

Attachment A

General Plan Housing Element: Implementation Programs

July 1, 2005 – June 30, 2006

PROGRAM NO.	PROGRAM	TIME FRAME	ACTION TAKEN/STATUS	EFFECTIVENESS
H-A.A	The County shall continue to monitor State Department of Housing and Community Development's web page for Notice of Funding Ability (NOFA) and where appropriate prepare or support application for funding of such programs as CalHome, Joe Serna, Jr. Farmworker Housing, and Multi-Family Housing.	<p>Monitor web page: Ongoing on weekly basis.</p> <p>Applications: Annually based on applicable funding availability and funding deadlines established in the NOFA.</p>	<p>On-going – Grants Received: HCD 2000 CalHome Program (\$500,000) Program completed on October 1, 2004.</p> <p>HCD 2003 CalHome Program (\$500,000) Program is being closed out.</p> <p>HCD 2004 CalHome Program (\$500,000) Program is currently underway.</p> <p>HCD 2005 CalHome Program (\$500,000) Program is currently underway.</p> <p>Joe Serna, Jr. Farmworker Housing Grant \$1 million Program is underway.</p>	<p>2000 CalHome Program – Total of 21 families were assisted either through Rehabilitation or Mortgage Assistance Grant closed on October 1, 2004.</p> <p>2003 CalHome Program – Total of 20 families were assisted with this grant.</p> <p>2004 CalHome Program – Total of 6 families assisted to date for this reporting period.</p> <p>2005 CalHome Program – Currently reviewing applications for assistance.</p> <p>JSFWHG Program is currently underway. A total of 17 households have been assisted with JSFWHG funds, including 10 households this reporting period.</p>
H-A.E	The County shall continue to work closely with the Housing Authorities of the City and County of Fresno and other responsible agencies and non-profits in responding to HUD's Super Notice of Funding Availability (Super NOFA) for HUD's Discretionary Grant Programs such as the Rural Housing and Economic Development Program to encourage construction of affordable housing in the unincorporated areas of Fresno County. This will be accomplished through monthly communication between the respective staffs to closely coordinate the various programs to best utilize the grant opportunities available to each agency and to collaborate on projects whenever feasible. The regular communications will enable applications to be considered with sufficient time prior to application deadlines.	On-going on a monthly basis	<p>On-going -The County continues to support applications for development of affordable housing. The Community Development Division continues to provide support to the Housing Authorities for their application to HUD for additional Housing Choice Vouchers. Community Development's Affordable Housing Programs partnered with Self-Help Enterprises and provided funds to construct 48 affordable multi-family units in Del Rey. Additionally, the Affordable Housing Programs also worked with the Housing Assistance Council to provide funds to construct 76 affordable multi-family units in Clovis and 81 affordable multi-family units in Kerman. Currently, we are providing HOME funds to assist with the construction of a 44-unit multifamily development affordable to very low-income families in Biola.</p>	<p>Completed CHDO projects funded through the County's HOME funds.</p> <p>Self-Help Enterprises for 48 multi-family units in Del Rey and 32 single-family homes in Reedley.</p> <p>Better Opportunities Builders (BOB) 81 unit senior complex in Kerman.</p> <p>Central Valley Coalition for Affordable Housing (CVCAH) a 76-unit multi-family complex in Clovis.</p> <p>CHDO projects funded through the County's HOME funds under construction.</p> <p>Self-Help Enterprises 44 multi-family units in Biola</p>

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H-A.F	The County shall continue to cooperate with and partner with agencies and partnerships whose mission is to provide construction of lower cost housing through accessing federal funding such as the USDA Rural Development's Single-family and Multi-Family Housing Grants (Section 514/516 Farm Labor Housing Loan and Grant programs and Section 538 Rural Rental Housing Guaranteed Loan Program). This will be accomplished through monthly communication between the respective staffs to closely coordinate the various programs to best utilize the grant opportunities available to each agency and collaborate on projects whenever feasible.	On-going on a monthly basis.	<p>On-going -Applied to USDA Rural Development and received \$100,000 in 2003 Housing Preservation Grant funds.</p> <p>Applied to USDA Rural Development and received \$87,000 in 2005 Housing Preservation Grant funds.</p>	<p>2003 HPG Program – Provided assistance to a total of 7 very low-income families.</p> <p>2005 HPG Program – Currently reviewing files for 6 families.</p>
H-A.G	The County shall continue to operate its HOME Program to facilitate the development of affordable housing through partnerships with Community Housing Development Organizations (CHDO), such as Self Help Enterprises and Housing Assistance Corporation (HAC), or non-profits such as the National Farmworker Service Center (NFWSC).	On-going	<p>On-going – The County continues to market and implement the CHDO Loan Program funded by the Federal HOME Investment Partnerships Program (HOME).</p> <p>The County has partnered to build affordable units with various CHDO'S including: Self-Help Enterprises (Del Rey/48 units), Central Valley Coalition for Affordable Housing (Clovis/76 units), Better Opportunities Builders (Kerman/81 units).</p> <p>Affordable housing development projects are funded on a first come first served basis as funding allows.</p>	<p>Completed CHDO Projects funded through HOME funds.</p> <p>Self-Help Enterprises for 48 multi-family units in Del Rey and 32 single-family homes in Reedley.</p> <p>Better Opportunities Builders (BOB) 81 unit senior complex in Kerman.</p> <p>Central Valley Coalition for Affordable Housing (CVCAH) a 76-unit multi-family complex in Clovis.</p> <p>CHDO projects funded through the County's HOME funds under construction.</p> <p>Self-Help Enterprises 44 multi-family units in Biola.</p>
H-A.J	The County shall develop a program to track new construction activity to enable more effective analysis of the new construction by location and affordability.	On-going	The Community Development's Affordable Housing Programs are tracking affordable housing units constructed through its programs and partners. The Development Services Division is tracking all permits.	Community Development's Affordable Housing Programs have developed a database to track affordable housing units constructed through its programs and partners. A separate database is also available for infrastructure projects that will benefit low-and moderate-income communities and improve opportunities for the construction of new affordable housing.

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H-B.A	The County shall implement this Housing Element as its long-term housing strategy for Fresno County.	On-going	In progress - The Housing Element is being implemented through existing and new programs, including additional funding received from State CalHome and USDA Housing Preservation Grant awards. The County continues to assist low and very low-income families with the purchase or rehabilitation of their homes.	On-going. Additional grant funds received from the State HCD include State Farmworker Housing Grant Funds (\$1,000,000), USDA HPG Grant Funds (\$187,000), CalHome 2003 (\$500,000), CalHome 2004 (\$500,000) and CalHome 2005 (\$500,000).
H-D.A	The County shall evaluate new job-generating projects (commercial and industrial) to assure that the location is in reasonable proximity to housing to minimize commute distances and associated effects on household cost for commuting, air quality and circulation/transportation system needs.	On-going	The County provided in-kind technical assistance to local non-profits to apply for and operate HUD Rural Housing and Economic Development (RHED) Grant Programs.	Work on-going. Two RHED have been awarded with the assistance of Fresno County, the Biola project will provide training and affordable housing and the Del Rey project will increase the industrial sewer capacity so industry can expand and provide jobs. The Del Rey Project is expected to be completed by February 2, 2007.
H-D.B	The County shall evaluate proposals for designation of land for residential development to assure that there are adequate job opportunities in close proximity or adequate public transit access to minimize commute distances and associated effects on household cost for commuting, air quality and circulation/transportation system needs.	On-going	Housing proposals are evaluated based on long-term sustainability, proximity to job opportunities, access to public transportation and adequate infrastructure.	Housing projects utilizing HOME funds were in the City of Clovis and Kerman and the unincorporated community of Del Rey. Each of the locations has the infrastructure to support the housing development proposed, including proximity to health and shopping centers to minimize impact on the environment and improve the quality of life for residents. The current project in Biola has the necessary infrastructure and a new bus route was added to increase access to Fresno.
H-E.E	The County shall continue to actively market its successful housing rehabilitation programs that provide low interest deferred loan funds to meet special needs such as ADA retrofitting requirements and features to accommodate the elderly.	On-going	On-going - The Housing Assistance Rehabilitation Program (HARP) is marketed to all unincorporated area residents, including at specific venues throughout the year to outreach to the disabled and the elderly. Housing Rehabilitation Specialists continue to meet with community groups, including senior citizen and handicapped residents. Rehabilitation work is designed to accommodate the specific needs of the residents.	During the past year, 22 homes throughout Fresno County were rehabilitated for the elderly and \$1,004,000 of HOME funds was loaned to Better Opportunities Builders (BOB) to assist with the development of 81 senior units in Kerman.

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H-E.G	The County shall continue to set aside revenues from the Community Redevelopment Agency Friant Project Area in the low- and moderate-income housing fund as required by the State redevelopment law and direct the use of funds as prescribed in the adopted implementation plan. Fund accrual for the seven-year period (2000 to 2007) is estimated to be \$60,000.	On-going; fund accrual, with accrued funds utilized in 2003 pursuant to adopted plan.	A housing survey was conducted in the spring of 2004 to evaluate the housing stock and need for rehabilitation. As a result of the hot housing market, 37 properties changed owners during the 2005 period and will increase the fund accrual with the highest contribution since the inception of the program.	The housing survey compiled information on 251 units and found that 10 percent of them needed rehabilitation. This information will allow for informed decisions and appropriate use of funds. The Friant Redevelopment Plan was also updated last year. Outreach to that community is ongoing. The accrual of funds is at sufficient levels to allow for the designation of funds for housing rehabilitation or other needs.
H-F.A	The County will continue to actively promote its Affordable Housing Programs that provide housing rehabilitation and development for farmworker families in rural communities. The County promotes these programs through monthly marketing in farmworker neighborhoods and communities, through personal, door to door visits, directed mailings, and community meetings.	Marketing work: On-going on a monthly basis. Milestones based on annual objective.	On-going - The Housing Assistance Rehabilitation Program (HARP) continues to be marketed to farmworker families, primarily through community meetings and field marketing. The Community Development Division continues to partner with agencies to develop housing that is designated for or is attractive to farmworker families.	Previously completed projects: 32 HOME assisted units for the Casas San Miguel project and 32 HOME assisted units for the Reedley New Horizons project and 37 units in Clovis. County received Technical Assistance HOME grant from HUD to develop a farmworker housing strategy on the Westside. Currently, 44 apartments units in Biola will be farmworker housing. A total of 14 farmworker homes were rehabilitated this reporting period.
H-F.B	The County will continue to support and encourage other agencies, such as Fresno County Housing Authority, in the application for State HCD funding as well as USDA Farm Labor Housing Loan (514) or Grant (516) funds, and other funds that may become available for farmworker housing. The County supports and encourages these agencies in their efforts through providing staff support in the application process, collaborating on marketing efforts to outreach to farmworker families, and by adopting and sending resolutions and letters of support for these agencies' efforts.	On-going/ Continuous with at least monthly communications.	On-going - The Community Development Division continues to support and encourage the Housing Authority and other agencies such as the National Farmworkers Service Center and Self Help Enterprises to develop affordable housing for farmworker families consistent with the County's General Plan Policies.	The County was awarded a \$1,000,000 Joe Serna, Jr. Farmworker Housing Grant from HCD. To date it has assisted a total of 17 families 14 this reporting period. The County awarded \$1,000,000 (HOME) to Self-Help Enterprises to develop a multi-family 44 unit apartment complex in Biola also funded through USDA.

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H-F.C	The County will continue to seek unique partnership opportunities with other agencies, such as the National Farm Worker Services Center (NFWSC), the Rural Communities Assistance Corporation (RCAC) and State HCD, to develop farmworker housing in the County. The County will seek out these new partnership opportunities through its collaborative efforts in coordinating meetings between housing agencies, in order to provide the most coordinated means of providing farmworker housing.	On-going: coordination and consideration of partnership opportunities particularly as funding becomes available.	<p>On-going - The Community Development Division continues to seek such partnerships – Recently, collaborated with the Westlands Water District, Self-Help Housing Enterprises (SHE) and other partners to dedicate a 60-acre parcel for the construction of a 270 unit low- and moderate-income housing development project in the City of Mendota.</p> <p>The County is also partnering with the California Coalition for Rural Housing to provide training on GIS mapping that will allow staff an opportunity to identify vacant parcels for the purpose of developing farmworker housing.</p>	<p>The new housing development project in Mendota is expected to primarily benefit farmworker families from rural Westside communities.</p> <p>The GIS training will allow staff to conduct better research and develop maps that will be instrumental in obtaining additional grant funds for Fresno County targeted communities.</p>
H-F.D	The County shall establish a collaboration of agencies, such as the NFWSC, RCAC and the Fresno Housing Authorities to convene regularly, in order to develop a combined and well-structured effort to seek funding for the construction and/or rehabilitation of farmworker housing.	January 2003 (Initiate contacts with interest agencies)	Member of Rural Communities Collaborative of Fresno County Steering Committee. Member of the Fresno Housing Resource Center.	We continue to work with both of these groups to bring resources together in order to provide affordable housing across Fresno County.
H-G.A	The County shall continue to promote the rehabilitation of substandard housing stock through the Affordable Housing Programs funded by federal and State grant funds and administered by the County. Improve the publicity and outreach effort to ensure program information reaches a maximum number of eligible residents.	On-going	<p>On-going - The Community Development Division continues to promote housing rehabilitation through its successful Housing Assistance Rehabilitation Program.</p> <p>Flyers are distributed to market the program, and housing rehabilitation specialists and loan staff meet regularly with community groups, lenders and real estate organizations to promote the program.</p>	During the previous program year over \$1.2 million in federal grant funds were expended on loans that assisted 16 low- and moderate-income homeowner families to rehabilitate their homes.

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H-G.B	The County shall promote the rehabilitation of rental housing units through the County's Affordable Housing Programs currently funded by the federal HOME Investment Partnerships and CDBG Programs.	On-going	On-going - The Community Development Division continues to market its Rental Rehabilitation Program as part of its Affordable Housing Programs, to community groups and real estate/apartment organizations. Also continue to work with federal agencies to emphasize importance of streamlining federal regulations for rental rehabilitation grant programs to make them more attractive to owners of rental housing.	This program is on-going. The program is marketed to area landlords and apartment management groups. Marketing is through flyers and meetings with housing industry representatives. Over 5,000 fliers and pamphlets were distributed in the last year.
H-G.D	The County shall increase community outreach efforts to improve citizen awareness of rehabilitation assistance programs.	New marketing materials and partnering with other housing agencies to market collaboratively: April 2003	On-going - The Community Development Division has continued to increase community outreach efforts to improve citizen awareness of housing rehabilitation programs by developing an Affordable Housing Resource Book that is available at all County Public Libraries and Neighborhood Resource Centers. Photo boards of housing activities have been assembled which dramatically illustrate program results and attract attention of participants at designated events including health and community fairs in low income communities.	Continue to increase outreach efforts by distributing over 5,000 fliers and pamphlets. Participated in community meetings and housing activities. Modifying our flyers materials and doing mass mail-outs to target areas. These new marketing techniques have increased the number of calls and number of applications submitted for affordable housing programs.
H-H.A	The County shall increase access to homeownership, and promote homeownership opportunities by continuing allocation of available grant funds such as federal HOME Investment Partnership Program funds to the County's Down Payment Assistance Program to assist eligible lower income households.	Ongoing	On-going - The Community Development Division continues to implement the County's Down Payment Assistance Program to assist lower income families purchase a home. The County continues to support the Fresno Housing Resource Center through in-kind assistance such as printing of flyers and web design.	Utilizing CalHome funds and HOME funds 3 families were assisted in purchasing a home during this reporting period. The County continues to be a member of the Fresno Housing Resource Center which provides assistance for families to purchase their first home. Through its web page and flyers HRC provides outreach to thousands of households.

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H-H.B	<p>The County will continue to provide fair housing services by contracting with a service provider (currently the Fair Housing Council of Central California). Fair housing services will include: workshops for community groups that work with protected classes; training for housing providers; intakes, investigation and education concerning housing discrimination in rentals and sales; counseling and referrals for victims of housing discrimination; and coordination of other fair housing activities. The County will continue to focus fair housing outreach and education services to the rural areas including residents of the unincorporated communities of Fresno County. The County's fair housing activities are conducted and evaluated on a monthly basis, with approximately 24 workshops held each year in locations throughout Fresno County. The County evaluates its fair housing activities monthly through reports from its service provider, and directs the types and locations of the activities to ensure they are comprehensively provided throughout the County and to a variety of types of interest groups and individuals. This is necessary in order for the County to ensure and verify services are outreached to everyone in all segments of the community.</p>	On-going with monthly review.	<p>On-going - The Community Development Division continues to work closely with the Fair Housing Council of Central California to provide fair housing services, including outreach, education and complaint investigation and referral. During the previous program year, the Fair Housing Council provided a total of 17 workshops. Six Fair Housing Education and Training workshops targeted housing industry representatives from lending and banking, real estate brokerages, and landlord/property managers. The Fair Housing and Education workshops target social service and advocacy agencies that work with "protected class" clients. These workshops were held throughout the County, including Biola, Clovis, Kerman, Kingsburg, Lanare, Reedley, Riverdale, and Sanger.</p> <p>The County also hosted the 11th Annual Fair Housing Conference in April 2006.</p>	<p>Renewed Fair Housing contract.</p> <p>Fair Housing services provided during 2005-2006 17 workshops to industry representatives and social service and advocacy agencies and residents were conducted.</p> <p>Investigated possible violations of State and federal statutes.</p> <p>Performed Fair Housing testing throughout the County.</p>
H-H.C	<p>The County shall monitor the supply and costs of existing rental and ownership housing.</p>	Annually	<p>Initiated in the annual report with fair market rent data and housing affordability data presented under the section on indicators.</p>	<p>Monitoring rental prices for housing funded through the Affordable Housing Program by requiring annual rent verification from owners. Monitoring Affordable Housing units constructed through AHP and its partners.</p>

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H-H.E	The County shall support the provision of rental assistance, and publicize rental assistance programs such as Section 8 and other available rental programs.	On-going	Ongoing - The Community Development Division continues to support and encourage the rental assistance programs such as Housing Choice Vouchers (formerly Section 8) implemented by the Housing Authority, and provides support to the Housing Authority for grant funding opportunities to continue these important programs. Provides information and referrals in partnership with the Fresno Housing Resource Center.	The County continues to support the Housing Authorities programs and efforts to support affordable housing. Referrals and information is shared with the community during outreach efforts and direct calls to the Community Development Division. Annually, the County reviews and certifies the Housing Authority's Annual Plans for consistency with the County's five year Consolidated Plan.
H-J.A	The County shall continue to incorporate conservation measures in its housing rehabilitation programs.	On-going	Ongoing - All housing rehabilitation/reconstruction activities carried out by the Community Development Division are consistent with current codes and energy standards.	The Affordable Housing Programs are consistent with all current codes and energy efficient standards and all jobs adhere to the codes.
H-J.E	The County shall support energy conservation programs for low-income households including referral to programs.	On-going	Ongoing - The Community Development Division encourages its low and moderate income housing rehabilitation participants to participate in energy conservation programs through PG&E.	Affordable housing participants are making informed choices regarding energy conservation at initial stage of conducting housing rehabilitation and work with contractors.