

**CHAPTER FIVE**  
**2002 TO 2007 ACCOMPLISHMENTS**

## CHAPTER FIVE – 2002-2007 HOUSING PROGRAM ACCOMPLISHMENTS

This chapter includes an analysis of accomplishments from the 2002 Housing Element programs that worked toward the preservation and affordability of housing in the City. Each 2002-2007 Program listed provides a brief discussion on the community need and objective. Listed below is each Program, corresponding accomplishment, and its measurable success. The accomplishments have been italicized for easier referencing. Additional activities were undertaken during the 2002-2007 planning period based on the community need.

In April of 2002, the Fresno City Council adopted a Housing Policy that established strategies and goals for the development of its housing programs and priorities as follows:

### ***Goals:***

- GOAL 1** Improve and preserve housing quality of existing neighborhoods
- GOAL 2** Increase the quantity of affordable housing
- GOAL 3** Provide sufficient amounts of residentially designated land and infrastructure for all housing types, including housing for special needs groups
- GOAL 4** Reduce housing costs through efficient processing, effective usage of infrastructure, development incentives and zoning flexibility, while ensuring maintenance of local development and environmental standards
- GOAL 5** Use an intergovernmental approach to addressing City housing by forming a Task Force

### ***Policies and Programs***

The policies below identify the relevant Goal (above) by the first number, the Policy by the second number, and a third number is added to identify the specific Program.

- Policy 1.1 Housing and Neighborhood Revitalization
- Policy 1.2 Housing Rehabilitation and Replacement
- Policy 1.3 Preservation of At-Risk Housing
- Policy 2.1 Housing Supply
- Policy 2.2 Increase Potential Use of Land
- Policy 3.1 Farmworker Housing
- Policy 3.2 Homeless Housing
- Policy 3.3 New Housing for larger families and seniors
- Policy 3.4 Support of Federal and State Anti-Discrimination Laws
- Policy 3.5 Remove Impediments to Special Groups Housing Choices

Goals 4 and 5 encompass processes that are reported in a different format than goals that have measurable objectives as they are non-quantitative goals.

Policies that are adaptable to measurable objectives have been incorporated into Table 5-1A. Table 5-1B includes policies that are non-quantitative. Both are meant to assist in determining conformance with the Housing Element Program objectives. During the 2002-2007 Housing Element, the City's Regional Housing Need Allocation for new construction was 17,904 units and 17,388 units were identified as requiring some form of rehabilitation.

## **Goal 1 - Improve and Preserve Housing Quality in Our Existing Neighborhoods**

### **POLICY 1.1 - HOUSING AND NEIGHBORHOOD REVITALIZATION**

The City was to program funding and coordinate actions of various housing providers to preserve existing neighborhoods. Multi-year targeted neighborhood revitalization districts were to be established that brought to bear in a short period of time (12 to 24 months) all the resources of the City of Fresno, Fresno Redevelopment Agency (RDA), the Fresno Housing Authority (Housing Authority), private businesses, developers, and the City's community-based and non-profit organizations. Revitalization actions were to include enhanced police service to high crime neighborhoods, improvement of neighborhood infrastructure and amenities and corrections to sewer and water public works deficiencies. The City was also to continue using Code Enforcement teams to improve housing quality by targeting neighborhoods for inspections.

#### **Program 1.1.1 - Comprehensive Code Enforcement**

At least two community plan areas and 6,800 dwelling units were to be targeted each year for comprehensive evaluation and enforcement, in addition to regular calls for service. Priority was to be given to census tracts and community plan areas that exhibited the greatest concentration of units needing at least moderate rehabilitation.

*The City Planning and Development Department, Code Enforcement Division set a goal of assertively conducting targeted neighborhood inspections of 34,000 housing units for potential health and safety issues. The Division met its goal by completing inspections on more than 34,000 housing units during the planning period. The majority of housing cases (estimated at 80%) received by Code Enforcement were nuisance cases (open vacant properties, blight), 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.*

#### **Program 1.1.2 - Neighborhood Infrastructure**

The City was to program Community Development Block Grant (CDBG) funds or other funds, to provide infrastructure to traditionally underserved neighborhoods to accommodate existing units, and to facilitate development of undeveloped or underdeveloped properties. At least 2,500 households and/or dwelling units were to be assisted over the planning period.

*In 2005, the City initiated the No Neighborhood Left Behind Program to construct infrastructure*

*in 71 targeted neighborhoods. Improvements completed during this planning period include curbs, gutters, sidewalks, streets, curb ramps, driveway approaches, and streetlights to 21 areas, servicing over 5,700 households. Community Development Block Grant funds assisted an estimated 3,660 households with concrete reconstruction, street, curb, gutter, sidewalk improvements, and provided for Americans with Disability Act (ADA) improvements to 1,041 wheelchair ramps and curb cuts. A total of 10,401 households were assisted during the planning period.*

**Program 1.1.3 - Public Works Deficiencies**

The City was to program CDBG funds, Community Facilities District funds, and other available funding to eliminate sewer and water public works deficiencies for 2,500 households over the planning period.

*The Department of Public Utilities improved water distribution to over 200 households and sewer connections for over 630 households. It is estimated that over 830 households benefited as a result of these improvements during the planning period.*

**Program 1.1.4 - Enhanced Police Service to High-Crime Neighborhoods**

The City was to provide funds for enhanced police services to stabilize existing high-crime neighborhoods in an effort to make them more attractive to private investors.

*The Fresno Police Department helped to stabilize crime in high-crime neighborhoods by providing enhanced services. This was most evident through a reduction in Part I crimes, which are measured by the FBI to assist cities in comparing themselves against other cities in the following categories: murder, rape, robbery, aggravated assault, arson, burglary, theft and auto theft. Part I crimes in 2007 were at a 43-year low. Highlights included Fresno's burglary rate which dropped 41.3% since 1997, vehicle theft which dropped 43.9% and robbery which was down 38.5% from the 2002-2007 planning period.*

**POLICY 1.2 - HOUSING REHABILITATION AND REPLACEMENT**

Under this Policy, the City and the Fresno RDA were to program CDBG and housing set-aside funds for housing rehabilitation activities in relative proportion to the need for replacement of dilapidated housing units and the relative need for minor, moderate, and substantial rehabilitation. Rehabilitation and replacement programs were to be implemented to encourage the improvement of private homes and rental properties, and for acquisition and construction loans to developers and non-profit builders, and to upgrade the appearance of commercial sites within neighborhood revitalization districts.

**Program 1.2.1 - Housing Rehabilitation**

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

*A total of 1,762 rehabilitation activities were completed by the City Planning and Development*

Department, the Housing Authority under contract with the City, and the RDA as follows:

<b>Agency</b>	<b>Minor</b>	<b>Moderate</b>	<b>Substantial</b>	<b>Emergency Repairs</b>	<b>Total</b>
<i>City Dept.</i>	487	6	33	12	538
<i>Housing Authority under contract with the City</i>		99	25		124
<i>RDA</i>	1,072		28		1,100
<i>Total</i>	1,559	105	86	12	1,762

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 City and RDA targeted minor repairs as a way of preventing further deterioration of over 1,500 homes.

**Program 1.2.2 - Replacement Housing**

At least 60 dilapidated units were to be replaced.

*Four dilapidated units were replaced during the planning period. A dilapidated unit is one suffering from excessive neglect, appears structurally unsound, maintenance is non-existent, and is not fit for human habitation in its current condition. Two of the four units were completed by the City using HOME funds and two were completed by the RDA using tax increment housing set aside funds.*

*Also, as a proactive means to address dilapidated units, the City is updating its Vacant Building Ordinance (VBO) to target even more housing units before they fall into a dilapidated state. The City utilizes the VBO to address blighted properties that are unoccupied and are not properly maintained. Violations range from public nuisances such as lack of landscaping maintenance to blighted structures that are open and vacant. Since 2004, when the City started tracking cases, 574 public nuisance vacant buildings and 631 housing code - open vacant buildings have been addressed and closed.*

*In addition, the City’s Code Enforcement Division is utilizing the Dangerous Building Ordinance (DBO), to address commercial buildings and residential structures that are dilapidated, unsafe, dangerous, unsanitary, are a menace to the general welfare of the public, may constitute a fire or health hazard or are substandard to the point that they must be demolished if repairs are not made or if repairing the structure(s) is not feasible due to the extent of disrepair and cost. Approximately 350 residential and commercial structures have been addressed. Of that number, approximately 150 structures were demolished, either by the City or the property owner(s). The remaining 200 units were repaired.*

### **Program 1.2.3 - Infill Housing**

Sites were to be acquired and provided to housing agencies and for-profit builders to construct housing for lower income families using CDBG funds and public and private funding contributions. At least 300 new dwelling units were to be constructed on infill lots or sites utilizing existing partnerships with Self-Help Enterprises, Neighborhood Opportunities for Affordable Housing (NOAH), Housing Assistance Corporation, or other non- and for-profit builders.

*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.*

### **Program 1.2.4 - Housing Quality Survey**

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

*As part of the 2008-2013 Housing Element process, the City Planning and Development Department contracted with Quad Knopf to complete a statistically sound sample survey on 25,000 housing units. This was done in the fall of 2007, in accordance with State Department of Housing and Community Development standards. The results of the survey are detailed in Table 2-29, 2-30, and 2-31, summarized by units in Table 2-32 and broken out by planning area in Table 2-33.*

### **Program 1.2.5 - Downpayment Assistance Program**

The City was to target its Downpayment Assistance Program to neighborhoods that had a disproportionately high concentration of rental occupancies, vacant housing units, and/or vacant lots. A total of 1,500 units were to be assisted by the Down Payment Assistance Program and a total of 200 units were to be assisted by the Lower Income Homebuyer Program. The goal was purposely set high based on lower home values and lower subsidy amounts during 2002.

*Due to market conditions during the planning period, several changes to the program occurred. Under the Lower Income Homebuyer Program, the maximum loan amount was \$19,400. In 2003 this amount was not enough to bridge the gap between the buyer's ability to purchase a home and the market's rising housing prices. Therefore, in 2003, the City replaced the Downpayment Assistance Program (1.2.5) and the Lower Income Homebuyer Program (1.2.7) with the Home Buyer Assistance Program that provided a maximum loan amount of \$40,000. In 2005, due to the escalating home prices and the modest increases in household income, the maximum loan amount was further increased to \$50,000. Finally, in 2006, the maximum loan amount was increased a third time to \$75,000 in order to provide low-income families with better opportunities to purchase their first home. Although housing prices are currently declining,*

*there still is a financial gap that prevents homeownership for many low-income families, thus limiting the effectiveness of the City's program.*

*In addition, to augment funds during the planning period, the City applied for and received \$2,000,000 in State of California CalHome Program funds for the City's home buyer program. These funds were utilized in conjunction with HOME Program funds to provide more home buyer loans to qualified applicants. The City assisted a total of 395 low-income families in becoming home owners by providing the following:*

- *162 Downpayment Assistance Program loans*
- *35 Lower Income Homebuyer Program loans*
- *118 Home Buyer Assistance Program loans*
- *36 CalHome Mortgage Assistance Program loans*
- *44 American Dream Downpayment Initiative loans*

#### **Program 1.2.6 - Relocation Assistance**

To minimize the adverse impact of Code Enforcement and compliance activities on residential tenants, the City was to continue to provide relocation assistance counseling as needed.

*No tenants required relocation assistance counseling as result of Code Enforcement activities during the planning period. Although the City makes every effort to avoid displacement of families due to Code Enforcement matters, the City continues to provide relocation counseling assistance when necessary. Also, during the planning period, the City adopted a detailed Relocation Plan and incorporated it into the City's Citizen's Participation Plan for use on U.S. Department of Housing and Urban Development (HUD) funded activities.*

#### **Program 1.2.7 - Low-Income Homebuyer Program**

This Program was incorporated into the Downpayment Assistance Program (1.2.5) during the planning period.

#### **Program 1.2.8 - Rental Rehabilitation Program**

The City was to continue to use its CDBG Program funds to fund the Rental Rehabilitation Program. Ninety dwelling units were to be assisted over the planning period.

*The City used its HOME Program funds to rehabilitate 178 rental units. The City had originally contracted with the Housing Authority to administer rental rehabilitation activities for the City. However, in February 2006, because no units were rehabilitated, the City and Housing Authority mutually agreed that the City should cancel the contract and operate its rental rehabilitation program in-house. Since that time, the City has developed the Rental Rehabilitation Loan Program guidelines, applications, program procedures, and brochures, and began implementing its in-house program. During the 2005-2006 and 2006-2007 program years, the City complete 13 rental units under this program. Also included in the total are 73 rehabilitated units in the Brierwood Court complex and 92 units in the Martin Luther King Square Apartments. The Brierwood Court and Martin Luther King square apartment units are also counted in Program 1.3.1 - At Risk Housing, as these units were also at-risk units.*

### **Program 1.2.9 – Inner City Residential Development**

The Inner City Development Policy prescribes that residential projects in eligible areas were to be given processing priority, and reduced processing fees. The City was to also expand the eligible area for the Inner City Fee Program by reducing the costs of housing production through fee reductions, to multi- and single-family projects.

*The City Planning and Development Department worked to expand the eligible area for the Inner City Fee Program, reducing the cost of producing single- and multi-family housing. Fees were also reduced for Plan Amendments and rezonings in the inner city for affordable housing. An additional 50 percent reduction was applied to parcel maps, use permits, site plan reviews, grading, voluntary change of occupancy, and relocation inspections. A total of 105 entitlements were processed in the inner city areas, resulting in 642 multi- and single-family housing units.*

### **Program 1.2.10 - Central Area Housing**

The City was to provide high priority processing for the construction of new housing in the Central Community Plan Area, by investigating alternative resources for construction and rehabilitation of housing.

*Construction of new housing in the Central Plan Area was given priority processing to the fullest extent possible. The Vagabond Lofts, a mixed-use project with eight ground floor commercial spaces and 38 multi-family units, was completed during the planning period. The proposed Legacy Project at Ventura and “O” streets will provide another 171 units of which 24 will be set aside as affordable housing units. The Fulton Row Project at Divisadero and Fulton will provide an additional 80 housing units of which 15 will be set aside as affordable housing units. There are also several other proposed mixed-use projects in the Central Plan Area with applications in process that will provide approximately 500 plus additional units, primarily within the South Stadium Redevelopment Project Area.*

## **POLICY 1.3 - PRESERVATION OF AFFORDABILITY OF AT-RISK HOUSING**

### **Program 1.3.1 – At-Risk Housing**

The City was to preserve the supply of affordable at-risk housing in the community. One hundred units were to be targeted during the program period.

*The City Planning and Development Department acted in partnership with the Fresno Area office of HUD to monitor notices of potential conversions of at-risk housing (units that convert to market rate as subsidy contracts or regulatory agreements expire). The City preserved a total of 165 at-risk units during the planning period. City HOME funds and RDA housing set aside funds assisted with acquisition and rehabilitation of the Martin Luther King Square Apartments, a 92-unit low-income housing complex. City HOME funds also assisted with acquisition and rehabilitation of Brierwood Court, a 73-unit affordable housing complex. Since the Brierwood Court and Martin Luther King Square projects were also rehabilitation activities, they have also been counted in Program 1.2.8 - Rental Rehabilitation Program.*

## **Goal 2 - Increase Quantity of Affordable Housing**

### **POLICY 2.1 - HOUSING SUPPLY**

In order to increase the quantity of affordable housing and reach new construction goals, the land inventory must first increase so that there is land available for building appropriate housing units. Therefore, the City was to ensure that there was a minimum of 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 should have been at least 120 percent of the need calculated for the planning period.

#### ***Program 2.1.1 - Land Demand***

The Planning and Development Department was to monitor the supply of vacant zoned and residential planned land in conformance with this Housing Supply Policy. In scenarios where land supplies were determined to potentially drop below the adopted thresholds, the City was to undertake General Plan amendments, annexations, rezonings, or zoning actions to ensure an adequate supply of land and explore the possibility of "prezoning" as a means to reduce processing times and costs related to potential housing projects. If necessary, additional environmental documentation was to be prepared.

*The City currently has sufficient land zoned to meet its Regional Housing Needs Allocation obligation for the next five years. In addition, the City anticipates completing the planning for the Southeast Growth Area (SEGA) in early 2009. While the entire plan area is projected to include over 4,000 acres of residentially planned land, an estimated 500 residentially planned acres could be annexed by the year 2013 at an average density of 10 units per acre. Note: land included in the SEGA area is not included in the City's inventory analysis in this Housing Element. Additionally, in 2007, the City's Planning and Development Department started its proactive annexation process, in part to "square off" City boundaries and incorporate County islands within the City. The City is planning to annex approximately 700 acres of developed residential property as part of the proactive annexation process and another 2,000 acres are in the process of being annexed and zoned.*

#### ***Program 2.1.2 - General Plan Update***

The Planning and Development Department was to complete the Comprehensive General Plan update to increase the supply of residentially designated property.

*The City adopted its 2025 General Plan and its 2002-2007 Housing Element of the General Plan in 2002, both of which provide for a significantly increased supply of residential property. The City also completed several zoning ordinance updates and a mixed-use ordinance to increase residential densities as detailed in Policy 4.3 - Other Development Incentives.*

### **Program 2.1.3 – Multi-family Supply**

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

*During the planning period, the City monitored the supply of multi-family zoned land, and land available for special housing needs to ensure that an adequate supply of land was consistently available. In July of 2007, there was sufficient zoned land available to accommodate 8,250 multi-family units. Currently, the Zoning Ordinance allows special needs housing by-right for 6 or fewer individuals in all residential zone districts through the group home provision. Group Housing is defined in the Fresno Municipal Code, Sec. 12-105-G.10, and Emergency Housing being a part of Group Housing is under section 12-105-E.4.1. In July of 2007, there was sufficient zoned land available to accommodate 14,120 multi-family and special needs housing units.*

## **POLICY 2.2 - INCREASED USE OF LAND**

### **Program 2.2.1 - Increase Housing Yields**

The City was to review decreasing the width of public streets, setbacks, coverage requirements, and lot sizes to increase the net yield of housing from planned and zoned land. The City was also to adopt standards that were deemed to be appropriate to increasing housing yields.

*The City adopted several standards that were deemed to be appropriate for increased housing yields as outlined in Policy 4.3 – Other Development Incentives.*

### **Program 2.2.2 – Mixed-Use Zoning**

The City was to comprehensively update its zoning ordinance and develop mixed-use zoning provisions to increase residential development in all commercial and office zones in metropolitan areas. The City was also to continue to encourage such mixed-use development through the use of the Inner City Development Policy. Also, a plan was to be prepared for “activity center property areas” for mixed-income, mixed-use development.

*On December 13, 2005, the City adopted a Mixed-Use Ordinance which permits residential development in commercial zones within the City. The goal is to create walkable communities, reduce air pollution, reduce adverse impacts on the environment, reduce vehicle miles traveled, use land more efficiently, create density platforms for affordability, decrease sprawl, and preserve prime farm land. Densities and property development standards are determined on a site-by-site basis through mixed-use conditional use permits. Mixed use residential densities are encouraged above 30 units per acre. The City will continue to encourage such mixed-use development through the use of the Inner City Development Policy. The City adopted three zoning ordinance updates during the planning period that assisted in implementing housing goals as noted in Policy 4.3 – Other Development Incentives.*

*Additionally, the City is in the process of completing a \$350,000 study to define possible activity centers throughout the metropolitan area for intensification use.*

### **Program 2.2.3 - Redeveloped Housing Sites**

The City was to utilize redevelopment efforts and funds to redevelop blighted residential areas for new housing sites. Two new housing sites were to be developed each year.

*The City exceeded the goal by producing 21 new units of affordable housing for low- to moderate-income families during the planning period.*

*The RDA acquired a total of 51 parcels of land that consisted of: 35 vacant parcels, 15 boarded up homes, and 1 blighted commercial property.*

*Thirty-six of the properties were acquired for the infill and boarded up house program through the Community Housing Partnership Program, which is a joint venture between the RDA and the Housing Authority. Twenty-one properties were developed into new units of affordable housing for low- and moderate-income families.*

*Fifteen properties were identified for future affordable multi- and single-family housing projects as follows: 4 were acquired for the Fulton Park Plaza Project (Downtown Fresno), an 80 unit multi-family mixed-income development which will be under construction in the summer of 2008; 10 properties were acquired for the California Triangle project (south west Fresno) which is estimated to produce 60 multi-family mixed-income units and will be complete during the 2008-2013 planning period; and 1 for the Buenaventura Senior Villas (south east Fresno) that will facilitate the development of 113 senior affordable housing units in a mixed-use development, which is anticipated to be complete in the 2008-2013 planning period.*

<b>Total Properties 51</b>	<b>Number of Properties or Boarded up Homes</b>	<b>Housing Units Produced This Planning Period 2002-2007</b>	<b>Units Identified for Future Development 2008-2013</b>
<i>Infill Boarded up home program</i>	36	21	15
<i>Fulton Park Plaza</i>	4		80
<i>California Triangle</i>	10		60
<i>Buenaventura Senior Villas</i>	1		113
<i>Totals</i>	51	21	268

### **Program 2.2.4 - Institutional Barriers**

In cooperation with the Planning and Development Department and RDA, 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 were to be identified.

*The City Planning and Development Department updated the City's zoning ordinance, and mixed-use zoning provisions to increase residential development and reduce institutional barriers as detailed in Policy 4.3 – Other Development Incentives.*

### **Goal 3 - Special Needs Housing**

#### **POLICY 3.1 - FARMWORKER HOUSING**

##### ***Program 3.1.1 - Farmworker Housing Funding***

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

*There were no applications for farmworker housing projects received during the planning period.*

##### ***Program 3.1.2 - Zoning Standards of Farmworker Housing Types***

The City was to 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 ordinance update, the City was to review the zoning code to determine zoning and development standards to facilitate a variety of housing types for farmworker housing needs to include multifamily, manufactured housing, mobile homes, boarding houses, second units, and the City was to assure adequate sites were available in these zoning districts.

*As part of the zoning ordinance updates, the City determined zoning and development standards to facilitate a variety of housing types for farmworker housing, multi-family, manufactured housing, mobile homes, boarding houses and second units as described in Policy 4.3 – Other Development Incentives. 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. 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. 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 within the next planning period.*

##### ***Program 3.1.3 - Farmworker Housing Development***

The City was to continue its support for Farmworker Housing with other governmental agencies such as the Housing Authority, including support for grant applications, partnership opportunities with the NFWSC, the Rural Communities Assistance Corporation and the State Department of Housing and Community Development. The City was to meet with developers and builders of farmworker housing to assist in the identification of appropriate sites and to clarify development requirements.

*During the planning period, the City provided a HOME construction loan and RDA housing set-aside funds to the NFWSC for the completion of 32 single-family homes in the Casas San Miguel project. The RDA is currently in discussions with the NFWSC to develop three homes on the lot previously reserved for the community center within the Casas San Miguel project. The City, along with the Housing Authority, NFWSC, Rural Communities Assistance Corporation, and the*

*State Department of Housing and Community Development, continue to support farm worker housing.*

### **POLICY 3.2 - HOMELESS HOUSING**

#### ***Program 3.2.1 - Transitional Housing***

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

*The Supportive Housing Grant (SHG) Program provided funds through the Fresno-Madera Continuum of Care for the acquisition and rehabilitation of the Transitional Living Center, a 16-unit apartment complex for homeless youth, which added 109 new permanent “supportive housing” beds. The City continues to certify organizations that apply for the SHG through the Continuum of Care, and continues to support the construction of new transitional housing facilities. In addition, the City has certified 50 organizations to receive the SHG grant from HUD. The City also continues to utilize ESG funds for supportive services and the operation of homeless shelters. ESG funds assisted 34 supportive housing facilities and the Continuum of Care programs providing a total of 556,199 shelter nights and 2,666,784 meals.*

#### ***Program 3.2.2 - Homeless Information and Referral***

The City was to continue to provide information and referral services to homeless shelters and service providers.

*The City continues to provide homeless information and referral services upon request.*

### **POLICY 3.3 – NEW HOUSING FOR LARGE FAMILIES AND SENIORS**

#### ***Program 3.3.1 – Low- to Very Low-Income Large Family Housing***

The City was to provide, or cause to be provided, funding for the construction of 500 very low-income housing units for large families over the planning period.

*The City provided funds for the construction of 634 housing units as follows: Geneva Village (142 units), Villa del Mar (48 units), and FIRM (2 units); construction of the following units will be completed during the 2008-2013 planning period: Better Opportunities Builder for Parc Grove Commons Phase II (215 large family rental units), SADI for Tanager Springs phase I and II (158 large family rental units), and Amcal Multi-Housing for the Sandstone Apartments (69 large family rental units).*

#### ***Program 3.3.2 – Low- to Very Low-Income Senior Housing***

The City was to provide or assist with funding for the construction of at least 480 units for very low-income seniors over the planning period.

*The City provided HOME Program funds for the construction of 145 units as follows: Sierra Gateway Senior Residences, an 80-unit senior rental housing complex and the construction of Oak Park Senior Villas, a 65-unit senior rental housing complex that will be complete in May of 2008. The City is also in negotiations with the Urban Pacific Group for the construction of the Buenaventura Senior Villas, a 113-unit mixed-use development that will service low- to very low-income seniors. Construction of these 113 units will be completed in the 2008-2013 planning period.*

### **Program 3.3.3 - Other Low- to Very Low-Income Housing**

The City was to 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 City provided funding for 161 units for low- to very low-income households during the planning period. The City provided HOME funds to Opportunity Builders for construction of a 48-unit low-income multi-family complex of which 24 units are available to the mentally disabled. The City also provided HOME and CDBG Program funds, and the Redevelopment Agency provided housing set-aside funds to CURE, the NFWSC, Alvis Projects, Inc., and Self-Help Enterprises for the constructions of 51 new single-family homes for low-income families.*

*The City provided HOME Program funds to Fresno West Coalition for Economic Development for the construction of South Clara Estates (10 single-family homes for low-income families), Self-Help Enterprises for the construction of Little Long Cheng (30 single-family homes), Alvis Projects for the construction of two single-family Green Building Demonstration Home, and EAH Inc. for the construction of Arbor Court, a 20-unit rental complex for persons with physical disabilities. Construction of these 62 units will be completed during the 2008-2013 planning period.*

*Additionally, the Fresno Municipal Code was amended in October of 2006 to add the Reasonable Accommodation Ordinance. This ordinance ensures equal access to housing for individuals with disabilities. The Reasonable Accommodation Ordinance states that the Planning and Development Director shall provide reasonable accommodation that may include a modification or exception to the rules, standards and practices within the Zoning Ordinance for the siting, development and use of housing or housing-related facilities when a qualified applicant requests reasonable accommodation.*

*The City has provided the necessary and critical tools for additional affordable housing units to be created during the 2008-2013 planning period. These tools are further outlined in Policy 4.3 – Other Development Incentives*

### **Program 3.3.4 - Inclusionary Housing Program**

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

*State Redevelopment law mandates a form of inclusionary housing practiced by the Agency.*

*In addition, the City adopted several ordinance amendments to accomplish this goal as described in Policy 4.3 – Other Development Incentives. The City proposes to fully implement these identified development incentives to facilitate and promote inclusionary type housing activities.*

#### **POLICY 3.4 - SUPPORT OF FEDERAL AND STATE ANTI-DISCRIMINATION LAWS**

##### ***Program 3.4.1 - Complaint Referral***

The City was to refer all inquiries and complaints concerning housing discrimination to the State Department of Fair Employment and Housing and HUD for processing. In addition, the local Fair Housing Council of Central California (FHCCC) was to accept complaints regarding landlord and tenant rights and refers them to the proper agency.

*The City forwards complaints to the applicable regulatory body as necessary. The FHCCC received an estimated 6,174 complaints of discrimination from all sources during the planning period. Of that number, 1,029 cases required further investigation and were pending referral to the State, HUD, or a private attorney. A total 271 were cases were still open at the end of the planning period. The remaining 4,874 were resolved and subsequently closed.*

##### ***Program 3.4.2 - Support of Current Law***

The City was to continue to use the FHCCC to support enforcement of Fair Housing Laws, as expressed in Title 8 of the Civil Rights Act of 1968, as amended. Through the City's Community Development Block Grant Program, funds were to be contributed toward this effort as referenced in Program 3.4.3 – Fair Housing Council.

*The City provided a total of \$200,000 in CDBG Program funds to support this effort. The above program is subject to annual authorization by City Council.*

##### ***Program 3.4.3 - Fair Housing Council***

The City was to continue to further housing opportunities through its ongoing participation in the activities of the local FHCCC. The FHCCC was to sponsor workshops and housing information fairs, monitor affirmative marketing, and work closely with the State Department of Fair Employment and Housing.

*The FHCCC is a private non-profit fair housing agency empowered by the HUD under the Fair Housing Act to investigate and process claims of housing discrimination for remedy and relief under the law.*

*The City's \$200,000 CDBG contribution (discussed in Program 3.4.2 – Support of Current Law) was used to support programs including, but not limited to, sponsoring educational workshops and housing information fairs, monitoring of affirmative marketing, and support for working closely with the State Department of Fair Employment and Housing.*

*The FHCCC conducted five educational workshops in the City for groups or organizations that*

*work with HUD protected class members. These workshops included an overview of fair housing laws and local insurance requirements to landlords, property managers, lenders, real estate agents, property management firms, and other similar organizations. The FHCCC also conducted four fair housing educational programs and in-service workshops for housing providers in the City of Fresno. In addition, the FHCCC also trained representatives from various ethnic groups and nationalities to conduct investigations of housing and lending discrimination claims received by the Council.*

*The FHCCC also advertised fair housing laws and complaint procedures through literature displays at City and County offices, and non-profit organizations such as the Central California Legal Services, Lao Family Organization, Fresno Interdenominational Refugee Ministries, Central Valley Regional Center, property management organizations, lender offices, and related organizations. Such literature was replenished on a bi-monthly basis, and was provided in English, Spanish, Hmong, Cambodian, Vietnamese and Lao languages. In addition to the printed material and literature provided, information was disseminated through radio, television and other media. The above programs are subject to annual authorization by City Council.*

*Additionally, the County of Fresno continues to operate Rentsense, an electronic prerecorded program that provides answers to questions regarding applications of housing law. The Rentsense program provides responses in English, Spanish, and Hmong.*

### **POLICY 3.5 - REMOVE IMPEDIMENTS TO SPECIAL GROUPS HOUSING CHOICES**

#### ***Program 3.5.1 - Group Home Ordinance***

This Zoning Ordinance was to be amended to remove impediments to housing choices for elderly, disabled, or persons with special needs. After amendment of the ordinance the City was to annually analyze and determine whether there were constraints on the development, maintenance and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520, and was to report such findings to the City Council. The analysis was to include an evaluation of existing land use controls, permit and processing procedures and building codes. If any constraints were found in these areas, the City was to initiate actions within six months of the completion of the annual evaluation to address removing the constraints or providing Reasonable Accommodation for housing intended for persons with disabilities.

*In October of 2006, the zoning ordinance was amended to remove impediments to housing choice in group home facilities. Implementation of this ordinance, as further described in Policy 4.3 – Other Development Incentives, is being monitored by the City Planning and Development Department and City Attorney’s Office.*

#### **Goal 4 - Reduce Housing Costs**

This goal was intended to reduce the cost of housing through efficient processing, effective usage of infrastructure, zoning flexibility, and innovative design, while maintaining local development and environmental standards. It was also intended to utilize incentives provided through the Empowerment and Enterprise Zone programs.

#### **POLICY 4.1 - ONE STOP PROCESSING**

Utilize the one stop process to expedite permit processing.

*The City continued to utilize its one stop process through the Planning and Development Department and its newly formed Development Partnership Center (DPC) to breakdown potential processing barriers to assist in the development process as further described in Policy 4.3 – Other Development Incentives. These centers include representatives from various City departments and outside agencies. They are all physically housed in a central location in City Hall and supervised by a single manager.*

#### **POLICY 4.2 - CONCURRENT APPLICATION PROCESSING**

Continue to concurrently process development applications.

*Concurrent processing of development applications continues as a standard practice through the Planning and Development Department and the DPC..*

#### **POLICY 4.3 – OTHER DEVELOPMENT INCENTIVES**

In addition to the above programs and policies, the City provided the following development incentives in an effort to create housing for all segments of the community.

*Subsequent to the adoption of the Housing Element, the City has enacted six (the seventh is in process) Amendments to the Text of the Municipal Code (i.e, Zoning Ordinance) that provide complementary and more flexible standards for the development of residential projects. In addition to the ordinance changes, the City is making significant improvements to its “One Stop Processing” concept. These changes will assist the City in meeting its housing needs.*

*The following, in chronological order, is a synopsis of the content of the seven text amendments with, for reference purposes, their effective date and ordinance number, and the “One Stop Process” feature.*

- 1. The Second Unit Ordinance - This change provides for the addition of a second dwelling unit to be placed, with some limitations and conditions, on lots that are zoned for single-family development. These second units may be occupied by family members or used as rental units. The second unit is permitted as a matter of right. Effective Date: January 25, 2005, Ordinance Number: 2004-136.*
- 2. The Group Home Ordinance - This Ordinance has removed previous impediments of the Zoning Ordinance, to housing choices for the elderly, disabled persons, or persons with special needs. It redefines the use, classifies it as permitted in a wide choice of Zone Districts, and establishes some reasonable standards of development. Effective Date: October 27, 2006, Ordinance Number: 2006-141.*
- 3. As part of the Group Home Ordinance, the City has adopted a Reasonable Accommodation Policy. This policy will ensure equal access to housing for*

*individuals with disabilities. It also allows the Planning and Development Department Director to provide reasonable accommodation that may include a modification or exception to the rules, standards and practices within the Zoning Ordinance for the siting, development and use of housing or housing-related facilities for a qualified applicant.*

- 4. The Mixed Use Ordinance - This is a significant change as it opens up commercial districts for residential development. The development standards are flexible enough to encourage and permit innovative project design, especially when using higher residential densities over 43 units per acre, which are now permitted in the Zoning Ordinance. Effective Date: January 27, 2006, Ordinance Number: 2005-154 and Ordinance Number: 2006-101.*
- 5. Variety Pak #3 - An amendment to the text of the Zoning Ordinance that is entitled, "Variety Pak", contains amendments to several unrelated sections of the Code. It addresses and attempts to resolve a variety of issues related to zoning. As it relates to Housing, this ordinance accomplished the following:*
  - a. Reduced the lot area (and dimensions) of the R-1 District, from 6,000 to 5,000 square feet, which increase the density from 7.26 to 8.7 units per acre; an increase of 1.5 units per acre.*
  - b. Increases the range of consistent residential density of the Medium Low Residential Plan Designation from a maximum of 4.98 to 6.00 units per acre; an increase of one unit per acre.*
  - c. Deletes the "Drop down" provision of the Planned Land Use Consistency Criteria, whereas development was allowed at a lesser than planned density. Development shall now take place according to the planned densities.*
  - d. Defines and classifies residential types for the housing needs of special groups such as assisted living facilities, rest homes, homes for the aged and convalescent homes.*
  - e. Refines the Mixed Use Ordinance previously discussed, by adding the use to C-M (Commercial-Light Manufacturing and M-1 (Light Manufacturing) Districts when located in the Central Plan Area, i.e., downtown.*
  - f. Deletes the two acre minimum requirement for the construction of a planned development. Previously, in the single-family districts, the site had to be more than two acres. This change complements the reduction in area of the R-1 District. As a planned development, the project may receive up to a thirty-percent reduction in lot area, thereby reducing the size of an R-1 lot to 3,500 square feet.*

- g. *Reconstruction of a residential building in other than residential Districts. Throughout the City there are many residential buildings, usually single-family dwelling units, on property that is not zoned for residential uses, such as commercial and industrial districts. Since 1960, these buildings are considered as non-conforming buildings that cannot be replaced if destroyed. In order to preserve this housing resource, this change permits the reconstruction of such a residential building. Effective Date: December 31, 2006, Ordinance Number: 2006-154.*
6. *Density Bonus - This ordinance enables the City to offer a density bonus, and/or incentives whenever a housing development is proposed that reserves a specific number of dwelling units, for a specific time period, for very low-, low-, and moderate-income households. Effective Date: November 5, 2007, Ordinance No. 2007-75.*
7. *Variety Pak #4 - will provide greater flexibility in project design, and provide further definitions and text clarification, of the Mixed Use Ordinance. It is in process, with an anticipated adoption date of May 10, 2008.*
8. *The “ANX” Overlay District. The City has started its proactive annexation program with the goals of “squaring off” City boundaries and incorporating County islands within the City. As part of this program, a text amendment to create an “ANX” Overlay District was adopted to address the concerns of property owners about preserving their “way of life” upon annexation into the City. The provisions of this Overlay District designates the existing use as conforming to adopted City Plans and Policies until such time that the owner proposes to change or intensify the use of their land. It is expected that approximately 700 acres of developed residential property will be annexed. The implementation of the “ANX” Overlay District will preserve developed residential properties; thereby increasing the City’s housing stock. Effective Date: April 4, 2008 Ordinance Number: 2008-10.*
9. *“One Stop Process” The City is intensifying its use of the “One Stop Process” that it has utilized for the past few years. Currently, the Application Assistance Center offers a service to the public that previews potential projects. The City will be introducing the Development Partnership Center (DPC) to replace the Application Assistance Center. The DPC is a more comprehensive service that utilizes representatives from various City Departments and outside agencies. These representatives, including Planning staff, are physically housed within the Planning and Development Department, and supervised by a single manager.*

## **Goal 5 - Inter Agency Task Force**

### **POLICY 5.1 - INCREASE EFFECTIVENESS OF HOUSING PROGRAMS AND ACCOUNTABILITY**

Establish and empower a committee of housing providers including representatives of the City Council, Planning and Development Department, RDA, Housing Authority, HUD, City Public

Works Department, City Attorney and other groups to coordinate Housing Element goals and objectives. The committee was to meet at least bimonthly to assess progress toward housing objectives and periodically involve other staff and agencies such as City Finance, Police, and non- and for-profit developers.

*The Inter Agency Housing Task Force was established by the City and consisted of representatives from the City of Fresno, RDA, Housing Authority, HUD, and private sector developers. The Task Force was created to encourage cooperation between various housing providers in reaching Housing Element goals. During the planning period, the Task Force met a total of 84 times. In the 2006-2007 planning period, the Task Force was dismantled with most of the members becoming part of the Mayor's new 10X10 Blue Ribbon Affordable Housing Committee.*

*On May 25, 2006, the Mayor announced the formation of the 10x10 Blue Ribbon Affordable Housing Committee, which was created in part, to continue cooperation among various housing providers and to develop a strategy emphasizing land-use planning, revitalization, new financing, code enforcement, local government streamlining, and affordable housing policies that will significantly contribute to a healthy, prosperous and affordable Fresno.*

*The Committee's detailed strategy was presented to the Mayor and Fresno City Council in 2007, and articulates measurable goals for increasing the pipeline and production of 10,000 affordable housing units by the end of 2010. The 10x10 unit goal includes new and/or rehabilitated substandard (requiring replacement of several major systems including repairs that address health and safety conditions) units that are either completed, under construction, permitted, or approved in master plans.*

*The strategies are focused on:*

- 1) Smart Growth Implementation*
- 2) Urban Reinvestment, Infill and Transitional Housing Developments*
- 3) Expansion of Affordable Housing Resources and New Financing*
- 4) Innovative Local Government Planning, Incentives, Regulations, Permitting and Enforcement, and*
- 5) Coordination on Regional Land Use and Transportation Policies.*

*The table below provides unit production levels achieved through the implementation of the 10 x 10 Committee goals from July 2006 through March 2008.*

Unit Strategy and Definition	Smart Growth	Urban Reinvestment	New Financing Strategies	Innovative Code / Major Rehab Units	Innovative Government	Total
Being Master Planned		2,137		/ 38		2,175
Approved Plan						
Permitted						
Under Construction		249		/ 12		261
Completed		430		526 / 161		1,117
Total Actual	0	2,816	0	737	0	3,553
Total Goal	3,600	1,400	1,600	1,800	1,600	10,000

March 2008

*Table Notes:*

1. *New Financing and Innovative Government units relate to those attributed to new local and regional Housing Trusts, new local lending arrangements, impact fee waivers and the DPC – all in the process of being put into operation and application.*
2. *Unit counts for Urban Reinvestment and Innovative Code (Major Rehabilitation) are tabulated from Housing and Community Development and Code Enforcement Division records.*
3. *Not accounted for above - The SEGA Plan, proposed to be adopted in first half of 2009, is targeted to plan for and ultimately provide for 20% affordable units – alternate planning scenarios being considered range from 18,000 to 42,000 total dwelling units or 3,600 to 8,400 affordable units.*
4. *Not accounted for above - El Dorado Park Neighborhood Plan will likely reduce 440 substandard affordable units to 200-300 new and rehabilitated affordable units, plus market rate and student housing units, for a total of up to 600 mixed-income new and rehabilitated units as a result of the current planning effort in the area.*

**Quantitative Results**

Table 5-1A, below, illustrates in matrix format the quantifiable program achievements, as well as achievement summaries of those less-quantifiable programs. Table 5-1B illustrates non-quantifiable programs accomplishments during the 2002-2007 Housing Element Period.

**Table 5-1A  
Quantitative Program Accomplishments 2002-2007**

<b>Policy Program</b>	<b>Short Title</b>	<b>See Notes Below</b>	<b>Goal</b>	<b>Total units accomplished (unless otherwise indicated)</b>	<b>Ex Low 14.2%</b>	<b>Very Low 10.5%</b>	<b>Low 16%</b>	<b>Moderate 15.8%</b>	<b>Above 43.5%</b>	<b>Infrastructure</b>	<b>Senior</b>	<b>Persons w/ Disabilities</b>
<b><u>1.1</u></b>	<b>Housing and Neighborhood Revitalization</b>											
1.1.1	Code Enforcement- CDBG area inspections (Community plan areas)	✓	34,000	34,000	4,828	3,570	5,440	5,372	14,790	-	-	-
1.1.2	Neighborhood Infrastructure (citywide)	✓	2,500	10,401	1,477	1,092	1,664	1,643	4,525	X	X	X
1.1.3	Public Works Deficiencies (citywide)	✓	2,500	830	118	87	133	131	361	X	X	X
<b><u>1.2</u></b>	<b>Housing Rehabilitation and Replacement</b>											
1.2.1	Housing Rehabilitation		1,597	1,762	-	-	-	-	-	-	-	-
	City of Fresno produced 662 units				16	90	70	-	-	-	486(a)	-
	RDA produced 1,100 units				156	116	176	174	478	-	-	-
1.2.2	Replacement Housing		60	4	-	-	-	-	-	-	-	-
	City of Fresno produced 2 units				-	1	1	-	-	-	-	-
	RDA produced 2 units				0.28	0.21	0.32	0.32	0.87	-	-	-
1.2.3	Infill Housing		300	110	-	42	68	-	-	-	-	-
1.2.5/7	Homebuyer Program & Down payment Assistance (combined in 2003)		1,700	395	-	52	343	-	-	-	-	-
1.2.8	Rental Rehabilitation Program		90	178(b)	8	103	65	-	-	-	-	-
1.2.9	Inner-City Priority Processing	✓	-	105	15	11	17	17	45(c)	-	-	-
1.2.10	Central Area Housing Development		-	38(d)	-	-	9	9	20	-	-	-
<b><u>1.3</u></b>	<b>Preservation of At-Risk Housing</b>											
1.3.1	At-Risk Housing		100	165	-	100	65	-	-	-	-	-
<b><u>2.2</u></b>	<b>Maximize Development Potential</b>											
2.2.3	Redevelopment Housing Acquisition sites (resulted in 21 low-income units)		-	51(e)	-	-	-	-	-	-	-	-
<b><u>3.1</u></b>	<b>Farmworker Housing</b>											
3.1.3	Farmworker Housing Development		-	32	10	11	11	-	-	-	-	-
<b><u>3.2</u></b>	<b>Homeless Housing</b>											
3.2.1	Transitional Housing		50	109	109(a)	-	-	-	-	-	-	-

**Table 5-1A  
Quantitative Program Accomplishments 2002-2007 (Continued)**

<b>Policy Program</b>	<b>Short Title</b>	<b>See Notes Below</b>	<b>Goal</b>	<b>Total units accomplished (unless otherwise indicated)</b>	<b>Ex Low 14.2%</b>	<b>Very Low 10.5%</b>	<b>Low 16%</b>	<b>Moderate 15.8%</b>	<b>Above 43.5%</b>	<b>Infra-structure</b>	<b>Senior</b>	<b>Persons w/ Disabilities</b>
<b>3.3</b>	<b>Housing Opportunities</b>											
3.3.1	Funding Very Low-Income Large Family Units		500	634 (b)	65	311	241	-	-	-	-	12
3.3.2	Very Low-Income Seniors Housing		480	145(b)	39	65	32	-	-	-	X	6
3.3.3	Other Very Low-Income		1,500	161(b)	2	72	62	-	-	-	-	24
<b>3.4</b>	<b>Anti-Discrimination Laws</b>											
3.4.1	Complaint Referral (complaints)	✓	-	6,174	877	648	988	975	2,686	-	-	-
	<b>Totals*</b>		45,377	55,294	7,720	6,371	9,385	8,321	22,906	-	486	42

Note: The percentages above are based on HCD guidelines. Numbers are rounded up.

(a) Presume to be low-income

(b) Contains vacant and/or manager units

(c) Presume the balance to be in the "Above" category

(d) One mixed-use development, containing 38 units, with 9 set aside as affordable

(e) Sites not constructed

3.4.2 Supported Fair Housing Law & Fair Housing Council by providing \$200,000 during the planning period.

\*Rounded down