

**GENERAL PLAN AMENDMENT  
APPLICATION NO. 576  
AND AMENDMENT TO TEXT  
APPLICATION NO. 391**

**FRESNO COUNTY'S  
SIXTH CYCLE HOUSING ELEMENT**

# BACKGROUND

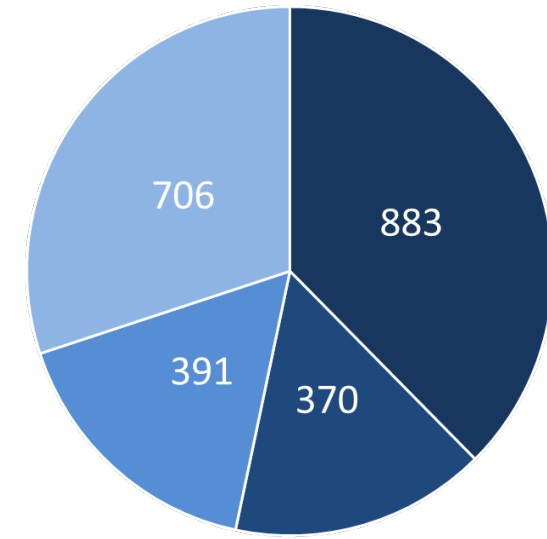
- The Housing Element
  - Required element of the General Plan
  - Addresses the housing needs of all economic segments of the County
  - Required to be updated in eight-year cycles
  - Approved by California Housing and Community Development Department (HCD)
- Sixth Cycle planning period is from 2023 through 2031
  - Due to HCD on December 31, 2023
  - Working through HCD requested revisions
  - Current version has conditional approval from HCD
- County is currently non-compliant which puts us at risk of:
  - Losing State housing and transformation funding
  - Losing local building control
  - Financial penalties
  - Potential litigation

# SIXTH CYCLE HOUSING ELEMENT TIMELINE

- Regional Housing Needs Allocation (RHNA) Technical Committee (2021)
  - Consisting of local county governments and interested stakeholders
  - Tasked with distributing growth projections
- Sixth Cycle Multi-Jurisdictional Housing Element Update (MJHE) (2022)
  - Collaboration between 14 of the 15 incorporated cities (excluding Clovis), Fresno COG, and the County of Fresno
  - Fresno COG approved consultant for coordination update
- RHNA Methodology (2022)
  - Approved by Fresno COG Policy Board
  - Distributes growth projection

# Fresno County

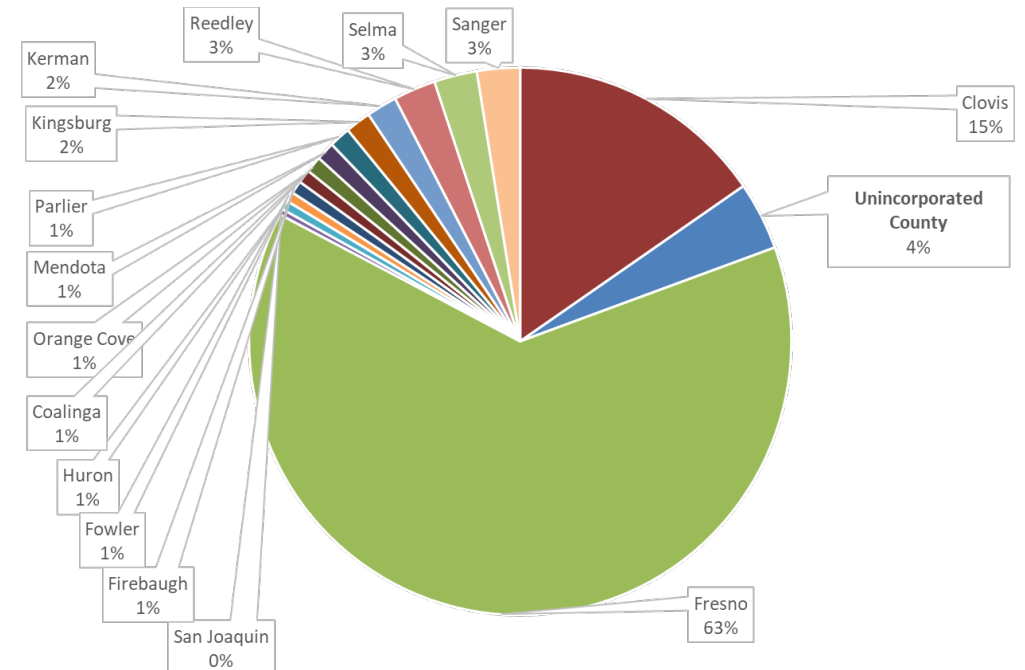
## RHNA: 2,350



■ Above Moderate ■ Moderate ■ Low ■ Very Low

# Fresno COG RHNA

## 58,298



PREVIOUS BOARD  
OF SUPERVISOR  
APPROVED  
REZONES TO  
ACCOMMODATE  
RHNA

- December 12, 2023: Approved GPA No. 570 and Rezoned 5 Parcels to meet the County's RHNA obligation.
- December 17, 2024: Approved GPA No. 577 and Rezoned 14 Parcels to meet the County's RHNA obligation.

## PUBLIC OUTREACH CONDUCTED

- Three Community Meetings conducted by Fresno County, PlaceWorks and California Coalition for Rural Housing to solicit input on HE development
- Housing Element drafts made available for public comment on:
  - 9/1/23, 10/4/24, 12/12/24, 02/28/25, and 05/23/25 as required by law
  - Meeting with Leadership Council on May 21, 2025
  - Meeting with community member on June 24, 2025

MULTI-  
JURISDICTIONAL  
HOUSING ELEMENT  
ORGANIZATION  
SECTIONS  
REGIONAL SECTION

- **Section 0. Introduction:** purpose, process and scope
- **Section 1. Public Outreach and Engagement:** summary of the public outreach
- **Section 2. Housing Needs Assessment:** demographic profile, housing characteristics, and existing and future housing needs.
- **Section 3. Regional Fair Housing Assessment:** available federal, state, and local data to assess fair housing needs in the region.
- **Section 4. Opportunities for Residential Development:** land, financial, and organizational resources available to address the identified housing needs and goals
- **Section 5. Housing Constraints:** potential regional market, governmental, and environmental constraints
- **Section 6. Housing Goals and Policies:** regional goals and policies that will help meet diverse housing needs

## SIXTH CYCLE HOUSING ELEMENT REGIONAL GOALS

### 1) **New Housing Development**

- Facilitate and encourage the provision of a range of housing types to meet the diverse needs of residents

### 2) **Affordable Housing**

- Encourage and facilitate the development of affordable housing

### 3) **Housing and Neighborhood Conservation**

- Improve and maintain the quality of housing and residential neighborhoods

### 4) **Special Needs Housing**

- Provide a range of housing types and services to meet the needs of individuals and households with special needs

### 5) **Fair and Equal Housing Opportunities**

- Affirmatively Furthering Fair Housing (Government Code Section (65583(C)(C)(5) & (10) by securing safe, sanitary, and affordable housing for all members of the community regardless of race, sex, or other factors

### 6) **Energy Conservation and Sustainable Development**

- Encourage energy efficiency in all new and existing housing



# HOUSING ELEMENT APPENDIX (SPECIFIC JURISDICTIONAL HOUSING ELEMENTS)

## Appendix 1A – County of Fresno

- 0) **Summary of Needs and Conditions:** specific findings from the Housing Needs Assessment, Housing Constraints, and Sites Analysis.
- 1) **Action Plan:** implementation programs and quantified objectives
- 2) **Sites Inventory:** specific sites available to meet the RHNA.
- 3) **Local Assessment of Fair Housing:** federal, state, and local data to assess fair housing needs in the jurisdiction.
- 4) **Constraints:** governmental constraints to the maintenance, preservation, conservation, and development of housing and analysis of at-risk units and their preservation options.
- 5) **Review of Past Accomplishments:** progress with implementing the previous housing element's policies and actions.
- 6) **Public Outreach and Engagement:** a summary of public outreach

FRESNO COUNTY'S  
SIXTH CYCLE HOUSING ELEMENT PROGRAMS

## The County's Housing Element has a total of 35 Programs

### **Regional Collaboration**

- Program 1: Regional Collaboration on Housing Opportunities

### **Emergency, Supportive, and Transitional Housing**

- Program 4: Youth Homeless Prevention

### **Adequate Sites**

- Program 16: Coordination of Infrastructure and Services

### **Affordable Housing Development and Preservation**

- Program 17: Affordable Housing Incentives

### **Removal of Governmental Constraints**

- Program 20: Zoning Ordinance Amendments

### **Housing Quality**

- Program 23: Housing Preservation and Rehabilitation

### **Housing Assistance**

- Program 25: Homeownership Assistance

### **Fair Housing**

- Program 33: Improving Housing Options

## STATE APPROVAL PROCESS

- The County submitted to HCD three times beginning on December 18, 2023.
- Received “substantially compliant” letter from HCD on June 6, 2025 pending the following:
  - Make necessary Zoning Ordinance changes to accommodate the RHNA
  - Board Adoption of the Sixth Cycle Housing Element
  - Submit to HCD for one final review

# REQUIRED AMENDMENT TO TEXT TO THE ZONING ORDINANCE

## **Section 810.2.020.A.3:**

Housing Element sites must be 20% low income, Housing Element sites rezoned after December 31, 2023, for RHNA must be at min 20 units an acre.

## **Section 810.2.030, Table 2-5:**

Add reference to Section 810.2.020.A.3

## **Article 7, Definitions:**

- By right, A use that is allowed without discretionary review or approval
- Ministerial, See by Right
- Discretionary, review based on best practices and expert judgment rather than fixed/mandatory requirements

**Refer to Exhibit 3 of staff report for full text of amendments**

## CORRECTION TO RESOLUTION AND ORDINANCE

### **Resolution No. 24-410 Page 2 Line 24**

~~R-2 (Low Density Multiple Family Residential)~~

R-3 (Medium High Density)

### **Ordinance No. R-505-3871 Page 2 Line 27**

~~R-2 (Low Density Multiple Family Residential)~~

R-3 (Medium High Density)

## NEXT STEPS

Once Adopted by your Board, staff will submit Housing Element to HCD for the statutory 90-day review for certification.

## RECOMMENDED ACTION

- **Adopt Addendum to the Fresno County General Plan Program Environmental Impact Report No. 2018031066, certified on February 20, 2024, with the adoption of the General Plan Review and Zoning Ordinance Update;**
- **Adopt Resolution approving General Plan Amendment Application No. 576 updating the Housing Element of the General Plan, a Multi-Jurisdictional Housing Element for the Sixth Cycle Planning Period (2023-2031) as the County's First General Plan Amendment for 2025;**
- **Adopt Ordinance approving Amendment to Text Application No. 391 amending the text of Article 2, Chapter 810.2, Section 810.2.20.A and Section 810.2.030, Table 2.5, and Article 7 (Definitions) of the Fresno County Zoning Ordinance relating to Residential Zones as listed under Residential Zone Land Uses and Permit Requirements to include definitions for Discretionary, Ministerial, and By-right uses;**
- **Adopt amended and superseding resolution to correct a clerical error in Resolution No. 24-410 by correctly identifying the zone district of the parcel bearing APN 449-040-05 as R-3 (Multi-Family Medium Density) Zone District;**
- **Adopt amended and superseding Ordinance to correct clerical error in Ordinance No. 505-3871 by correctly identifying the zone district of the parcel bearing APN 449-040-05 as R-3 (Multi-Family Medium Density) Zone District;**
- **Authorize the submittal of the Multi-Jurisdictional Sixth-Cycle Housing Element to the California Department of Housing and Community Development (HCD);**
- **Authorize the Director of the Department of Public Works and Planning, or authorized designee, subject to review and approval as to legal form by County Counsel, to make non-substantive changes to the Housing Element to ensure approval by HCD; and**
- **Designate County Counsel to prepare a fair and adequate summary of the proposed Ordinances and direct the Clerk of the Board to post and publish the required summaries in accordance with Government Code, Section 25124(b)1.**

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# HOUSING ELEMENT PROGRAMS

1. Regional Collaboration on Housing Opportunities
2. Review Annexation Standards in Memorandum of Understanding
3. Collaborative Effort to Reduce Homelessness
4. Homeless/Unhoused Needs
5. Access and Transforming Health
6. Permanent Supportive Housing
7. Room and Board Support and Technical Assistance
8. Housing Navigation and Linkage Services
9. Scattered Site Master Leasing Housing
10. Housing Coordination and Consultation
11. Recovery Housing
12. Youth Homeless Prevention
13. Seniors/Persons with Disabilities
14. Adequate Sites
15. Lot Merger and Subdivision
16. Coordination of Infrastructure and Services
17. Affordable Housing Incentives
18. Extremely Low-Income Households
19. Preservation of At-Risk Housing Units
20. Zoning Ordinance Amendments
21. Monitoring of Planning and Development Fees
22. Preliminary Applications (SB 330) and Streamlined Approval (SB 35)
23. Housing Preservation and Rehabilitation
24. Code Enforcement
25. Homeownership Assistance
26. Housing Choice Voucher Rental Assistance
27. Rental Assistance
28. Energy Conservation
29. Fair Housing Monitoring, Outreach, and Referral
30. Access to Education
31. Access to Employment
32. Improving Accessibility and Safety on Roads and Streets
33. Improving Housing Options
34. Racially Concentrated Areas of Affluence (RCAA)
35. Housing for Farmworkers