



**JOINT SPECIAL MEETING OF THE FOWLER CITY COUNCIL  
AND CITY OF FOWLER PLANNING COMMISSION  
AGENDA  
TUESDAY, AUGUST 2, 2022  
6:00 P.M.  
CITY COUNCIL CHAMBER  
128 SOUTH 5TH STREET  
FOWLER, CA 93625**

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**The telephone number and Zoom link listed below will provide access to the meeting via teleconference or video conference.**

<https://us06web.zoom.us/j/89071597241?pwd=eFNCb1ZLU2pGWS9Dc1hNajhPQVFZZz09>

**Telephone Number: (253) 215-8782**

**Meeting ID: 890 7159 7241**

**Passcode: 453784**

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1. Meeting Called to Order
2. Roll Call
3. General Administration
  - 3-A. Planning
    - i. WORKSHOP on the Multi-Jurisdictional Housing Element
4. Adjourn

*CERTIFICATION: I, Angela Vasquez, Deputy City Clerk of the City of Fowler, California, hereby certify that the foregoing agenda was posted for public review on Friday, July 29, 2022.*

*Angela Vasquez*

Angela Vasquez  
Deputy City Clerk



# Fresno County Multi-Jurisdictional Housing Element Update Study Session

Meeting Date: AUGUST 2, 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

# Agenda



Introductions



Housing Element Overview/Contents



Regional Housing Needs Allocation (RHNA)



Changes to State Housing Law

# Project Team

» **Fresno COG**

- Kristine Cai, Deputy Director

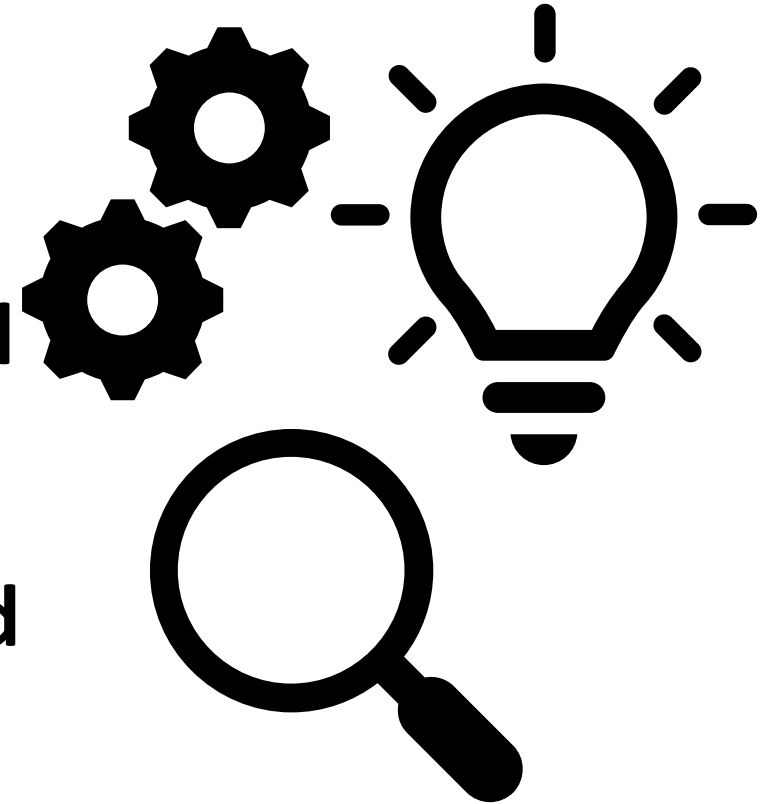
» **Consultant Team**

- Jennifer Gastelum, Project Director
  - PlaceWorks -- Amy Sinsheimer, Cynthia Walsh, Lucy Rollins, Nicole West, Colin Drukker
  - Provost and Pritchard -- Sara Allinder
  - Ascent -- Chelsey Payne, Kim Untermoser, Heidi Gen Kuong

Fresno Council of Governments		
Unincorp. 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

# Meeting Objective

- » Provide an overview of the Housing Element Update process and new laws
- » Share information about the schedule and regional documents being prepared
- » Gather initial input on potential housing issues and opportunities

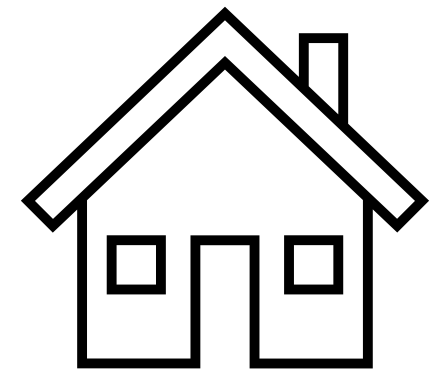


# Housing Element Overview



# 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
  - 5<sup>th</sup> Cycle Planning Period: December 31, 2015 – December 31, 2023
- » Plan for accommodating the jurisdiction's “fair share” of the regional housing need (RHNA)





# About the Housing Element?

## » Plans for housing needs of all economic segments of the community

- Must have adequate zoning to meet the housing needs (ordinance and zoning changes may be required as a result of the Housing Element)
- Must include goals and policies to ensure each jurisdiction provides adequate housing support for the entire community, including special needs households.

## » Does not:

- Require the city or county to build the units
- Provide funding to build units
- Approve specific residential developments or projects

# What does the Housing Element Include?

## Regional Sections

### 1. Introduction

Covers the purpose, process, and scope of the Housing Element

### 2. Countywide Background Report

Includes an analysis of the demographic profile, housing characteristics, and existing and future housing needs; an analysis of the potential market, governmental, and environmental constraints in the region

### 3. Countywide Analysis of Fair Housing

Includes a regional approach to addressing the new Assembly Bill 686, affirmatively furthering fair housing (AFFH) requirement

### 4. Countywide Housing Goals and Policies

Includes regional goals and policies that will help meet diverse housing needs

### 5. Summary of Sites Inventory

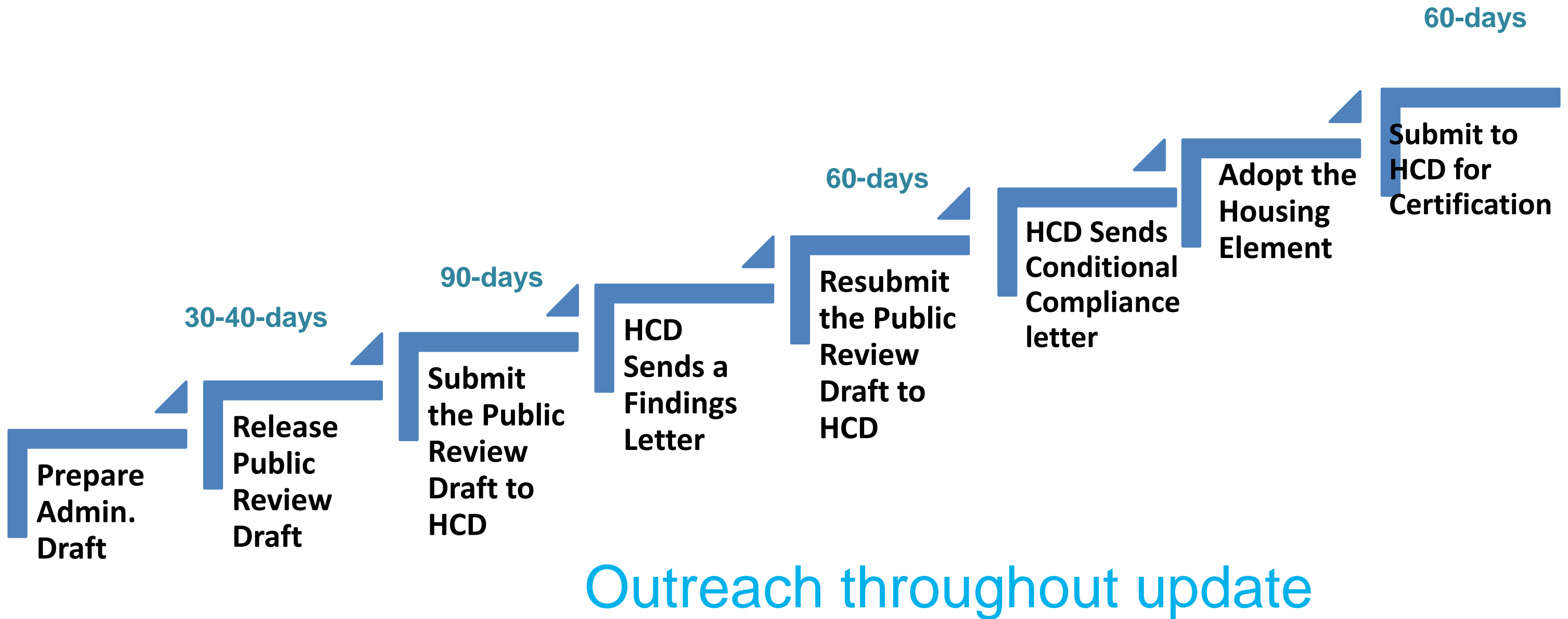
Includes a summary of the land, financial, and organizational resources available to address the identified housing needs and goals.

# What does the Housing Element Include?

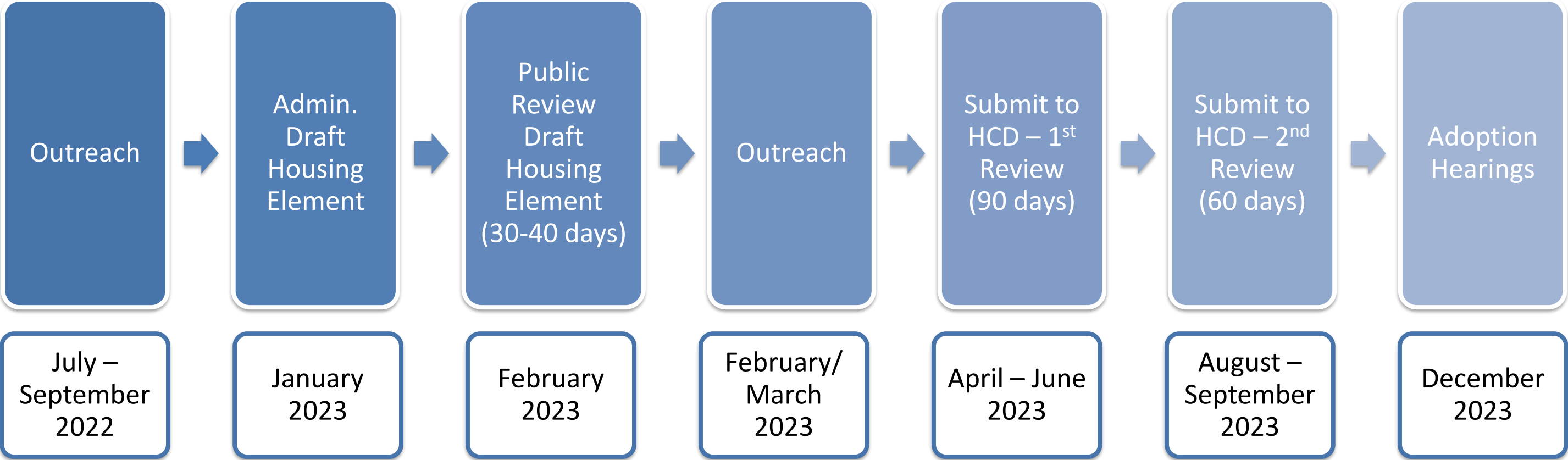
## Local Sections (Staff input needed) - Appendix

Section 1. Local Housing Needs Assessment	Include specific analysis of the at-risk units by jurisdiction as well as the preservation options
Section 2. Local Fair Housing Assessment	Address specific fair housing issues of each of the communities and reference jurisdiction-specific fair housing programs
Section 3. Local Sites Inventory and Analysis of Resources	Describes the jurisdiction-specific sites available to meet the RHNA
Section 4. Local Housing Constraints Analysis	Identifies potential jurisdiction-specific governmental constraints to the maintenance, preservation, conservation, and development of housing
Section 5. Local Implementation Programs	Details jurisdiction-specific implementation programs to be carried out over the planning period to address the regional housing goals
Section 6. Evaluation of Previous Housing Element	Describes the progress implementing the previous Housing Element's policies and action

# Housing Element Update Process



# Regional Efforts – Timeline



# Regional Housing Needs Allocation (RHNA)

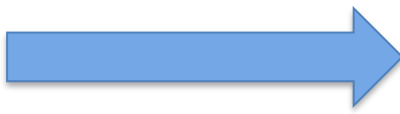


# How is the RHNA Determined?

## State Role

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

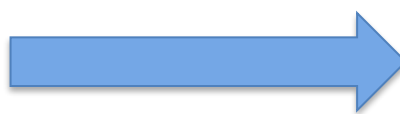
Total RHNA = 2,502,971



## Regional Role

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

Fresno COG RHNA = 58,298  
Adopted June 2022

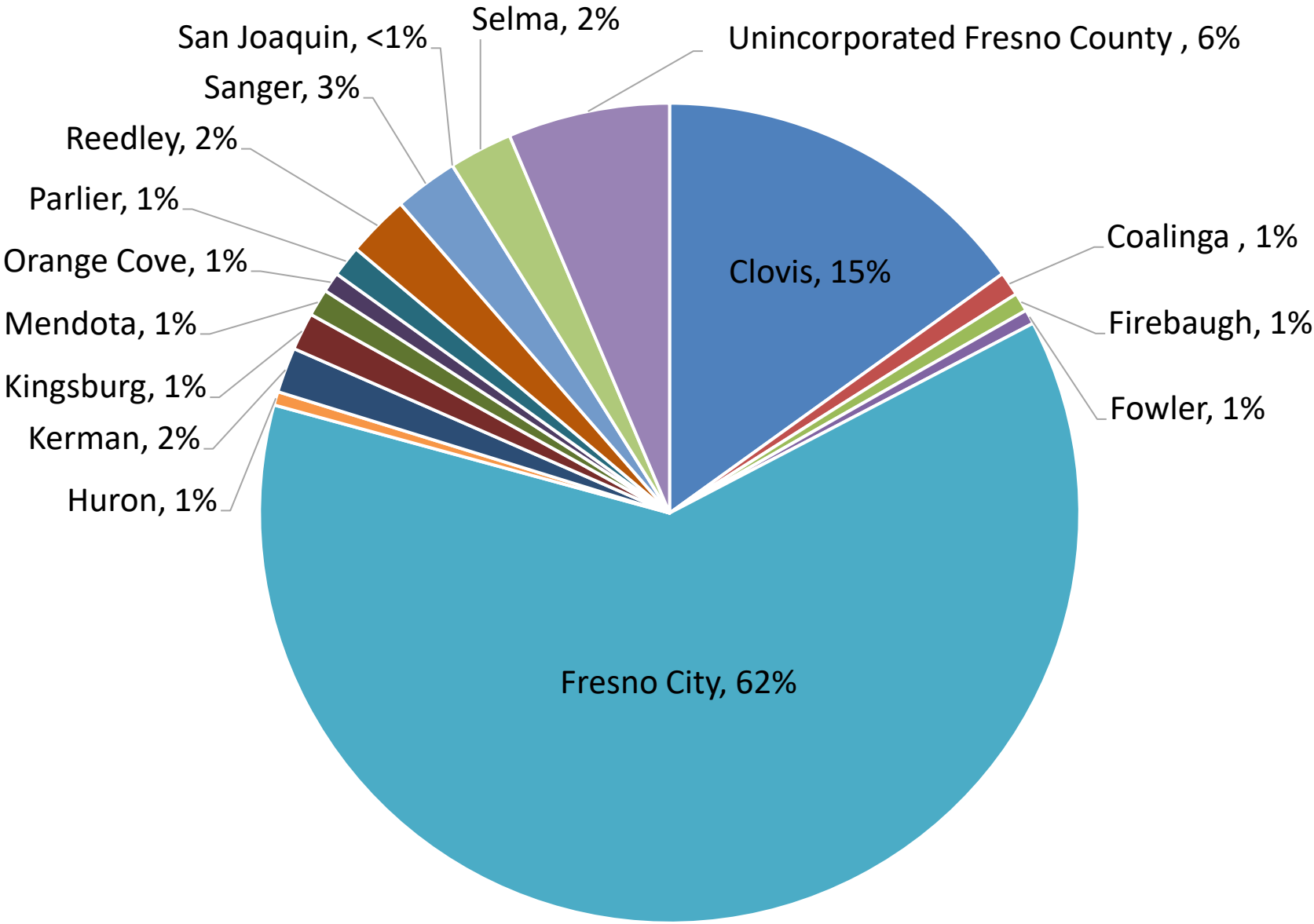


## Local Role

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



# Fresno COG RHNA



Jurisdiction	RHNA Allocation	RHNA Allocation Percentage
Clovis	8,759	15%
Coalinga	552	1%
Firebaugh	432	1%
Fowler	331	1%
Fresno City	35,972	62%
Huron	311	1%
Kerman	1,037	2%
Kingsburg	861	1%
Mendota	626	1%
Orange Cove	458	1%
Parlier	715	1%
Reedley	1,428	2%
Sanger	1,458	3%
San Joaquin	195	<1%
Selma	1,456	2%
Unincorporated Fresno County	3,707	6%



# Density to Accommodate the RHNA

Cities and counties must show adequate land zoned for housing to accommodate the RHNA at each income level

» Default density standard for lower-income housing (Section 65583.2(c)(3)(B)):

- Metropolitan jurisdictions: 30 units per acre
  - Fresno
- Suburban jurisdictions: 20 units per acre
  - Coalinga, Firebaugh, Fowler, Fresno County, Huron, Kerman, Kingsburg, Mendota, Orange Cove, San Joaquin, Sanger, Selma
- Nonmetropolitan w/micropolitan area: 15 units per acre
- Nonmetropolitan jurisdictions: 10 units per acre

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

Starting with sites from the 5<sup>th</sup> cycle element



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



Look at Vacant and Underutilized sites



Projected Accessory Dwelling Units (ADU)



Consider Pipeline Projects and Specific Plans

# Key Changes to State Law



# New Laws

## » AB 215: Updates to Housing Element Timeline

- Adds mandatory public review period for Housing Elements prior to HCD submission
  - 30-day minimum public review period, with an added 10 business days if comments are received
- Extends HCD's review period
  - Draft Element: 60 days → up to 90 days
  - Adopted Element: 90 days → up to 60 days
- Deadline for Housing Element adoption does not change (**December 31, 2023**)

# New Laws

## » AB 1398: Rezone Timeframe

- Requires jurisdictions to adopt a compliant Housing Element within 120 days of the deadline
  - If not in compliance by deadline, rezones must be completed within one year of the beginning of the planning period – if not completed, compliance may be revoked
  - If the Housing Element is adopted more than one year from the element due date, the element cannot be found in compliance until rezones are complete
- Removes the 4-year update consequence if adopted outside of the 120-day deadline

# 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 166: No Net Loss Zoning

- If a project is approved on a housing element site with fewer units or a different income category, cities must either:
  - Make a written finding that other housing element sites are adequate to meet the RHNA for lower- or moderate-income housing; or
  - Identify and make available within 180 days other sites zoned at a density suitable for lower- or moderate-income housing

## » SB 35: Application Streamlining

- Applies if number of building permits issued is less than the share of the RHNA by income category for the reporting period.

# 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

