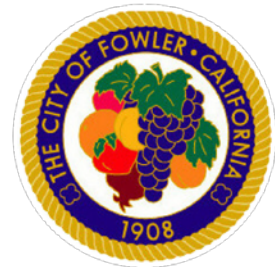




# Fresno County Multi-Jurisdictional Housing Element Update Study Session

Meeting Date: September 15<sup>th</sup>, 2022



F R E S N O C O U N C I L O F G O V E R N M E N T S

# Project Team

## » Fresno County

- Yvette Quiroga, Principal Planner

## » Fresno COG

- Meg Prince, Senior Regional Planner

## » Consultant Team

- PlaceWorks, Colin Drukker
- CCRH, Kate Rose

Fresno Council of Governments		
Fresno County	City of Coalinga	City of Firebaugh
City of Kerman	City of Fowler	City of Mendota
City of Parlier	City of Fresno	City of Huron
City of Sanger	City of Kingsburg	City of Selma
City of Orange Cove	City of San Joaquin	City of Reedley

# Housing Element Overview

# What is the Housing Element

- » **One of the eight mandated elements of the General Plan**
- » **Must be updated every 8 years**
- » **Adoption Deadline: December 31, 2023**
  - 6<sup>th</sup> Cycle Planning Period: December 31, 2023 – December 31, 2031
- » **County's Plan to address existing *and* future housing needs**
  - Not a mandate to build, but required to zone and facilitate



# What does the Housing Element Include?

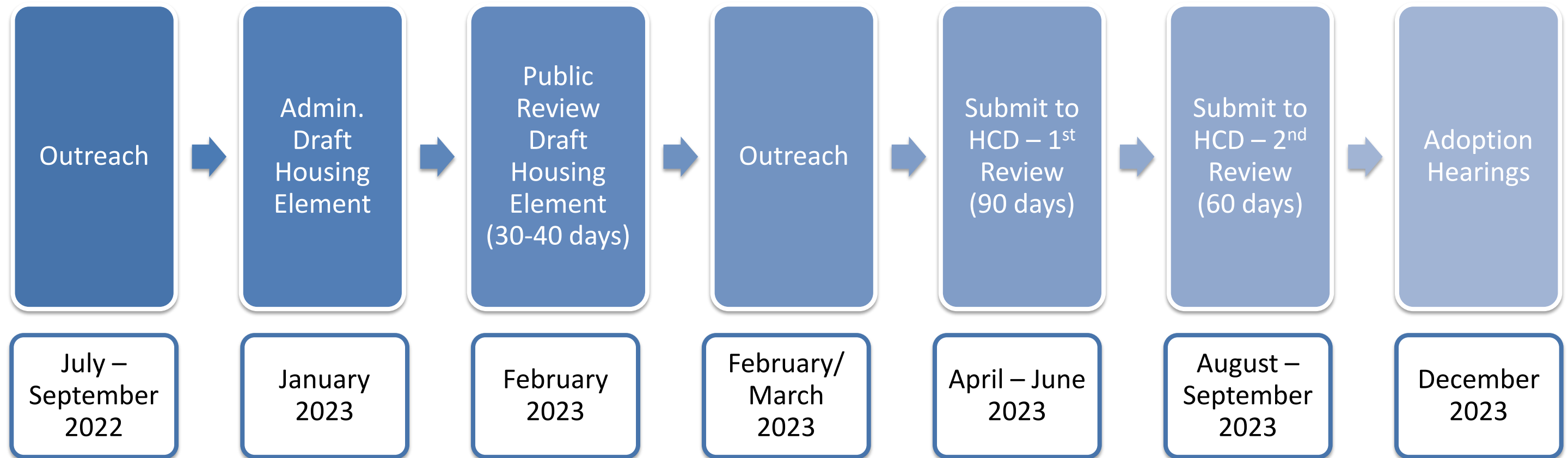
## Regional Sections

1. Introduction
2. Countywide background report
3. Countywide analysis of fair housing
4. Countywide housing goals and policies
5. Summary of sites inventory

## Local Sections (appendix)

1. Local housing needs assessment
2. Local fair housing assessment
3. Local sites inventory and analysis of resources
4. Local housing constraints analysis
5. Local implementation programs
6. Evaluation of previous housing element

# Regional Efforts – Timeline

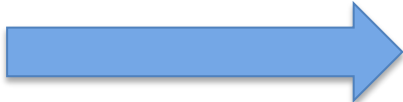


# Regional Housing Needs Assessment (RHNA)

# How is the RHNA Determined?

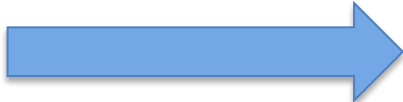
## State Role

The State projects future housing needs at various income levels and allocates units to COGs Statewide



## Regional Role

The COG develops a methodology to evaluate factors for distribution of units to each jurisdiction; methodology approved by HCD



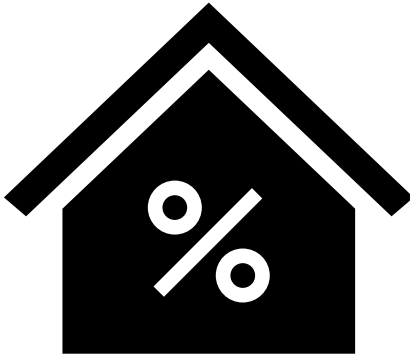
## Local Role

Cities and counties are allocated units. They must then find ways to accommodate – enough land at appropriate densities

**Total RHNA = 2,502,971**

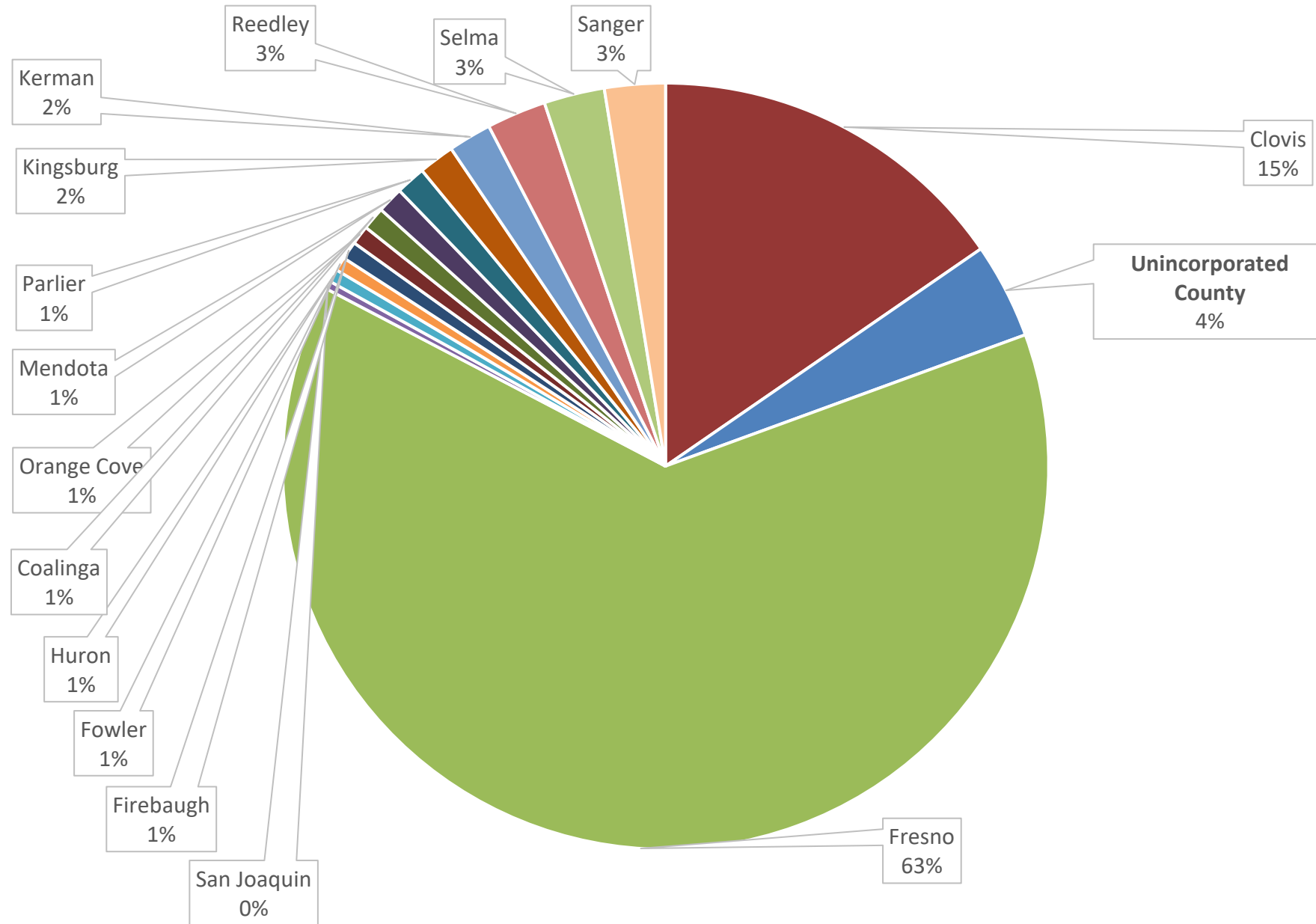


**Fresno COG RHNA = 58,298**  
Adopted June 2022

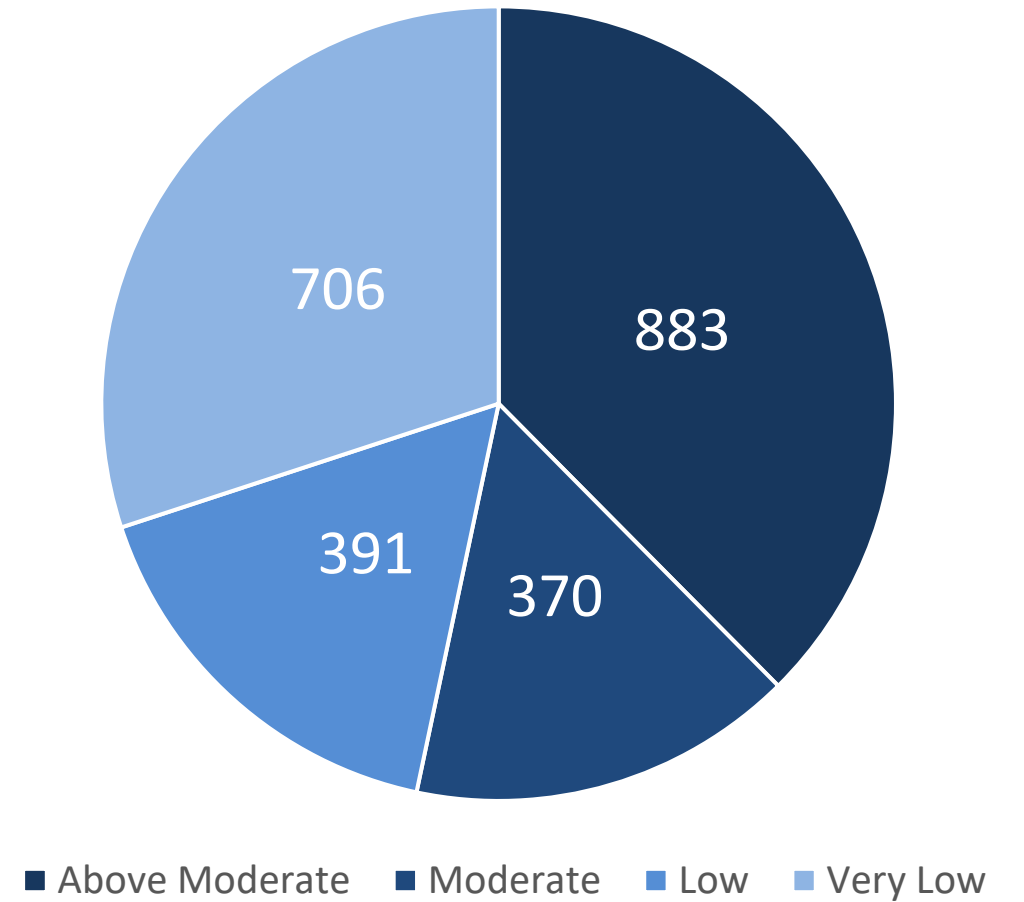




# Fresno COG RHNA



# Fresno County RHNA: 2,350



# Density to Accommodate the RHNA

County must show adequate land zoned to accommodate the RHNA at each income level

- » 20 DU/ac is the default density standard for lower-income housing<sup>1</sup>
- » Qualifying zones based on GP and Zoning Ordinance updates:

Category	Zoning	General Plan
Residential	R-2, R-2-A, R-3, R-3-A, R-4	Medium High-Density
Commercial <sup>2</sup>	C-1, C-2, C-4	Neighborhood, Community, Central Business

1. Per Section 65583.2(c)(3)(B) of CA GOV Code. This is the default density for all jurisdictions in Fresno County except for the City of Fresno, which has a default density of 30 DU/acre.
2. Lower-income capacity assumptions on commercially-zoned land likely to be very small unless County can provide substantial evidence of past projects and/or increased production through new incentives.

# Strategies to meet the 6<sup>th</sup> Cycle RHNA

Consider pipeline projects and specific plans



Reassess sites from the 5<sup>th</sup> cycle element



Focus on vacant sites larger than 0.5 acres and smaller than 10 acres



Projected ADUs, rural SF homes, manufactured homes



Consider underutilized sites and/or rezoning (only if necessary)

# Key Changes to State Law

# New Laws

- » **AB 215.** Adds public review period prior to HCD submission; adjusts HCD review periods
- » **AB 1398.** Eliminates 4-year mid-cycle penalty, but requires rezoning done within 1 year if compliance not achieved within 120-days of deadline
- » **AB 72.** If jurisdiction fails to comply with state law during planning period, HCD may revoke certification and report to Attorney General
- » **AB 1397.** Substantial justification required if more than 50% sites non-vacant or parcels are <0.5 ac or larger than 10 ac

# New Laws

- » **SB 166.** If project approved that varies from HE capacity, must have written findings that jurisdiction can accommodate 100% of remaining low/mod RHNA or rezone within 180 days to attain 100% capacity
- » **SB 35.** Streamlines projects with 10%/50% lower income housing if actual production rate for lower or above mod housing below expected pace
- » **SB 330.** Prohibits downzoning, streamlines processing, objective standards
- » **AB 686.** Requires fair housing analysis and strategies in the HE
- » **SB 9.** Allows multiple units and lot splits on single family parcels

Thank you