	-0-	-0-
Impact				
Police	\$42,223	\$43,056	-0-	-0-
Fire	\$47,337	\$40,144	\$19,836	\$11,008
Parks	\$220,870	\$234,462	-0-	\$2,132
Water and Sewer	\$154,688	\$8,708	\$7,579	\$13,708
Traffic	\$30,919	\$32,569	\$47,109	\$26,540
Flood	-0-	-0-	-0-	-0-
School	\$20,258	\$157,044	\$363,214	\$24,933
Street	\$25,246	\$2,401	\$9,200	\$8,834
Total	\$632,401	\$623,129	\$553,184	\$154,669

Two of the earlier developments have the lowest per unit cost ranging from 1.5 to 1.9 percent. The more recent developments show a high per unit cost due to recent adjustment to impact fees. Developments requiring a review of other planning, subdivision, and environment assessments and processes could increase considerably. For example, an Environmental Impact Report ranges from \$15,760 to \$22,140, a General Plan amendment for a large scale development ranges from \$10,000 to \$12,500, and a rezone ranges from \$520 to \$7,460.

A list of all of the City special permit and related application fees are provided in Chapter 4. All other application fees are listed in the City's Master fee schedule.

**Table 4-5
Proportion of Fee in Overall Development Cost for
Recent Multi-family Residential Developments**

Development Cost for a typical unit	Oak Park	Sandstone	Geneva Village	Sierra Gateway
Total est. fees per unit	\$9,793	\$9,031	\$3,896	\$1,933
Typical estimated cost of development per unit	\$153,846	\$182,450	\$195,000	\$128,120
Est. proportion of fee cost to overall development cost per unit	6.37%	4.95%	1.9%	1.5%

The following table provides estimated planning and development cost for a typical 86-unit single-family development. These costs are outlined in the City’s Special Permit & Related Application Fees.

**Table 4-6
PLANNING AND DEVELOPMENT FEES
Single-Family Development Sample**

Fee Category	Fee Amount
Planning and Application Fee	Maple Valley 86 units
Planning	
Variance	-0-
Conditional Use Permit	\$6,600
General Plan Amendment	-0-
Zone Change	\$9,956
Site Plan Review	-0-
Planned Unit Development	-0-
Miscellaneous	\$22,216
Plan Check	\$9,719
Permit Fees	\$27,026
Subdivision	
Certificate of Compliance	-0-
Lot Line Adjustment	\$22,216
Tentative Tract Map	-0-
Final Parcel Map	-0-
Vesting Tentative Map	-0-
Environmental	
Initial Environmental Study	\$1,927
Environmental Impact Report	-0-
Negative Declaration	-0-
Mitigated Negative Declaration	-0-
Impact	
Police	\$53,664
Fire	\$46,354
Parks	\$292,228
Water and Sewer	\$246,312
Traffic	\$37,843
Flood	-0-
School	\$339,023
Street	\$247,889

Other	-0-
Total	1,362,973

**Table 4-7
Proportion of Fee in Overall Development Cost for
Recent Single-family Residential Development**

Development Cost for a typical unit	Maple Valley
Total est. fees per unit	\$15,849
Typical estimated cost of development per unit	\$186,047
Est. proportion of fee cost to overall development cost per unit	8.52%

Development of a one-unit single-family home would not require any of the mentioned application fees if no variance or other development standard modifications were necessary. The only fees associated with this type of project are building permit and related impact fees. Building permit fees vary and are based on square footage of the unit.

e. Building codes and their enforcement

The City of Fresno has not enacted local amendments to the Building Codes that would impact the cost of housing.

5. Special needs housing

PERSONS WITH DISABILITIES

U.S. Census data for 1990 indicates that for the City, approximately 9.6 percent of the work population, ages 16 to 64, have some form of disability which may hamper their ability to earn an adequate income. This figure increased to 16.1 percent by 2006. Based on this information, it is likely that many of the heads of households in this group may be in need of housing assistance.

Households that include disabled persons may also need housing with special features to allow better physical mobility for occupants. The 2006-2010 Consolidated Plan estimates that 1,820 units would adequately accommodate those individuals in the community with special needs.

Table 2-9 identifies the number and percent of persons with disabilities by disability types.

**Table 2-9
Persons with Disabilities by Disability Type**

	Number	Percent of Total Disabilities
Total Disabilities Tallied	160,430	100
Total Disabilities for Ages 5-64	120,466	75
Sensory Disability	8,224	5.1
Physical Disability	21,258	13.3
Mental Disability	19,508	12.2
Self-Care Disability	8,321	5.2
Go-Outside-Home Disability	25,089	15.6
Employment Disability	38,066	23.7

Total Disabilities for Ages 65 and Over	39,964	24.9
Sensory Disability	6,484	4
Physical Disability	12,841	8
Mental Disability	5,943	3.7
Self-Care Disability	5,071	3.2
Go-Outside-Home Disability	9,625	5.9

Source: United States Census of the Population 2000

According to the 2000 Census, there are 34,099 persons with physical disabilities in the City of Fresno (21.3% of the total disabled population). A total of 32% of disabled seniors have a physical disability while a disproportionately lower percentage (17.6%) of disabled persons ages 5-64 have a physical disability.

The 2000 Census identifies a total of 25,451 disabled persons as having a mental disability (15.9% of the total disabled population). The total also includes homeless individuals who also suffer from a mental illness. Persons with mental disabilities are severely under-served with respect to housing. To help address this need the County of Fresno's Behavioral Health Department has engaged local stakeholders to develop a housing plan for submittal to the State of California to obtain housing funds through the Mental Health Services Act (MHSA), Proposition 63. The Housing Authority of the City and County of Fresno is currently assisting the County in developing the MHSA Plan, and expects the document to be available by September 2008. The programs and policies identified in this Housing Element are designed to complement the needs to be identified under the MHSA Plan.

The City of Fresno's Department of Public Works has a long history of seeking input from persons with disabilities. Since the early 1990's, citizen advisory groups made up of persons with disabilities have met regularly to consult on City transit, paratransit, infrastructure and compliance with the Americans with Disabilities Act. In 2008, the City decided to formalize and expand these efforts through the formation of the City of Fresno Disability Advisory Commission. This Commission is a seven-member body selected by the Mayor and confirmed by City Council, designed to bring community leaders together to advise on issues affecting people with disabilities. Of the seven voting members, sixty percent will be persons with disabilities, and every effort will be made to include members with expertise in a broad range of disability issues. It is expected that the first Commission members will be seated in summer of 2008.

Additionally, the City's Community Development Block Grant and Home Investment Partnerships (HOME) Programs require that all multi-family residential construction projects of more than 5 units conform to certain accessibility guidelines. Special features may include: appropriate ramps, doorways, bathrooms, kitchen facilities, etc., to meet the needs of persons with physical, mobility and hearing related disabilities. The City of Fresno has provided HOME Program funding for 6 new multi-family complexes. Of these, a total of 42 accessible units have been constructed.

It is important to consider the increasing size of this population, their status as head of household, and their income levels in determining the most appropriate programs and policies that may address housing needs for this population. One approach in meeting their needs arose from initiatives of the City's 10 x 10 Blue Ribbon Committee on Affordable Housing. The 10 x 10 Committee initiated a program to adopt universal design guidelines for all City subsidized housing projects. The program is currently being drafted by staff and is expected to include the following 4 items: 1) one "no step" entry, 2) accessible interior routes, 3) accessible kitchen

counter space, and 4) ground floor facilities for units over 750 square feet in size. The Fresno City Council will review this program for approval within the next Housing Element planning period.

In 2007, the City’s Housing and Community Development Division initiated the Disabled Accessibility Grant Program. The program is available to individuals with physical disabilities to make accessible improvements to their homes. Funds for the grant program are made available through the U.S. Department of Housing and Urban Development (HUD), Home Investment Partnerships (HOME) Program. Grant amounts vary from \$4,000.00 to \$10,000.00.

Additionally, the Center for Independent Living Fresno (CIL Fresno) provides peer counseling, information and referral, independent living skills training, individual advocacy for a particular individual and systems advocacy for the community. CIL Fresno is also a vital link between disabled persons and service providers; providing linkages for Central Valley Regional Center, ARC Fresno, United Cerebral Palsy of Central California, colleges, Valley Center for the Blind and the Talking Book Library for the Blind, among other services. CIL Fresno is also partnering with CSU Fresno Rehabilitation Counseling Program and the San Joaquin District DOR office to implement the Central Valley Institute for Disability and Rehabilitation. The Institute will be a totally unique organization that will combine research in best practices for services for people with disabilities, the education of graduate level students in Rehabilitation Counseling and university students in other disability-related fields, and direct services to people with disabilities through CIL Fresno, job placement services, and counseling services.

FEMALE HEADED HOUSEHOLDS

Single parent households, and in particular female headed households, face significant challenges in meeting the daily needs of their families. These households are typically low-income families as they count on only one paycheck to cover housing and living costs. Female headed households are met with difficult decisions such as paying rent, or buying food or prescription medicines. Additionally, these families face undo hardship in obtaining childcare, securing medical insurance, finding well paying jobs and locating decent affordable housing.

As identified in Table 2-11 above, in 2000, of the 140,079 total households in the City of Fresno, a total of 47,242 were female headed households. Of these, 34.2% include children under 18 years of age. Of the total families with incomes below the poverty level in 1999, 44.8% (9,102) were headed by a female (table below).

Table 2-24		
Female Headed Households - Characteristics		
Householder Type	Number	Percent
Total Households	140,079	100
Total Female Headed Householders	47,242	33.7
Female Heads with Children under 18	16,150	
Female Heads without Children under 18	8,199	
Female Heads Employed or in Armed Forces	13,108	
Total Families Under the Poverty Level	20,325	100
Female Headed Households Under the Poverty Level	9,102	44.8

Source: 2000 U.S. Census

In 1990 the percentage of female headed households compared to total households was 33.4%. This number shows insignificant change with the 2000 data which shows female headed households at 33.7% of all households. Based on the 1990 Census, 50.5% of female headed households were living below the poverty level, this compares to 44.8 % in 2000.

The median 1999 family income for female headed households with children under the age of 18 was \$15,516. The 30% housing cost burden for a family earning this amount is \$388. The fair market rent in the City of Fresno for a 2 bedroom unit is \$805 (HUD rents).

One important housing resource for female headed households is the Housing Choice Voucher Program. The City of Fresno Housing Authority is extremely oversubscribed for the Voucher Program and currently is not accepting new applicants. The Program is opened for applicants typically once a year and closes within 1-2 days with an overwhelming amount of callers requesting assistance.

To assist in meeting the needs of female headed households, the City has identified Programs 2.1.4, 2.1.6, 2.1.14, 3.2.1 in Chapter 6 of this Housing Element, to assist in the development of affordable multi-family housing. City sponsored multi-family housing is encouraged to provide childcare facilities on-site, recreation rooms, tot-lots and media rooms which are expected to provide direct assistance to female headed households.

SENIOR POPULATION

Various portions of the Housing Element describe characteristics of the senior population, the extent of their needs for subsidized housing, housing complexes developed especially for that group, and City provisions to accommodate their need. Table 2-17 shows the 1990 households which had occupants 60 years of age and older within the City of Fresno made up about 25.9 percent of total households. In 2000, there was a change in the age groupings, and the senior age group jumped to 65 or older. The group represented approximately 24.8 percent of total households. The percentage figures for the FCMA were 27.7 and 24.6 percent, respectively, and 28.4 and 26.1 percent for the County of Fresno.

The senior age category is expected to increase significantly over the next two to three decades as those born between 1955 though 1970 continue to age.

Table 2-20
Households with Senior Occupants, 1990 – 2000

Area	1990		2000	
	Age 60+ Households	Age 60+ Percent	Age 65+ Households	Age 65+ Percent
Fresno	36,324	25.9	24,501	24.8
FCMA	52,486	27.7	28,701	24.6
Fresno County	71,740	28.4	49,123	26.1

Source: 2000 U.S. Census

Table 2-18 provides a breakdown of senior householders in 2000. There were approximately 17,006 owner-occupied senior householders age 65 or older within the City, approximately 69.6 percent of all householders 65 years or older. There were approximately 7,436 renter-occupied

senior householders within the City of Fresno in 2000 or 30.4 percent of senior households. The percentage figures for the FCMA were 73.4 percent for owner-occupied householders and 26.6 percent for renter-occupied householders, and 74.7 and 25.3 for the County of Fresno.

**Table 2-21
Senior Households by Owner and Renter, 2000**

Area	Owner - Occupied		Renter Occupied	
	Age 65+ Households	Percentage of Age 65 + Households	Age 65+ Households	Percentage of Age 65 + Households
Fresno	17,006	69.58	7,436	30.42
FCMA	26,251	73.43	9,497	26.57
Fresno County	36,197	74.68	12,274	25.32

Source: 2000 U.S. Census

Table 2-22 Senior Households by Tenure by Income Level		
Income Level	Elderly Owner Households	Elderly Renter Households
Below 50% AMI	4,019	4,355
51% to 80%	3,289	1,554
81% and above	9,879	2,124
TOTAL	17,187	8,033

Source: CHAS Databook

Of the elderly owner-occupied households, 43% earn a low-income or below. Of the elderly renter households, 74% earn a low-income or below. According to the CHAS HUD Table 1, 74.1% of the elderly renters living alone or with one other person in Fresno have a housing cost burden greater than 30% of their Median Family Income (MFI). The same table indicates that 50.7% of the elderly renters living alone or with one other person in Fresno have a housing cost burden greater than 50% of the MFI.

Regardless of tenure, elderly housing needs are wide considering income, mobility constraints, employment unavailability and stigmatization. In an effort to meet the needs of the senior community the City of Fresno and local agencies strive to provide housing and related services to seniors of all income groups. The City of Fresno's Housing and Community Development Division recently partnered with Southern California Presbyterian Homes to construct an 80-unit senior affordable rental housing project in northwest Fresno. Sierra Gateway Senior Residences opened its doors to low-income seniors in May 2007. The City also partnered with Ashwood Construction Inc. to build a 64-unit senior affordable rental housing project in southeast Fresno. Oak Park Senior Villas opened its doors to low-income seniors in May 2008.

There are a number of complexes specifically developed for seniors within the FCMA. However, affordability is still an issue and seniors comprise approximately 20 percent of those waiting for Section 8 rent subsidies. Subsidized senior rental housing is identified in the table below.

Apartment Name	Tenants	Units
Californian Hotel -The	62+, Disabled	217
California League Fresno/Senior Citizens Village	62+	720
Delno Terrace	62+, Disabled	60
Fig Garden Villa	55+	93
Glen Agnes Apts.	62+, Disabled	149
Kings View Manor	55+	222
Las Casitas Village	55+, Disabled	74
Lula Hayes Plaza Apts.	62+	46
Masten Towers	62+, Mobility Impaired	206
Mono Hilltop Manor	62+, Disabled	59
Sierra Gateway Senior Residence	62+	80
Silvercrest Residence	62+, Disabled	158
Sunnyside Glen Apts.	62+, Disabled	74
Oak Park Senior Villas	55+	65

The local agency Fresno Madera Area Agency on Aging (FMAAA) seeks to provide leadership in addressing issues that relate to older Californians; to develop community-based systems of care that provide services which support independence within California's interdependent society, and which protect the quality of life of older persons and persons with functional impairments; and to promote citizen involvement in the planning and delivery of service. The FMAAA's role is to establish and coordinate an integrated comprehensive community based system of care for seniors by targeting services towards low-income minority, rural, and functionally impaired seniors, provide nutrition and supportive services to assure maximum independence and dignity at home for the elderly in order to prevent premature institutionalization; educate the community on the issue of elder abuse and how it might be prevented; and provide opportunities for our seniors to demonstrate their commitment to improving their communities.

The FMAAA provides a Senior Information & Assistance Program to provide a link to community services, both public and private, for older adults. This service is available to seniors, their families, and others who need to become aware of the available resources in Fresno and Madera counties. Resource links include (but are not limited to) the following: adult day care, alzheimer's long term care, care management, disability services, education, eldercare services, financial aid, hospice, housing, insurance, law enforcement, medical referrals, recreation, veteran's services and support groups.

LARGE FAMILIES

Large families or large households are defined as those families or groups of people containing five or more persons in a household. Table 2-13 provides 1980, 1990 and 2000 comparative information on the number and percentage of large families within Fresno County, the FCMA, and the City of Fresno.

Table 2-13
Large Households within Fresno County, the FCMA and the City of Fresno
1980-2000

Area	1980		1990		2000	
	Number of Large Households	Percent of Total Households	Number of Large Households	Percent of Total Households	Number of Large Households	Percent of Total Households
County of Fresno	25,661	14.4	36,852	22.8	49,921	26.7
FCMA	15,530	11.8	23,769	20.3	33,043	24.5
City of Fresno	8,976	10.9	18,358	21.9	25,853	26.4

Source: U.S. Department of Commerce, Bureau of the Census, United States Census of the Population, 1980, 1990, and 2000

Within the FCMA and the City of Fresno, the trend is toward larger families. In 1980, 15,530 FCMA families or 11.8 percent had five or more persons, by 1990, 23,769 families or 20.3 percent were so classified. In 2000, 33,043 families or 24.5 percent had five or more persons, showing a 4.2 percent increase over the ten-year period. The number of large families in the City of Fresno in 1980 totaled 8,976 or 10.9 percent. By 2000, the City of Fresno had 25,853 or 26.4 percent, an increase of 15.5 percentage points from 1980 to 2000.

Analysis of changes in the number of large families/groups is essential because of their distinctive demand on local housing resources. Large families would be considered living in overcrowded conditions when living in units having less than five bedrooms. Currently roughly half (57%) of all households live in 5+ bedroom units. Yet most of these units (73%) are owner-occupied households.

Most large low income families are renters (2000 CHAS). Of the total large families that earn 50% or below area median income, 7,400 of them (81%) are renter households. Of the total large families that earn 51% to 80% of area median income, 3,448 of them (61% are owner households. Total for all low-income families is as follows: 10,848 (73%) are rental households and 3,928 (27%) are owner households.

Low-income families have a great housing need due to the hardships faced in obtaining decent and low-cost housing opportunities. While the City may have a large stock of rental housing, experience has shown that most affordable facilities do not include sufficient 5+ bedroom units to accommodate large families. Additionally a large amount of affordable housing units (specifically un-subsidized units) can be found to be unsafe, unsanitary and/or structurally deficient.

The City of Fresno encourages the development of subsidized and private multi-family rental units citywide that incorporates services and facilities to assist large families with housing and other related services. Most City-subsidized housing facilities include child-care facilities, media centers, tot lots and community rooms. The City's Planning and Development Department seeks to encourage similar facilities in private multi-family projects.

Additionally, the City has provided for addressing the housing needs of large low-income and very low-income families through Programs 1.1.3, 2.1.3, 2.1.4, 2.1.5, 2.1.8, 2.1.14, 2.1.16, 2.1.18, 3.2.4, 4.1.1 as identified in Chapter 6 of this Housing Element.

Bedroom Type	Owner Households		Renter Households		All Households	
	Number	Percent	Number	Percent	Number	Percent
1 BR	169	<0	4,180	6	4,439	3
2 BR	1,668	2	11,614	17	13,282	9
3 BR	5,873	8	12,904	19	18,777	13
4 BR	5,378	8	18,951	27	24,329	17
5+ BR	57,827	82	21,387	31	79,214	57
TOTAL	70,915	100	69,036	100	139,951	100

	1-4 Persons		5+ Persons		Total	
	Number	Percent	Number	Percent	Number	Percent
Below 50% AMI	31,273	27	9,163	34	40,436	29
51-80%	18,885	17	5,613	22	24,498	18
81% and above	64,157	56	10,760	42	74,917	54
TOTAL	114,315	100	25,536	100	139,951	100

	1-4 Persons		5+ Persons		Total	
	Number	Percent	Number	Percent	Number	Percent
Owner	59,325	52	11,590	45	70,915	51
Renter	54,779	48	14,257	55	69,036	49
TOTAL	114,104	100	25,847	100	139,951	100

B. Quantified Objectives

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

C. Housing Programs

1. Program adjustments

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 1.1.7 – 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 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 Planning and Development Department shall initiate measures needed to ensure an adequate supply of multi-family planned and zoned land as needed.

Action: Monitor and initiate measures as needed.
Responsibility: City Planning and Development Department.
Time: Annually

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 2.1.13 – 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 certification of the Housing Element, identify a zoning district or districts where transitional and supportive housing is allowed as a permitted use, in compliance with state law, and revise its Zoning Ordinance accordingly. 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: 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 2.1.21 – 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

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-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 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**

2. Availability of sites see discussion above, and a revised Chapter 3

3. Governmental constraints

Governmental constraints have been addressed in #4 above and within the analysis for zoning for a variety of housing types.

4. Equal Opportunities

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

5. 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 proactively 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

D. Public Participation

The City of Fresno engaged the public in the development of the Housing Element at all steps of the process. To assist in obtaining valuable citizen information, the City developed a Housing Priority Needs Questionnaire. The questionnaire provided staff and the City-contracted consultant (Quad Knopf Inc.) with information regarding the public's perceived housing needs (Appendix H). The questionnaire was provided in English, Spanish and Hmong at sites throughout the City and included a description of the Housing Element development process

City staff also periodically posted public notices regarding Housing Element updates the local newspaper (FresnoBee), local Spanish publications (Vida en el Valle), at City Hall, local libraries, community centers and grocery stores.

The City's Planning and Development Department established a City Council-approved Housing Element Advisory Committee to assist in providing valuable public input into the development of the Housing Element. City staff, along with the consultant, met with the Committee five times during the development of the document. Staff also presented and vetted the document with several other City

committees including the Mayor's 10 x 10 Blue Ribbon Committee on Affordable Housing and Council District Committees. The City's Housing and Community Development Commission were asked to provide input and comments on the draft Housing Element; staff met with the Housing and Community Development Commission five times. Additionally the Fresno County Airports Land Use Commission and the City of Fresno's Planning Commission reviewed and approved the Housing Element. The Fresno City Council met two times to provide direction on the development process, review, open a public review period, and approve the Housing Element.

The City, along with other local jurisdictions, solicited public participation through a joint local public television broadcast in March 2008. The draft 2008-2013 Housing Element was noticed for public comments at the May 13, 2008 City Council public hearing. Citizens were advised that the City would receive comments until June 1, 2008. The City received public comments throughout the development process and through the public comment period. Several comments were also received after the public comment period concluded, and were incorporated into the document.

Public comments received are included in the Housing Element at Appendix C, along with staff responses. Additionally, several public comments provided staff with the opportunity to enhance the Housing Element narrative and add programs, policies, data, analysis and research. These changes were incorporated into the Housing Element document as submitted to the State of California Department of Housing and Community Development in June 2008.

The City plans to maintain the Housing Element Advisory Committee to monitor the implementation of the Housing Element goals, programs and policies and most importantly provide recommendations to City staff on how to continually improve the housing development process.

Additional information regarding the public participation process can also be located in Chapter 7 of the 2008-2013 Housing Element.

E. Source and Use of Redevelopment Funds for Low and Moderate Income Housing

The Redevelopment Agency of the City of Fresno has estimated that \$22,404,607.96 in tax increment would be set aside for low and moderate income housing during the 2008-2013 planning period for the City's Housing Element of the 2025 General Plan.

The primary expenditure of these funds is for housing rehabilitation projects by the Agency's Community Housing Partnership Program (CHPP) with the Housing Authorities of the City and County of Fresno. The remaining funds provide gap financing for developments that assist the Agency in meeting its goals to revitalize distressed areas of the City designated as redevelopment project areas and meet the Agency's inclusionary and replacement housing requirements.

The charts below display the total projected funds by year and the amounts to fund housing rehabilitation and development respectively.

DISTRIBUTION OF REDEVELOPMENT HOUSING FUNDS*			
Planning Year	20% Housing	CHPP	Other
2008-2009	4,305,220	2,300,000	2,005,220
2009-2010	4,391,324	2,346,000	2,045,324
2010-2011	4,479,151	2,392,920	2,086,231
2011-2012	4,568,734	2,440,778	2,127,956
2012-2013	4,660,109	2,489,594	2,170,515
TOTAL	22,404,538	11,969,292	10,435,246

* Exact amounts and programmatic uses are subject to change

F. Water and Sewer Priority to Developments with Units Affordable to Lower Income Households

Program 3.1.3 – Water and Sewer Priority to Development with Affordable Units

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

Appendix J

Environmental Assessment

**CITY OF FRESNO – ENVIRONMENTAL ASSESSMENT
INITIAL STUDY AND FINDING OF CONFORMITY / MEIR NO. 10130**

Pursuant to Section 21157.1 of the California Public Resource Code (California Environmental Quality Act) the project described below is determined to be within the scope of the Master Environmental Impact Report (MEIR) No. 10130 prepared for the 2025 Fresno General Plan.

E200810000220

FILED
DATE RECEIVED FOR FILING
MAY 02 2008
FRESNO COUNTY CLERK
By DEPUTY

Applicant: City of Fresno / 2600 Fresno Street / Fresno, CA 93721	Initial Study Prepared By: Corrina Nunez, Project Manager Housing and Community Development
Environmental Assessment Number: Fresno Housing Element Environmental Assessment No. 08-12	Project Location (including APN): The Housing Element is a policy document that applies to the entire City of Fresno and its sphere of influence

Project Description:

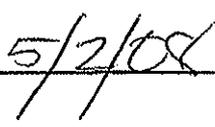
The City of Fresno Draft Housing Element (Housing Element) is the city's policy document for meeting all of its housing needs, including housing that is affordable to low and moderate income families and special needs groups. The document is intended to provide residents, public officials and the general public with an understanding of the City's housing needs and the goals, policies and programs that are developed to help meet those needs. The Housing Element is one of seven State-mandated elements of a local General Plan and must include: 1) an identification and analysis of existing and projected local housing needs; 2) an identification of resources and constraints; and 3) goals, policies and scheduled programs for the rehabilitation, maintenance, improvement and development of housing for all economic segments of the population. The Draft Housing Element is available for review at Fresno City Hall, 2600 Fresno Street, Fresno California, 93721 in the Housing and Community Development Division (3rd Floor). Contact Corrina Nunez at (559) 621-8506 or by email at corrina.nunez@fresno.gov for more information.

Conformance to Master Environmental Impact Report (MEIR) NO. 10130:

Staff has reviewed the above-referenced project proposal and consulted with affected agencies and interest groups. The proposed project has been evaluated with respect to the provisions of the adopted 2025 Fresno General Plan (City Council Resolution No. 2002-379) and the corresponding potential adverse environmental impacts, adopted environmental impact mitigation measures and determinations of overriding considerations established by the certification of the related Master Environmental Impact Report (MEIR) No. 10130 (City Council Resolution No. 2002-378). The proposed project, which includes the adoption of the Fresno Draft Housing Element, has been determined to be fully within the scope of MEIR No. 10130 as provided by the California Environmental Quality Act (CEQA), as codified in the Public Resources Code (PRC) Section 21157.1 (d) and the CEQA Guidelines Section 15177.

Based upon an analysis of the project, as summarized in the following environmental assessment checklist, it has been determined that the project may contribute to the creation of certain moderate environmental effects or the project may be adversely impacted by existing conditions as addressed below. However, these potential impacts have been determined to be equivalent to or less than those adverse impacts identified by MEIR No. 10130. It has been further determined that all applicable mitigation measures of MEIR No. 10130 have been applied to the project, to assure that the project will not cause significant adverse cumulative impacts, growth inducing impacts and irreversible significant effects beyond those identified by MEIR No. 10130 as provided by CEQA Section 15177(b)(3) and 15177(d). In addition, pursuant to Public Resources Code, Section 21157.6(b) (1), it has been determined that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete, has become available. There, it has been determined that the filing of a Finding of Conformity is appropriate in accordance with the provisions of CEQA Guidelines Section 15177.

E200810000220

Sophia Pagoulatos Date
Planning Manager, City of Fresno

Attachments: Environmental Checklist/Initial Study for Environmental Assessment No. 08-12

PUBLIC NOTICE

#84805

CITY OF FRESNO
NOTICE OF ENVIRONMENTAL FINDING

FINDING OF CONFORMITY UNDER MEIR NO. 10130:

NOTICE IS HEREBY GIVEN THAT pursuant to Section 21157.1 of the California Public Resources Code (California Environmental Quality Act) the projects described below have been determined to be within the scope of the Master Environmental Impact Report (MEIR) No. 10130 prepared for the 2025 Fresno General Plan.

City of Fresno Housing Element EA No. 08-12: The City of Fresno Draft Housing Element (Housing Element) is the City's policy document for meeting all of its housing needs, including housing that is affordable to low and moderate-income families and special needs groups. The document content is intended to provide residents, public officials, and the general public with an understanding of the City's housing needs and what goals, policies, and programs are developed to help meet those needs. The Housing Element is one of seven State-mandated elements of a local General Plan and must include: 1) an identification and analysis of existing and projected local housing needs, 2) an identification of resources and constraints, 3) goals, policies, and scheduled programs for the rehabilitation, maintenance, improvement, and development of housing for all economic segments of the population.

EA No. C-08-011: Shawn Goetzinger has filed Conditional Use Permit Application No. C-08-011 pertaining to approximately 0.9 acre of property located on the southeast corner of Tulare and R Streets. The applicant is requesting authorization to establish a Type 21 ABC license authorizing the sale of beer, wine and distilled spirits for consumption off the licensed premises where sold at the proposed 15,033 square foot "Fresh and Easy" grocery store. The subject property is currently zoned C-4 (Central Trading District).

Pursuant to Section 21157.1 of CEQA, it may be determined that a subsequent project falls within the scope of a MEIR provided that the projects do not cause significant impacts on the environment that were not previously examined by the MEIR. Since the project does not change the provisions set forth in the 2025 Fresno General Plan and will not generate significant effects not previously identified by the MEIR, staff has determined that the subject applications are within the scope of the MEIR and, as such, shall be subject to the appropriate mitigation measures contained therein as required by Section 15177 of the CEQA Guidelines. In addition, after conducting a review of the adequacy of the MEIR pursuant to Public Resources Code, Section 21157.6(b)(1), the Planning and Development Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete, has become available. No additional specific mitigation measures will be required of the projects.

ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments must be in writing and must state (1) the commenter's name and address, (2) the commenter's interest in or relationship to the project, (3) the environmental determination being commented upon, and (4) the specific reason(s) why the proposed environmental determination should or should not be made. Any comments may be submitted at any time between the publication date of this notice and/or before Monday, June 2, 2008. The Housing Element is scheduled to be heard by the Planning Commission on Wednesday, June 4, 2008 whereas it will be considered by the City Council on Tuesday, June 10, 2008 for adoption. Your oral and written comments are welcomed and will be considered in the final decision. Additional information on the proposed project, including copies of the proposed environmental findings, may be obtained from the City of Fresno, Planning and Development Department, Housing Division, City Hall, 2600 Fresno Street, Fresno, California, 93721 or contact Corrina Nunez at (559) 621-8506 or via e-mail at Corrina.Nunez@fresno.gov or McKencie Contreras at (559) 621-8066 or McKencie.Contreras@fresno.gov for EA No. C-08-011.

(PUB: May 2, 2008)

NOTICE OF DETERMINATION

E200810000220

DATE RECEIVED FOR FILING:

FILED

JUN 20 2008

TO: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, California 95814

FROM: CITY OF FRESNO
Planning and Development Dept
2600 Fresno Street
Fresno, California 93721-3604

X County Clerk
County of Fresno
2221 Kern Street
Fresno, California 93721

By [Signature]
FRESNO COUNTY CLERK
DEPUTY

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

A Plan Amendment for the adoption of 2008-2013 Housing which amended the 2025 Fresno General Plan

Project Title

Planning and Development Department
City of Fresno
Arnoldo Rodriguez, Planner

(559) 621-8633

N/A

State Clearinghouse Number
(If subject to Clearinghouse)

Lead Agency
Contact Person

Area Code/Telephone/Extension

Planning and Development Department Director will initiate a plan amendment to adopt the Housing Element pursuant to FMC Section 12-606-A-3. Fresno City and County.

Project Location (include County)

Project Description:

Planning and Development Department Director initiated a plan amendment to adopt the 2008-2013 Housing Element pursuant to Fresno Municipal Code Section 12-606-A-3. The State of California housing law (enacted in 1969) requires localities to prepare and adopt a Housing Element as part of its General Plan. State Housing Element law requirements are found in California Government Code Sections 65580 and 65589, Chapter 1143, Article 10.6. The intent of the Housing Element is to provide citizens and local officials with an understanding of the City's housing needs for a five-year planning period and includes programs and policies aimed to address local housing needs. State law also requires that the Department of Housing and Community Development (HCD) administer the law by reviewing local Housing Element documents for compliance with State law and by reporting its written findings to the local governing body. In addition, in order to fulfill the environmental assessment requirement for the Housing Element, an initial study, in accordance with the California Environmental Quality Act (CEQA) guidelines (Government Code Section 21000 et al), has been prepared and adopted. On May 2, 2008, the City filed a notice of intent to adopt a finding of conformity given that the document is within the scope of the adopted Master Environmental Impact Report (MEIR) No. 10130 prepared for the 2025 Fresno General Plan as defined by Section 15177 of the CEQA Guidelines with the Fresno County Clerk's office and published the notice in the Fresno Bee on May 2, 2008 which commenced a 30 day public review period.

This is to advise that the City of Fresno, the Lead Agency, has approved the above-described project on June 17, 2008, and has made the following determinations regarding the above-described project:

1. The project ([] will [X] will not) have a significant effect on the environment.
2. [] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
[] A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
[X] A determination of project conformity to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR No. 10130) was made.
3. Mitigation measures ([X] were [] were not) made a condition of the approval of the project as related to MEIR No. 10130.
4. A statement of Overriding Considerations ([] was [X] was not) adopted for this project.
5. Findings ([] were [X] were not) made pursuant to the provisions of CEQA.

This is to certify that the above-described Finding of Conformity to the 2025 Fresno General Plan with comments and responses and record of project approval is available to the general public at the City of Fresno, Planning and Development Department, 2600 Fresno Street, Room 3043, Fresno, California 93721-3604.

[Signature]
Arnoldo Rodriguez
Interim Planning Manager, City of Fresno

6/20/08
Date

Attachments: Project Vicinity Map
City of Fresno Environmental Assessment for the Housing Element

E200810000220



County of Fresno

Department of Public Health

Edward L. Moreno, M.D., M.P.H., Director-Health Officer

May 8, 2008

City of Fresno
Housing and Community Development Division
2600 Fresno Street
Fresno, CA 93721

RECEIVED
999999999
LU0014778
PE 2602
MAY 13 2008

Planning Division
Planning & Development Dept
CITY OF FRESNO

PROJECT: EA-08-12 Housing Element Finding of Conformity

The Fresno County Department of Public Health, Environmental Health Division has reviewed the subject project and has no comments to offer at this time.

If I can be of further assistance, please contact me at (559) 445-3357.

Sincerely,

Glenn Allen, R.E.H.S.
Environmental Health Specialist III
Environmental Health Division

ga

Fresno EA-08-12 Housing Element

DEPARTMENT OF TRANSPORTATION

1352 WEST OLIVE AVENUE
P.O. BOX 12616
FRESNO, CA 93778-2616
PHONE (559) 488-4347
FAX (559) 488-4088
TTY (559) 488-4066



*Flex your power!
Be energy efficient!*

May 13, 2008

2131-IGR/CEQA
6-FRE-GEN
CITY OF FRESNO
HOUSING ELEMENT FINDING
OF CONFORMITY
SCH # 2008051015

Ms. Corrina Nunez, Project Manager
Housing and Community Department Division
2600 Fresno Street
Fresno, CA 93721

Dear Ms. Nunez:

We have reviewed the Finding of Conformity for the draft Housing Element for the City of Fresno. Caltrans has the following comments:

The draft Housing Element states that the environmental impacts of specific land use entitlements will be assessed in accordance with all applicable requirements of the 2025 General Plan. Of specific interest to us is the evaluation of traffic impacts, as required by Mitigation Measure B-4. Complying with this existing provision within the General Plan will allow for an assessment of the impacts from a particular project and for the identification of appropriate mitigation for those impacts. We concur with this requirement.

If you have any questions, please call me at (559) 488-4347.

Sincerely,

A handwritten signature in cursive script that reads "Joanne Striebich".

JOANNE STRIEBICH
Office of Transportation Planning
District 6

C: State Clearinghouse
Mr. Scott Mozier, City of Fresno Public Works
Mr. Bryan Jones, City of Fresno Public Works
Ms. Barbara Goodwin, Council of Fresno County Governments



CENTRAL UNIFIED SCHOOL DISTRICT

OPERATIONAL SERVICES

4605 North Polk Avenue • Fresno California 93722
Phone: (559) 274-4700 ext. 105 • FAX: (559) 276-5515

Bert Contreras, Director - Operational Services

**Facilities Project Manager
Eddie Davidson, Work Control Manager
David Deel, Facilities Planning Manager
Diane Komoto, Transportation Director**

May 12, 2008

City of Fresno
Planning & Development Department
2600 Fresno Street
Fresno, CA 93721
Fax: 498-1026

Attn: Corrina Nunez

Subject: Housing Element Finding of Conformity

Central Unified School District acknowledges that adoption of the City's Housing Element does not proposed any further significant impacts as addressed under the City's Master Environmental Impact Report (MEIR) to the District.

To determine how future housing affects the district, new subdivision tracts will be evaluated on a case by case analysis. In order to off-set the financial impact of new school facilities to support students from future housing development, the District currently levies Level II school development impact fees.

To facilitate the development of future school sites, the District recommends that the City support dual zoning designation on potential school site property. To that end the District would request a meeting with the city to identify such potential school site properties.

Should you have questions or need additional information, please contact me or David Deel at 559-274-4700.

Sincerely,

A handwritten signature in black ink, appearing to read "Bert Contreras".

Bert Contreras
Director - Operational Services

cc: David Deel
Cindy Crossley

District Administration

*Marilou Ryder, Ed.D. Superintendent • Laurel Ashlock, Ed.D. Chief Academic Officer • Mike Berg, Chief Business Officer
Chris Williams, Assistant Superintendent, Human Resources • Chad Wood, Administrator, Information Technology Services
4605 N. Polk Avenue • Fresno, CA 93722 • Ph. (559) 274-4700 • Fax (559) 271-8200*



ARNOLD SCHWARZENEGGER
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRYANT
DIRECTOR

June 3, 2008

Corrina Nunez
City of Fresno
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

Subject: Finding of Conformity City of Fresno Housing Element
SCH#: 2008051015

Dear Corrina Nunez:

The State Clearinghouse submitted the above named Other Document to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on June 2, 2008, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Terry Roberts
Director, State Clearinghouse

Enclosures
cc: Resources Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2008051015
Project Title Finding of Conformity City of Fresno Housing Element
Lead Agency Fresno, City of

Type Oth Other Document
Description NOTE: Document is a Finding of Conformity and is a tiered document from SCH# 2001071097.

The City of Fresno Draft Housing Element is the City's policy document for meeting all of its housing needs, including housing affordable to low and moderate-income families and special needs groups. The document content is intended to provide residents, public officials, and the general public with an understanding of the City's housing needs and what goals, policies, and programs are developed to help meet those needs. The Housing Element is one of seven State-mandated elements of a local General Plan and must include: (1) an identification and analysis of existing and projected local housing needs; (2) an identification of resources and constraints; (3) goals, policies, and scheduled programs for the rehabilitation, maintenance, improvement, and development of housing for all economic segments of the population.

Lead Agency Contact

Name Corrina Nunez
Agency City of Fresno
Phone (559) 621-8300 **Fax**
email
Address 2600 Fresno Street, Third Floor
City Fresno **State** CA **Zip** 93721-3604

Project Location

County Fresno
City Fresno
Region
Lat / Long
Cross Streets City-wide
Parcel No.
Township

Range **Section** **Base**

Proximity to:

- Highways*
- Airports*
- Railways*
- Waterways*
- Schools*
- Land Use*

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Cumulative Effects; Drainage/Absorption; Flood Plain/Flooding; Geologic/Seismic; Growth Inducing; Landuse; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Water Quality; Water Supply; Wildlife

Reviewing Agencies Resources Agency; Regional Water Quality Control Bd., Region 5 (Fresno); Department of Parks and Recreation; Native American Heritage Commission; Department of Housing and Community Development; Office of Historic Preservation; Department of Fish and Game, Region 4; Department of Water Resources; Department of Conservation; Caltrans, District 6; Department of Toxic Substances Control

Date Received 05/02/2008 **Start of Review** 05/02/2008 **End of Review** 06/02/2008

Note: Blanks in data fields result from insufficient information provided by lead agency.

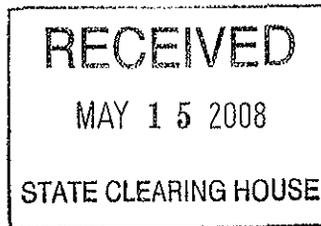
DEPARTMENT OF TRANSPORTATION

1352 WEST OLIVE AVENUE
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PHONE (559) 488-4347
FAX (559) 488-4088
TTY (559) 488-4066



*Flex your power!
Be energy efficient!*

May 13, 2008



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e

2131-IGR/CEQA
6-FRE-GEN
CITY OF FRESNO
HOUSING ELEMENT FINDING
OF CONFORMITY
SCH # 2008051015

Ms. Corrina Nunez, Project Manager
Housing and Community Department Division
2600 Fresno Street
Fresno, CA 93721

Dear Ms. Nunez:

We have reviewed the Finding of Conformity for the draft Housing Element for the City of Fresno. Caltrans has the following comments:

The draft Housing Element states that the environmental impacts of specific land use entitlements will be assessed in accordance with all applicable requirements of the 2025 General Plan. Of specific interest to us is the evaluation of traffic impacts, as required by Mitigation Measure B-4. Complying with this existing provision within the General Plan will allow for an assessment of the impacts from a particular project and for the identification of appropriate mitigation for those impacts. We concur with this requirement.

If you have any questions, please call me at (559) 488-4347.

Sincerely,

A handwritten signature in cursive script that reads "Joanne Striebich".

JOANNE STRIEBICH
Office of Transportation Planning
District 6

C: State Clearinghouse
Mr. Scott Mozier, City of Fresno Public Works
Mr. Bryan Jones, City of Fresno Public Works
Ms. Barbara Goodwin, Council of Fresno County Governments

City of Fresno
Housing Element of the General Plan
Finding of Conformity

Lead Agency:



City of Fresno
Housing and Community Development Division
2600 Fresno Street, Third Floor
Fresno, California 93721
Phone: (559) 621-8300
Fax: (559) 488-1078
www.fresno.gov

Prepared by:



5110 West Cypress Avenue
Visalia, California 93278
Phone: (559) 733-0440
Fax: (559) 627-2336
www.quadknopf.com

May 2008

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CHAPTER ONE
INTRODUCTION

CHAPTER ONE – INTRODUCTION

1.1 Purpose and Authority

This Finding of Conformity is prepared pursuant to Section 15177 of the California Environmental Quality Act (CEQA) of 1970 and CEQA Guidelines, as amended. It assesses the environmental impacts resulting from the adoption of the Fresno Draft Housing Element (Project). The purpose and scope of the Housing Element is to establish the policy framework for the long-term evolution and development of residential land uses in Fresno. Also, to provide citizens and public officials with an understanding of the housing needs in the City, and to act as a tool for coordination between governmental bodies and the local building industry.

The City of Fresno is the Lead Agency for the project as defined by CEQA. The Lead Agency is the public agency that has the principal responsibility for carrying out or approving a project that may have significant effects upon the environment.

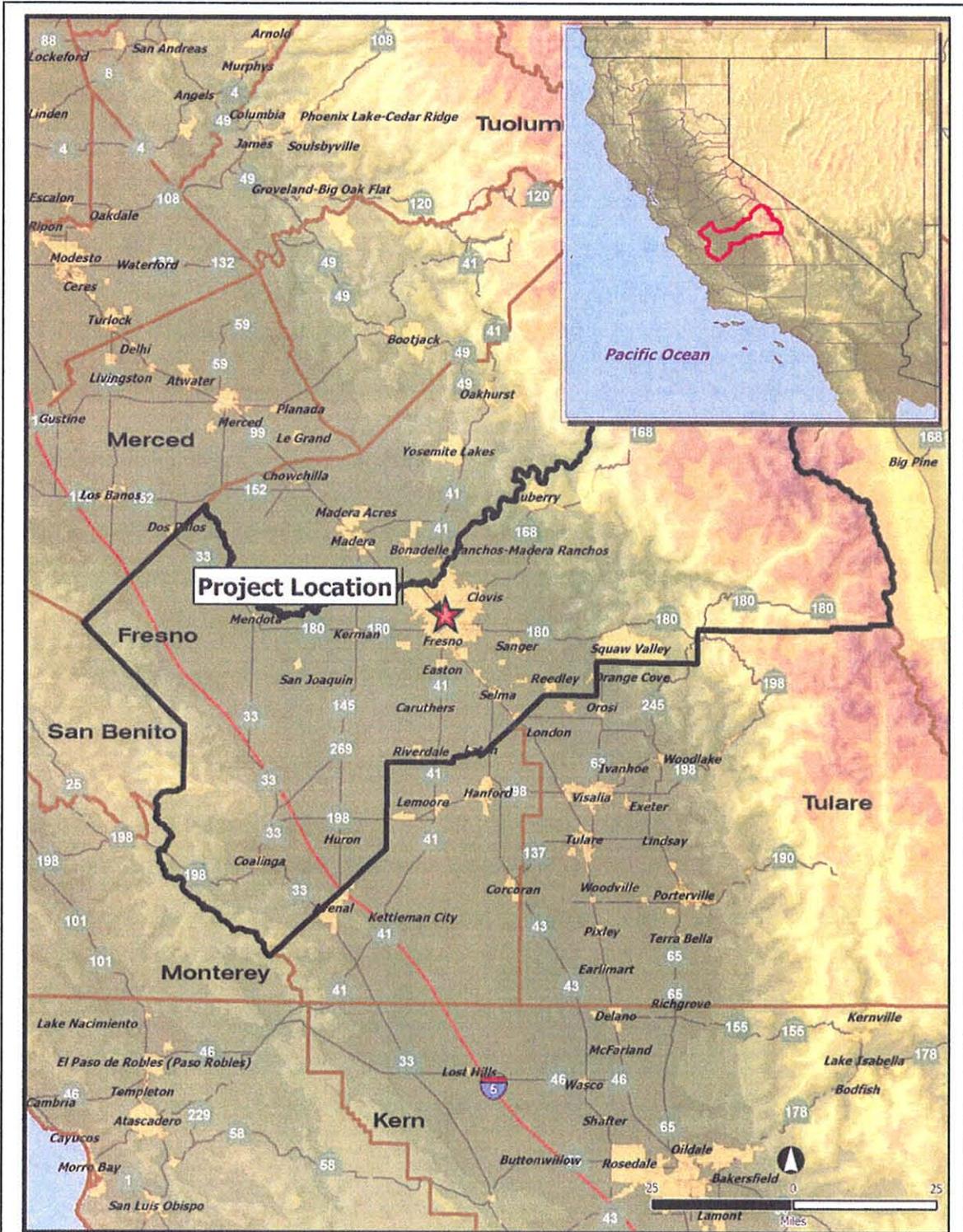
The City of Fresno is located approximately 200 miles north of Los Angeles and 170 miles south of the state capital, Sacramento, in the Central Valley of California. Reference Figures 1-1 and 1-2 for Fresno's regional location and existing City limits and Sphere of Influence (SOI).

1.2 Background/CEQA Requirements

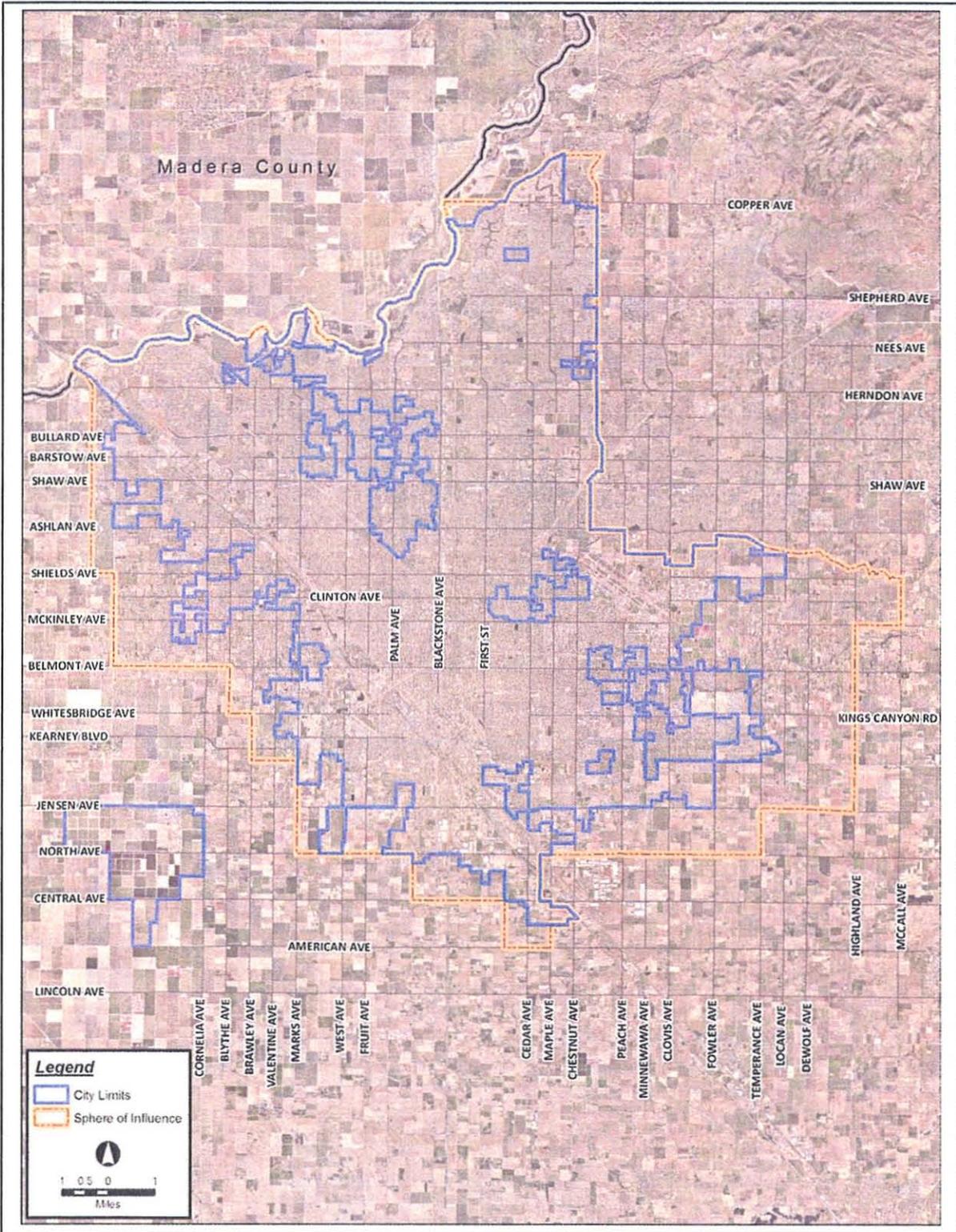
2025 FRESNO GENERAL PLAN MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) NO. 10130

Staff has reviewed the above-referenced project proposal and consulted with affected agencies and interest groups. The proposed project has been evaluated with respect to the provisions of the adopted 2025 Fresno General Plan (City Council Resolution No. 2002-379) and the corresponding potential adverse environmental impacts, adopted environmental impact mitigation measures and determinations of overriding considerations established by the certification of the related Master Environmental Impact Report (MEIR) No. 10130 (City Council Resolution No. 2002-378). The proposed project, which includes the adoption of the Fresno Draft Housing Element, has been determined to be fully within the scope of MEIR No. 10130 as provided by the California Environmental Quality Act (CEQA), as codified in the Public Resources Code (PRC) Section 21157.1 (d) and the CEQA Guidelines Section 15177.

Based upon an analysis of the project, as summarized in the following environmental assessment checklist, it has been determined that the project may contribute to the creation of certain moderate environmental effects or the project may be adversely impacted by existing conditions as addressed below. However, these potential impacts have been determined to be equivalent to or less than those adverse impacts identified by MEIR No. 10130. It has been further determined that all applicable mitigation measures of MEIR No. 10130 have been applied to the project, to assure that the project will not cause significant adverse cumulative impacts, growth inducing impacts and irreversible significant effects beyond those identified by MEIR No. 10130 as



 <p>Quad Knopf</p>	<p>CITY OF FRESNO REGIONAL LOCATION</p>	<p>Figure 1 - 1</p>
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**FRESNO CITY LIMITS
AND SPHERE OF INFLUENCE**

**Figure
1 - 2**

provided by CEQA Section 15177(b)(3) and 15177(d). In addition, pursuant to Public Resources Code, Section 21157.6(b) (1), it has been determined that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete, has become available. There, it has been determined that the filing of a Finding of Conformity is appropriate in accordance with the provisions of CEQA Guidelines Section 15177.

MEIR No. 10130 examined the potential adverse environmental impacts of implementation of the 2025 Fresno General Plan, which provides plans and policies to accommodate projected population and employment growth through the year 2025. The City of Fresno has determined that specific economic, legal, social, technological and other considerations related to the implementation of the 2025 Fresno General Plan outweigh the unavoidable adverse environmental effects identified in the Final MEIR, including any effects not mitigated because of the infeasibility of mitigation measures and that the identified adverse environmental effects are considered acceptable.

The following impacts were identified by City Council Resolution No. 2002-378 certifying Final MEIR No. 10130 (2025 Fresno General Plan Update) as significant but mitigable effects:

1. Impact on Water Supply, Quality and Hydrology;
2. Increased Demand for Utilities and Service Systems;
3. Increased Demand for Public Services;
4. Increased Demand for Recreational Services;
5. Loss of Biological Resources;
6. Potential Disturbance of Cultural Resources;
7. Geology and Soils Impact;
8. Increased Demand for Energy; and
9. Potential Aesthetic Concerns.

In addition, Resolution No. 2002-378, also identifies the following unavoidable significant impacts and statement of overriding considerations for these impacts:

1. Transportation and Circulation - The vehicular traffic levels of service (LOS) of E and F projected for identified major street segments are considered a significant and unavoidable adverse impact which can not be completely mitigated. Furthermore, there are no reasonable mitigation measures available to only the City of Fresno which would reduce this impact to a less than significant level while allowing for the implementation of other appropriate alternative transportation facilities.
2. Air Quality - The adverse air quality impacts associated with the myriad of activities associated with the long range general plan for the Fresno metropolitan area can be expected to be significant and unavoidable, and cannot be completely mitigated. Furthermore, there are no reasonable mitigation measures available only to the City of Fresno which would assure the reduction of air quality impacts to a less than significant level. In order to provide a suitable living environment within the metropolitan area, the plan strives to facilitate expanded economic growth that will support increased employment opportunities.
3. Preservation of Agricultural Land - The conversion of agricultural land to urban uses within the planned boundary to accommodate the projected population and employment growth of

the 2025 Fresno General Plan is a significant and unavoidable adverse impact, which can not be completely mitigated. Furthermore, there are no reasonable mitigation measures available only to the City of Fresno which would assure the reduction of impacts upon agricultural land within the planned urban area to a less than significant level, while also allowing for prudent planned development to accommodate project population and employment growth.

4. Noise - The innumerable activities associated with urban living environments typically generate noise that contributes to the ambient noise levels that occur within the community. The MEIR identifies numerous mitigation measures intended to reduce the impacts of increased noise upon sensitive land uses. The 2025 Fresno General Plan, as the project, also specifies numerous general plan goals and implementing objectives and policies directed to reducing exposure to excessive noise levels. However, sufficient mitigation measures are not reasonably available only to the City of Fresno, which would assure the reduction of noise impacts to less than a significant level.

1.3 Assumptions and Relationship to Existing Documents

The Environmental Assessment checklist that follows includes a series of questions related to potential environmental effects that may occur above and beyond those already analyzed in the 2025 Fresno General Plan Master Environmental Impact Report (MEIR) No. 10130, as a result of adoption and implementation of the Housing Element. In response to each question, the checklist provides a response and explanation. The responses and explanations are based upon the following assumptions:

1. **Consistency with City Ordinances.** The Housing Element does not alter, amend, or conflict with any existing ordinances of the City that were adopted to protect the environment. All future actions to implement the Housing Element including all future housing developments will be consistent with existing and future City ordinances.
2. **Project Specific Environmental Review.** In the City of Fresno, all housing development proposals are subject to a discretionary review process. The Housing Element does not alter or amend the City's discretionary review process. All future housing development described in the Element will be subject to project specific environmental review. Adoption of the Housing Element does not limit the City's ability to determine at a later date that any of the programs or potential developments described in the Housing Element should be modified, relocated, or reconsidered at a future date.
3. **Purpose of Housing Element Environmental Review.** This Finding of Conformity is not intended to, and does not, address the particular impacts of each of the possible future housing projects or developments discussed or identified in the Housing Element land inventory. The details of those projects and developments are not yet known and, should those projects come to fruition, they will be the subject of appropriate, site-specific environmental reviews to ensure that adverse impacts are appropriately identified, avoided and/or mitigated, including mitigation under the MEIR mitigation checklist. Pursuant to CEQA Guideline 15145, the City finds that the particular impacts of the possible future projects and developments identified in the Housing Element land inventory are presently too

CHAPTER TWO
PROJECT SUMMARY

CHAPTER TWO – PROJECT SUMMARY

2.1 Project Location and Geographic Area

The proposed project is located in Fresno, California the County seat of Fresno County. The geographic area covered by the Housing Element falls within the City's SOI or Fresno Urban Boundary line identified in the 2025 General Plan. The adopted SOI has the following boundaries:

- Southern boundaries – American Avenue, Malaga Avenue, Central Avenue, North Avenue, Jensen Avenue, California Avenue, Whites Bridge Road, Belmont Avenue, McKinley Avenue, and Shields Avenue;
- Northern boundaries – the San Joaquin River, Little Dry Creek, Ashlan Avenue, Dakota Avenue, and the Gould Canal/Redbank Creek;
- Eastern boundary – Maple Avenue, Willow Avenue, Winery Avenue, Peach Avenue, Temperance Avenue, Highland Avenue, and McCall Avenue; and
- Western boundary – Highway 99, Garfield Avenue, Grantland Avenue, Blythe Avenue, Brawley Avenue, Marks Avenue, Fig Avenue, and Orange Avenue.

2.2 Project Description

The City of Fresno Draft Housing Element (Housing Element) is the City's policy document for meeting all of its housing needs, including housing affordable to low and moderate-income families and special needs groups. The document content is intended to provide residents, public officials, and the general public with an understanding of the City's housing needs and what goals, policies, and programs are developed to help meet those needs. The Housing Element is one of seven State-mandated elements of a local General Plan and must include: 1) an identification and analysis of existing and projected local housing needs, 2) an identification of resources and constraints, 3) goals, policies, and scheduled programs for the rehabilitation, maintenance, improvement, and development of housing for all economic segments of the population.

The City of Fresno's Housing Element specifically intends to:

- Provide a comprehensive body of housing-related information through compilation of data from numerous sources;
- Provide an estimate of present and future housing needs and problems by examining population characteristics and growth trends, as well as the current condition of the housing stock;
- Act as a tool for coordination between governmental bodies and the local building industry;

- Provide direction for future planning programs to ensure that sufficient consideration is given to housing goals and policies;
- Establish and portray community goals and policies relative to housing through the identification of existing, stated, and implicit goals, and the identification of housing needs and problems; and
- Establish and identify programs intended to attain and implement the community's goals and policies, taking into consideration the feasibility of those programs, and act as a meaningful guide to decision-makers considering housing-related issues.

The Housing Element is consistent with and addresses State goals such as provision of new housing, preservation of existing housing and neighborhoods, containment of housing costs, and improvements of housing conditions for special needs groups.

This document hereby incorporates by reference the City of Fresno General Plan. All mitigation measures set forth by the General Plan EIR shall be incorporated into the plans for development under the Housing Element.

FRESNO-CLOVIS METROPOLITAN ALLOCATION (MARKET) AREA AND THE CITY OF FRESNO COMPONENT

As specified in the 2007 Fresno County Regional Housing Needs Allocation (RHNA) Plan, the City of Fresno falls within the Fresno-Clovis Metropolitan Market Area (FCMA) and receives an allocation of units based on the City's share of the housing need within that boundary. The Market Area also includes the City of Clovis, the unincorporated communities of Easton and Friant, and several unincorporated neighborhoods such as Calwa, Fig Garden, Malaga, and Sunnyside. The geographic boundary of the FCMA generally extends from the San Joaquin River on the north, Grantland Avenue on the west, McCall Avenue on the east, and South Avenue on the south. The FCMA is the largest metropolitan area in the San Joaquin Valley. It has become a significant center for employment and residential development opportunities including regional shopping center, office, apartment, and condominium development.

The 2007 Fresno County RHNA Plan projects up to 96,867 households in the FCMA will require housing assistance by 2013 because they have low to extremely low incomes.

The City's unmet subsidized housing need, based on the State criteria, can be determined by subtracting a locally derived figure of met need from the Same Share Allocation. The City's met need has been determined based on information provided in the City's Block Grant related Comprehensive Annual Performance Report (CAPER). The information has been updated based on additional data gathered during the Housing Element preparation process.

There are currently 7,256 housing units within the City and County which have been assisted through various governmental programs. This total includes, but is not limited to, those operated by the Fresno Housing Authority and Section 8 subsidized housing. As of March 2007, there

- Chapter 2 classifies population and housing stock data, includes a preliminary analysis, describes priority housing needs and identifies types of housing products required to meet those needs;
- Chapter 3 discusses land available for housing development;
- Chapter 4 states market, governmental, and social constraints which may limit adequate housing development;
- Chapter 5 consists of a summary of existing local housing programs and a review of past accomplishments;
- Chapter 6 identifies goals, policies, and programs relative to housing needs identified in Chapter 2. The agencies responsible for implementation of each program are also identified in this chapter; and
- Chapter 7 summarizes actions that have been taken to ensure that the Housing Element process allows for sufficient public participation and intergovernmental coordination, is checked for consistency with other General Plan Elements, properly undertakes the environmental review process, and contains a provision for updates.

HOUSING ELEMENT GOALS

Goal 1 – New Construction of Affordable Housing

In order to reach the City's Regional Housing Needs Allocation (RHNA) of 20,967 for this planning period, the City has set an annual goal of 4,194 new units to be constructed. The targeted number of units and distribution of specific income categories among these units are described in Policy 1.1.

Goal 2 – Housing Rehabilitation and Acquisition

The City desires to continue its targeted rehabilitation programs for special needs populations. It will also continue programs to purchase available housing and residential properties, and rehabilitate or construct affordable units to resell to eligible families, households, and individuals.

Goal 3 – Redevelopment and Relocation

As the City continues its redevelopment efforts, all regulated, fair and equitable relocation practices will be performed by the City and Redevelopment Agency, and enforced with the development of private ventures.

Goal 4 – 2025 General Plan Implementation

General Plan overall goals, as well as the City 10x10 Committee's Plan for housing provision, shall be maintained through the implementation of this Housing Element Update.

Reference the Housing Element for a complete list of policies and programs.

CHAPTER THREE
ENVIRONMENTAL CHECKLIST FORM

CHAPTER THREE – ENVIRONMENTAL CHECKLIST FORM

1. Project title: City of Fresno, Finding of Conformity for the Housing Element of the General Plan
2. Lead agency name and address: City of Fresno
Housing and Community Development Division
2600 Fresno Street, Third Floor
Fresno, California 93721
3. Contact person and phone number: City of Fresno
Corrina Nunez, Project Manager
Housing and Community Development Division
2600 Fresno Street, Third Floor
Fresno, California 93721
4. Project location: The proposed project is located in Fresno, California. The City of Fresno is located approximately 200 miles north of Los Angeles and 170 miles south of the state capital, Sacramento, in the Central Valley of California.
5. Project sponsor's name and address: City of Fresno
Corrina Nunez, Project Manager
Housing and Community Development Division
2600 Fresno Street, Third Floor
Fresno, California 93721
6. General plan designation: N/A (city wide)
7. Zoning designation: N/A (city wide)
8. The proposed project includes the certification and adoption of the 2008 – 2013 City of Fresno Housing Element of the General Plan. Policies to be adopted under the Housing Element will include those to facilitate the procurement of housing and financing, to improve older areas of the town, to provide assistance for maintenance and construction of housing units, to diversify available housing, promote affordable housing and to encourage the reduction of energy usage.
9. The geographic area covered by the Housing Element falls within the City of Fresno's Sphere of Influence or Fresno Urban Boundary line identified in the 2025 General Plan.
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement): State of California Housing and Community Development Policy Division

environment, including natural habitat and historical and cultural resources.

- All future actions to implement new housing element programs or construct residential development will be subject to a discretionary review process and a site-specific environmental review, which will provide the City the opportunity to evaluate whether a proposed project is in a location or includes features that would adversely affect the environment and impose MEIR mitigation measures. At that time the City may decide to approve, modify or reject the project or program as proposed.
2. The proposed project does not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals because the Housing Element is a long term document that envisions long term policies and programs to achieve a long term goal of providing an adequate supply of housing at appropriate locations to all income and special needs groups.
 3. The proposed project does not have impacts that are individually limited, but cumulatively considerable. Adoption of the Housing Element will help to reduce future housing shortages, improve the City's jobs/housing balance, provide housing to all income groups, and reduce commute traffic over the long term.
 4. The proposed project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.
 5. In addition, after conducting a review of the adequacy of the MEIR pursuant to Public Resources Code, Section 21157.6(b)(1), the Planning and Development Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete, has become available.



Nick Yovino, Planning Director

4/30/08

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

I. AESTHETICS – Would the project:

<u>Issues</u>	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X

Response I a), b), c), d):

Significant regional features viewed from Fresno include the Sierra Nevada mountains and foothills to the north and east, open space and agricultural vistas, the San Joaquin River corridor and other waterways.

Relevant Regulations/Policies related to aesthetic resources are outlined in Section C. Urban Form Element (beginning on page 20) of the City's 2025 General Plan. The 2025 General Plan governs the distribution and intensity of land uses, sets the principles for evaluating development, and provides guidance in the City's development and growth. The Zoning Ordinance sets specific development criteria for the various zone districts, such as parking, fencing, walls, setbacks, building height, etc. The General Plan and Zoning Ordinance are available at the City of Fresno at 2600 Fresno Street or on the Internet at www.fresno.gov.

*Adopting the City of Fresno Housing Element of the General Plan would not result in any significant visual impacts because actions to implement the goals, policies, and programs included in the Housing Element must be consistent with the goals, policies and standards established within the other elements of the General Plan that are intended to protect the visual quality of the community. The MEIR mitigation measures related to aesthetics will be imposed on any future projects. It has been determined that the project will not contribute significant environmental effects to aesthetic resources beyond those previously analyzed in the 2025 Fresno General Plan MEIR, and therefore there is **no impact**.*

Furthermore, since the Housing Element is a policy level document, the Housing Element does

II. AGRICULTURAL RESOURCES – Would the project:

<u>Issues</u>	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X

Response II a), b), c):

The adoption of the City’s Housing Element will implement policies and programs supporting improvements to housing conditions in the City. Since the Housing Element is a policy level document, the Housing Element does not include any specific project sites that would enable an assessment of potential site specific agricultural impacts that may result with future housing development proposals. Therefore, a case-by-case review of future housing projects will be needed to ensure that existing agricultural land is not taken out of production prematurely, and that the projects are consistent with all General Plan goals, objectives and policies.

Relevant Regulations/Policies related to agricultural resources are outlined in Section G-5. Resource Conservation Element (beginning on page 137) of the City’s 2025 General Plan. The 2025 General Plan governs the distribution and intensity of land uses, sets the principles for evaluating development, and provides guidance in the City’s development and growth. The General Plan is available at the City of Fresno at 2600 Fresno Street or on the Internet at www.fresno.gov. There is no planned agricultural land use in the General Plan within the

III. AIR QUALITY – Would the project:

<u>Issues</u>	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X

Response III a), b), c):

The City of Fresno is located within the San Joaquin Valley Air Basin. The adopted Air Quality Attainment Plans establish effective measures to reduce air quality impacts in the San Joaquin Valley Air Basin. The SJVAPCD has adopted recommended Thresholds of Significance for projects within the basin. The following levels of pollutant creation or emission are considered significant:

- a. *Ozone Precursor Emissions*
 - *Reactive Organic Gases (ROG) 10 tons/year*
 - *Oxides of Nitrogen (NOx) 10 tons/year*
- b. *PM-10 Emissions*
 - *Complying with SJVAPCD Regulation VIII reduces to less than significant. Large or high intensity construction projects near sensitive receptors may require mitigation beyond Regulation VIII.*
- c. *CO Emissions*
 - *Project causes or contributes to an exceedance of state or federal ambient CO standards. Determined by screening or modeling.*

combination of factors related to human activities, such as deforestation and an increased emission of GHG into the atmosphere, is causing global warming.

Water vapor is the most predominant GHG, and is primarily a natural occurrence: approximately 85% of the water vapor in the atmosphere is created by evaporation from the oceans. The predominant types of anthropogenic greenhouse gases (those caused by human activity), are

- carbon dioxide (CO₂), largely generated by combustion activities such as coal and wood burning and fossil fuel use in vehicles but also a byproduct of respiration and volcanic activity;*
- methane (CH₄), known commonly as “natural gas,” is present in geologic deposits and is also evolved by anaerobic decay processes and animal digestion. On a ton-for-ton basis, CH₄ exerts about 20 times the greenhouse gas effect of CO₂;*
- nitrous oxide (N₂O), produced in large part by soil microbes and enhanced through application of fertilizers. N₂O is also a byproduct of fossil fuel burning: atmospheric nitrogen, an inert gas that makes up a large proportion of the atmosphere, is oxidized when air is exposed to high-temperature combustion. N₂O is used in some industrial processes, as a fuel for rocket and racing engines, as a propellant, and as an anesthetic. N₂O is one component of “oxides of nitrogen” (NOX), long recognized as precursors of smog-causing atmospheric oxidants.*
- chlorofluorocarbons (CFCs), synthetic chemicals developed in the late 1920s for use as improved refrigerants (e.g., “Freon™”). It was recognized over two decades ago that this class of chemicals exerted powerful and persistent greenhouse gas effects. In 1987, the Montreal Protocol halted production of CFCs.*
- hydrofluorocarbons (HFCs), another class of synthetic refrigerants developed to replace CFCs;*
- perfluorocarbons (PFCs), used in aluminum and semiconductor manufacturing, have an extremely stable molecular structure, with biological half-lives tens of thousands of years, leading to ongoing atmospheric accumulation of these GHGs.*
- sulfur hexafluoride (SF₆) is used for insulation in electric equipment, semiconductor manufacturing, magnesium refining and as a tracer gas for leak detection. Of any gas evaluated, SF₆ exerts the most powerful greenhouse gas effect, almost 24,000 times as powerful as that of CO₂ on a ton-for-ton basis.*

In an effort to address the perceived causes of global warming by reducing the amount of anthropogenic greenhouse gases generated in California, the state enacted the Global Warming Solutions Act of 2006 (Codified as Health & Safety Code Section 38501 et seq.). Key provisions include the following:

Furthermore, because the Housing Element is a policy level document, the Housing Element does not include any specific project sites that would enable an assessment of potential site specific global warming/climate change impacts that may result with future housing development proposals. Therefore, a case-by-case review of future housing projects will be needed to ensure global warming/climate change impacts are addressed and that the projects are consistent with all General Plan goals, objectives and policies.

***Response III d):** Sensitive receptors include land uses such as schools, day care centers, medical facilities, recreational facilities, and others that could contain young children, elderly persons, or people with existing respiratory health problems. Individual project review is necessary for future housing projects to ensure sensitive receptors are not impacted. It has been determined that the project will not contribute significant environmental effects to air quality beyond those previously analyzed in the 2025 Fresno General Plan MEIR, and therefore there is **no impact**.*

***Response III e):** The policies and programs proposed by the Housing Element are not expected to create objectionable odors. It has been determined that the project will not contribute significant environmental effects to air quality beyond those previously analyzed in the 2025 Fresno General Plan MEIR, and therefore there is **no impact**.*

Response IV a) b) c) d): *The Housing Element is a policy level document. The Housing Element does not include any specific project sites that would enable an assessment of potential site specific biological impacts that may result with future housing development proposals. The planning area is home to special status species and contains areas of sensitive habitat, therefore; a case-by-case review of future housing projects will be needed to ensure that biological resources will not be impacted, and that future projects are consistent with all General Plan goals, objectives and policies.*

Relevant Regulations/Policies related to biological impacts are outlined in Section G-12 through G-14. Resource Conservation Element (beginning on page 155) of the City's 2025 General Plan. The 2025 General Plan governs the distribution and intensity of land uses, sets the principles for evaluating development, and provides guidance in the City's development and growth. The General Plan is available at the City of Fresno at 2600 Fresno Street or on the Internet at www.fresno.gov.

*The MEIR mitigation measures related to biological resources will be imposed on any future projects. It has been determined that the project will not contribute significant environmental effects to biological resources beyond those previously analyzed in the 2025 Fresno General Plan MEIR, and therefore there is **no impact**.*

Response IV e): *The City of Fresno General Plan contains a street tree policy. New housing projects may affect trees that are preserved by this policy, therefore; a case-by-case review of future housing projects will be needed to ensure that protected trees will not be impacted, and that future projects are consistent will all local policies and ordinances protecting biological resources. It has been determined that the project will not contribute significant environmental effects to biological resources beyond those previously analyzed in the 2025 Fresno General Plan MEIR, and therefore there is **no impact**.*

Response IV f): *There are no existing habitat conservation plans, or natural community plans within the planning area which would be affected by adoption and implementation of the Housing Element. It has been determined that the project will not contribute significant environmental effects to biological resources beyond those previously analyzed in the 2025 Fresno General Plan MEIR, and therefore there is **no impact**.*

VI. GEOLOGY AND SOILS – Would the project:

<u>Issues</u>	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

Response VI a.i-iv): The Five-County Seismic Safety Element identified six faults within the counties of Fresno, Kings, Madera, Mariposa, and Tulare. Of these six faults, none are located within the planning area. The Fresno Metropolitan Area is identified as Seismic Zone VI,

VII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

<u>Issues</u>	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X

*environmental effects involving airport land use beyond those previously analyzed in the 2025 Fresno General Plan MEIR, and therefore there is **no impact**.*

***Response VII g):** Future housing projects after the Housing Element's adoption will not create an obstacle to any evacuation plan or emergency vehicle access. Proposed housing projects will not impair implementation of any emergency response plan or emergency evacuation plan and will have to be consistent with the City's Emergency Response Plan. The MEIR mitigation measures related to hazards and hazardous materials will be imposed on any future projects. It has been determined that the project will not contribute significant environmental effects involving emergency response plans beyond those previously analyzed in the 2025 Fresno General Plan MEIR, and therefore there is **no impact**.*

***Response VII h):** There are no wildlands within or adjoining the planning area. Housing projects would be located in areas currently urbanized and designated for residential land uses. The MEIR mitigation measures related to hazards and hazardous materials will be imposed on any future projects. It has been determined that the project will not contribute significant environmental effects involving wild fires beyond those previously analyzed in the 2025 Fresno General Plan MEIR, and therefore there is **no impact**.*

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|--|---|
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | X |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | X |
| j) Inundation by seiche, tsunami, or mudflow? | X |

Response VIII a): *The adoption of the City's Housing Element will implement policies and programs supporting improvements to housing conditions in the City. Since the Housing Element is a policy level document, the Housing Element does not include any specific project sites that would enable an assessment of potential site specific hydrology and water quality impacts that may result from future housing development proposals. Therefore, a case-by-case review of future housing projects will be needed to ensure compliance with the State Water Resources Control Board's adopted National Pollutant Discharge Elimination System (NPDES) Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction Activity. These measures were designed to optimize "on-site" storm water pollution control programs for projects through source control measures (operational and/or structural practices that prevent or reduce pollutants at their source). Future projects will be required, under these regulations, to comply with the permitting and regulatory requirements of the NPDES prior to the start of any construction.*

Relevant Regulations/Policies related to hydrology and water quality are outlined in Section G-2 through G-4. Resource Conservation Element (beginning on page 134) of the City's 2025 General Plan. The 2025 General Plan governs the distribution and intensity of land uses, sets the principles for evaluating development, and provides guidance in the City's development and growth. The General Plan is available at the City of Fresno at 2600 Fresno Street or on the Internet at www.fresno.gov.

*Construction of future housing projects may involve soil disturbing activities. The soil disturbance would expose soil to wind- and water-generated erosion. Compliance with provisions of the NPDES permit would ensure that appropriate practices are implemented at the project site to prevent soil erosion and any potential discharge. It has been determined that the project will not contribute significant environmental effects involving hydrology/water quality beyond those previously analyzed in the 2025 Fresno General Plan MEIR, and the MEIR mitigation measures related hydrology and water quality will be imposed on any future projects, therefore there is **no impact**.*

Response VIII b): *The 1996 Fresno Metropolitan Water Resources Management Plan and its Environmental Impact Report have been adopted to meet the demands of water supply of projected population forecasts to the year 2050. Adequate groundwater supplies are available to support future residential land uses projected by the General Plan and this proposed Housing Element. The MEIR mitigation measures related hydrology and water quality will be imposed on*

*environmental effects involving sieches, tsunamis, or mudflows beyond those previously analyzed in the 2025 Fresno General Plan MEIR, and therefore there is **no impact**.*

X. MINERAL RESOURCES – Would the project:

<u>Issues</u>	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Response X a), b): *No known mineral resources exist within the planning area.*

Relevant Regulations/Policies related to mineral resources are outlined in Section G-7 and G-8. Resource Conservation Element (beginning on page 139) of the City's 2025 General Plan. The 2025 General Plan governs the distribution and intensity of land uses, sets the principles for evaluating development, and provides guidance in the City's development and growth. The General Plan is available at the City of Fresno at 2600 Fresno Street or on the Internet at www.fresno.gov.

*The MEIR mitigation measures related mineral resources will be imposed on any future projects. It has been determined that the project will not contribute significant environmental effects mineral resources beyond those previously analyzed in the 2025 Fresno General Plan MEIR, and therefore there is **no impact**.*

provides guidance in the City's development and growth. The General Plan is available at the City of Fresno at 2600 Fresno Street or on the Internet at www.fresno.gov.

*The MEIR mitigation measures related noise will be imposed on any future projects. It has been determined that the project will not contribute significant environmental effects involving noise impacts beyond those previously analyzed in the 2025 Fresno General Plan MEIR, and therefore there is **no impact**.*

*Response XI e), f): Housing projects may be located within two miles of Fresno-Yosemite International Airport; Sierra Sky Park and/or Fresno Chandler Downtown Airport. Future housing projects will be evaluated on a case-by-case basis for consistency with the applicable airport land use plan. The MEIR mitigation measures related to noise will be imposed on any future projects. It has been determined that the project will not contribute significant environmental effects involving noise impacts beyond those previously analyzed in the 2025 Fresno General Plan MEIR, and therefore there is **no impact**.*

XIII. PUBLIC SERVICES – Would the project:

<u>Issues</u>	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?				X
b) Police protection?				X
c) Schools?				X
d) Parks?				X
e) Other public facilities?				X

Response XIII a), b), c), d), e): The Housing Element is a policy level document and does not lead to the construction of new housing in areas that are not planned for residential uses by the General Plan. The planning area is served by the City of Fresno Fire and Police Departments, multiple school districts, and the City of Fresno Parks, Recreation and Community Services District. A case-by-case analysis of public service demands for future housing projects will be evaluated by the aforementioned entities.

Relevant Regulations/Policies related to public services are outlined in Section E-24 through E-29. Public Facilities Element (beginning on page 91) of the City’s 2025 General Plan. The 2025 General Plan governs the distribution and intensity of land uses, sets the principles for evaluating development, and provides guidance in the City’s development and growth. The General Plan is available at the City of Fresno at 2600 Fresno Street or on the Internet at www.fresno.gov.

*It has been determined that the project will not contribute significant environmental effects involving public services beyond those previously analyzed in the 2025 Fresno General Plan MEIR, and therefore there is **no impact**.*

XV. TRANSPORTATION/TRAFFIC – Would the project:

<u>Issues</u>	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				X
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

Response XV a-b): Adoption of the policies and programs included in the Housing Element will not contribute significant environmental effects involving traffic impacts beyond those previously analyzed in the 2025 Fresno General Plan MEIR. A majority of the roads in the City operate at a LOS C or better, and the impacts on traffic from specific projects will be evaluated as they are proposed. There are segments of the City's freeway and major street system that have inadequate traffic capacity during peak periods. All future projects will be built consistent with the policies and standards of adopted plans and in accordance with applicable mitigation measures from CEQA documents.

Relevant Regulations/Policies related to traffic are outlined in Section E-1 through E-17. Public

*effects involving traffic impacts beyond those previously analyzed in the 2025 Fresno General Plan MEIR, and therefore there is **no impact**.*

growth. The General Plan is available at the City of Fresno at 2600 Fresno Street or on the Internet at www.fresno.gov.

The MEIR mitigation measures related to utilities will be imposed on any future projects. It has been determined that the project will not contribute significant environmental to utilities and service systems beyond those previously analyzed in the 2025 Fresno General Plan MEIR, and therefore there is **no impact**.

Response XVI b): Future housing projects will be located in areas currently designated for residential use by the General Plan. Existing residential development is served by water and wastewater facilities. The Housing Element does not introduce policies that would change the existing land use intensities and designations. The MEIR mitigation measures related to utilities will be imposed on any future projects. It has been determined that the project will not contribute significant environmental to utilities and service systems beyond those previously analyzed in the 2025 Fresno General Plan MEIR, and therefore there is **no impact**.

Response XVI c): Future housing projects will be located in areas that are currently served by adequate stormwater drainage facilities. The MEIR mitigation measures related to utilities will be imposed on any future projects. It has been determined that the project will not contribute significant environmental to utilities and service systems beyond those previously analyzed in the 2025 Fresno General Plan MEIR, and therefore there is **no impact**.

Response XVI d): Land designated for residential use within the planning area is served by adequate water supplies. The Housing Element does not introduce policies that would change the existing land use intensities and designations. The MEIR mitigation measures related to utilities will be imposed on any future projects. It has been determined that the project will not contribute significant environmental to utilities and service systems beyond those previously analyzed in the 2025 Fresno General Plan MEIR, and therefore there is **no impact**.

Response XVI e): The housing Element would not change the existing land use intensities and designations currently served by wastewater facilities. The MEIR mitigation measures related to utilities will be imposed on any future projects. It has been determined that the project will not contribute significant environmental to utilities and service systems beyond those previously analyzed in the 2025 Fresno General Plan MEIR, and therefore there is **no impact**.

Response XVI f), g): In accordance with the General Plan, future housing projects will be located in areas served by solid waste disposal services. Future projects will comply with all applicable federal, State, and local statutes and regulations related to solid waste. The MEIR mitigation measures related to utilities will be imposed on any future projects. It has been determined that the project will not contribute significant environmental to utilities and service systems beyond those previously analyzed in the 2025 Fresno General Plan MEIR, and therefore there is **no impact**.

Response XVII b): *The short-term environmental goals of the proposed project are not being fulfilled at the disadvantage of long-term environmental goals. It has been determined that the project will not contribute significant environmental effects beyond those previously analyzed in the 2025 Fresno General Plan MEIR, and therefore there is **no impact**.*

Response XVII c): *The Housing Element's policies and programs do not have environmental impacts that are cumulatively significant. The Element includes methods of meeting state mandated housing numbers, but does not include or imply approval of any specific project. Cumulative environmental analyses of specific projects will be undertaken as they are initiated by the developer or property owner. The Element will assist staff in such cumulative analyses by outlining Citywide development possibilities and providing a preliminary general overview of potential development impacts to resources, services and transportation systems.*

*It is important to note that the California Environmental Quality Act generally exempts in-fill development projects and certain affordable housing projects from environmental review. It has been determined that the project will not contribute significant environmental effects beyond those previously analyzed in the 2025 Fresno General Plan MEIR, and therefore there is **no impact**.*

Response XVII d): *There are no environmental effects associated with the project which will cause substantial adverse effects on human beings, either directly or indirectly. It has been determined that the project will not contribute significant environmental effects beyond those previously analyzed in the 2025 Fresno General Plan MEIR, and therefore there is **no impact**.*

CHAPTER FOUR
SOURCES CONSULTED

CHAPTER FOUR – SOURCES CONSULTED

City of Fresno. *2025 General Plan*. November, 2002.

Quad Knopf, Inc. *Fresno Housing Element*. June, 2002.

U.R.S. Corporation. City of Fresno. *2025 General Plan Master Environmental Impact Report*. May, 2002.

CHAPTER FIVE
LIST OF PREPARERS

CHAPTER FIVE – LIST OF PREPARERS

Quad Knopf, Inc.

Kim Hudson, AICP, Principal Planner

James Alcorn, AICP, Senior Associate Planner

Travis Crawford, Senior Associate Environmental Planner

Kira Stowell, Assistant Planner

Patrick Keenan, GISP, GIS Manager

Vanessa Williams, Administrative Assistant

Engineering

Architecture

Planning

Land Surveying

GIS/GPS

Biology

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Quad Knopf

Appendix K

**City Housing and Community Development
Commission Meeting Agendas and Minutes,
Comments and Recommendations**



HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)

Commission Members:

Gwen Morris, CHAIR
Blanche Milhahn, VICE-CHAIR
Keith Chun, Commissioner
Wayne Jones, Commissioner
Daniel Payne, Commissioner
Judge Armando Rodriguez, Commissioner
Vacant, Commissioner

Staff:

Nick P. Yovino, Director
Planning & Development Department
Michael Sigala, Manager
Housing & Community Development Division
Linda Lawrence, Recording Secretary

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REVISED HCDC MEETING AGENDA

Meeting Postponed until

Monday, December 17, 2007 at 9:00 a.m.

Fresno City Hall, Conference Room 2165N (Rm. 'A' – 2nd Floor)

2600 Fresno Street, Fresno, California 93721

A. CALL TO ORDER

B. COMMUNICATIONS

C. APPROVAL OF MINUTES

1. Minutes of November 14, 2007

D. GENERAL ADMINISTRATION

1. RECOMMEND CITY COUNCIL APPROVE THE ASSIGNMENT OF CITY HOME PROGRAM CHDO PRE-DEVELOPMENT AGREEMENT AND HOME PROGRAM CHDO CONSTRUCTION AGREEMENT FROM CENTRAL COMMUNITY DEVELOPMENT CENTER TO EAH INC. AND LOCKHART FAMILY CENTER INC. AND CONDITIONAL APPROVAL OF AMENDMENT NO. 1 TO HOME CHDO CONSTRUCTION AGREEMENT APPROVING ADDITIONAL HOME CHDO FUNDS IN THE AMOUNT OF \$800,000 TO EAH INC. AND LOCKHART FAMILY CENTER INC. FOR DEVELOPMENT OF AFFORDABLE RENTAL HOUSING FOR THE DISABLED – Presentation by Claudia Cazares
2. CONSIDER RECOMMENDING THAT THE REDEVELOPMENT AGENCY BOARD ADOPT RESOLUTION FOR THE AWARD OF CONTRACT TO KROEKER, INC. FOR THE RELOCATION OF FIVE HISTORIC BUILDINGS AND A KITCHEN STRUCTURE TO THE "L" STREET SITE, OR TO THE FIRE STATION SITE, OR TO THE EMERSON SCHOOL SITE, ALL WITHIN THE BOUNDARIES OF OLD ARMENIAN TOWN (BID FILE 2785) – Presentation by Redevelopment Agency

E. INFORMATIONAL REPORTS

1. 2008-2013 HOUSING ELEMENT INFORMATION – Presentation by Corrina Nunez
2. HOUSING AND COMMUNITY DEVELOPMENT COMMISSION 2008 MEETING SCHEDULE

F. COMMISSIONERS' ITEMS

G. UNSCHEDULED ORAL COMMUNICATIONS

Individuals may address the Housing and Community Development Commission (HCDC) of the City of Fresno, regarding matters of public interest that are not listed on the agenda and that are within the jurisdiction of the HCDC, at the conclusion of the meeting. Please fill out a Speaker Request slip and provide it to the Recording Secretary. Individuals who wish to have their attendance and/or matter of concern noticed on future HCDC agendas should contact the Housing and Community Development Division at (559) 621-8500 at least ten (10) days prior to the desired meeting date.

H. ADJOURNMENT

The next scheduled Commission meeting is January 9, 2008.

Individuals wishing to attend an HCDC meeting at City Hall may park in the parking lot at the northeast corner of Tulare and "P" Streets or in the parking lot east of City Hall across the railroad tracks after 5:00 p.m. Both parking lots have entrances from Tulare Street. Parking restrictions are relaxed in these lots for those attending the HCDC meeting.

2. CONSIDER RECOMMENDING THAT THE REDEVELOPMENT AGENCY / BOARD ADOPT RESOLUTION FOR THE AWARD OF CONTRACT TO KROEKER, INC. FOR THE RELOCATION OF FIVE HISTORIC BUILDINGS AND A KITCHEN STRUCTURE TO THE "L" STREET SITE, OR TO THE FIRE STATION SITE, OR TO THE EMERSON SCHOOL SITE, ALL WITHIN THE BOUNDARIES OF OLD ARMENIAN TOWN (BID FILE 2785)

Art Wahlenmaier, Redevelopment Agency, provided the report to Commissioners. Staff recommends the Redevelopment Agency Board adopt a resolution to award a contract to relocate five historic buildings and a kitchen structure from an existing storage site located at the southwesterly corner of Santa Clara and "N" Streets to one of three alternative receiver sites: Alternative 1) "L" Street ("L" and Monterey Streets, south of SR 41); Alternative 2) Santa Clara and "M" Streets (Fire Station site); Alternative 3) Santa Clara Street and Van Ness Avenue (Former Emerson School site). The Redevelopment Agency may consider and approve a resolution awarding a contract to Kroeker, Inc. for either site. On December 5, 2007, HCDC recommended the "L" Street site be approved as the final receiver site. Commissioners had questions and discussion followed. Terry Cox, RDA, assisted in answering Commissioners' questions.

Motion: Vice-Chair Milhahn moved that HCDC recommend that the Redevelopment Agency Board adopt resolution for the award of contract to Kroeker, Inc. for the relocation of five historic buildings and a kitchen structure to the "L" Street site, or to the fire station site, within the boundaries of Old Armenian Town (Bid File 2785), with the "L" Street site recommended as the preferred site and that the Emerson School site no longer be considered.

Second: Commissioner Payne seconded the motion.

Ayes: Milhahn, Payne
Noes: Chun, Rodriguez
Abstain: Jones
Absent: Morris

Motion failed.

Motion: Commission Chun offered an amended motion adding that HCDC also recommend that this area of Old Armenian Town be proposed as an Historical District.

Second: Vice-Chair Milhahn seconded the motion.

Ayes: Milhahn, Chun, Jones, Payne, Rodriguez
Noes: None
Abstain: None
Absent: Morris

E. INFORMATIONAL REPORTS

1. 2008-2013 HOUSING ELEMENT INFORMATION

Corrina Nunez, Housing and Community Development, provided the report to commissioners. Ms. Nunez gave an update of the progress of the Housing Element. The Advisory Committee met for its first meeting on December 13, 2007. She advised the Commission of the Housing Needs Questionnaire and requested they encourage others to complete them and/or provide comments. She identified the locations where the Questionnaire has been placed along with on the City's website. Due to time restraints, a planned MS PowerPoint presentation introducing the Housing Element process was not shown. However, Ms. Nunez will follow-up with a copy of the presentation to each Commissioner.

2. HOUSING AND COMMUNITY DEVELOPMENT COMMISSION 2008 MEETING SCHEDULE

Motion: Motion was made to recommend approval of Item E2 by Commissioner Chun.

Second: Commissioner Rodriguez seconded the motion.

Ayes: Milhahn, Chun, Jones, Payne, Rodriguez
Noes: None
Abstain: None
Absent: Morris

F. COMMISSIONERS' ITEMS

None.

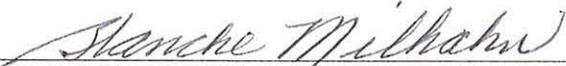
G. UNSCHEDULED ORAL COMMUNICATIONS

None.

H. ADJOURNMENT

Next Regularly Scheduled Commission Meeting: **January 9, 2008.**

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 9:35 a.m.



Attest: Blanche Milhahn, VICE-CHAIR



Attest: Michael Sigala, Manager
Housing and Community Development



HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)

Commission Members:

Gwen Morris, CHAIR
 Blanche Milhahn, VICE-CHAIR
 Keith Chun, Commissioner
 Wayne Jones, Commissioner
 Daniel Payne, Commissioner
 Judge Armando Rodriguez, Commissioner
 Vacant, Commissioner

Staff:

Nick P. Yovino, Director
 Planning & Development Department
 Michael Sigala, Manager
 Housing & Community Development Division
 Linda Lawrence, Recording Secretary

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HCDC MEETING AGENDA

Wednesday, January 23, 2008 at 5:00 p.m.
Fresno City Hall, Council Chambers (2nd Floor)
2600 Fresno Street, Fresno, California 93721

A. CALL TO ORDER

B. COMMUNICATIONS

C. APPROVAL OF MINUTES

- Minutes of December 5 (Special Meeting), 12 (Postponed), 17 (Regular Meeting), and 17 (Special Meeting), 2007

D. GENERAL ADMINISTRATION

- PUBLIC HEARING ON HOUSING AND COMMUNITY DEVELOPMENT ACCOMPLISHMENTS AND ANTICIPATED NEEDS FOR FY 2009 – Presentation by Crystal Smith, Finance Department
- CONSIDER RECOMMENDING THAT THE AGENCY APPROVE A (TWO YEAR) INTERAGENCY SPONSOR AGREEMENT WITH FRESNO COUNTY ECONOMIC OPPORTUNITIES COMMISSION LOCAL CONSERVATION CORPS FOR WEED CONTROL AND MAINTENANCE (NON-EXCLUSIVE ON-DEMAND SERVICES) OF RDA OWNED PROPERTIES THROUGHOUT CITY OF FRESNO – Presentation by Redevelopment Agency
- CONSIDER RECOMMENDING THAT AGENCY BOARD APPROVE AND AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE AND SALES AGREEMENTS FOR THE PROPERTY KNOWN AS ASSESSOR PARCEL NUMBER 477-162-01 OWNED BY JIMMIE L. SMITH AND LAURA M. BURNLEY; AND THE PROPERTY KNOWN AS ASSESSOR PARCEL NUMBER 477-144-29 OWNED BY JIMMIE L. SMITH. BOTH PROPERTIES ARE WITHIN THE SOUTHWEST FRESNO GNRA REDEVELOPMENT PROJECT AREA. CONSIDER RECOMMENDING THAT AGENCY BOARD APPROVE THE REPLACEMENT HOUSING PLAN PREPARED FOR 2304 S. WALNUT AVENUE– Presentation by Redevelopment Agency
- RECOMMEND TO THE AGENCY BOARD THAT AGENCY BOARD AWARD THE CONTRACT TO THE LOWEST RESPONSIBLE BIDDER FOR THE DEMOLITION AND CLEARANCE OF LAS PALOMAS RESTAURANT & NIGHT CLUB/C-TOWN MARKET LOCATED AT 3702-3706 E. VENTURA STREET. (BID FILE NO. 2782) – Presentation by Redevelopment Agency

E. INFORMATIONAL REPORTS

- 2008-2013 HOUSING ELEMENT INFORMATION – Presentation by Corrina Nunez

F. COMMISSIONERS' ITEMS

G. UNSCHEDULED ORAL COMMUNICATIONS

Individuals may address the Housing and Community Development Commission (HCDC) of the City of Fresno, regarding matters of public interest that are not listed on the agenda and that are within the jurisdiction of the HCDC, at the conclusion of the meeting. Please fill out a Speaker Request slip and provide it to the Recording Secretary. Individuals who wish to have their attendance and/or matter of concern noticed on future HCDC agendas should contact the Housing and Community Development Division at (559) 621-8500 at least ten (10) days prior to the desired meeting date.

H. ADJOURNMENT

 The next scheduled Commission meeting is **February 13, 2008.**

Individuals wishing to attend an HCDC meeting at City Hall may park in the parking lot at the northeast corner of Tulare and "P" Streets or in the parking lot east of City Hall across the railroad tracks after 5:00 p.m. Both parking lots have entrances from Tulare Street. Parking restrictions are relaxed in these lots for those attending the HCDC meeting.

MINUTES
HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)
Meeting – January 23, 2008
Fresno City Hall, Council Chambers (2nd Floor)
2600 Fresno Street
Fresno, California 93721

A. CALL TO ORDER

With a quorum being present, the meeting was called to order by CHAIR Morris at 5:10 p.m.

Commissioners

Present: Gwen Morris, CHAIR
Blanche Milhahn, VICE-CHAIR
Keith Chun, Commissioner
Daniel Payne, Commissioner
Armando Rodriguez, Commissioner

Absent: Wayne Jones, Commissioner

Staff

Present: Michael Sigala, Manager
Housing and Community Development
Linda Lawrence, Recording Secretary

Absent:

B. COMMUNICATIONS

Michael Sigala announced his resignation from the City of Fresno effective February 1, 2008, and expressed his appreciation in working with the Commissioners.

C. APPROVAL OF MINUTES

1. Minutes of December 5 (Special Meeting), 12 (Postponed), 17 (Regular Meeting), and 17 (Special Meeting), 2007, were approved as presented.
Commissioner Rodriguez abstained from voting.

D. GENERAL ADMINISTRATION

1. **PUBLIC HEARING ON HOUSING AND COMMUNITY DEVELOPMENT ACCOMPLISHMENTS AND ANTICIPATED NEEDS FOR FY 2009 – Presentation by Crystal Smith, Finance Department**

Crystal Smith, Finance Department, provided the report to Commissioners. Staff recommends HCDC conduct a public hearing to receive input from the public on the City's federal entitlement programs; FY 2007-2008 program accomplishments; and the housing and community development needs for FY 2008-2009. The City of Fresno is the annual recipient of federal entitlement funds from the U.S. Department of Housing and Urban Development (HUD). As a condition of receiving these funds, the City is required to prepare an Annual Action Plan detailing program expenditures and the direct benefit to low and moderate-income persons. This public hearing begins the process of evaluating the previous year's performance and assessing the community's needs as preparation for the 2008-2009 Annual Action Plan. Ms. Smith and any applicants will address HCDC over the next few months. Crystal announced the dates of the Technical Assistance Workshops for the CDBG program and invited the Commissioners to attend. Commissioners had questions and discussion followed. Michael Sigala, Housing and Community Development, assisted in answering Commissioners' questions. Public comment followed (George Finley, Hinton Community Center).

2. Agenda Item No. D2 was removed from the HCDC agenda by the Redevelopment Agency.

3. **CONSIDER RECOMMENDING THAT AGENCY BOARD APPROVE AND AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE AND SALES AGREEMENTS FOR THE PROPERTY KNOWN AS ASSESSOR PARCEL NUMBER 477-162-01 OWNED BY JIMMIE L. SMITH AND LAURA M. BURNLEY; AND THE PROPERTY KNOWN AS ASSESSOR PARCEL NUMBER 477-144-29 OWNED BY JIMMIE L. SMITH. BOTH PROPERTIES ARE WITHIN THE SOUTHWEST FRESNO GNRA REDEVELOPMENT PROJECT AREA. CONSIDER RECOMMENDING THAT AGENCY BOARD APPROVE THE REPLACEMENT HOUSING PLAN PREPARED FOR 2304 S. WALNUT AVENUE**

David Martin, Redevelopment Agency, provided the report to Commissioners. Staff recommends HCDC recommend that the RDA Board authorize the Executive Director to enter into Purchase and Sales Agreements for the purchase of two properties; take the necessary actions to close escrow on these properties; and approve the Replacement Housing Plan. Mr. Martin handed out an updated map of the project area. Both properties are located within the Southwest Fresno GNRA Redevelopment Project Area. The properties are also located in the Villages at California (aka Yosemite Village-HOPE VI) Project area. The property owners have agreed to sell both properties at appraised value. RDA is responsible for providing a Replacement Housing Plan for removal of the substandard dwelling unit at 2304 South Walnut, and to provide details on how the three bedrooms will be added back to the existing housing stock within the next four years. Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of Item D3 by Vice-Chair Milhahn.
Second: Commissioner Chun seconded the motion.
Ayes: Milhahn, Chun, Morris, Payne, Rodriguez
Noes: None
Abstain: None
Absent: Jones

4. **RECOMMEND TO THE AGENCY BOARD THAT AGENCY BOARD AWARD THE CONTRACT TO THE LOWEST RESPONSIBLE BIDDER FOR THE DEMOLITION AND CLEARANCE OF LAS PALOMAS RESTAURANT & NIGHT CLUB/C-TOWN MARKET LOCATED AT 3702-3706 E. VENTURA STREET. (BID FILE NO. 2782)**

Enrique Mendez, Redevelopment Agency, provided the report to Commissioners. Staff recommends HCDC recommend that the RDA Board award a contract to Bowen Engineering for the demolition and clearance of Las Palomas Restaurant & Night Club / C-Town Market located at 3702-3706 East Ventura Street (southeast corner of Ventura and 7th Streets). The property is within the Southeast Fresno Revitalization Project Area. In September 2007, RDA acquired the property with the intention to raze the existing buildings and clear the site. The purpose of acquiring the property was for blight removal along the Kings Canyon/Ventura corridor and the possibility that the site could be included as part of a larger mixed-use affordable residential/commercial project in cooperation with the Housing and Community Development Department's purchase of the adjoining Fresno Unified School District's former maintenance site. Funding for this project was identified in the RDA FY 2007-2008 Budget. Commissioners had questions and discussion followed. Michael Sigala, Housing and Community Development, assisted in answering Commissioners' questions.

Motion: Motion was made to recommend approval of Item D4 by Vice-Chair Milhahn.
Second: Commissioner Payne seconded the motion.
Ayes: Milhahn, Chun, Morris, Payne, Rodriguez
Noes: None
Abstain: None
Absent: Jones

E. INFORMATIONAL REPORTS

1. Agenda Item No. E1 was removed from the HCDC agenda by Housing and Community Development.

F. COMMISSIONERS' ITEMS

1. Vice-Chair Milhahn reported that a suggestion had been made that the Veterans' Home relocate into the Funston Terrace project area instead of the Running Horse location. Funston Terrace is located on the southeast corner of Clinton Avenue and First Street, across from the Veterans' Hospital. She referred to an article in *The Fresno Bee* that stated the relocation of the Veterans' Home could allow the rearrangement of the 13th hole of the golf course. This would alleviate the need to acquire the additional property for the golf course and would help facilitate the Running Horse development. Commissioner Payne is on the Executive Board of the PGA and the Veterans' Board. He disagreed with the suggestion stating it is very rare that the local Government has the money and deed at the same time for a Government project. The options that were given as far back as five years ago were either the Elkhorn facility or further south. The State has approved and started the process of an off-ramp for the Veterans' Home near Running Horse. Any changes in the location would probably result in the loss of the Veterans' Home in this area. The Veterans' Home is not affiliated with the Veterans' Hospital.
2. Chair Morris announced her resignation from the Housing and Community Development Commission effective the end of June 2008.

G. UNSCHEDULED ORAL COMMUNICATIONS

None.

H. ADJOURNMENT

Next Regularly Scheduled Commission Meeting: **February 13, 2008.**

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 5:56 p.m.


Attest: Gwen Morris, CHAIR


Attest: Michael Sigala, Manager
Housing and Community Development

HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)

Commission Members:

Gwen Morris, CHAIR
Blanche Milhahn, VICE-CHAIR
Keith Chun, Commissioner
Wayne Jones, Commissioner
Daniel Payne, Commissioner
Judge Armando Rodriguez, Commissioner
Vacant, Commissioner

Staff:

Nick P. Yovino, Director
Planning & Development Department
Keith Berghold, Interim Manager
Housing & Community Development Division
Linda Lawrence, Recording Secretary

Conference Room "A" is accessible to the physically disabled. Please contact Housing and Community Development staff at 621-8500 to request additional accommodations for other disabilities, signers, assistive listening devices or translators. Requests should be made one week prior to the meeting.

REVISED

HCDC MEETING AGENDA

Wednesday, March 12, 2008 at 5:00 p.m.

Fresno City Hall, Conference Room 2165N (Rm. 'A' – 2nd Floor)

2600 Fresno Street, Fresno, California 93721

A. CALL TO ORDER

B. COMMUNICATIONS

C. APPROVAL OF MINUTES

1. Minutes of February 28, 2008

D. GENERAL ADMINISTRATION

1. REVIEW OF SCORING PROCEDURES FOR THE FY 2009 COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATIONS
– Presentation by Crystal Smith, Finance Department
2. RECOMMEND APPROVAL OF A HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM COMMUNITY DEVELOPMENT HOUSING ORGANIZATION (CHDO) AGREEMENT IN THE AMOUNT OF \$2,000,000 TO BETTER OPPORTUNITIES BUILDER FOR THE PARC GROVE COMMONS II AFFORDABLE MULTI-FAMILY DEVELOPMENT
– Presentation by Claudia Cazares
3. CONSIDER RECOMMENDING THAT THE AGENCY BOARD AUTHORIZE THE EXECUTIVE DIRECTOR OF THE AGENCY TO NEGOTIATE AND EXECUTE AN OWNER PARTICIPATION AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO AND SKN PROPERTIES, NEGRI FAMILY TRUST OF 1986, EVERGREEN REAL ESTATE CORPORATION, AND/OR FRESH & EASY NEIGHBORHOOD MARKET INC., FOR THE DEVELOPMENT OF A GROCERY STORE AT 2820 TULARE STREET IN THE MARIPOSA PLAN, SUBSTANTIALLY IN THE FORM ATTACHED – Presentation by Redevelopment Agency
4. CONSIDER RECOMMENDING THAT THE AGENCY BOARD ADOPT COMMERCIAL DESIGN GUIDELINES FOR VENTURA BOULEVARD/ KINGS CANYON ROAD CORRIDOR, LOCATED WITHIN THE SOUTHEAST FRESNO REVITALIZATION REDEVELOPMENT PROJECT AREA – Presentation by Redevelopment Agency

E. INFORMATIONAL REPORTS

1. 2008-2013 HOUSING ELEMENT INFORMATION – Presentation by Corrina Nunez

F. COMMISSIONERS' ITEMS

G. UNSCHEDULED ORAL COMMUNICATIONS

Individuals may address the Housing and Community Development Commission (HCDC) of the City of Fresno, regarding matters of public interest that are not listed on the agenda and that are within the jurisdiction of the HCDC, at the conclusion of the meeting. Please fill out a Speaker Request slip and provide it to the Recording Secretary. Individuals who wish to have their attendance and/or matter of concern noticed on future HCDC agendas should contact the Housing and Community Development Division at (559) 621-8500 at least ten (10) days prior to the desired meeting date.

H. ADJOURNMENT

 The next scheduled Commission meeting is **March 26, 2008.**

Individuals wishing to attend an HCDC meeting at City Hall may park in the parking lot at the northeast corner of Tulare and "P" Streets or in the parking lot east of City Hall across the railroad tracks after 5:00 p.m. Both parking lots have entrances from Tulare Street. Parking restrictions are relaxed in these lots for those attending the HCDC meeting.

MINUTES
HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)
Meeting – March 12, 2008
Fresno City Hall, Conference Room 2165N (Rm. 'A' – 2nd Floor)
2600 Fresno Street
Fresno, California 93721

A. CALL TO ORDER

With a quorum being present, the meeting was called to order by CHAIR Morris at 5:07 p.m.

Commissioners

Present:	Gwen Morris, CHAIR	Absent:
	Blanche Milhahn, VICE-CHAIR	
	Keith Chun, Commissioner	
	Wayne Jones, Commissioner	
	Daniel Payne, Commissioner (Arrived 5:16)	
	Armando Rodriguez, Commissioner (Arrived 5:28)	

Staff

Present:	Keith Bergthold, Interim Manager	Absent:
	Housing and Community Development	
	Corrina Nunez, Project Manager	
	Housing and Community Development	
	Linda Lawrence, Recording Secretary	

B. COMMUNICATIONS

None.

C. APPROVAL OF MINUTES

1. Minutes of February 28, 2008, were approved as presented.

D. GENERAL ADMINISTRATION

The agenda item D1 was moved to the end of General Administration to allow less-time consuming items to be heard first.

2. RECOMMEND APPROVAL OF A HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM COMMUNITY DEVELOPMENT HOUSING ORGANIZATION (CHDO) AGREEMENT IN THE AMOUNT OF \$2,000,000 TO BETTER OPPORTUNITIES BUILDER FOR THE PARC GROVE COMMONS II AFFORDABLE MULTI-FAMILY DEVELOPMENT

Claudia Cazares, Housing and Community Development, provided the report to Commissioners. Ms. Cazares handed out the site plan and elevations of the project to the Commissioners. Staff recommended that HCDC recommend to City Council approval of a Home Investment Partnerships (HOME) Program Community Development Housing Organization (CHDO) funding agreement to Better Opportunities Builder, Inc., for the construction of the 215-unit Parc Grove Commons – Phase II affordable multi-family housing development. In November 2007, HCDC recommended approval of \$2,000,000 in HOME Program funds for this project. Since that time, the City and the developer, Better Opportunities Builder, Inc., have agreed to provide City assistance with a HOME Program CHDO loan. The proposed project is located in central Fresno near the southeast corner of Fresno Street and Clinton Avenue. Commissioners had questions and discussion followed. Lowell Ens, Fresno Housing Authority, and Angela Dundore, Better Opportunities Builder, Inc., assisted in answering Commissioners' questions. Ms. Dundore handed out a packet describing the project with color illustrations to the Commissioners. Public comment followed (Jess Negrete, Central California Legal Services).

Motion: Motion was made to recommend approval of Item D2 by Commissioner Chun.

Second: Commissioner Payne seconded the motion.

Ayes: Morris, Milhahn, Chun, Jones, Payne

Noes: None

Abstain: None

Absent: Rodriguez

3. CONSIDER RECOMMENDING THAT THE AGENCY BOARD AUTHORIZE THE EXECUTIVE DIRECTOR OF THE AGENCY TO NEGOTIATE AND EXECUTE AN OWNER PARTICIPATION AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO AND SKN PROPERTIES, NEGRI FAMILY TRUST OF 1986, EVERGREEN REAL ESTATE CORPORATION, AND/OR FRESH & EASY NEIGHBORHOOD MARKET INC., FOR THE DEVELOPMENT OF A GROCERY STORE AT 2820 TULARE STREET IN THE MARIPOSA PLAN, SUBSTANTIALLY IN THE FORM ATTACHED

Lupe Perez, Redevelopment Agency (RDA), provided the report to Commissioners. Ms. Perez handed out color renderings and elevations of the project to the Commissioners. Staff recommended HCDC recommend that the Agency Board approve the authorization for the Executive Director to negotiate and execute an Owner Participation Agreement and take actions to carry out RDA's obligations under the Agreement, and subject to approval as to form by the City Attorney's Office. SKN Properties along with several businesses are interested in becoming owner participants in the Urban Renewal Plan for the Mariposa Project located on the former "Old Fresno Hofbrau" site located at Tulare and R Streets. The emphasis of the project will be a neighborhood shopping area. Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of Item D3 by Commissioner Payne.
Second: Commissioner Jones seconded the motion.
Ayes: Morris, Milhahn, Jones, Payne
Noes: None
Abstain: Chun, Rodriguez
Absent: None

4. CONSIDER RECOMMENDING THAT THE AGENCY BOARD ADOPT COMMERCIAL DESIGN GUIDELINES FOR VENTURA BOULEVARD/ KINGS CANYON ROAD CORRIDOR, LOCATED WITHIN THE SOUTHEAST FRESNO REVITALIZATION REDEVELOPMENT PROJECT AREA

Lupe Perez, Redevelopment Agency (RDA), provided the report to Commissioners. Staff recommended HCDC recommend that the Agency Board adopt Commercial Design Guidelines for the Ventura Boulevard/Kings Canyon Road Corridor, located within the Southeast Fresno Revitalization Redevelopment Project Area. The boundaries within the project area are between First Street and Peach Avenue. Ms. Perez handed out photos of blighted businesses and the draft design guidelines to the Commissioners. RDA is seeking to develop and implement design standards and guidelines that provides for compatible new development and protection of architectural and historic qualities of existing development. The intent of the design standards is to complement the City's zoning ordinance. The decision presently before the Commissioners was to approve the process of establishing design standards. Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of Item D4 by Vice-Chair Milhahn.
Second: Commissioner Rodriguez seconded the motion.
Ayes: Morris, Milhahn, Chun, Jones, Payne, Rodriguez
Noes: None
Abstain: None
Absent: None

1. REVIEW OF SCORING PROCEDURES FOR THE FY 2009 COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATIONS

Crystal Smith, Finance Department, provided the report to Commissioners. Staff recommended HCDC review the scoring process for evaluating Community Development Block Grant (CDBG) applications in preparation for the FY 2009 CDBG recommendation to the Mayor. Staff began preparation of the FY 2009 Annual Action Plan with a Notice of Funds publication in January 2008. Reviewing the grant applications is part of the Annual Action Plan process. HCDC was asked to conduct a public hearing scheduled for March 26, 2008, to review and score FY 2009 CDBG applications by April 1, 2008, in anticipation of adopting a ranked CDBG Project List as a recommendation to the Mayor. Ms. Smith is anticipating several groups in attendance at the March 26, 2008, public hearing to voice their needs for the allocation of CDBG funds. Commissioners had questions and discussion followed. It was determined that a special HCDC meeting is needed after the public hearing to review the scoring process. The special HCDC meeting was scheduled for April 2, 2008, to review scores. There was no vote required for this item at the meeting. Public comment followed (Jess Negrete, Central California Legal Services).

E. INFORMATIONAL REPORTS

1. Corrina Nunez, Housing and Community Development, provided the report to commissioners. Ms. Nunez handed out a Housing Element Schedule to the Commissioners reflecting the calendar of dates leading up to the adoption of the Housing Element. Once a hard copy of the draft is completed, it will be sent out to vital agencies for review. The Housing Element Advisory Committee will meet again after a hard copy of the Housing Element Draft has been assembled.

F. COMMISSIONERS' ITEMS

1. Vice-Chair Milhahn proposed the idea for the HCDC Commissioners to receive only one compensation check each month that would combine all meetings for the month instead of each meeting paid separately. The other Commissioners were in agreement. It was decided that Linda Lawrence, Recording Secretary, would hold meeting attendance sheets and submit them together once a month.

G. UNSCHEDULED ORAL COMMUNICATIONS

None.

H. ADJOURNMENT

Next Regularly Scheduled Commission Meeting: **March 26, 2008.**

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 6:46 p.m.


Attest: Gwen Morris, CHAIR


Attest: Keith Bergthold, Interim Manager
Corrina Nunez, Project Manager
Housing and Community Development

HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)

Commission Members:

Gwen Morris, CHAIR
Blanche Milhahn, VICE-CHAIR
Keith Chun, Commissioner
Wayne Jones, Commissioner
Daniel Payne, Commissioner
Judge Armando Rodriguez, Commissioner
Vacant, Commissioner

Staff:

Nick P. Yovino, Director
Planning & Development Department
Keith Bergthold, Interim Manager
Housing & Community Development Division
Linda Lawrence, Recording Secretary

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HCDC MEETING AGENDA

Wednesday, April 23, 2008 at 5:00 p.m.

Fresno City Hall, Conference Room 2165N (Rm. 'A' – 2nd Floor)

2600 Fresno Street, Fresno, California 93721

A. CALL TO ORDER

B. COMMUNICATIONS

C. APPROVAL OF MINUTES

1. Minutes of March 26, and April 2, 2008

D. GENERAL ADMINISTRATION

1. APPROVE AMENDMENT II TO EXCLUSIVE NEGOTIATION AGREEMENT WITH ROEM DEVELOPMENT CORPORATION TO PROVIDE FOR ADDITIONAL TIME TO COMPLETE A DISPOSITION AND DEVELOPMENT AGREEMENT FOR THE CITY SPONSORED TRANSIT VILLAGE PROJECT ON KINGS CANYON ROAD – Presentation by Corrina Nunez
2. PRESENTATION ON THE DRAFT 2008-2013 CITY OF FRESNO HOUSING ELEMENT OF THE GENERAL PLAN – Presentation by Corrina Nunez
3. CONSIDER RECOMMENDING A RESOLUTION TO ESTABLISH RULES OF PROCEDURE FOR REDEVELOPMENT AGENCY AGENDA – Presentation by Redevelopment Agency
4. CONSIDER RECOMMENDING THAT THE AGENCY BOARD ADOPT A RESOLUTION TO ESTABLISH COMMERCIAL DEVELOPMENT DESIGN GUIDELINES FOR VENTURA BOULEVARD/KINGS CANYON ROAD CORRIDOR FROM FIRST STREET TO PEACH AVENUE, LOCATED WITHIN THE SOUTHEAST FRESNO REVITALIZATION REDEVELOPMENT PROJECT AREA – Presentation by Redevelopment Agency
5. CONSIDER RECOMMENDING THAT THE AGENCY BOARD APPROVE AND AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER INTO A PURCHASE AND SALES AGREEMENT FOR 4007 AND 4017 E. VENTURA AVENUE KNOWN AS ASSESSOR PARCEL NUMBER 461-272-16 & 17; OWNED BY RACHEL ADAMS, AND LOCATED WITHIN THE SOUTHEAST FRESNO REVITALIZATION REDEVELOPMENT PROJECT AREA – Presentation by Redevelopment Agency
6. CONSIDER RECOMMENDING THAT AGENCY BOARD APPROVE AND AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER INTO A PURCHASE AND SALES AGREEMENT FOR THE PROPERTY KNOWN AS ASSESSOR PARCEL NUMBER 468-192-14 OWNED BY MAUREEN KILCOYNE, CATHERINE P. CULLETON, ADMINISTRATOR OF THE ESTATE OF PATRICK G. CULLETON, THERESA DIERIEX, AND FRANCES C. SILVEIRA . THE PROPERTY IS WITHIN THE CONVENTION CENTER REDEVELOPMENT PROJECT AREA – Presentation by Redevelopment Agency
7. CONSIDER RECOMMENDING THE COUNCIL ADOPT AN ORDINANCE TO DELETE THE DEBT INCURRENCE LIMIT PURSUANT TO SB 211, FROM THE FRESNO AIR TERMINAL REDEVELOPMENT PLAN – Presentation by Redevelopment Agency
8. CONSIDER RECOMMENDATION TO AWARD A CONTRACT TO THE SUCCESSFUL BIDDER FOR BID FILE NUMBER:8989, PROPERTY MAINTENANCE AND WEED CONTROL (RDA PROPERTIES THROUGHOUT CITY OF FRESNO), REDEVELOPMENT AGENCY OF THE CITY OF FRESNO – Presentation by Redevelopment Agency

E. INFORMATIONAL REPORTS

F. COMMISSIONERS' ITEMS

G. UNSCHEDULED ORAL COMMUNICATIONS

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H. ADJOURNMENT The next scheduled Commission meeting is **May 14, 2008**.

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MINUTES
HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)
Meeting – April 23, 2008
Fresno City Hall, Conference Room 2165N (Rm. 'A' – 2nd Floor)
2600 Fresno Street
Fresno, California 93721

A. CALL TO ORDER

With a quorum being present, the meeting was called to order by CHAIR Morris at 5:00 p.m.

Commissioners

Present: Gwen Morris, CHAIR
Blanche Milhahn, VICE-CHAIR
Keith Chun, Commissioner
Wayne Jones, Commissioner (Arrived 5:03 p.m.)
Armando Rodriguez, Commissioner (Left 5:55 p.m.)

Absent: Daniel Payne, Commissioner

Staff

Present: Keith Bergthold, Interim Manager
Housing and Community Development
Corrina Nunez, Project Manager
Housing and Community Development
Linda Lawrence, Recording Secretary

Absent:

B. COMMUNICATIONS

None.

C. APPROVAL OF MINUTES

1. Minutes of March 26, and April 2, 2008, were approved as presented.

D. GENERAL ADMINISTRATION

1. APPROVE AMENDMENT II TO EXCLUSIVE NEGOTIATION AGREEMENT WITH ROEM DEVELOPMENT CORPORATION TO PROVIDE FOR ADDITIONAL TIME TO COMPLETE A DISPOSITION AND DEVELOPMENT AGREEMENT FOR THE CITY SPONSORED TRANSIT VILLAGE PROJECT ON KINGS CANYON ROAD

Corrina Nunez, Housing and Community Development, provided the report to Commissioners. Staff recommends HCDC recommend City Council approve Amendment II to the Exclusive Negotiation Agreement (ENA) with ROEM Development Corporation to provide for additional time to complete a Disposition and Development Agreement (DDA) for the Transit Village Project on Kings Canyon Road; and authorize the execution of the Amendment II by the Planning and Development Director. In August 2007, ROEM was selected as developer for the project. In October 2007, the City entered into an ENA with ROEM to develop a DDA. The DDA was to be completed by February 12, 2008. The DDA is complex, in that it has two components to incorporate, the housing, and the transit/park portion. At this time, the Agreement is still in draft form. The ENA was extended to March 31, 2008. ROEM is requesting a second amendment to the ENA since the DDA was not completed by March 31, 2008. ROEM anticipates completion of the DDA by May 31, 2008. If the DDA is not completed by this date, there will need to be an Amendment III. Commissioners had questions and discussion followed. Keith Bergthold assisted in answering Commissioners' questions. Due to FY 2008 budget issues, Mr. Bergthold recommended that the Commissioners hold this item until the next HCDC meeting.

Motion: Motion was made to recommend approval of Item D1 by Commissioner Chun. After further clarification of the item, he withdrew his motion.

Motion: Motion was made by Commissioner Rodriguez to table Item D1 until the next HCDC meeting on May 14, 2008.
Second: Vice-Chair Milhahn seconded the motion.
Ayes: Morris, Milhahn, Chun, Jones, Rodriguez
Noes: None
Abstain: None
Absent: Payne

2. PRESENTATION ON THE DRAFT 2008-2013 CITY OF FRESNO HOUSING ELEMENT OF THE GENERAL PLAN

Corrina Nunez, Housing and Community Development, provided the report to Commissioners. Ms. Nunez informed Commissioners of a special joint HCDC/Housing Element Advisory Committee meeting on May 12, 2008, to review changes to the draft. Corrina asked Commissioners to review Chapters 5 and 6 in preparation for the meeting. She handed out a revised schedule, which lists completion dates for the Housing Element, and a hard-copy of Housing Element PowerPoint, which will be presented at the special meeting on May 12, 2008. This was an informational item to provide the Commissioners with the process and requirements associated with the adoption of the Housing Element. The draft 2008-2013 Housing Element has been distributed to various agencies and posted on the City's website for public comment. Comments on the draft will be received until June 1, 2008, after which the consultant (Quad Knopf) will prepare the final Housing Element. On June 10, 2008, staff will present a final Housing Element to Council for proposed adoption. The City-adopted Housing Element is due to the State, Department of Housing and Community Development, on or before June 30, 2008. Commissioners had questions and discussion followed. No vote was required for this item at this meeting.

3. CONSIDER RECOMMENDING A RESOLUTION TO ESTABLISH RULES OF PROCEDURE FOR REDEVELOPMENT AGENCY AGENDA – PRESENTATION BY REDEVELOPMENT AGENCY

Terry Cox, Redevelopment Agency (RDA), provided the report to Commissioners. Staff recommends HCDC recommend a resolution to establish rules of procedure that parallel those established for the Council agenda. In an effort to mirror the policies and procedures already recognized, RDA has met with the City Clerk's office and other City Departments. The procedures provide for efficiencies in processing the agenda. Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of Item D3 by Vice-Chair Milhahn.
Second: Commissioner Jones seconded the motion.
Ayes: Morris, Milhahn, Chun, Jones, Rodriguez
Noes: None
Abstain: None
Absent: Payne

4. CONSIDER RECOMMENDING THAT THE AGENCY BOARD ADOPT A RESOLUTION TO ESTABLISH COMMERCIAL DEVELOPMENT DESIGN GUIDELINES FOR VENTURA BOULEVARD/KINGS CANYON ROAD CORRIDOR FROM FIRST STREET TO PEACH AVENUE, LOCATED WITHIN THE SOUTHEAST FRESNO REVITALIZATION REDEVELOPMENT PROJECT AREA

Lupe Perez, Redevelopment Agency (RDA), provided the report to Commissioners. Staff recommends HCDC recommend that the RDA adopt a resolution to establish Commercial Development Design Guidelines, and approve these Guidelines for the Ventura Boulevard/Kings Canyon Road Corridor from First Street to Peach Avenue. The area is located within the Southeast Fresno Revitalization Redevelopment Project Area. In March 2008, HCDC recommended that the RDA adopt the guidelines for use specifically along the Ventura Boulevard/Kings Canyon Road Corridor. It was requested that the RDA bring the guidelines back for final review. There were modifications to the guidelines to reflect the input given by the Planning and Development Department. The guidelines are intended to assist the RDA and the City during review and consideration of special permits and proposals. Commissioners had questions and discussion followed. Bonique Salinas, Planning Division, and Keith Bergthold, Housing and Community Development, assisted in answering Commissioners' questions. Mr. Bergthold acknowledged Bonique Salinas and Danielle Thiesen, Planning Division, for the efforts they have provided on this project.

Motion: Motion was made to recommend approval of Item D4 by Vice-Chair Milhahn.
Second: Commissioner Jones seconded the motion.
Ayes: Morris, Milhahn, Chun, Jones, Rodriguez
Noes: None
Abstain: None
Absent: Payne

5. **CONSIDER RECOMMENDING THAT THE AGENCY BOARD APPROVE AND AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER INTO A PURCHASE AND SALES AGREEMENT FOR 4007 AND 4017 E. VENTURA AVENUE KNOWN AS ASSESSOR PARCEL NUMBER 461-272-16 & 17; OWNED BY RACHEL ADAMS, AND LOCATED WITHIN THE SOUTHEAST FRESNO REVITALIZATION REDEVELOPMENT PROJECT AREA**

Lupe Perez, Redevelopment Agency (RDA), provided the report to Commissioners. Staff recommends HCDC recommend that the RDA approve a Purchase and Sales Agreement for the purchase of Assessor Parcel Numbers 461-272-16 and 17. Ms. Perez handed out a revision of the Agreement per the City Attorney's office. The RDA requested authorization to purchase the adjacent parcels located at 4007 and 4017 East Ventura Boulevard. These properties are located on the northeast corner of Ventura and 10th Streets, and within the Southeast Fresno Revitalization Redevelopment Project Area. The acquisition of these parcels are for blight removal along a highly visible corridor, and the prospect of a higher density use of the land that would be consistent with the Southeast Fresno Revitalization Plan. Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of Item D5 by Vice-Chair Milhahn.
Second: Commissioner Chun seconded the motion.
Ayes: Morris, Milhahn, Chun, Jones, Rodriguez
Noes: None
Abstain: None
Absent: Payne

6. **CONSIDER RECOMMENDING THAT AGENCY BOARD APPROVE AND AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER INTO A PURCHASE AND SALES AGREEMENT FOR THE PROPERTY KNOWN AS ASSESSOR PARCEL NUMBER 468-192-14 OWNED BY MAUREEN KILCOYNE, CATHERINE P. CULLETON, ADMINISTRATOR OF THE ESTATE OF PATRICK G. CULLETON, THERESA DIERIEX, AND FRANCES C. SILVEIRA. THE PROPERTY IS WITHIN THE CONVENTION CENTER REDEVELOPMENT PROJECT AREA**

David Martin, Redevelopment Agency (RDA), provided the report to Commissioners. Staff recommends HCDC recommend that RDA grant conditional authorization to the Executive Director to enter into a Purchase and Sales Agreement for the purchase of Assessor Parcel Number 468-192-14. The RDA requested authorization to purchase the parcel located at 2518-2522 Ventura Street, which is within the Convention Center Redevelopment Project Area. The acquisition of this property will help reduce blight in the area and facilitate redevelopment on the Ventura corridor. The parcel may serve as interim parking for future development. Surrounding the property are numerous mixed-use projects in various stages of development. The estimated cost for demolition and clearing of the site is approximately \$50,000 with an additional \$3,000 to \$5,000 estimated for closing costs. RDA will provide relocation to any eligible tenants that are displaced as a result of this acquisition. This project is consistent with the goals and objectives in the Convention Center Redevelopment Plan Vision 2010. Commissioners had questions and discussion followed. Jerry Freeman, RDA, assisted in answering Commissioners' questions.

Motion: Motion was made to recommend approval of Item D6 by Commissioner Rodriguez.
Second: Vice-Chair Milhahn seconded the motion.
Ayes: Morris, Milhahn, Chun, Rodriguez
Noes: Jones
Abstain: None
Absent: Payne

7. **CONSIDER RECOMMENDING THE COUNCIL ADOPT AN ORDINANCE TO DELETE THE DEBT INCURRENCE LIMIT PURSUANT TO SB 211, FROM THE FRESNO AIR TERMINAL REDEVELOPMENT PLAN**

Jerry Freeman, Redevelopment Agency (RDA), provided the report to Commissioners. Staff recommends HCDC recommend that Council adopt an ordinance that will delete the Debt Incurrence Time Limit pursuant to SB 211 from the Fresno Air Terminal Redevelopment Plan. As required by Redevelopment Law, in December 1994, Council adopted amendments to the Fresno Air Terminal Redevelopment Plan (FATRA) by Ordinance No. 94-123. One of the amendments provided for shortening the time duration for the Debt Incurrence Time Limit from July 2028 to August 2008. In 2001, SB 211 was passed, which permits an amendment to delete the Debt Incurrence Time Limit for redevelopment plans adopted prior to 1993. Without a plan amendment to delete the Debt Incurrence Time Limit from the FATRA Plan, RDA's financial and redevelopment activities would be curtailed beginning August 2008. Once the Debt Incurrence Time Limit is reached, the RDA is prohibited from incurring any new indebtedness. Without the removal of the Debt Incurrence Time Limit, it is unlikely that substantial development will occur in the FATRA Plan area. Adoption of the proposed ordinance will enable the RDA to incur debt to the Plan's expiration date of July 2029. Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of Item D7 by Vice-Chair Milhahn.
Second: Commissioner Jones seconded the motion.
Ayes: Morris, Milhahn, Chun, Jones
Noes: None
Abstain: None
Absent: Payne, Rodriguez

8. CONSIDER RECOMMENDATION TO AWARD A CONTRACT TO THE SUCCESSFUL BIDDER FOR BID FILE NUMBER:8989, PROPERTY MAINTENANCE AND WEED CONTROL (RDA PROPERTIES THROUGHOUT CITY OF FRESNO), REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

Richard Yee, Redevelopment Agency (RDA), provided the report to Commissioners. Staff recommends HCDC recommend that the RDA award a contract to the lowest responsible bidder for maintenance of RDA-owned properties throughout Fresno. At this point, the RDA has acquired ownership of approximately 108 parcels. Maintenance and Code Enforcement requirements of the parcels have become a problem. In order to provide more efficient property maintenance, the RDA requested the Purchasing Division of the City of Fresno to issue a Request for Qualifications/ Proposal (RFQ/P) for these services. This request initiated the City's Bidding Process, which resulted with Bid File Number 8989. There are three separate Bid Items to allow for more specific bidding of the services required. The Bid Items are: 1) Property maintenance and security; 2) Year-round weed control; and 3) Inspection of each RDA property at least once per month by a supervisory employee. Commissioners strongly encouraged the selection of a local bidder. It was determined after the contract selection has been awarded, the item will be returned to HCDC for review. Terry Cox, RDA, assisted in answering Commissioners' questions.

Motion: Motion was made to recommend approval of Item D8 by Commissioner Jones.

Second: Commissioner Chun seconded the motion.

Ayes: Morris, Milhahn, Chun, Jones

Noes: None

Abstain: None

Absent: Payne, Rodriguez

E. INFORMATIONAL REPORTS

None.

F. COMMISSIONERS' ITEMS

None.

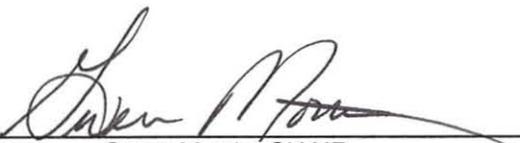
G. UNSCHEDULED ORAL COMMUNICATIONS

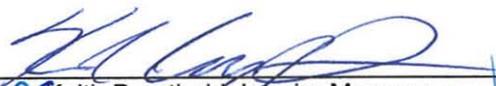
None.

H. ADJOURNMENT

Next Regularly Scheduled Commission Meeting: May 14, 2008.

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 6:10 p.m.


Attest: Gwen Morris, CHAIR


Attest: Keith Bergthold, Interim Manager
Corrina Nunez, Project Manager
Housing and Community Development



HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)

Commission Members:

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Blanche Milhahn, VICE-CHAIR
Keith Chun, Commissioner
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Vacant, Commissioner

Staff:

Nick P. Yovino, Director
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Keith Berghold, Assistant Director
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Linda Lawrence, Recording Secretary

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HCDC MEETING AGENDA

Wednesday, May 28, 2008 at 5:00 p.m.
Fresno City Hall, Council Chambers (2nd Floor)
2600 Fresno Street, Fresno, California 93721

A. CALL TO ORDER

B. COMMUNICATIONS

C. APPROVAL OF MINUTES

1. Minutes of May 12 and 14, 2008

D. GENERAL ADMINISTRATION

1. ADOPT RESOLUTION AUTHORIZING THE SUBMITTAL OF AN OWNER-OCCUPIED REHABILITATION PROGRAM/FIRST-TIME HOMEBUYER MORTGAGE ASSISTANCE PROGRAM APPLICATION TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR (PROPOSITION 1C) CALHOME GRANT FUNDS – Presentation by Corrina Nunez
2. ADOPTION OF THE CITY OF FRESNO 2008-2013 HOUSING ELEMENT OF THE GENERAL PLAN – Presentation by Corrina Nunez
3. CONSIDER RECOMMENDING THAT CITY COUNCIL AND TO THE REDEVELOPMENT AGENCY BOARD TAKE THE FOLLOWING ACTION:
 1. THE AGENCY AND COUNCIL JOINTLY ADOPT A RESOLUTION MAKING CERTAIN FINDINGS PURSUANT TO SECTION 33445 OF THE COMMUNITY REDEVELOPMENT LAW (CLR), AUTHORIZING THE AGENCY'S INSTALLATION OF PUBLIC IMPROVEMENTS IN GOLDEN STATE BOULEVARD WITHIN THE FREEWAY 99 - GOLDEN STATE BOULEVARD CORRIDOR REDEVELOPMENT PROJECT AREA
 2. IT AWARD THE CONTRACT IN THE AMOUNT OF \$631,499 TO GRANITE CONSTRUCTION, INC. FOR THE RECONSTRUCTION OF GOLDEN STATE BOULEVARD BETWEEN ASHLAN AVENUE AND THE EXTENSION OF GETTYSBURG WITHIN THE FREEWAY 99 - GOLDEN STATE BOULEVARD CORRIDOR REDEVELOPMENT AREA BID FILE # 2818 (AGENCY) – Presentation by Redevelopment Agency
4. RECOMMENDATION TO THE FRESNO REDEVELOPMENT AGENCY BOARD TO AWARD THE CONTRACT TO NICK'S TRUCKING INC. FOR THE DEMOLITION AND CLEARANCE OF A SINGLE HOME ON 206 E. GEARY AVENUE IN SOUTHWEST FRESNO G.N.R.A. REDEVELOPMENT PROJECT AREA FOR THE HOPE VI PROJECT (BID FILE 2836) – Presentation by Redevelopment Agency

E. INFORMATIONAL REPORTS

1. ANNUAL PARKING PERMITS FOR HOUSING AND COMMUNITY DEVELOPMENT COMMISSIONERS

F. COMMISSIONERS' ITEMS

G. UNSCHEDULED ORAL COMMUNICATIONS

Individuals may address the Housing and Community Development Commission (HCDC) of the City of Fresno, regarding matters of public interest that are not listed on the agenda and that are within the jurisdiction of the HCDC, at the conclusion of the meeting. Please fill out a Speaker Request slip and provide it to the Recording Secretary. Individuals who wish to have their attendance and/or matter of concern noticed on future HCDC agendas should contact the Housing and Community Development Division at (559) 621-8500 at least ten (10) days prior to the desired meeting date.

H. ADJOURNMENT

The next scheduled Commission meeting is **June 11, 2008.**

Individuals wishing to attend an HCDC meeting at City Hall may park in the parking lot at the northeast corner of Tulare and "P" Streets or in the parking lot east of City Hall across the railroad tracks after 5:00 p.m. Both parking lots have entrances from Tulare Street. Parking restrictions are relaxed in these lots for those attending the HCDC meeting.

MINUTES
HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)
Meeting – May 28, 2008
Fresno City Hall, Council Chambers (2nd Floor)
2600 Fresno Street
Fresno, California 93721

A. CALL TO ORDER

With a quorum being present, the meeting was called to order by CHAIR Morris at 5:03 p.m.

Commissioners

Present: Gwen Morris, CHAIR
Blanche Milhahn, VICE-CHAIR
Keith Chun, Commissioner
Wayne Jones, Commissioner (Arrived at 5:15 p.m.)
Daniel Payne, Commissioner (Arrived at 5:14 p.m.)
Armando Rodriguez, Commissioner

Absent:

Staff

Present: Claudia Cazares, Interim Manager
Housing and Community Development
Linda Lawrence, Recording Secretary

Absent:

B. COMMUNICATIONS

None.

C. APPROVAL OF MINUTES

1. Approval of Minutes of May 12 and 14, 2008, were postponed until the next regular meeting.

D. GENERAL ADMINISTRATION

1. ADOPT RESOLUTION AUTHORIZING THE SUBMITTAL OF AN OWNER-OCCUPIED REHABILITATION PROGRAM/FIRST-TIME HOMEBUYER MORTGAGE ASSISTANCE PROGRAM APPLICATION TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR (PROPOSITION 1C) CALHOME GRANT FUNDS

Corrina Nunez, Housing and Community Development, provided the report to Commissioners. Staff recommends HCDC recommend City Council adopt a resolution authorizing the submittal of an Owner-Occupied Rehabilitation Program/First-Time Homebuyer Mortgage Assistance Program application to the California Department of Housing and Community Development for (Proposition 1C) CalHome grant funds; and authorize the Planning and Development Director to sign all necessary documents for participation in the CalHome Program. The City will submit one multiple-activity application requesting \$1.5 million in CalHome Program funds – \$750,000 for the Owner-Occupied Rehabilitation Program and \$750,000 for the First-Time Homebuyer Mortgage Assistance Program. The \$1.5 million is the maximum aggregate amount allowed under the CalHome Program. Since 2003, the City has been successful in obtaining CalHome Program funds and will once again use the funds to augment the City's Home Buyer Assistance Program and Home Improvement Program (HIP). Adoption of the resolution is required for application submittal and subsequent participation in the CalHome Program. There is no match requirement, however, HOME funds will be used to augment CalHome Program funds. For the HIP Program, staff is proposing to do 26 projects by layering \$5,000 in HOME funds with \$25,000 in CalHome funds. With the First-Time Homebuyer Mortgage Assistance Program, staff is proposing to assist 15 homebuyers with a loan of \$20,000 HOME subsidy and a \$50,000 CalHome subsidy. Commissioners had questions and discussion followed. Pam Rodrigues, Housing and Community Development, assisted in answering Commissioners' questions.

Motion: Motion was made to recommend approval of Item D1 by Vice-Chair Milhahn.
Second: Commissioner Rodriguez seconded the motion.
Ayes: Morris, Milhahn, Chun, Rodriguez
Noes: None
Abstain: None
Absent: Jones, Payne

2. ADOPTION OF THE CITY OF FRESNO 2008-2013 HOUSING ELEMENT OF THE GENERAL PLAN

Corrina Nunez, Housing and Community Development, provided the report to Commissioners. Staff recommends HCDC recommend City Council adopt the City of Fresno 2008-2013 Housing Element of the General Plan. The Draft Housing Element, which was presented to Commissioners previously, is basically the final version with the exception of incorporating comments that were received from the State Housing and Community Development Department, the general public and the members of the Housing Element Advisory Committee. The comments received were handed out to the Commissioners. The recommendation to HCDC to recommend City Council adopt the Housing Element is contingent upon staff answering the questions received and inserting them into the existing document. Commissioners had questions and discussion followed. Public comment followed to discourage the recommendation for adoption (Luisa Medina and Jess Negrete, Central California Legal Services; Jose Luis Barraza and Vidal Medina, Center for Independent Living). Corrina Nunez responded to concerns that were addressed by the public. Claudia Cazares, Housing and Community Development, assisted in answering Commissioners' questions.

Motion: Motion was made to recommend approval of Item D2 by Commissioner Chun.

Second: Commissioner Rodriguez seconded the motion.

After further discussion of the item, Commissioners Chun and Rodriguez withdrew the motion and second. The item was tabled until a final version of the Housing Element could be provided to the Commissioners, which would include all comments that had been received and responses.

3. CONSIDER RECOMMENDING THAT CITY COUNCIL AND THE REDEVELOPMENT AGENCY BOARD TAKE THE FOLLOWING ACTION:

- 1. THE AGENCY AND COUNCIL JOINTLY ADOPT A RESOLUTION MAKING CERTAIN FINDINGS PURSUANT TO SECTION 33445 OF THE COMMUNITY REDEVELOPMENT LAW (CRL), AUTHORIZING THE AGENCY'S INSTALLATION OF PUBLIC IMPROVEMENTS IN GOLDEN STATE BOULEVARD WITHIN THE FREEWAY 99 - GOLDEN STATE BOULEVARD CORRIDOR REDEVELOPMENT PROJECT AREA**
- 2. AWARD THE CONTRACT IN THE AMOUNT OF \$631,499 TO GRANITE CONSTRUCTION, INC. FOR THE RECONSTRUCTION OF GOLDEN STATE BOULEVARD BETWEEN ASHLAN AVENUE AND THE EXTENSION OF GETTYSBURG WITHIN THE FREEWAY 99 - GOLDEN STATE BOULEVARD CORRIDOR REDEVELOPMENT AREA BID FILE # 2818 (AGENCY)**

Enrique Bruque, Redevelopment Agency (RDA), provided the report to Commissioners. Staff recommends HCDC recommend City Council and RDA adopt a resolution making the findings pursuant to the Community Redevelopment Law, and award the contract to Granite Construction, Inc. Initially, the project was designed to reconstruct Golden State Boulevard between Ashlan and Shaw Avenues, approximately 6,000 feet. During the preliminary planning, it was concluded that the work would cost approximately \$5 million. At that time, it was determined the funds were not available in the current budget. The project was then divided into two phases. Phase I will reconstruct Golden State Boulevard from Ashlan Avenue north for approximately 1,000 feet. The project proposes to widen Golden State Boulevard to two lanes in each direction and install street lights and landscaping. The lowest responsible bidder was Granite Construction, Inc., with a bid of \$631,499. Phase II of the project will be delayed about two years until RDA collects the tax increments. Commissioners had questions and discussion followed. Public comment followed (Jess Negrete, Central California Legal Services).

Motion: Motion was made to recommend approval of Item D3 by Commissioner Rodriguez.

Second: Commissioner Chun seconded the motion.

Ayes: Milhahn, Chun, Jones, Payne, Rodriguez

Noes: Morris

Abstain: None

Absent: None

4. **RECOMMENDATION TO THE FRESNO REDEVELOPMENT AGENCY BOARD TO AWARD THE CONTRACT TO NICK'S TRUCKING INC. FOR THE DEMOLITION AND CLEARANCE OF A SINGLE HOME AT 206 E. GEARY AVENUE IN SOUTHWEST FRESNO G.N.R.A. REDEVELOPMENT PROJECT AREA FOR THE HOPE VI PROJECT (BID FILE 2836)**

David Martin, Redevelopment Agency (RDA), provided the report to Commissioners. Staff recommends HCDC recommend that RDA award a contract to Nick's Trucking, Inc., for the demolition and clearance of a single blighted, and vacated home at 206 East Geary Avenue in the Southwest Fresno Redevelopment Project Area for the Hope VI Project. In May 2008, RDA issued a demolition bid to the public for the clearance of a single home in the Hope VI Project Area. The RDA's estimate/budget allocation for the expenditure was \$35,000. The lowest responsible bid for this demolition project was from Nick's Trucking, Inc., for \$11,636, which is 66% below the RDA's estimate for this work. In January 2008, ten homes in the same block area were demolished in accordance with the future Hope VI Project Area. Due to title issues that needed to be resolved, this home was not included at that time. Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of Item D4 by Vice-Chair Milhahn.

Second: Commissioner Chun seconded the motion.

Ayes: Morris, Milhahn, Chun, Jones, Payne, Rodriguez

Noes: None

Abstain: None

Absent: None

E. INFORMATIONAL REPORTS

1. **ANNUAL PARKING PERMITS FOR HOUSING AND COMMUNITY DEVELOPMENT COMMISSIONERS**

There was discussion regarding the City's decision to curtail individual parking permits for the Commissioners. It was the consensus of the Commission that withdrawing the parking permits will stifle community volunteerism at City Hall and that "relaxed parking" would decrease revenues.

F. COMMISSIONERS' ITEMS

1. Vice-Chair Milhahn announced her resignation from the Housing and Community Development Commission effective July 1, 2008. Commissioners stressed the necessity for vacancies to be filled. Chair Morris reminded Claudia Cazares, Housing and Community Development, that HCDC will not have a quorum after June 2008, unless appointments are made to replace the three retiring Commissioner positions and the one currently vacant position.

G. UNSCHEDULED ORAL COMMUNICATIONS

None.

H. ADJOURNMENT

Next Regularly Scheduled Commission Meeting: June 11, 2008.

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 6:06 p.m.

Attest: Gwen Morris, CHAIR


Attest: Claudia Cazares, Interim Manager
Housing and Community Development



HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)

Commission Members:

Gwen Morris, CHAIR
 Blanche Milhahn, VICE-CHAIR
 Keith Chun, Commissioner
 Wayne Jones, Commissioner
 Daniel Payne, Commissioner
 Judge Armando Rodriguez, Commissioner
 Vacant, Commissioner

Staff:

Nick P. Yovino, Director
 Planning & Development Department
 Keith Berghold, Assistant Director
 Housing & Community Development Division
 Claudia Cazares, Interim Manager
 Housing & Community Development Division
 Linda Lawrence, Recording Secretary

Conference Room "A" is accessible to the physically disabled. Please contact Housing and Community Development staff at 621-8500 to request additional accommodations for other disabilities, signers, assistive listening devices or translators. Requests should be made one week prior to the meeting.

HCDC MEETING AGENDA

Wednesday, June 11, 2008 at 5:00 p.m.

Fresno City Hall, Conference Room 2165N (Rm. 'A' – 2nd Floor)
2600 Fresno Street, Fresno, California 93721

A. CALL TO ORDER

B. COMMUNICATIONS

C. APPROVAL OF MINUTES

1. Minutes of May 12, 14 and 28, 2008

D. GENERAL ADMINISTRATION

1. ADOPTION OF THE CITY OF FRESNO 2008-2013 HOUSING ELEMENT OF THE GENERAL PLAN – Presentation by Corrina Nunez
2. CONSIDER RECOMMENDING THAT 1.) THE COUNCIL AND AGENCY ADOPT A JOINT RESOLUTION MAKING CERTAIN FINDINGS PURSUANT TO SECTION 33445 OF THE COMMUNITY REDEVELOPMENT LAW, AND AUTHORIZING THE INSTALLATION OF PUBLIC IMPROVEMENTS (COUNCIL/AGENCY) AND 2.) AWARD THE CONTRACT IN THE AMOUNT OF \$266,772 TO BILL MARVIN ELECTRIC FOR THE INSTALLATION OF TRAFFIC SIGNALS AT THE INTERSECTION OF DAKOTA AND MARKS AVENUES WITHIN THE FREEWAY 99 - GOLDEN STATE BOULEVARD REDEVELOPMENT PROJECT AREA (BID FILE 2574) – Presentation by Redevelopment Agency
3. CONSIDER RECOMMENDING THE COUNCIL ADOPT AN ORDINANCE TO DELETE THE DEBT INCURRENCE TIME LIMIT PURSUANT TO SB 211, FROM EIGHT REDEVELOPMENT PLANS WITHIN THE MERGER ONE REDEVELOPMENT PROJECT, INCLUDING THE CENTRAL BUSINESS DISTRICT, CHINATOWN EXPANDED (AND WEST FRESNO REHABILITATION PROJECT), CONVENTION CENTER, JEFFERSON, MARIPOSA, WEST FRESNO I, WEST FRESNO II, AND WEST FRESNO III – Presentation by Redevelopment Agency
4. CONSIDER RECOMMENDING THAT THE AGENCY APPROVE THE SELECTION OF EAH HOUSING AS THE DEVELOPMENT TEAM FOR THE ANNADALE AFFORDABLE HOUSING PROJECT AND DIRECT STAFF TO NEGOTIATE AND ENTER INTO AN EXCLUSIVE NEGOTIATION AGREEMENT WITH THE SELECTED DEVELOPER – Presentation by Redevelopment Agency
5. RECOMMEND APPROVAL OF THE FY 08/09 BUDGET OF THE REDEVELOPMENT AGENCY AND APPROVAL OF THE RESOLUTION APPROPRIATING THE FY 08/09 BUDGET OF THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO – Presentation by Redevelopment Agency

E. INFORMATIONAL REPORTS

F. COMMISSIONERS' ITEMS

G. UNSCHEDULED ORAL COMMUNICATIONS

Individuals may address the Housing and Community Development Commission (HCDC) of the City of Fresno, regarding matters of public interest that are not listed on the agenda and that are within the jurisdiction of the HCDC, at the conclusion of the meeting. Please fill out a Speaker Request slip and provide it to the Recording Secretary. Individuals who wish to have their attendance and/or matter of concern noticed on future HCDC agendas should contact the Housing and Community Development Division at (559) 621-8500 at least ten (10) days prior to the desired meeting date.

H. ADJOURNMENT The next scheduled Commission meeting is June 25, 2008.

Individuals wishing to attend an HCDC meeting at City Hall may park in the parking lot at the northeast corner of Tulare and "P" Streets or in the parking lot east of City Hall across the railroad tracks after 5:00 p.m. Both parking lots have entrances from Tulare Street. Parking restrictions are relaxed in these lots for those attending the HCDC meeting.

Appendix L

**City Planning Commission Agenda, Transcript and
Resolution**



PLANNING COMMISSION AGENDA

ROJELIO VASQUEZ, Chair

Commission Members
HAL KISSLER, Vice Chair
LORI CHERRY
NAT DIBUDUO
JAIME HOLT
SEROP TOROSSIAN
CHARLES VANG

Planning and Development
NICK P. YOVINO, Director

Assistant Director/Secretary
KEITH BERGTHOLD

Deputy City Attorney
JOHN W. FOX

The Planning Commission welcomes you to this meeting.

May 21, 2008

Wednesday

6:00 p.m. to 9:30 p.m.

City Hall, Second Floor, COUNCIL CHAMBER, 2600 Fresno Street

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development Department staff at 559-621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those attending the meeting.

- I. **ROLL CALL**
- II. **PLEDGE OF ALLEGIANCE**
- III. **PROCEDURES**

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all public testimony from those in support and in opposition of the project will be limited to five minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating time has expired.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

IV. AGENDA APPROVAL

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

V. CONSENT CALENDAR

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

- A. Minutes
- B. Communications
- C. Entitlements

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

- A. Consideration of Text Amendment No. TA-07-03 (Variety Pak No. 4), and environmental findings, initiated by the Planning and Development Department Director, amending the text of the Fresno Municipal Code (Zoning Ordinance) related to a variety of issues intended to simplify and streamline the Code and proposing changes and additions to best promote the implementation of the goals of the 2025 Fresno General Plan. ***(Continued from April 16, 2008.)***
 - 1. Environmental Assessment No. TA-07-03, determination of initial study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 - 2. Text Amendment No. TA-07-03 as described above.
 - Citywide Application
 - Staff Member: David Stiglich
 - Staff Recommendation: Recommend Approval
 - Will be considered by the City Council

VIII. NEW MATTERS

- A. Consideration of an appeal of the action of the Planning and Development Department Director approving Conditional Use Permit Application No. C-07-348, and environmental findings, filed by Gary T. Vigen on behalf of Lisa Lepper, pertaining to approximately 4.13 acres of property zoned C-1/UGM (*Neighborhood Shopping Center/Urban Growth Management*) located on the southeast corner of West Ashlan and North Cornelia Avenues.
1. Affirm the finding of the Mitigated Negative Declaration for Environmental Assessment No. A-06-41/R-06-30/C-06-166, dated October 26, 2006, adopted by the Fresno City Council on November 28, 2006.
 2. Conditional Use Permit Application No. C-07-348 requests the establishment of a Type 21 Alcoholic Beverage Control (ABC) license authorizing the sale of beer, wine, and distilled spirits for consumption off the licensed premises where sold at the proposed "Fresh and Easy" grocery store. The applicant also proposes to amend Conditional Use Permit No. C-06-166 to substitute a grocery store for retail space and revise proposed office space to retail and office space.
 - West Area Community Plan
 - Council District 1 (Councilmember Xiong)
 - Staff Member: McKencie Contreras
 - Staff Recommendation: Deny Appeal and Uphold Director's Action of Approval
 - May be considered by the City Council
- B. Consideration of an appeal of the action of the Planning and Development Department Director approving Conditional Use Permit Application No. C-08-21, and environmental findings, filed by Dirk Poeschel Land Development Services on behalf of Viejo Capital LLC, pertaining to approximately 0.83 acre of property pending R-1 (*Single Family Residential*) zoning located on the west side of North Glenn Avenue, east of North Blackstone Avenue between West Shaw and East Fairmont Avenues in the County of Fresno.
1. Environmental Assessment No. C-08-21, determination of Categorical Exemption from the requirements of the California Environmental Quality Act (CEQA).
 2. Conditional Use Permit Application No. C-08-21 requests the establishment of a four-lot planned unit development, construction of three new single family residential dwellings, and construction of a private drive for the residential dwellings on property currently developed with one single family residential dwelling.
 - Bullard Community Plan
 - Council District 7 (Councilmember Perea)
 - Staff Member: Danielle Thiesen Bergstrom
 - Staff Recommendation: Deny Appeal and Uphold Director's Action of Approval
 - May be considered by the City Council

VIII. NEW MATTERS - *Continued*

- C. Consideration of Rezone Application No. R-06-40, Tentative Tract Map No. 5408/UGM, and environmental findings, filed by Michael Sutherland and Associates on behalf of Spradling Construction Inc, pertaining to approximately 3.2 acres of property located on the southeast corner of East Shepherd and North Chance Avenues.
1. Environmental Assessment No. R-06-40/T-5408, determination of initial study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-06-40 proposes to rezone the subject property from the AE-20/UGM (*Exclusive Twenty Acre Agricultural/Urban Growth Management*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
 3. Tentative Tract Map No. 5408/UGM proposes to subdivide the subject property into a 9-lot single family residential subdivision.
 - Woodward Park Community Plan
 - Council District 6 (Councilmember Duncan)
 - Staff Member: Israel Trejo
 - Staff Recommendation: Recommend Approval of the Rezone Application and Approve the Tentative Tract Map
 - Will be considered by the City Council (Rezone Application only)

The following two plan amendment applications have been submitted for consideration during the 2008 Cycle I filing period in accordance with the Trimester Plan Amendment Program of the Planning Guidelines established by the Fresno City Council to implement the City's Local Planning and Procedures Ordinance, Article 6, Chapter 12, of the Fresno Municipal Code. In addition to the plan amendment applications, the projects described below may include rezone applications to change the subject properties' zone district boundaries.

- D. Consideration of Plan Amendment Application No. A-07-23, Rezone Application No. R-07-81, and environmental findings, filed by Willard and Bettye Eisner, on behalf of the Eisner Family Trust of 1982 under Declaration of Trust, pertaining to approximately 2.2 acres of property located on the southeast corner of East Shaw and North Chestnut Avenues adjacent to the southbound on-ramp of State Route 168.
1. Environmental Assessment No. A-07-23/R-07-81, determination of initial study to file a Mitigated Negative Declaration.
 2. Plan Amendment Application No. A-07-23 proposes to amend the 2025 Fresno General Plan and the Hoover Community Plan from the neighborhood commercial planned land use designation to the general heavy commercial land use designation.
 3. Rezone Application No. R-07-23 proposes to rezone the subject property from the C-1/BA-15 (*Neighborhood Shopping Center/Boulevard Area Overlay, 15 feet*) zone district to the C-6/BA-15/cz (*Heavy Commercial/Boulevard Area Overlay, 15 feet/conditions of zoning*) zone district.
 - Hoover Community Plan
 - Council District 4 (Councilmember Westerlund)
 - Staff Member: Joann Zuniga
 - Staff Recommendation: Recommend Approval of the Plan Amendment and Rezone Applications
 - Will be considered by the City Council

VIII. NEW MATTERS - *Continued*

- E. Consideration of Plan Amendment Application No. A-08-01, Rezone Application No. R-08-01, and environmental findings, filed by BKM Partners and SKN Properties on behalf of Cris and Don Pilegard, pertaining to approximately 18 acres of property located on the northeast and southeast corners of South Clovis and East California Avenues.
1. Environmental Assessment No. A-08-01/R-08-01/C-08-92, determination of initial study to file a Mitigated Negative Declaration.
 2. Plan Amendment Application No. A-08-01 proposes to amend the 2025 Fresno General Plan and the Roosevelt Community Plan to redesignate the northwest approximately 7-acre portion of the property from the medium-low density residential planned land use designation to the neighborhood commercial planned land use designation, and the southwest approximately 2-acre portion of the subject property from the medium-low density residential planned land use designation to the office commercial planned land use designation.
 3. Rezone Application No. R-08-01 proposes to rezone the subject property from the AE-20/UGM (*Exclusive Twenty Acre Agricultural/Urban Growth Management*) zone district to the C-1/UGM (*Neighborhood Shopping Center/Urban Growth Management*) zone district for the northwest approximately 7-acre portion of the subject site, the C-P/UGM (*Administrative and Professional Office/Urban Growth Management*) zone district for the southwest approximately 2-acre portion of the subject site, and the R-1/UGM (*Single Family Residential/ Urban Growth Management*) zone district on approximately 9 acres located on the east side of the subject site on both sides of East California Avenue.
 - Roosevelt Community Plan
 - Council District 5 (Councilmember Dages)
 - Staff Member: Bonique Salinas
 - Staff Recommendation: Recommend Approval of the Plan Amendment and Rezone Applications
 - Will be considered by the City Council
- F. Workshop regarding the draft 2008-2013 City of Fresno Housing Element of the 2025 Fresno General Plan (Corrina Nunez)

IX. REPORT BY SECRETARY

X. UNSCHEDULED ORAL COMMUNICATIONS

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

XI. ADJOURNMENT



PLANNING COMMISSION AGENDA

ROJELIO VASQUEZ, Chair

Commission Members
HAL KISSLER, Vice Chair
LORI CHERRY
NAT DIBUDUO
JAIME HOLT
SEROP TOROSSIAN
CHARLES VANG

Planning and Development
NICK P. YOVINO, Director

Assistant Director/Secretary
KEITH BERGTHOLD

Deputy City Attorney
JOHN W. FOX

The Planning Commission welcomes you to this meeting.

June 4, 2008

Wednesday

6:00 p.m. to 9:30 p.m.

City Hall, Second Floor, COUNCIL CHAMBER, 2600 Fresno Street

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development Department staff at 559-621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those attending the meeting.

- I. **ROLL CALL**
- II. **PLEDGE OF ALLEGIANCE**
- III. **PROCEDURES**

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all public testimony from those in support and in opposition of the project will be limited to five minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating time has expired. All public testimony must be presented to the Commission at the podium. Any testimony that references race, religion, economic status, national origin, shall be deemed out of order, irrelevant and will not be considered by the Commission in making its land use determinations.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

IV. AGENDA APPROVAL

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

V. CONSENT CALENDAR

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

- A. Minutes
- B. Communications
- C. Entitlements
- D. Entitlements

1. Consider approval of a two-year extension of time for the filing of a final map of Vesting Tentative Tract Map No. 54598/UGM, filed by Corine Demetrios of KB Home to subdivide approximately 11.1 acres of property into a 80-lot single family residential subdivision located on the north side of E. Church Avenue between South Peach and South Minnewawa Avenues (Braun)
2. Consider approval of a two-year extension of time for the filing of a final map of Vesting Tentative Tract Map No. 5552/UGM, filed by Harbour & Associates Engineering to subdivide approximately 21 acres of property into an 95-lot single family residential subdivision located on the east side of South Fowler Avenue between East Church and East Jensen Avenues (Braun)

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

A. Consideration of an appeal of the action of the Planning and Development Department Director approving Conditional Use Permit Application No. C-07-348, and environmental findings, filed by Gary T. Vigen on behalf of Lisa Lepper, pertaining to approximately 4.13 acres of property zoned C-1/UGM (*Neighborhood Shopping Center/Urban Growth Management*) located on the southeast corner of West Ashlan and North Cornelia Avenues.

1. Affirm the finding of the Mitigated Negative Declaration for Environmental Assessment No. A-06-41/R-06-30/C-06-166, dated October 26, 2006, adopted by the Fresno City Council on November 28, 2006.
2. Conditional Use Permit Application No. C-07-348 requests the establishment of a Type 21 Alcoholic Beverage Control (ABC) license authorizing the sale of beer, wine, and distilled spirits for consumption off the licensed premises where sold at the proposed "Fresh and Easy" grocery store. The applicant also proposes to amend Conditional Use Permit No. C-06-166 to substitute a grocery store for retail space and revise proposed office space to retail and office space.
 - West Area Community Plan
 - Council District 1 (Councilmember Xiong)
 - Staff Member: McKencie Contreras
 - Staff Recommendation: Deny Appeal and Uphold Director's Action of Approval
 - May be considered by the City Council

VIII. NEW MATTERS

A. Consideration of Rezone Application No. R-08-06, and environmental findings, filed by the City of Fresno, pertaining to 186 properties totaling approximately 83 acres of property generally located between East Dakota Avenue, East Shields Avenue, State Route 168, and North Chestnut Avenue.

3. Environmental Assessment No. R-08-06, determination of initial study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
4. Rezone Application No. R-08-06 proposes to rezone the parcels from the AL-20 (*Limited Twenty Acre Agricultural, Fresno County*), R-A (*Single Family Residential Agricultural, 36,600 square-foot lot size, Fresno County*), R-1-B (*Single Family Residential, 12,500 square-foot lot size, Fresno County*), and R-1 (*Single Family Residential, 6,000 square-foot minimum lot size, Fresno County*) zone districts to the R-A (*Single Family Residential, 36,000 square-foot lot size*) zone district. In addition, the Annexed Rural Residential Transitional Overlay Zone District, "ANX," shall be applied to certain specified parcels included in the application.
 - McLane Community Plan
 - Council District 4 (Councilmember Caprioglio)
 - Staff Member: Bruce Barnes and David Braun
 - Staff Recommendation: Recommend Approval
 - Will be considered by the City Council

VIII. NEW MATTERS - *Continued*

B. Consideration of Rezone Application No. R-07-71, and environmental findings, filed by Jeff Callaway, pertaining to approximately 0.3 acre of property located on the east side of North Marks Avenue between West Clinton and West McKinley Avenues.

1. Environmental Assessment No. R-07-71, determination of initial study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
2. Rezone Application No. R-07-71 proposes to rezone the subject property from the T-P (*Trailer Park Residential*) zone district to the C-6 (*Heavy Commercial*) zone district.
 - West Area Community Plan
 - Council District 3 (Councilmember Sterling)
 - Staff Member: McKencie Contreras
 - Staff Recommendation: Recommend Approval of the Rezone Application
 - Will be considered by the City Council

C. Consideration of the repeal of Official Plan Line No. OPL 111 for West Gettysburg Avenue, a local street, between North Grantland and North Garfield Avenues.

1. Affirm the finding of the Mitigated Negative Declaration for Environmental Assessment No. R-07-12/T-5864/C-07-252, dated January 30, 2008, adopted by the Fresno City Council on March 25, 2008.
2. Repeal Official Plan Line No. OPL-111 for West Gettysburg Avenue, a local street, between North Grantland and North Garfield Avenues. The adopted circulation element of the 2025 Fresno General Plan relocated the West Gettysburg Avenue collector street between North Grantland and North Garfield Avenues to the south of the existing alignment.
 - West Area Community Plan
 - Council District 1 (Councilmember Xiong)
 - Staff Member: Robert Lewis
 - Staff Recommendation: Recommend the repeal of the OPL
 - Will be considered by the City Council

VIII. NEW MATTERS - *Continued*

- D. Noticed public hearing for consideration of Revision to the Fresno City General Plan Housing Element (2008-2013) and related environmental findings.
1. Environmental Assessment No. EA-08-12, determination of initial study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 2. Consider housing needs analysis, goals, policies, and programs and receive public comment regarding proposed Revision to the Fresno City General Plan Housing Element (2008-2013).
 - City-wide application
 - Staff Member: Corrina Nunez
 - Staff Recommendation: Recommend Approval
 - Will be considered by the City Council

IX. REPORT BY SECRETARY

X. UNSCHEDULED ORAL COMMUNICATIONS

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

XI. ADJOURNMENT

CUSTODIAN'S CERTIFICATE

I, Keith Bergthold, do hereby certify that I am the Assistant Director of Planning and Development of the Planning and Development Department and the keeper of certain records and files thereof, and that the attached is a full, true, and correct copy of the original of said document now on file in the Planning and Development Department.

Documents

FRESNO CITY PLANNING COMMISSION MEETING MINUTES EXCERPT

- Workshop on revision to the Fresno City General Plan Housing Element (2008-2013) – May 21, 2008
- Hearing on revision to the Fresno City General Plan Housing Element (2008-2013) – June 4, 2008

Dated this 19th day of June, 2008, in Fresno, California.

I declare under penalty of perjury that the foregoing is true and correct.



KEITH BERGTHOLD, Assistant Director
Planning and Development Department

CCP Section 1918

FRESNO CITY PLANNING COMMISSION

MEETING OF MAY 21, 2008

Agenda Item VIII-F

Workshop: Draft 2008-2013 City of Fresno Housing Element of the 2025 Fresno General Plan

PRESENT: Cherry, DiBuduo, Holt, Torossian, Vang, Vasquez

ABSENT: Kissler

*STAFF: Bergthold, Fabino, Haro, Unruh, Sanchez, Pagoulatos, Rodriguez, Salinas, Trejo, Bergstrom, Contreras, Zuniga (Planning & Development)
Jones (Public Works); Fox (City Attorney's Office); Stiglich (Consultant)*

Workshop conducted by Assistant Director Keith Bergthold, Planning & Development Department

(Begin Transcript)

K. Bergthold: We have a Draft Housing Element. There are actually a couple versions that you've seen and the most recent one was delivered to you as part of this agenda package. There's been a tremendous amount of work done on this mandatory element of our General Plan, and not only mandatory but critical to retain our flow of funds from various sources to help us with our affordable housing programs. I want to say that the staff has done a tremendous job of investing their time the last couple months. That's the reason why you see the second version. Our housing staff, Arnoldo Rodriguez, Sophia Pagoulatos, Donn Beedle, and a number of people spent an awful lot of time looking this over and getting it pretty close. Notwithstanding that, there have been 52 comments and questions received from the public in previous meetings, and we now have about 15 comments and questions that we're going to be reviewing before you see this again from the Housing and Community Development Department of the State of California so we get this right. I believe it's important before I just tell you the schedule and maybe if there's any public comment let this kind of roll. Inside the Housing Element draft on page 1-2-(1) think this provides a very good statement of intent and a summary of purpose: The Housing Element is meant to "provide a comprehensive body of housing-related information through the compilation of data from numerous sources"; and indeed this is an extensive compilation and when we get the inventories and everything else very accurate it should be a good source of information for the next five years on a number of different aspects of housing, land availability, zoning, etcetera, for affordable housing. It does provide an estimate of present and future housing needs and problems by examining population characteristics and growth trends as well as the current condition of housing stock. It does act as a tool for coordination between governmental bodies and the local building industry. It does provide direction for future planning programs to ensure that sufficient consideration is given to housing goals and policies. It does establish and portray community goals and policies relative to housing through the identification of existing stated and implicit goals and the identification of housing needs and problems and it does establish and identify programs intended to implement and attain the community's goals and policies taking into consideration the feasibility of those programs and acts as a meaningful guide to decision-makers considering housing-related issues.

J. Holt: Keith, quick question. In looking at this I know that for obvious reasons that the 2000 Census data was the key in planning this but I know that there have been a lot of changes in the housing market in the past 12 to 16 months. Have you guys been incorporating as much as possible that new data and the new trends?

K. Bergthold: Yes. Some of the baseline information is only available from the 2000 Census. Wherever there is updated information we're trying to integrate it into that, so some of it is just the limitations of the data. And there are updated inventories that really do reflect where we're at right now with land availability and access to utilities and things of that nature. The schedule is that we will be taking this forward. There will be a public hearing at the Housing and Community Development Commission on May 28, 2008. There will be a public hearing at the Airport Land Use Commission on June 2, 2008, because it does constitute a General Plan amendment. There will be a public hearing in front of this body on June 4, 2008, and then a public hearing in front of the City Council on June 10, 2008. We're trying to have the first City Council hearing by June 10th so that if there are a number of other issues that we haven't anticipated that need to be addressed we've got at least a couple of weeks to recover and make sure it is included in a final draft that can be approved by the City Council because this thing just has to be in Sacramento no later than something like June 27th, so it's one of those "it has to be there no matter what anybody says." We have to get it done. That's the trend. I hope that you will take some time to look it over. There's a lot of good data in all the chapters. Chapter 5 on accomplishments I think is very informative and actually I think our Housing Division has done a very good job and our Planning and Development Department has done an excellent job. And Chapter 6 would be the recommendations for getting things done in the next five years and we would appreciate having this public hearing (inaudible). So that's it and the public is certainly welcome to make any comment tonight. This was billed as a workshop and I'm happy to answer any questions you may have. We are going to be scheduling a public hearing for final adoption from you on June 4th.

Ch. Vasquez: Any comments from the public? None. Thank you, Keith.

(End Transcript of Workshop)

Transcript verified by:



Danielle Thiesen Bergstrom
Recording Secretary

FRESNO CITY PLANNING COMMISSION

MEETING OF JUNE 4, 2008

Agenda Item VIII-D

Hearing: Revision to City of Fresno Housing Element (2008-2013) of the 2025 Fresno General Plan

PRESENT: Cherry, DiBudo, Holt, Kissler, Vang, Vasquez

ABSENT: Torossian

STAFF: Bergthold, Fabino, Haro, Unruh, Sanchez, Rodriguez, Lewis, Braun, Cazares, Bergstrom, Contreras (Planning & Development) Tyler (Public Works); Phelan (City Attorney's Office)

Noticed public hearing for consideration of revision to the Fresno City General Plan Housing Element (2008-2013) and related environmental findings.

1. Environmental Assessment No. EA-08-12, determination of initial study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan
2. Consider housing needs analysis, goals, policies, and programs and receive public comment regarding proposed revision to the Fresno City General Plan Housing Element (2008-2013)

Staff presentation given by Interim Housing Division Manager Claudia Cazares.

(Begin Transcript)

C. Cazares: Good evening Commissioner Vasquez, Planning Commission members, I'm Claudia Cazares with the city's Housing and Community Development Division. Today before you is the consideration for approval of the City of Fresno's 2008-2013 Housing Element. The Housing Element is one of seven State-mandated elements of the city's General Plan and the city is required to adopt land use plans and regulatory systems and programs that provide opportunities and do not unduly constrain housing development. It is required to adequately plan to meet the housing needs of all economic segments of the community as identified by the Regional Housing Needs Allocation as required by the State of California. I'm sorry to interrupt my presentation but I do have a handout for the Commission members. It updates the memo that you received as part of your packet. The State's fair share Regional Housing Needs Allocation, also referred to as RHNA, reflects the number of housing units needed to provide adequate housing to all...**end of tape 1, side B**...study, as identified in the staff report you received. Additionally, the city will add programs and activities to the Housing Element as follows: identifying permitted by right for single room occupancies in the R-3, R-4, and C-4 zone districts; adding programs for zoning amendments, for farm worker housing, for transitional housing, and for emergency housing; a program to either proactively rezone or alternatively amend the Zoning Ordinance to remove entitlement requirements and increase allowable densities in certain zone districts; we are also identifying the Redevelopment Agency's low- and moderate-income housing fund amounts and programs; we're identifying and adhering to state law for water and sewer priorities to affordable housing developments; and we're adding a program on addressing foreclosures. That concludes my presentation and I'm more than happy to answer any questions you may have.

Ch. Vasquez: We may have some later. Thank you. Are there any individuals that have any comments on this matter?

L. Medina: Good evening Mr. Chairman, members of the Commission. My name is Luisa Medina and I'm employed at Central California Legal Services. We are the local legal aid organization serving low-income individuals and their families throughout a six-county service area here in Fresno. My business address is 1401 Fulton Street, Suite 700, Fresno, 93721. I'm here this evening to urge you not to adopt the Housing Element as it has been presented to you this evening. The document before you is out of compliance. Last week I appeared before the HCDC and made a similar request on this very same issue. They did not approve the Housing Element. There is a ten-page letter in your packet that comes from the State Department of Housing and Community Development outlining several areas of concern that need to be addressed, and I would add very significant areas of concern. Prior to whatever was handed out you had a single-page memo from staff indicating the various programs that were to be added. I did spend some time speaking with your staff on the phone on Monday after noon and I did appreciate that. I was under the impression that you would have a much more detailed analysis before you and one that included some specific timelines regarding when these programs would come on line and that that would be added to the Housing Element. Per the staff memos, these additional programs are not included in the element that you received. As noted by your staff, the intent of the Housing Element is to provide citizens with an understanding of the city's housing needs for the next five years and to include programs and policies to address those needs. Absent the responses or the changes that are being requested, absent the opportunity for the public to view those and to comment on those, your Housing Element is not adequately addressing and/or identifying those programs and policies. There is an allocation to you of over twenty thousand housing units. Approximately twenty-six percent of those are intended to benefit and address the housing needs of low- and very-low-income individuals that we're obviously very concerned about. An incomplete Housing Element does not adequately provide the public with this type of information. Adoption of a Housing Element not in compliance is the same as no adoption. Do not approve the document before you, as it is not in compliance with the state law. Before I conclude, the other comment I wanted to make is that I am also requesting that you respect citizen input and the citizen participation process. There was a Housing Element Committee that was formed. I was not a member of that nor did I participate in that. I did come before the HCDC last week. Staff is planning on moving this forward to the City of Fresno. I believe they've adjusted the timeline now to June 17th. I think we all have a shared goal that we want to maximize the opportunities available to meet the housing needs of all of our citizens here in the City of Fresno. I will refer you to page nine of the letter from the State HCD that encourages you all to respect public participation and to take the time necessary to incorporate, review, and have citizens comment on this, and I quote for the record, "The city should continue to engage the community and people commenting on the draft through the revision adoption of the Housing Element. For example, prior to submittal to the department, revisions should be made available with sufficient notice to comment, i.e. thirty days, including to people in organizations commenting on this draft and the city should consider and incorporate comments where appropriate including strengthening policies and programs," and they refer your staff to a document that talks about building blocks.

Again, I ask you not to adopt the document before you, to refer it back to staff to allow for appropriate citizen input, comment, and review. Thank you very much.

Ch. Vasquez: Thank you. Claudia, when was the last meeting? How many meetings were public meetings?

C. Cazares: Our last public meeting was HCDC on May 28th and it was a public meeting. We've had several public meetings along with HCDC and the Housing Element Advisory Committee. The ALUC heard the item just this past Monday, June 12th as well.

Ch. Vasquez: So in total how many meetings did we have?

C. Cazares: We've had probably over fifteen meetings.

Ch. Vasquez: Fifteen meetings?

C. Cazares: Twelve to fifteen meetings.

Ch. Vasquez: All right, thank you. Any other comments?

J. Negrete: Good evening Chairman Vasquez, Commission members. My name is Jess Negrete. My business address is 1401 Fulton Street. I was a member of the Housing Element Advisory Committee. The concern I have is that the Housing Element before you is out of compliance with State law. That's the comment directly from HCD. One of the concerns that I have is that even though revisions are stated to be made, in the last Housing Element there was a program that was supposed to comply with State law regarding farm worker housing. That was not done. Also, during the Housing Element Committee meetings several committee members made suggestions regarding specific programs dealing with constraints to developing affordable housing and for whatever reason those suggestions were not included in the Housing Element. More importantly, the number of sites has been stated as 20,000 more or less. However, the Housing Element fails to identify those sites adequately based on the information. One of the errors on the Housing Element was that in chapter three identifying available sites the statistics were used for commercial property of 30 units per acre. However, when it was drafted it was in error because the proper calculation according to city staff would have been 25 units per acre but only at 50 percent of the number of acres of commercial land. Therefore, the numbers of adequate sites listed in Tables 3-1, 3-2, and 3-3 are incorrect. The element before you, you can't tell whether or not we're complying with State law. Granted, revisions may be made but there's no difference between adopting a Housing Element out of compliance and not adopting one at all. The State has suggested to make the revisions to the Housing Element, go through the public comment process, and then forward it to the HCD. Another concern is that the inventory of sites includes several properties that are existing business and includes banks. There are banks on Shaw that are included in inventories for housing sites. There are historic buildings, the Craycroft House, the Saint John's Cathedral Hall. There are businesses such as Riverside Nursery, such as In-N-Out Burger on Shaw listed as available sites. In discussions with city staff, they've stated that there's going to be revisions to the inventory, but again, the Housing Element before you, it's

uncertain whether or not there is going to be an adequate number of sites. Unfortunately, as I stated, I'm a member of the Housing Element Committee and I've invested time along with city staff and other members of the community in developing this Housing Element and it's sad that the one before you isn't in compliance with State law. I submitted a comment letter to the city for the Planning Commission yesterday. I'm unsure if it was included in the packet or not but I do have a copy that I could hand to the secretary for public comment. Thank you.

Ch. Vasquez: Thank you. Is there anyone else that would like to make some comments on this matter?

J. Roberts: Mr. Chairman, members of the Planning Commission, Jeff Roberts. I'm speaking on behalf of the Building Industry Association but I am employed by Granville Homes, 1396 West Herndon Avenue in Fresno. I, too, was a member of the committee and also served with Jess about five years ago when the city went through the Housing Element right after the adoption of the 2025 General Plan. I believe that this document, while not being perfect, the city staff and the hired consultant, Quad Knopf, have done a very good job in putting together a very detailed, very tough effort to put together and so I believe that this warrants your consideration for approval. I know that the staff is committed to carrying out as many of these programs as they can. In fact, if you look at, I forget whether it's section five or six, but there's one that talks about the successes that have been made from the last Housing Element update and all that's been accomplished. It's quite an extensive list. The list of things to do in this one is also as extensive and I'm fairly confident that the city staff is going to achieve those things because of what has happened in the past, so I would urge your support. If there's fine tuning that's necessary for the State, go ahead and do that, but go ahead and support the document and move it forward and get it to the Council in the appropriate time. Thank you.

Ch. Vasquez: Thank you. Is there anyone else that would like to make some comments?

B. Higdon: Mr. Chairman and Commission members, I'm Betty Higdon. My address is 3454 East Pontiac Way in Fresno, and I served on the advisory committee. I'm from the Fresno Housing Alliance and most of this experience has been a learning experience for me because I've learned more about the Element, which I had studied before, and I've been interested in how it has been put together. I must say that the staff has worked very hard on it but I think it has not yet reached its final form and I'm concerned about approving something that may be quite a ways from being finally ready. As far as being a member of the advisory committee I found it difficult because seldom were we asked about the things we thought might be important to talk about. We were on someone else's schedule most of the time. We were given inadequate time, really, to study and discuss. The agendas were never anything that we had anything to say about so that as an advisory committee member I felt frustrated more often than not and yet very interested in the process and absolutely convinced that the city was doing a good job if it got it finished and went as far as it was going to go. I would say that my position is kind of in the middle of the other two people from the advisory committee. I think there are errors. I would like to know they're going to get finished and details added. I have no proof of that. I didn't see anything of what was handed out to you tonight

even though I've been here waiting to talk about the element for a very long time and I would think that some reassurance that all of the detail that's been asked for by the state to bring this into compliance would be very useful to me and probably to others who have been concerned with this Housing Element. That's just about all I have to say about it. It's important. I gave it my best attention as often as I could and it was a frustrating experience because we did not see all the details coming together. The revision they did was a good one, better than the first drafts, but it's a long and hard and very complicated process that needs your best attention. Thank you.

Ch. Vasquez: Thank you for your effort.

K. Phelan: Could I make a recommendation? This woman pointed out that she hasn't had an opportunity to see the memo that the Planning Commission was handed about twenty minutes ago. Under the Brown Act when a document is made available to the Planning Commission, it should also be made available to the public. I recommend that the public that's here right now, if they want to review this they should be able to and they should be able to make comments after they've reviewed. So I'd recommend that these individuals who have commented on the Housing Element be given an opportunity to review this memo and comment if they would like.

Ch. Vasquez: Do we have extra copies? (Inaudible).

K. Phelan: The original memo was included in the packet. The additions are in italics, which is the only difference from the original memo included in your Friday packet.

Ch. Vasquez: Claudia, I think that's everybody for right now until they review the memo, but let me ask you a couple of questions. I would imagine this is a work in progress, right?

C. Cazares: Right.

Ch. Vasquez: So it probably needs to be tweaked a little bit more?

C. Cazares: Yes, in the words of staff, beefed up a little bit.

Ch. Vasquez: How much constraint do we have in relation to the State of California compliance? Are there some that are within our control versus some that are with the State of California?

C. Cazares: The state certifies whether or not the document is in compliance. We have to have this document submitted to the state by June 30th. There is no availability under state law for an extension of that deadline.

J. Holt: And what happens if we don't have it in at that time?

K. Phelan: The potential repercussion for not having a compliant Housing Element is that you don't have a compliant Housing Element. You also don't have a compliant General Plan. There's a potential to challenge projects for not being in conformance with the General Plan. That's an argument that can be made.

Additionally, there are many state grants that are awarded and certainly priority is given to cities that have a compliant Housing Element, so that would affect our ability to get certain grant monies. We have been informed by the State that there are potentially opportunities to make some changes after the document is turned in. If they find that it substantially complies but maybe you need a few tweaks--bulking up some analysis--that might be a possibility.

N. DiBduo: I just want to make sure that I've got the same document everybody else does. In the packet about half way through it under Appendix C, Housing Element Citizen's Participation Process, mine has notes on it.

J. Holt: Mine does too.

N. DiBduo: Everyone has that? Okay. I just didn't know if that gets submitted with the packet. Thank you.

J. Holt: I think that was just to show us how much they were participating and the comments that had been made.

Ch. Vasquez: Do any of the individuals that have come up before the podium have any comments in relation to the memo?

L. Medina: I'm looking at the italicized comments that have been included. Again, piecing something together, as the previous speaker stated, it's very difficult to get the overall picture and the meaning. Earlier at the beginning of the meeting I heard Commissioner DiBduo put two documents side by side, and this is Housing Element paperwork that he's received. It is difficult when we get responses to questions that have resulted from review with staff comments that are not adequately addressing all of those questions, staff revisions to try to address some of those that I don't have before me, and then one more document again and probably three or four more documents before it's scheduled to go to the Council. It makes it very difficult to as a citizen to try to grasp all of this and give meaning to these documents. We're not here today to say we want the city not to participate in funds from the State. Obviously we do. What we are saying is that we want to make certain that this document in fact becomes compliant. If you submit a document that is not compliant, it's not compliant. You're not going to get those priorities. We're saying provide those of us who have an interest here, who are advocates for low-income housing, an opportunity to provide and to be assured that there are meaningful programs within this element that will meet the needs that the city has an obligation to meet, a legal obligation and I would suggest a moral obligation as well. Thank you.

Ch. Vasquez: Comments?

L. Cherry: I have a question of staff because what we don't want to do is hold up this process but we also don't want to approve something we feel is inferior and not compliant, and we're not the end word. So between now and when it goes to City Council do you think that some of these issues that were addressed tonight could be corrected by the time you go to City Council?

C. Cazares: Yes. By the time we go to City Council we will have a final draft which addresses the issues primarily from the State of California but as well as several public comments that were received over the last two or three months that this has been in process. Our Housing and Community Development Commission meeting is scheduled for next Wednesday and we plan to have the final document available for them this Friday.

L. Cherry: Okay. So what we have is incomplete and you're planning to finish it by Friday for HCDC?

C. Cazares: Yes.

L. Cherry: Okay.

N. Yovino: I would just add that certainly we want a compliant Housing Element. Compliance is determined not by the Commission or the Council but by the State and the last time we adopted a Housing Element five years ago or six years ago it was approved by the Council and not certified immediately by the State. They asked for additional program information that we had to add, but ultimately, I think within three or four or six months after the Council approved it, it was certified. Certification of our Housing Element as far as we're concerned is an absolute necessity. We have always had a State-certified Housing Element. To make sure that we can adequately compete for any kind of funding and programs we have to have a certified Housing Element. The process is a little bit frustrating for us as it is even for the public because the State mandates, they have the deadline, but also the State Housing and Community Development Department is charged with reviewing a lot of Housing Elements that seem to appear before them in the last few months before the deadline and it's always a struggle to wait and get their responses, then have us respond, then respond back to them and they respond back and we make the corrections, so what we try to do is have all this come together before the Council approves the element. We are putting together a paper now adding some policies and programs and I'd be glad to sit down with Ms. Medina and Mr. Negrete and any member of the committee and go over those next week before we present those to HCDC and the Council, sit down with them specifically and go over each one and consider their recommendations. So we would recommend that the Commission go ahead and send this on to the Council with the understanding that additions and clarifications to meet the State requirements are being placed into the document. If you want to make that part of your motion that's fine because we have to do that. We will have a certified Housing Element. We don't have an option as far as we're concerned. And we'll sit down with Ms. Medina and Mr. Negrete and anybody from the committee and go through those additions point by point before they go to HCDC or they go to the Council. We want to make sure the community is satisfied with what we're presenting to the Council, and if it's approved by the Council and not accepted by the State we'll work with anyone we can to make the additions to the element to get it certified, but we have to have a certified element and we need to get it adopted on time.

Ch. Vasquez: I'm going to close the public portion and bring it up to the dais. Commissioners?

- J. Holt: I'll start off. We deal with a lot of similar types of big, fat, scary documents over at the Air District and I think you have to be very careful not to let the development of reports get in the way of your focus, which should be addressing all the issues that are in this element plan, and I think there is a lot of good stuff. I think everything that is in here is great. Is there more that should be added? Are there some details to be added to the memo that we got tonight? Definitely. I think there is an intense commitment on the part of staff to do that before it gets to the Council. I think legally we're going to have to do that before the state will approve it. But I don't want us to get into the cycle of micro-managing the staff so much that they're trying to jump through all the hoops that we want them to jump through and spending too much time trying to get this report even more perfect than possible when I would prefer that they get this report to be really strong and then go about actually implementing all the different programs that are outlined in the Housing Element.
- Ch. Vasquez: Commissioners?
- N. DiBuduo: I concur with what Jaime said and support what staff has done, the hard work that they've put into this thing. You don't develop this overnight and you don't develop it without meetings and I think, which we've said, regretfully it's a fact, it's a work in progress, and the idea is we've got to proceed at this stage so we can continue with the process to reach the end, so I'd go ahead and move...
- K. Phelan: The staff's recommendation does include the June 4th memo that these programs shall be included in the Housing Element, so that would be staff's recommendation as I understand it.
- N. DiBuduo: That would be included in my motion.
- J. Holt: With additional refinements and clarifications.
- N. DiBuduo: With additional refinements as needed between now and the City Council meeting to make it a complete, certifiable Housing Element.
- j. Holt: Second.
- Ch. Vasquez: I have a motion and a second. All in favor? Opposed? Motion carries. Thank you.
- L. Cherry: I want to thank the community members that were a part of this advisory group because it can't happen in a vacuum, it needs the community support, and I really appreciate them coming here tonight and just to ongoing meetings because this is hard stuff to get through, so I really want to commend you on your commitment and hopefully what we do here tonight really makes your efforts worth the time you put in.
- J. Holt: And I also might suggest, I don't know when we start this process and when we're able to start this process but maybe start it a year earlier, give folks more time. I know its do more with less but let's start the process now for the 2013 one.

K. Bergthold: We are organizing to build a database and stay more current with what HCD requires so that we're literally building this each quarter and we're not rushing at the end to hire a consultant and stress staff and stress the public and we're having ongoing work at HCDC and other committees to make sure that we're not having this big bump every five years. It's almost a continuous process of staying current with trying to meet our housing needs. So under Claudia's leadership we're going to begin that process.

J. Holt: It really is some amazing information that's in here.

K. Bergthold: It needs to be constant. We need to be able to provide an annual report that would keep us consistent and compliant so at the end of each five years we're always consistent and compliant and that we have really excellent citizen participation.

(End Transcript of Hearing)

Commissioner DiBuduo moved to recommend to the City Council approval of the environmental assessment and the revision to the Fresno City General Plan Housing Element (2008-2013) as recommended by staff with additional refinements as needed between now and the City Council meeting to make it a complete, certifiable Housing Element; second by Commissioner Holt.

VOTING: Ayes - DiBuduo, Holt, Cherry, Kissler, Vang, Vasquez
 Noes - None
 Not Voting - None
 Absent - Torossian

ACTION: APPROVED. Motion carried 6 yes, 0 no, 1 absent. Environmental Assessment No. EA-08-12 and the revision to the Fresno City General Plan Housing Element (2008-2013) were approved per Resolution No. 12863.

Transcript verified by:



Danielle Thiesen Bergstrom
Recording Secretary

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 12863**

The Fresno City Planning Commission at its regular meeting on June 4, 2008, adopted the following resolution relating to the 2008-2013 Housing Element update for the 2025 Fresno General Plan and related Environmental Assessment No. EA-08-12.

WHEREAS, the State of California housing law (enacted in 1969) requires local governments to prepare and adopt a Housing Element as part of its General Plan. State Housing Element law requirements are found in California Government Code Sections 65580 and 65589, Chapter 1143, Article 10.6. The intent of the Housing Element is to provide citizens and local officials with an understanding of the City's housing needs for a five-year planning period and includes programs and policies aimed to address local housing needs; and,

WHEREAS, the Planning and Development Department retained Quad Knopf consulting, to assist with the preparation of the 2008-2013 update to the Housing Element, as amended in 1992, 1995, and 2002, in accordance with the State of California housing element law; and,

WHEREAS, on November 27, 2007, the Fresno City Council appointed the Housing Element Advisory Committee members to assist with the preparation of the Housing Element and to serve as representatives for community stakeholders and various neighborhood groups, organizations and agencies; and,

WHEREAS, in an effort to generate public interest and comments on the Housing Element, the Planning and Development Department staff held numerous meetings and encouraged residents and representatives from various housing interest groups to provide input on the development of 2008-2013 Housing Element; and,

WHEREAS, on June 2, 2008, the Fresno County Airport Land Use Commission reviewed and approved the draft Housing Element subject to compliance with all adopted airport plans; and,

WHEREAS, in June 2008, in response to comments from the public and the State of California, Department of Housing and Community Development, certain revisions were incorporated into the draft element; and,

WHEREAS, the Planning and Development Department, in concert with Quad Knopf consulting, prepared Environmental Assessment No. EA-08-12, a Finding of Conformity to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR No. 10130) dated May 2, 2008, in accordance with California Environmental Quality Act (CEQA) guidelines; and,

WHEREAS, the Fresno City Planning Commission conducted a noticed public hearing on June 4, 2008, at which time the Commission reviewed the staff report and Environmental Assessment No. EA-08-12, dated May 2, 2008, prepared for the draft Housing Element pursuant to Section 21157.1 of the California Public Resource Code; and,

WHEREAS, the Planning Commission invited and considered public testimony related to the proposed draft Housing Element; and,

WHEREAS, three citizens voiced their concerns regarding the draft Housing Element, in particular that the draft Housing Element is not complete given that the city is in the process of providing further analysis at the request of State of California, Department of Housing and Community Development; and,

WHEREAS, one member of the general public voiced their support of the draft Housing Element.

NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission hereby finds that, with the project specific mitigation measures imposed, there is no substantial evidence in the record that the draft Housing Element may have a significant effect on the environment and pursuant to Public Resources Code, Section 21157.6(b)(1), the Commission further finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete, has become available. Accordingly, the Commission hereby recommends that the Council adopt Environmental Assessment No. EA-08-12 dated May 2, 2008, which is a Finding of Conformity to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR No. 10130).

BE IT FURTHER RESOLVED that the Planning Commission, as a result of its inspections, investigations, and studies, and in consideration of the environmental documents and testimonies received at the public hearing, is recommending to City Council that adoption of the 2008-2013 Housing Element is in accordance with applicable provisions of the Fresno Municipal Code, subject to the following modifications and additions:

1. The City shall provide the State of California, Department of Housing and Community Development all pertinent information to ensure that the Housing Element complies with all rules and regulations of the State of California housing law.
2. The City shall draft a text amendment to allow for Single Room Occupancy (SRO) as permitted by right in the R-3 (*Medium Density Multiple Family Residential District*), R-4 (*High Density Multiple Family Residential District*) and C-4 (*Central Trading District*) zone districts.
3. The City shall draft a text amendment to allow for farmworker, transitional, and emergency housing.
4. Clarify the amount and use of the Low and Moderate Income Housing Fund administered by the City of Fresno, Redevelopment Agency.
5. The City shall proactively rezone or amend the Fresno Municipal Code to remove entitlement requirements and increase allowable densities in certain zone districts.
6. Address water and sewer priorities for affordable housing projects.
7. The City shall provide an analysis that helps address foreclosures.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon motion of Commissioner Dibuduo and seconded by Commissioner Holt.

VOTING: Ayes - DiBuduo, Holt, Cherry, Kissler, Vang, Vasquez
 Noes - None
 Not Voting - None
 Absent - Torossian

DATED: January 16, 2008



KEITH BERGTHOLD, Secretary
Fresno City Planning Commission

Resolution No. 12863
2008-2013 Draft Housing Element
Filed by the City of Fresno
Action: Recommend Approval

Appendix M

Revisions as Recommended by City Council

No changes were recommended by the Fresno City Council on June 17, 2008.

Appendix N

**Council Staff Report, Agenda, Council Meeting Minutes,
Resolution of Adoption dated June 17, 2008**



REPORT TO THE CITY COUNCIL

AGENDA ITEM NO.:

COUNCIL MEETING: June 17, 2008

APPROVED BY

DEPARTMENT DIRECTOR

CITY MANAGER

June 17, 2008

FROM: NICK YOVINO, Director
Planning and Development Department

BY: KEITH BERGTHOLD, Assistant Planning Director
Planning and Development Director

THROUGH: CLAUDIA CÁZARES, Interim Manager *CC*
Housing and Community Development Division

SUBJECT: RESOLUTION – CONSIDERATION OF PLAN AMENDMENT FOR THE ADOPTION OF
UPDATED 2008-2013 CITY OF FRESNO HOUSING ELEMENT OF THE 2025 FRESNO
GENERAL PLAN AND RELATED ENVIRONMENTAL ASSESSMENT NO. EA-08-12

KEY RESULT AREA

One Fresno

RECOMMENDATION

Staff recommends Council:

- 1) Adopt a Resolution adopting the 2008-2013 Housing Element of the General Plan; and
- 2) Approve the environmental assessment Finding of Conformity; and
- 3) Authorize Housing Element Advisory committee to serve as the oversight and monitoring committee of the implementation of the Housing Element objectives.

EXECUTIVE SUMMARY

The 2008-2013 Housing Element of the 2025 General Plan (Exhibit A) was prepared by staff, Quad Knopf Inc., and the Council-approved Housing Element Advisory Committee members, which served as representatives for community stakeholders and various neighborhood groups, organizations and agencies. Once adopted, the Housing Element will serve as a five-year strategic plan to meet the City's projected Regional Housing Needs Allocation (RHNA) as provided by the Council of Fresno County Governments (COG). COG has projected that 20,967 newly constructed units will be needed for the City of Fresno during the five-year Housing Element planning period. The City-adopted Housing Element is due to the State of California Department of Housing and Community development (HCD) by June 30, 2008.

The Environmental Assessment for the Housing Element (EA No. 08-12) was filed with the Fresno County Clerk on May 2, 2008. The project which includes the adoption of the Housing Element was determined to be in conformity with the Master Environmental Impact Report No. 10130 of the 2025 Fresno General Plan, as provided by the California Environmental Quality Act (CEQA).

KEY OBJECTIVE BALANCE

Adoption of the Housing Element and Environmental Assessment presents an opportunity to make a positive impact to the Customer Satisfaction, Employee Satisfaction, and Financial Management Key Objectives. The adoption impacts the Customer Service aspect by ensuring that the City of Fresno has a State-approved Housing Element that addresses the housing needs for all income segments of the community. The adoption also contributes to Employee Satisfaction by supporting staff's efforts to comply with State mandates. In addition, it demonstrates Financial Management by providing volunteers to help develop the City of Fresno's Housing Element.

BACKGROUND

The State of California housing law (enacted in 1969) requires localities to prepare and adopt a Housing Element as part of its General Plan. State Housing Element law requirements are found in the California Government Code Sections 65580 and 65589, Chapter 1143, Article 10.6. The intent of the Housing Element is to provide citizens and local officials with an understanding of the City's housing needs for the planning period and includes programs and policies aimed to address local housing needs.

To comply with the Housing Element public participation process requirements, City staff and Quad Knopf met with the Housing Element Advisory Committee to involve the community and afford members an opportunity to address housing problems and recommend solutions to those problems. The Committee met five times with City staff and Quad Knopf. Meeting agendas included: review of the 2002-2007 Housing Element accomplishments and analysis of disparities between the projected and planned accomplishments; assessment of governmental constraints on land use control and analysis of non-governmental constraints including financing, price of land, energy and construction costs; review of the draft 2008-2013 Housing Element, development of revised programs to include in the Housing Element, preparation of an analysis to determine the community's ability to implement the programs and establish priorities; and review of the modifications to the draft Housing Element document.

In an effort to expand community outreach, the Planning and Development Department provided Housing Element information at Council District meetings and encouraged members to provide feedback, forward information about the Housing Element to neighbors, local businesses, and community organizations and ask them for comments and input. The Department also developed a questionnaire which was made available on the City's website, County Library, City Hall information desk, Housing and Community Development and Planning Divisions to further solicit comments from the general public. In addition, the City participated in a regional televised broadcast that informed the viewing public about the Housing Element, its development process, and encouraged the public to provide comments to their respective local jurisdiction. City Council also held a duly noticed public hearing to receive comments on the draft and final Housing Element. Additionally, Planning and Development Department staff held a series of public meetings to receive comments on the development of the Housing Element.

Once adopted, the Housing Element serves as a five-year strategic plan to meet the projected Regional Housing Needs Allocation (RHNA) as provided to all cities and the county by the Council of Fresno County Governments (COG). COG has projected that 20,967 newly constructed units will be needed for the City of Fresno during the five-year Housing Element planning period. The Housing Element will provide citizens and local officials with an understanding of the City's housing needs.

City staff, Quad Knopf, and the Housing Element Advisory Committee completed the draft 2008-2013 Housing Element on March 27, 2008, and submitted it to the State HCD for a 60-day review. State law requires HCD to review local Housing Element documents for compliance with State law and report its written findings to the local governing body. HCD submitted its written comments on the draft to the City on May 23, 2008. HCD comments were intended to bring the City's Housing Element into full compliance with State Housing Element law prior to final submittal. All comments received from HCD and the public have been addressed and are included as part of the Housing Element, Appendix C (Public Comments/Responses) and I (HCD Comments/Responses).

Staff is recommending that Council adopt the updated 2008-2013 Housing Element of the 2025 Fresno General Plan and related Environmental Assessment No. EA-08-12. If adopted as proposed, staff will forward the City's Housing Element to the State Housing and Community Development Department by June 30, 2008. After the City submits its adopted Housing Element to HCD, HCD will have 90 days to review the Housing Element for substantial compliance with State-mandated Housing Element law. The 2008-2013 Housing Element will also be distributed to various City Departments, City of Clovis, County of Fresno, and various housing organizations and community groups.

The Housing Element Environmental Assessment No. EA-08-12 was filed with the Fresno County Clerk on May 2, 2008. The project which includes the adoption of the Housing Element was determined to be in conformity with the Master Environmental Impact Report No. 10130 of the 2025 Fresno General Plan, as provided by the California Environmental Quality Act (CEQA).

PLANNING COMMISSION RECOMMENDATIONS

The Planning Commission considered and recommended approval of this item on June 4, 2008 (Exhibit C).

HOUSING AND COMMUNITY DEVELOPMENT COMMISSION

The Housing and Community Development Commission considered and recommended approval of this item on June 11, 2008. The Commission also recommended that Council authorize the Housing Element Advisory Committee to serve as the oversight and monitoring committee of the implementation of the Housing Element objectives.

FISCAL IMPACT

There is no fiscal impact to the Planning and Development Department's FY 2009 Budget.

APPENDICES

- Exhibit A – 2008-2013 Housing Element
(available at www.fresno.gov/Government/DepartmentDirectory/Planning/Default.htm)
- Exhibit B – Housing Element Approval Resolution
- Exhibit C – Planning Commission Resolution



City Council Agenda

Council President
Blong Xiong

Councilmembers

Brian Calhoun, Ph.D.
Paul Caprioglio
Mike Dages

Jerry Duncan
Henry T. Perea
Cynthia A. Sterling – Acting President

City Manager
Andrew T. Souza

City Clerk
Rebecca E. Klisch, CMC

City Attorney
James C. Sanchez

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650.

The City Council welcomes you to the Council Chambers, located in City Hall, 2nd Floor, 2600 Fresno Street, Fresno CA 93721.

June 17, 2008

8:30 A.M. ROLL CALL

Invocation by Councilmember Dages

Pledge of Allegiance to the Flag

Ceremonial Presentation:

Proclamation of "NATIONAL DUMP THE PUMP DAY" – Council President Xiong – Read and presented

The agenda and related staff reports are available on (www.fresno.gov) as well as in the Office of the City Clerk. The Council meeting can also be heard live at the same web site address, and viewed live on Cable Channel 96 from 8:30 a.m. and re-played beginning at 8:00 p.m.

PROCESS: For each matter considered by the Council there will first be a staff presentation followed by a presentation from the involved individuals, if present. Testimony from those in attendance will then be taken. All testimony will be limited to three minutes per person. If you would like to speak fill out a Speaker Request Form available from the City Clerk's Office and in the Council Chambers. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker.

The green light on the podium will be turned on when the speaker begins. The yellow light will come on with one minute remaining. The speaker should be completing the testimony by the time the red light comes on and tones sound, indicating that time has expired. A countdown of time remaining to speak is also displayed on the large screen behind the Council dais.

Following is a general schedule of items for Council consideration and action. The City Council may consider and act on an agenda item in any order it deems appropriate. Actual timed items may be heard later but not before the time set on agenda. Persons interested in an item listed on the agenda are advised to be present throughout the meeting to ensure their presence when the item is called.

Approve minutes of June 9, June 10 and June 12, 2008

Action Taken: Approved

Councilmember Reports and Comments

Action Taken: No reports

Approve Agenda

Action Taken: Approved, as amended

Adopt Consent Calendar

Action Taken: Adopted

1. **CONSENT CALENDAR**

All Consent Calendar items are considered to be routine and will be treated as one agenda item. The Consent Calendar will be enacted by one motion. Public comment on the Consent Calendar is limited to three (3) minutes per speaker. There will be no separate discussion of these items unless requested by a Councilmember, in which event the item will be removed from the Consent Calendar and will be considered immediately following.

A. Approve Side Letter of Agreement with International Association of Firefighters (IAFF), Local 753, Fire Basic, Unit 05, regarding a trial schedule change – Personnel Services Department

Action Taken: Approved

B. **RESOLUTION** - Of intention to annex Final Tract 5901, Annexation No. 32 to City of Fresno Community Facilities District No. 11, and setting the public hearing for July 15, 2008 at 10:00 a.m. (*Property located in District 4*) – Public Works Department

Action Taken: Laid over to 6/24/2008

C. * Approve the acquisition of two (2) street easements for the placement of curb, gutter and sidewalk along N. Polk Avenue from owners: Tommy R. and Olga G. Martinez and Mario Rolando and Jacqueline Isela Campos (*Properties located in District 2*) – Public Works Dept.

Action Taken: Approved

D. Approve appointments of the following to the City of Fresno Disability Advisory Commission – Public Works Department

1. Lillian J. Fillpot
2. Danielle A. Thompson
3. Mary Beth Randall
4. Darby Greer
5. Russell Hoeltzer
6. Ronald A. Sheppard
7. Robert J. Hand

Action Taken: Approved

E. * Award a requirements contract to Safeway Sign Company of Adelanto, California, for reflective sheeting, traffic and street name signs – Public Works Department

Action Taken: Awarded

F. * Approve agreement with Brooks-Ransom Associates in the amount of \$72,981.00 with a contingency amount not to exceed \$28,600.00 to update the new analytical laboratory building design at the Regional Wastewater Reclamation Facility to comply with new City Building Code within the City of Fresno (*Property located in District 3*) – Public Works Department

Action Taken: Approved

1. **CONSENT CALENDAR CONTINUED**

- G. Approve fire dispatch contract between the City of Fresno and the County of Fresno – Fire Department
Action Taken: Approved
- H. * Award a contract in the amount of \$728,203.00 to Witbro Inc., D.B.A. Seal Rite for installation of street infrastructure in No Neighborhood Left Behind Area 50 (*Property located in District 4*) – Dept. of Public Utilities
Action Taken: Awarded
- I. * Award a contract in the amount of \$246,432.00 to BDS Construction Inc. for installation of street infrastructure in No Neighborhood Left Behind Area 77 (*Property located in District 7*) – Dept. of Public Utilities
Action Taken: Awarded
- J. * Award a contract in the amount of \$263,691.00 to Yarbs Enterprise for installation of street infrastructure in No Neighborhood Left Behind Area 88 (*Property located in District 7*) – Dept. of Public Utilities
Action Taken: Awarded
- K. * Award a contract in the amount of \$154,455.00 to Victory Engineers for installation of street infrastructure in No Neighborhood Left Behind Area 91 (*Property located in District 7*) – Dept. of Public Utilities
Action Taken: Awarded
- L. * Award contract in the amount of \$275,430 to Steve Dovali Construction for installation of granulated activated carbon wellhead treatment site improvements at Pump Station 2B– Dept. of Public Utilities
Action Taken: Awarded
- M. Approve appointment of Rogenia Cox to the Housing and Community Development Commission – Mayor's Office
Action Taken: Approved
- N. **RESOLUTION** - Initiating rezoning (pre-zoning) on 26 parcels totaling 70 acres within the City of Fresno's Sphere of Influence to apply the ANX (Annexed Rural Residential Transitional) Overlay district; properties are located throughout the City of Fresno – Planning and Development Dept.
Action Taken: Resolution No. 2008-141 adopted
- O. **RESOLUTION** - Initiating rezoning (pre-zoning) on 10 parcels totaling 179 acres within the City of Fresno's Sphere of Influence; properties are located along the South Freeway 99 industrial corridor – Planning and Development Dept.
Action Taken: Resolution No. 2008-142 adopted
- P. **RESOLUTION** - Concerning Measure C Extension Local Transportation purposes pass-through projects and program funds annual allocation for fiscal year 2008-2009 – Budget Division
Action Taken: Resolution No. 2008-143 adopted
- Q. **ITEM REMOVED FROM THE AGENDA**
- R. * **BILL NO. B-39 – (Intro. 6/10/2008) (For adoption)** - Amending Section 9-2514 and 10-603 (c) of the Fresno Municipal Code ("FMC") regarding graffiti abatement – Police Department
Action Taken: Ordinance No. 2008-37 adopted

1. **CONSENT CALENDAR CONTINUED**

- S. * **BILL NO. B-38 – (Intro. 6/3/2008) (For adoption)** - Amending the text of the Zoning Ordinance (Fresno Municipal Code), Text Amendment Application No. TA-07-03, and environmental findings, initiated by the Planning and Development Department Director, related to a variety of issues intended to simplify and streamline the Zoning Ordinance and proposed changes and additions to best promote the implementation of the goals of the 2025 Fresno General Plan - Planning and Development Dept._
Action Taken: Ordinance No. 2008-38 adopted

CONTESTED CONSENT ITEMS (IF ANY)

SCHEDULED COUNCIL HEARINGS AND MATTERS

9:00 A.M. A. SCHEDULED COMMUNICATION:

9:00 A.M. B. **UNSCHEDULED COMMUNICATION** – Members of the public may address the Council regarding items that are not listed on the agenda and within the subject matter jurisdiction of the Council. Each person is limited to a three (3) minute presentation. Anyone wishing to be placed on an agenda for a specified topic should contact the City Clerk Department at least ten (10) days prior to the desired date. Council action on unscheduled items, if any, shall be limited to referring the item to staff for a report and possible scheduling on a future Council agenda

9:15 A.M. **CITY COUNCIL**

A. **RESOLUTION** – In opposition to California State Assembly Bill 2687 unless amended and in support of enabling legislation that will create equitable opportunities for Proposition 84 applicants – Councilmember Calhoun

Action Taken: Resolution No. 2008-144 adopted

B. Appearance by Romi Bagh of the Hotel Fresno LLC. – Acting President Sterling – **Appearance made**

9:30 A.M. **GENERAL ADMINISTRATION**

10:15 A.M. **RESOLUTION** - Consideration of Plan Amendment for the adoption of Updated 2008-2013 City of Fresno Housing Element of the 2025 Fresno General Plan and related Environmental Assessment No. EA-08-12 – Planning and Development Department

Action Taken: Resolution No. 2008-145 adopted

10:30 A.M. **HEARING** to consider Rezone Application No. R-06-40, and environmental findings, filed by Michael Sutherland and Associates on behalf of Spradling Construction, Inc., pertaining to approximately 3.2 acres of property located on the southeast corner of E. Shepherd and N. Chance Avenues (**Property located in District 6**) – Planning and Development Dept.

Action Taken: Held

a. Consider and adopt Environmental Assessment No. R-06-40/T-5408, determination of initial study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan

Action Taken: Adopted

b. **BILL** – Amending the Official Zone Map to rezone the subject property from the AE-20/UGM (*Exclusive Twenty Acre Agricultural/Urban Growth Management*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district

Action Taken: Bill No. B-40/Ordinance No. 2008-39 adopted



A RESOLUTION OF THE FRESNO CITY COUNCIL
ADOPTING THE 2008-2013 HOUSING ELEMENT OF
THE FRESNO GENERAL PLAN

WHEREAS:

- A. The City of Fresno is required by State Housing Element law (Government Code Section 65000, et seq.) to have a General Plan which contains a mandatory Housing Element; and
- B. The City of Fresno produced an earlier version of the housing element entitled the *Residential Land Use and Housing Requirements* of the Fresno County Metropolitan Area which was completed in September of 1963, and amended in 1964; and
- C. The City of Fresno and County of Fresno worked together to produce a joint housing related document for the Fresno County Metropolitan Area during 1965 to the 1970's; and
- D. The City of Fresno produced its first Housing Element in 1971 which in 1972 was amended to become an Interim Policy Plan; and
- E. The City of Fresno adopted its second Housing Element in June of 1975; and
- F. The City of Fresno adopted the 1984 Fresno General Plan ("General Plan") on November 20, 1984; and
- G. The City of Fresno adopted its third Housing Element in June of 1992 as later amended in 1995; and
- H. The City of Fresno adopted its fourth Housing Element (2002-2007) in June of 2002; and
- I. The City of Fresno hereby adopts its fifth Housing Element (2008-2013) though this Resolution; and
- J. The City entered into a consultant services agreement with Quad Knopf consulting to prepare the 2008-2013 Housing Element and in November 2007 approved a list of Advisory Committee members to serve as representatives for community stakeholders and various groups, organizations, and agencies to assist the consultant with development of the Housing Element; and
- K. The City held numerous public meetings relative to the Housing Element to allow citizens as representatives of community groups to participate in the planning and development of the Housing Element, including a noticed public information meeting and review by the Housing and Community Development Commission, Housing Element Advisory Committee and Fresno Planning Commission; and
- L. On March 27, 2008, the draft Housing Element was submitted to the State Department Housing and Community Development (HCD) for review and comment; and
- M. On May 23, 2008, the City received the HCD's comments and have modified the Housing Element to address all concerns and comments; and
- N. All comments received from the State have been incorporated into the Housing Element Appendix I; and
- O. The Housing Element incorporates recommendations from the Housing and Community Development Commission, Fresno Planning Commission, the City Council and members of the public who submitted comments and/or questions on the Draft Housing Element; and

Adopted _____
Approved 6/11/08
Effective _____



P. City staff held numerous public meetings relative to the draft revision to the Fresno General Plan Housing Element to allow citizen participation in all phases of the planning process, including a noticed public information meeting and review by the Housing and Community Development Commission, Citizens Advisory Committee appointed by Council and the Fresno City Planning Commission; and

Q. On June 4, 2008, the Fresno City Planning Commission conducted a duly noticed public hearing to consider the draft Fresno General Plan Housing Element, and adoption of Resolution No. 12863 recommending to the Council the adoption of the said Housing Element (including the addition of several programs as recommended by State HCD); and

R. The Council of the City of Fresno recognizes that the Housing Element is the product of a private-public partnership, identifying all legitimate housing issues and concerns as well as policies and programs to address relevant housing problems; and

S. The preparation of the Housing Element of the General Plan and its proposed adoption have been widely noticed and publicized and all interested persons, private and public organizations and agencies, as specified in the Housing Element Appendix D were consulted during the preparation of the assessment and process of the draft element; and

T. On June 17, 2008, having followed all the procedures required by the State Planning Law and local ordinances, Council considered the 2008-2013 Housing Element update, conducted a hearing thereon, and received oral and public comment thereon.

NOW, THEREFORE, IT IS RESOLVED BY THE COUNCIL OF THE CITY OF FRESNO AS FOLLOWS:

1. Based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation and record provided, the adoption of the Housing Element is in the best interest of the City of Fresno. The Council finds in accordance with its own independent judgment that there is no substantial evidence in the record that the adoption of the Housing Element may have additional significant effects on the environment that were not identified in the 2025 Fresno General Master Environmental Impact Report No. 10130 and that no new or additional mitigation measures or alternatives may be required. Pursuant to Public Resources Code, Section 21157.6(b)(1), Council further finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete, has become available. Accordingly, the Finding of Conformity with the MEIR approved for the adoption for the Housing Element update is adopted.
2. The Housing Element, as modified and recommended by the Planning and Development Department staff, is consistent with the objectives and goals of the 2025 Fresno General Plan and will institute planning programs to meet the housing needs of the community.
3. The Council has reviewed, analyzed, and investigated and finds that the Housing Element, as modified and recommended by the Planning and Development staff, and find that it complies with the requirements of State Housing Element law.
4. The Council approves and adopts the document "Fresno City Housing Element, June 2008," as modified and recommended by the Planning and Development Department.

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CLERK'S CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, REBECCA E. KLISCH, City Clerk of the City of Fresno, certify that the foregoing Resolution was adopted by the Council of the City of Fresno, California, at a regular meeting thereof, held on the 17th day of June 2008.

AYES: Calhoun, Caprioglio, Dages, Duncan, Perea, Sterling, Xiong

NOES: None

ABSTAIN: None

ABSENT: None

REBECCA E. KLISCH
City Clerk

By: *Rebecca E. Klisch*
~~Deputy~~

6-19-08
Date

APPROVED AS TO FORM:

James C. Sanchez
City Attorney

By: *[Signature]*
Kathryn C. Phelan, Deputy

6/11/08
Date