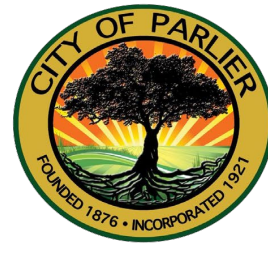




Fresno County Multi-Jurisdictional Housing Element Update Study Session

Meeting Date: September 6, 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
- Bernard Jimenez, Planning & Resource Management Officer

» Fresno COG

- Kristine Cai, Deputy Director
- Simran Jhutti, Associate 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
 - 6th 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



About the Housing Element?

- » **Plans for housing needs of all economic segments of the community**
 - Adequate zoning to meet future housing needs
 - Programs to promote better housing conditions and opportunities for all, particularly special needs households
- » **Does not:**
 - Require the County to build the units
 - Guarantee County funding or approval of an individual project

What does the Housing Element Include?

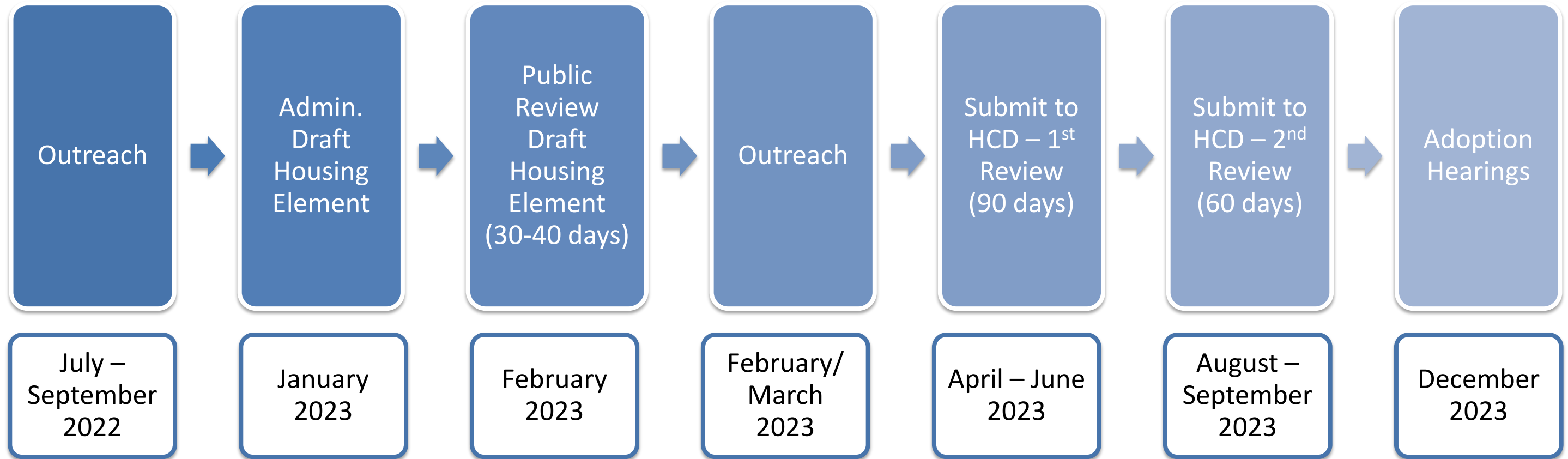
Regional Sections

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



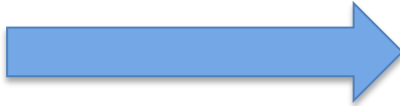
Regional Housing Needs Assessment (RHNA)



How is the RHNA Determined?

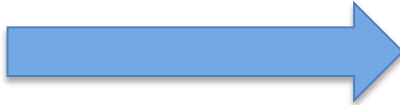
State Role

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



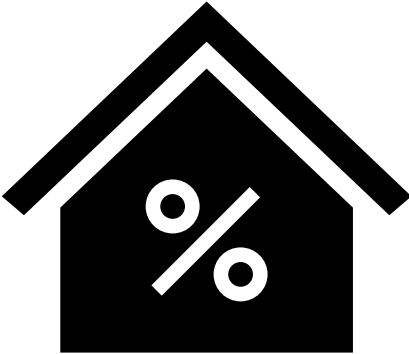
Local Role

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

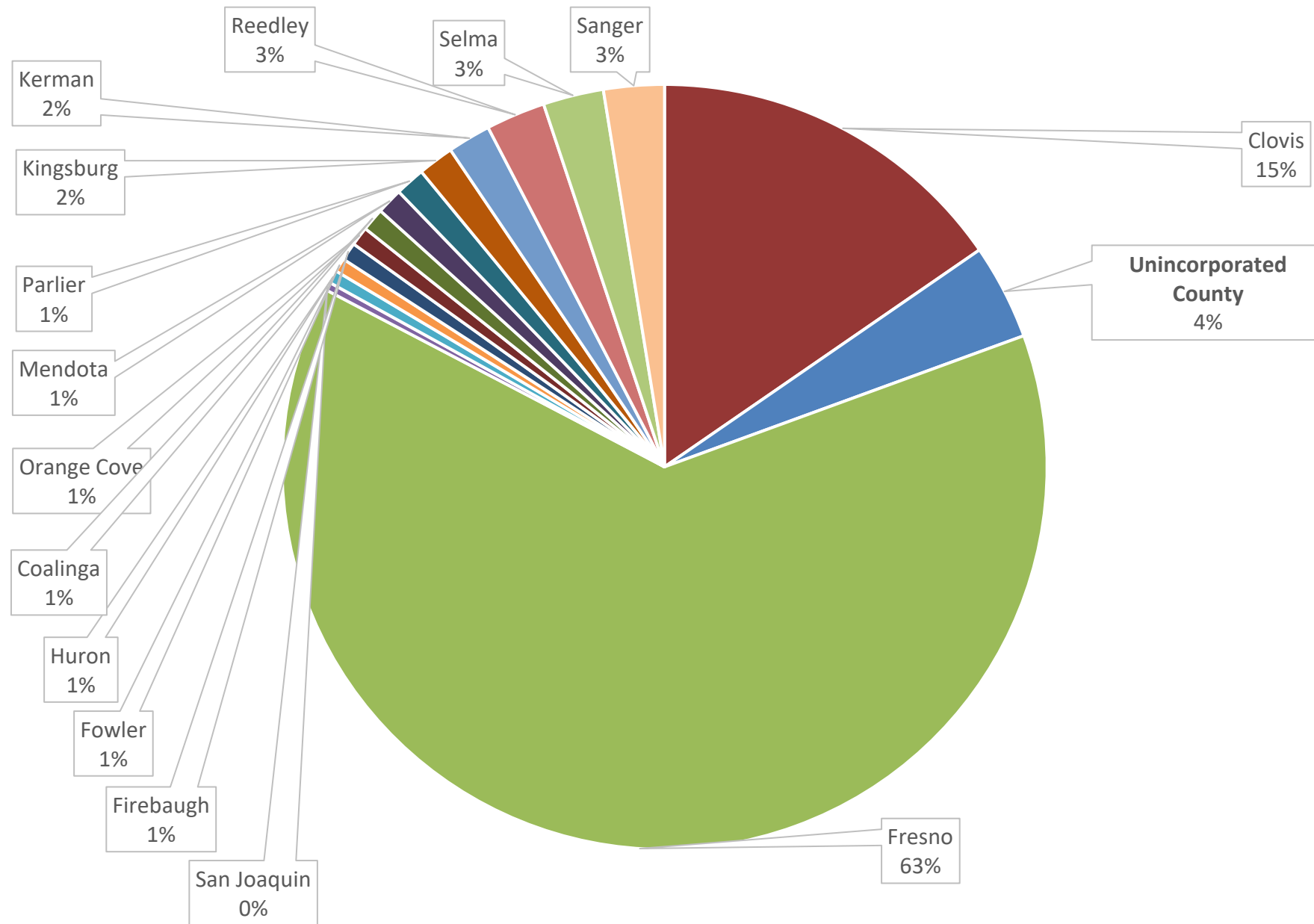
Total RHNA = 2,502,971



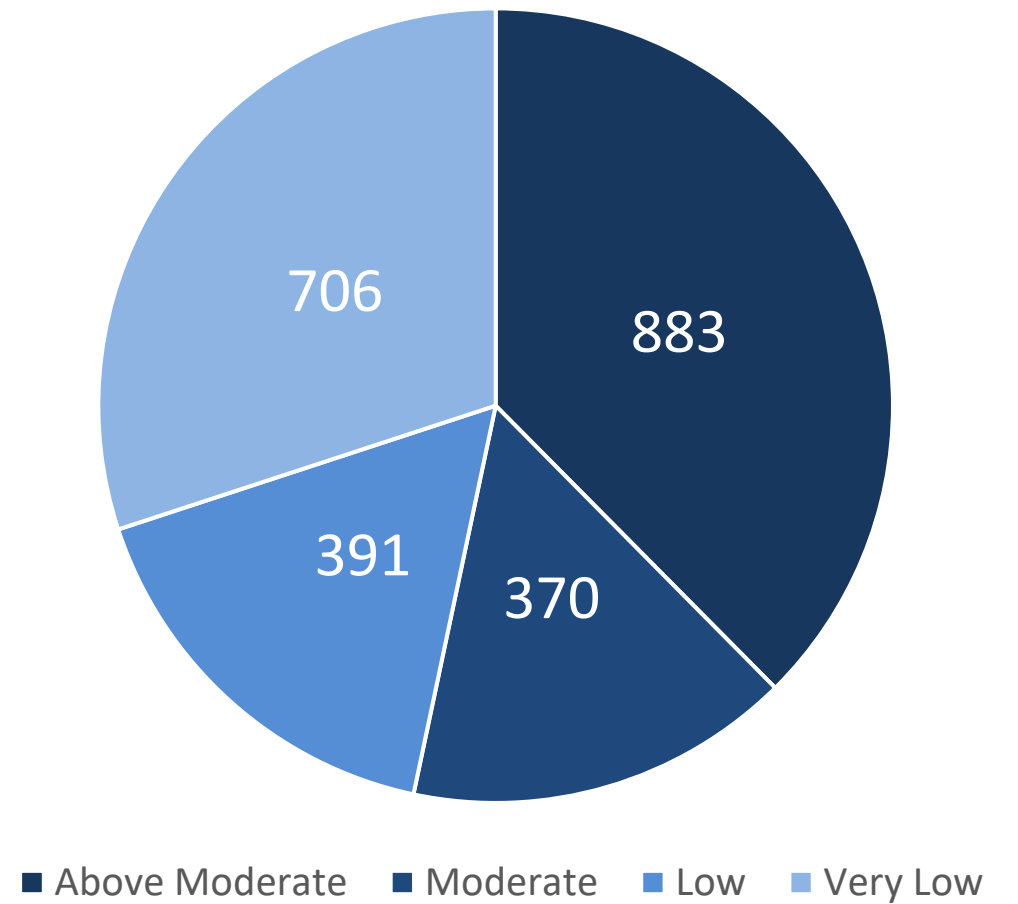
Fresno COG RHNA = 58,298
Adopted June 2022



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 housing¹
- » 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 ²	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 6th Cycle RHNA

Consider pipeline projects and specific plans



Reassess sites from the 5th 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

New Laws

» **AB 72: Accountability and HCD Enforcement**

- HCD may revoke housing element compliance for failure to complete housing element rezone obligation (or any other act or failure to act that is inconsistent with the housing element)
- HCD may report to the Attorney General violations of no net loss statute, housing accountability act, density bonus law, and fair housing law

» **AB 1397: Identification of Realistic Sites**

- If more than 50% of lower-income sites are non-vacant, the law assumes that the existing use will prevent redevelopment unless there is evidence to the contrary
- Sites smaller than 0.5 acres or larger than 10 acres are presumed inappropriate for lower-income housing unless there is a track record of similar development

New Laws

» **SB 330: Removes “Roadblocks” to Development**

- Prohibits downzoning and reduces process time
- No Subjective Design Standards

» **AB 686: Affirmatively Furthering Fair Housing**

- Housing Elements must:
 - Assess fair housing issues in the community
 - Analyze areas of opportunity and access to resources
 - Identify housing sites that foster an inclusive community and provide equitable access to resources
 - Identify strategies to address barriers to fair housing and combat discrimination and displacement
 - Include programs to implement these strategies

New Laws

» SB 9: Housing Development Approvals

- Legislation:
 - Allows 2 units per lot, for a potential of 4 units on single-family lots
 - Urban lot splits to be allowed within urbanized areas on lots that do not require demolition or alteration of moderate- to very low-income housing and will be roughly equal in size
- Impacts on the Housing Element Update Process:
 - Coordination with HCD to determine approach to meeting the RHNA
 - Analyzing how SB 9 units may help meet the moderate- and/or above moderate-income RHNA

Thank you

