



Fresno County Multi-Jurisdictional Housing Element Update

Joint PC/CC Meeting

Meeting Date: June 20, 2023



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



Housing Element Overview



Housing Element Outreach



Meeting the RHNA



Assessment of Fair Housing



Housing Element Programs



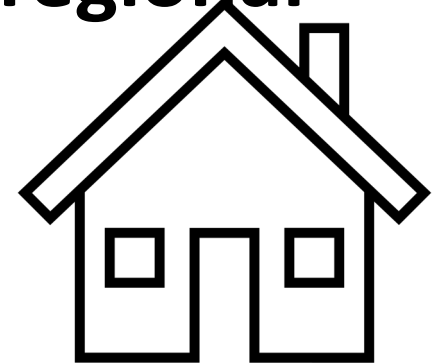
Schedule

Purpose

- » To provide an overview of the Draft Housing Element and to receive input prior to submittal to the State Department of Housing and Community Development (HCD).

Housing Element Overview

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



Housing Element Contents

Regional Housing Element

- Introduction
- Public Outreach & Engagement
- Housing Needs Assessment
- Regional Assessment of Fair Housing
- Opportunities for Residential Development
- Housing Constraints
- Goals & Policies

Local Appendix

- Action Plan
- Sites Inventory
- Local Assessment of Fair Housing
- Housing Constraints
- Review of Previous Housing Element
- Public Outreach & Engagement

Housing Element Outreach

| Activity | Dates |
|---|------------------------|
| Stakeholder Consultations | August – November 2022 |
| Joint PC/CC Meeting – introduction to the Housing Element process | August 2, 2022 |
| Local Community Workshop (Wednesday Night at the Park) | August 24, 2022 |
| Regional Stakeholder Focus Group #1 | October 25, 2022 |
| Regional Stakeholder Focus Group #2 | November 15, 2022 |
| Regional Stakeholder Focus Group #3 | April 25, 2023 |
| Joint PC/CC Meeting – present draft Housing Element | June 20, 2023 |

Regional Housing Needs Allocation (RHNA)



How is the RHNA Determined?

State Role

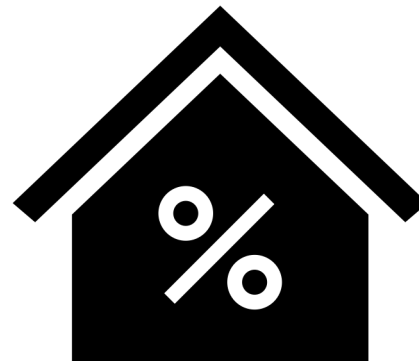
The State projects future housing needs at various income levels and allocates units to COGs Statewide



Regional Role

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

FCOG RHNA = 58,298 units
Adopted June 2022



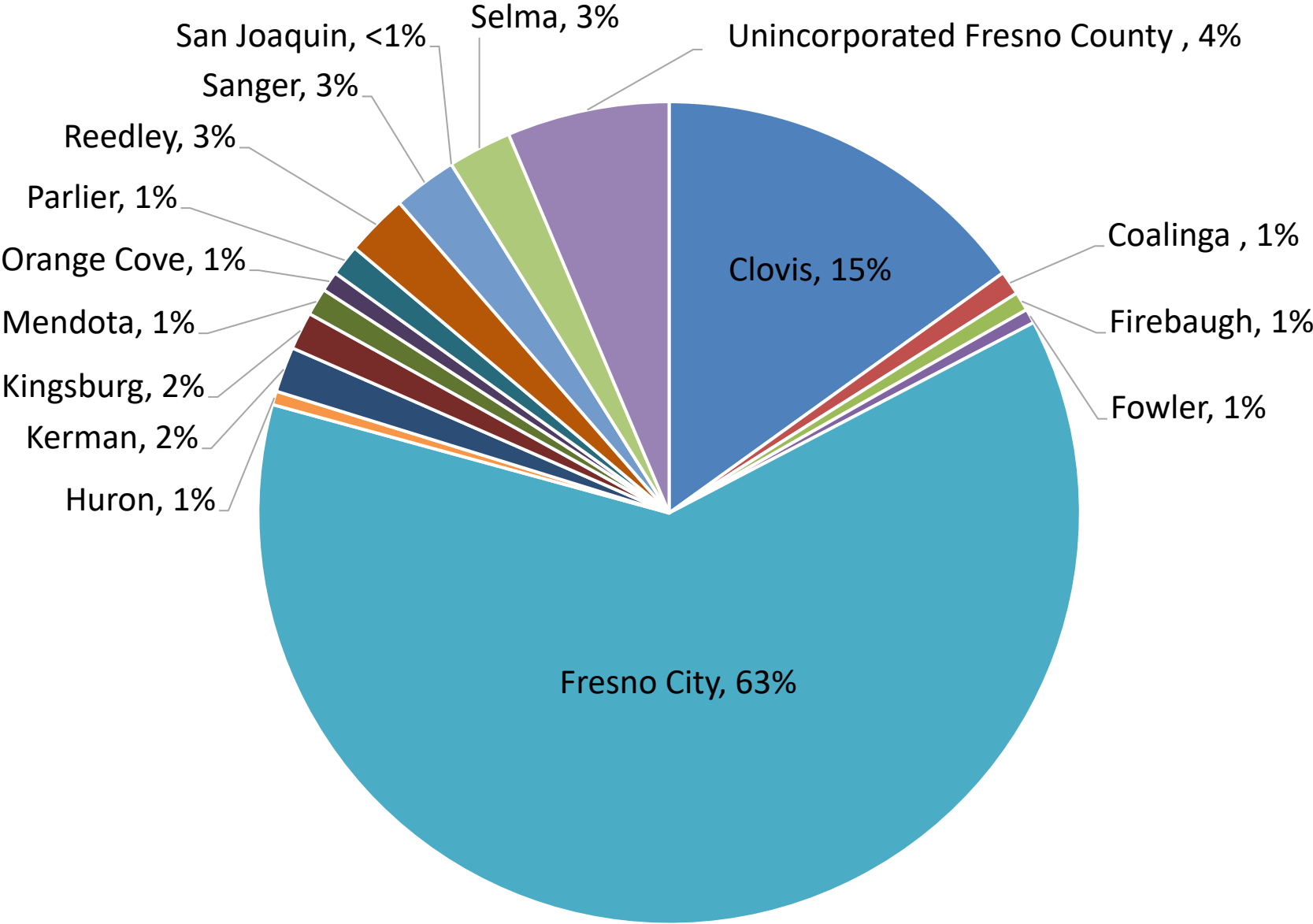
Local Role

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

Fowler RHNA = 339 units



Fresno COG RHNA



| Jurisdiction | RHNA Allocation | RHNA Allocation Percentage |
|------------------------------|-----------------|----------------------------|
| Clovis | 8,977 | 15% |
| Coalinga | 566 | 1% |
| Firebaugh | 443 | 1% |
| Fowler | 339 | 1% |
| Fresno City | 36,866 | 63% |
| Huron | 319 | 1% |
| Kerman | 1,063 | 2% |
| Kingsburg | 882 | 2% |
| Mendota | 642 | 1% |
| Orange Cove | 469 | 1% |
| Parlier | 733 | 1% |
| Reedley | 1,463 | 3% |
| Sanger | 1,494 | 3% |
| San Joaquin | 200 | <1% |
| Selma | 1,492 | 3% |
| Unincorporated Fresno County | 2,350 | 4% |

Fowler's 6th Cycle RHNA

» HCD Income Limits 2022 for a four-person household

| Income Category | Income Range | 2023-2031 6 th Cycle RHNA | Applicable Zoning | Allowed Densities |
|-----------------|---------------------|--------------------------------------|---|-------------------|
| Very Low | ≤\$38,950 | 94 | RM-3 (Multi-Family Residential) C-1 (Neighborhood Commercial) C-2 (Community Commercial) FBC (Form Based Code) | Up to 21.8 du/ac |
| Low | \$38,951 - \$62,300 | 57 | | Up to 21.8 du/ac |
| Moderate | \$62,301 - \$80,300 | 47 | RM-2 (Multi-Family Residential) | 5.6 – 13.5 du/ac |
| Above Moderate | >\$80,300 | 141 | R-1 (One-Family Residential) | 0 – 8.7 du/ac |
| Total | | 339 | | |

Strategies to Meet the 6th Cycle RHNA

Starting with sites from the 5th cycle element



Focus on sites located within the existing City limits



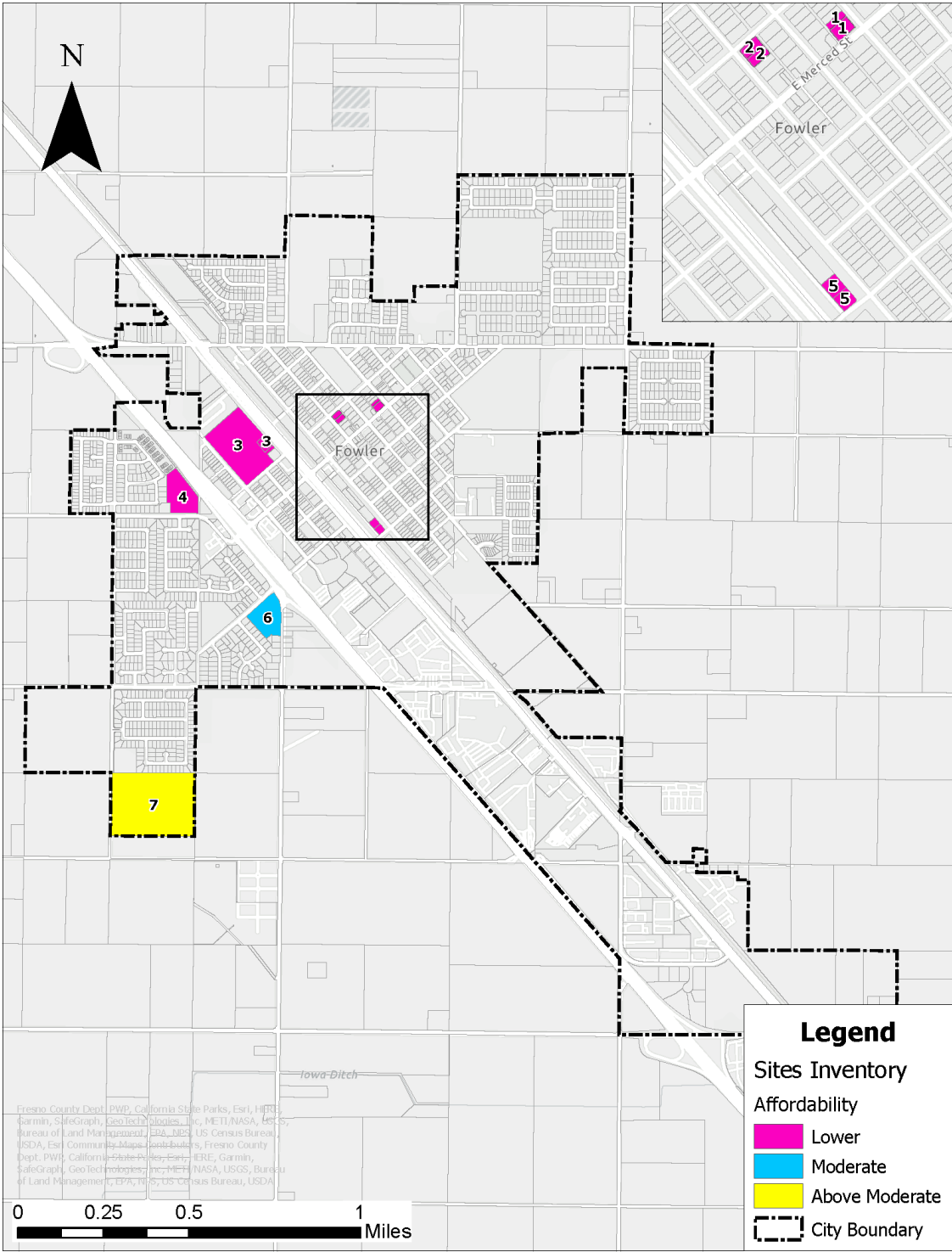
Focus on sites larger than 0.5 acres and smaller than 10 acres



Prioritized Vacant sites over Underutilized sites

Site Capacity to Meet the RHNA

| Income Category | Vacant Site Capacity | Underutilized Capacity |
|-----------------|----------------------|------------------------|
| Lower | 162 | 0 |
| Moderate | 57 | 0 |
| Above Moderate | 145 | 0 |
| Total | 364 | 0 |



Capacity to Meet the 6th Cycle RHNA

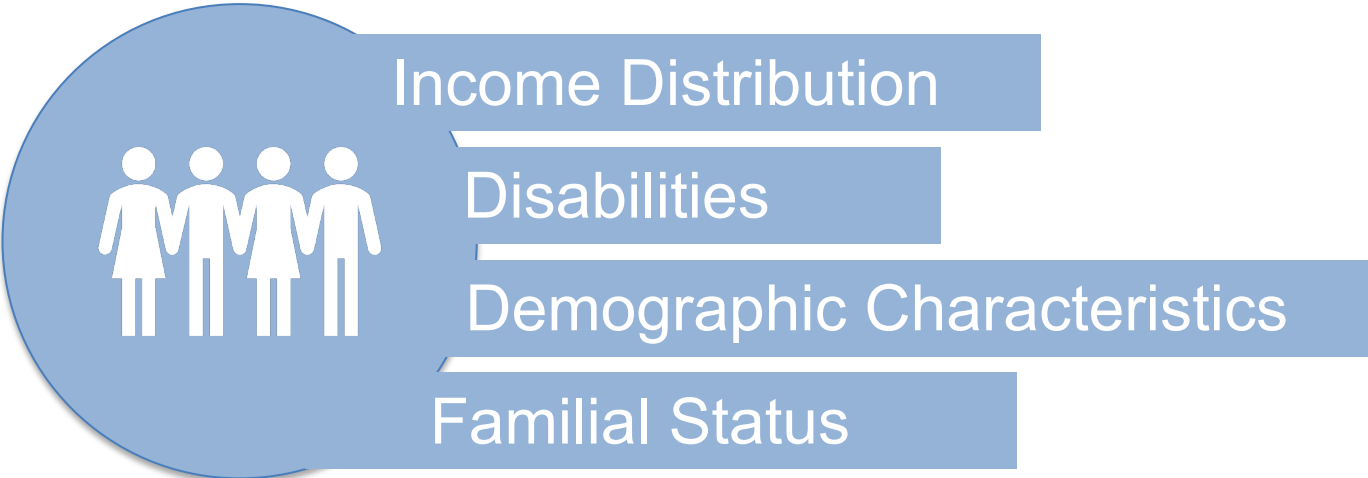
| Income Category | 6 th Cycle RHNA | Vacant Site Capacity | Underutilized Sites | Total Capacity | Surplus |
|-----------------|----------------------------|----------------------|---------------------|----------------|-----------|
| Very Low | 94 | 162 | 0 | 162 | 11 |
| Low | 57 | | | | |
| Moderate | 47 | 57 | 0 | 57 | 10 |
| Above Moderate | 141 | 145 | 0 | 145 | 4 |
| Total | 339 | 364 | 0 | 364 | 25 |

Assessment of Fair Housing



Fair Housing Assessment

Patterns of Integration & Segregation



Displacement Risk



Access to Opportunities



Other Relevant Factors



Fair Housing Findings

» Disparities of access to services and resources

- High jobs-housing ratio
- Low housing vacancy rates
- Limited transit connectivity

» Displacement risk for lower- and moderate-income renters

- Concentration of multifamily options in the southeastern portion of the city
- Rapid increases in rent costs

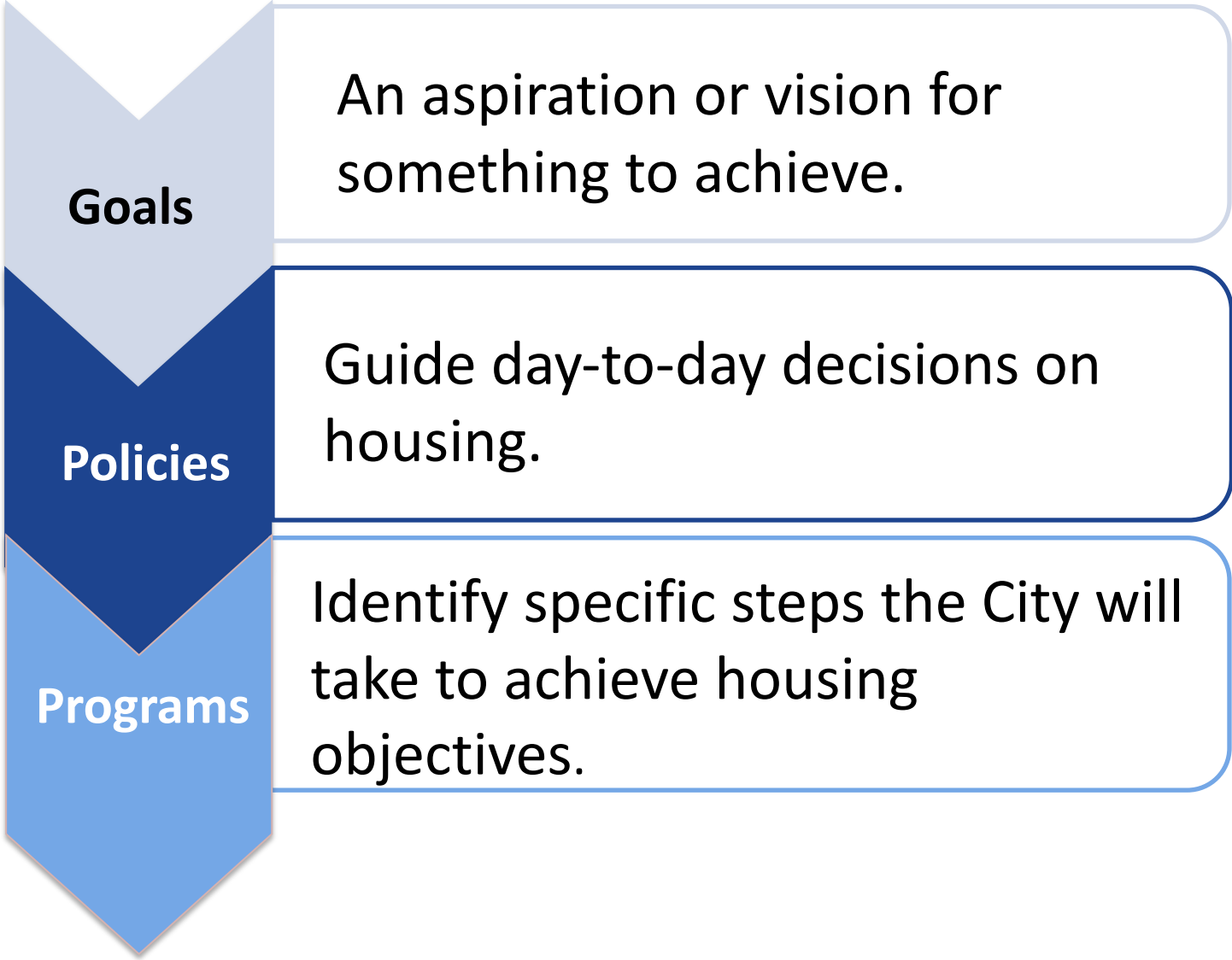
» Housing mobility barriers for current and prospective homeowners

- Cost of new construction
- Cost of rehabilitation or repairs to older units

Housing Element Programs



2023 – 2031 Housing Element



- » **The Housing Element Includes:**
 - 6 goals
 - 36 policies
 - 26 programs
- » **Proposed changes to the programs were made as a result of public comments received, along with changes in State Law.**

Programs to Address State Law

» Employee/Farmworker Housing:

- Allow employee/farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures. (Health and Safety Code Section 17021.5).
- Treat employee/farmworker housing consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone. (Health and Safety Code Section 17021.6).

» Transitional and Supportive Housing:

- Ensure that transitional and supportive housing types are permitted as a residential use and are only subject to those restrictions that apply to other residential dwellings of the same type in the same zone.
- Allow supportive housing as a permitted use without discretionary review in zones where multifamily and mixed-use developments are permitted, including nonresidential zones permitting multifamily uses.

[Program 14: Zoning Ordinance Amendments]

Programs to Address State Law

- » **Low-Barrier Navigation Center:** Allow low-barrier navigation centers by right in zones that allow for mixed-use and nonresidential zones permitting multifamily uses.
- » **Single Room Occupancy Units:** Define single-room occupancy units and identify at least one zone where they will be permitted.
- » **Residential Care Facilities:** Allow residential care facilities, regardless of size, in all zones that permit residential uses of the same type, in accordance with the City's definition of family.

[Program 14: Zoning Ordinance Amendments]

Programs to Address State Law

- » **SB 166:** Requires local governments to maintain enough land to meet the RHNA.

[Program 4 – Provision of Adequate Sites]

- » **AB 686:** Requires local governments to include programs to affirmatively further fair housing.

[Program 25 – Housing Discrimination and Program 26-Improve Access to Resources]

New Programs

Program 3: Homeless/Unhoused Needs

Program 8: Farmworker Preference in New Affordable Housing

Program 9: Extremely Low-Income Households

Program 12: Replacement Units

Program 13: Housing for a Variety of Needs

Program 15: Reasonable Accommodation and Universal Design

Program 18: Preliminary Applications (SB 330) and Streamlined Approval (SB 35)

Program 19: Objective Design Standards

Program 20: Housing and Rental Rehabilitation Programs

Program 26: Improve Access to Resources

Continued/Modified Programs

Program 1: Regional Collaboration on Housing Opportunities

Program 2: Review Annexation Standards in Memorandum of Understanding

Program 4: Provision of Adequate Sites

Program 5: Water and Wastewater Service

Program 6: Affordable Housing Incentives

Program 7: Support Funding for Farmworker Housing

Program 10: Preservation of At-Risk Housing Units

Program 11: Encourage and Facilitate Accessory Units

Program 14: Zoning Ordinance Amendments

Program 16: Lot Consolidation

Program 17: Monitoring of Planning and Development Fees

Program 21: Code Enforcement

Program 22: First-Time Homebuyer Resources

Program 23: Energy Conservation

Program 24: Housing Choice Vouchers

Program 25: Housing Discrimination Monitoring and Referral

Schedule



Schedule



| Task | Timeline |
|---|-------------------|
| 2023 | |
| Release Public Review Draft (30 days) | June 20 – July 19 |
| Joint Planning Commission/City Council Meeting | June 20 |
| Submit Draft to HCD (90-day review) | July 31 |
| Submit Draft to HCD (2 nd review, 60-days) | TBD |
| 2024 | |
| PC/CC Adoption Hearings | January |

Thank you

