

**ALL CELL PHONES AND ELECTRONIC DEVICES MUST BE
TURNED OFF**

A G E N D A **SPECIAL MEETING
REEDLEY CITY COUNCIL MEETING
HELD IN JOINT SESSION WITH THE
REEDLEY PLANNING COMMISSION**

6:00 P.M.

TUESDAY, October 11, 2022

**Meeting Held in the Reedley Community Center-Senior Room
100 N. East Ave, Reedley, California**
www.reedley.ca.gov

The Community Center is accessible to the physically disabled. Requests for additional accommodations for the disabled, including auxiliary aids or services, should be made 48 hours prior to the meeting by contacting the City Clerk at 637-4200 ext. 212.

Any document that is a public record and provided to a majority of the City Council regarding an open session item on the agenda will be made available for public inspection at City Hall, in the City Clerk's office, during normal business hours. In addition, such documents may be posted on the City's website.

Unless otherwise required by law to be accepted by the City at or prior to a Council meeting or hearing, no documents shall be accepted for Council review unless they are first submitted to the City Clerk by the close of business one day prior to said Council meeting/hearing at which the Council will consider the item to which the documents relate, pursuant to the adopted City Council Protocols.

The meeting will be webcast and accessed at: <http://www.reedley.com/livestream.php>

PLEASE SEE LAST PAGE OF AGENDA FOR ZOOM PARTICIPATION INSTRUCTIONS

CITY COUNCIL
Mary L. Fast, Mayor

Anita Betancourt, Mayor Pro Tem
Ray Soleno, Council Member

Suzanne Byers, Council Member
Matthew Tuttle, Council Member

PLANNING COMMISSION
Alberto Custodio, Chair

Pete Perez
Rosemary Luzania

Jayne Clark
Patrick Turner

MEETING CALLED TO ORDER

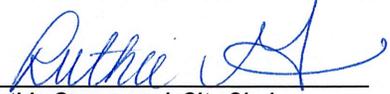
ROLL CALL

WORKSHOP-CITY COUNCIL & PLANNING COMMISSION DISCUSSION

1. OVERVIEW OF ZONING CODE UPDATE
2. PROGRESS OF MULTI-JURISDICTIONAL HOUSING ELEMENT

ADJOURNMENT

I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted in accordance with the applicable legal requirements. Dated this 6th day of October 2022.



Ruthie Greenwood, City Clerk

Zoom Participation:

The City Council and the Planning Commission encourage members of the public to observe and participate in the meeting virtually. Reasonable efforts will be made to allow written and verbal comments from participants communicating with the host of the virtual meeting. To do so, participants may “raise their hand” during public comment portions of the meeting using the electronic feature on the zoom program, and the City Clerk will inform the Mayor of the participant’s desire to provide public comment. Due to the new, untested format of these meetings, the City cannot guarantee that participants who wish to provide public comment, either in writing or verbally, will occur as expected. The “chat” feature on Zoom will not be monitored or used during the meeting.

Members of the public who wish to provide written comments are encouraged to submit their comments to the City Clerk at ruthie.greenwood@reedley.ca.gov at by the close of business day one day prior to the meeting to ensure that the comments will be available. Please indicate the agenda item number to which the comment pertains. Written comments that do not specify a particular agenda item will be marked for the general public comment portion of the meeting. A copy of any written comment will be provided at the meeting. Please note that written comments received will not be read aloud during the meeting, but will be included with the meeting minutes.



Fresno County Multi-Jurisdictional Housing Element Update Study Session

Meeting Date: October 11, 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
- Juan Ramirez, Associate Regional Planner

» Consultant Team

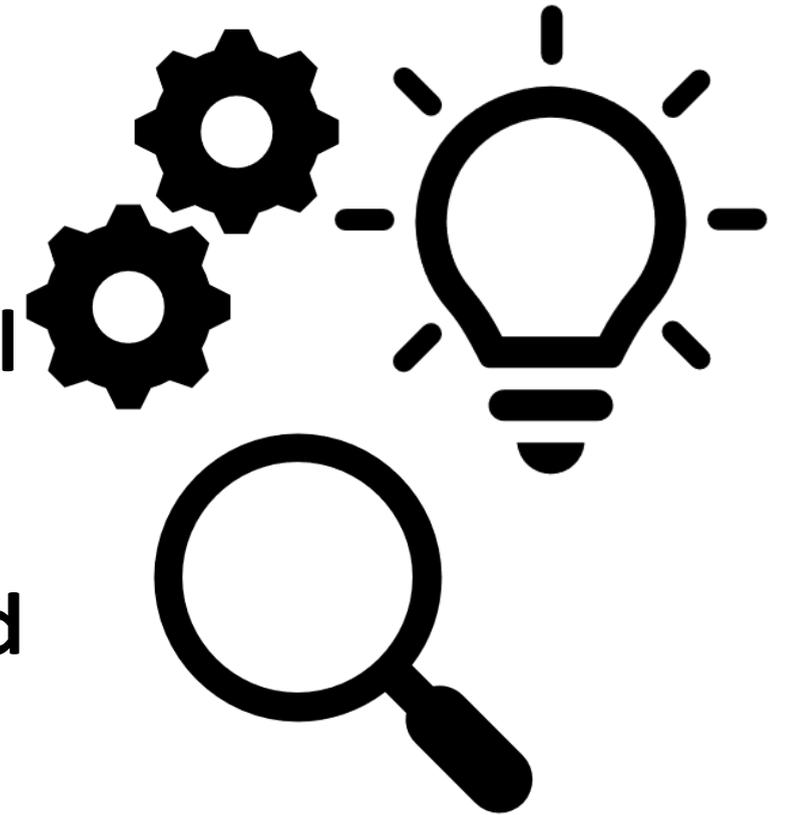
- Jennifer Gastelum, Project Director
 - PlaceWorks – Amy Sinsheimer, Cynthia Walsh, **Lucy Rollins**, Nicole West, Colin Drukker
 - Provost and Pritchard – Sara Allinder
 - Ascent – Chelsey Payne, Kim Untermoser, Heidi Gen Kuong

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
 - 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)



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

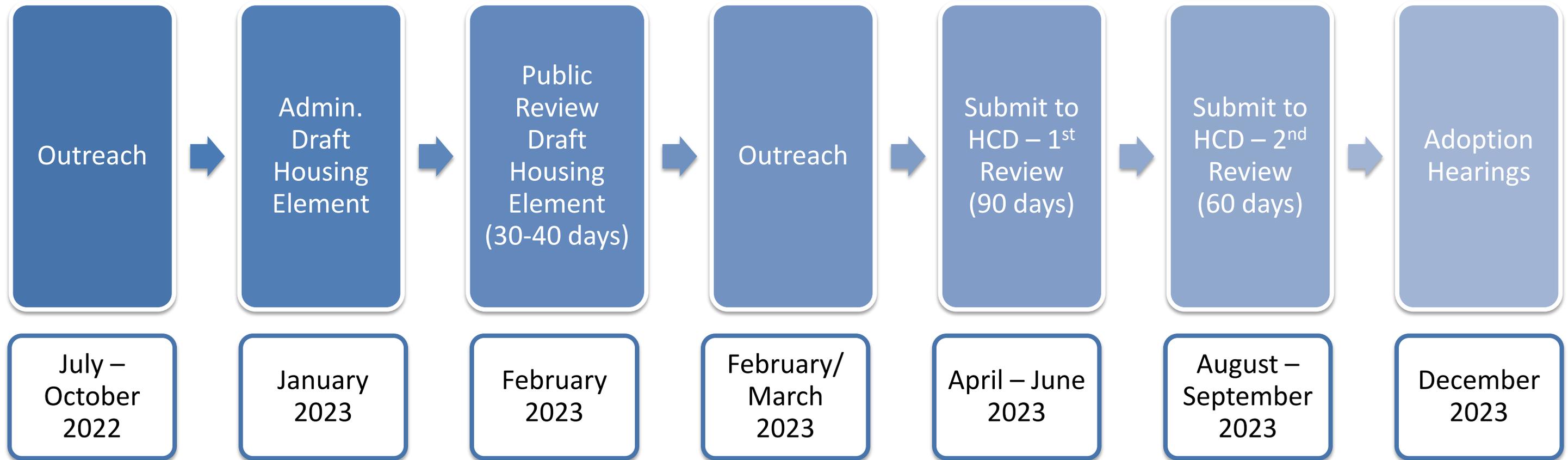
Includes a summary of the land, financial, and organizational resources available to address the identified housing needs and goals.

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

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

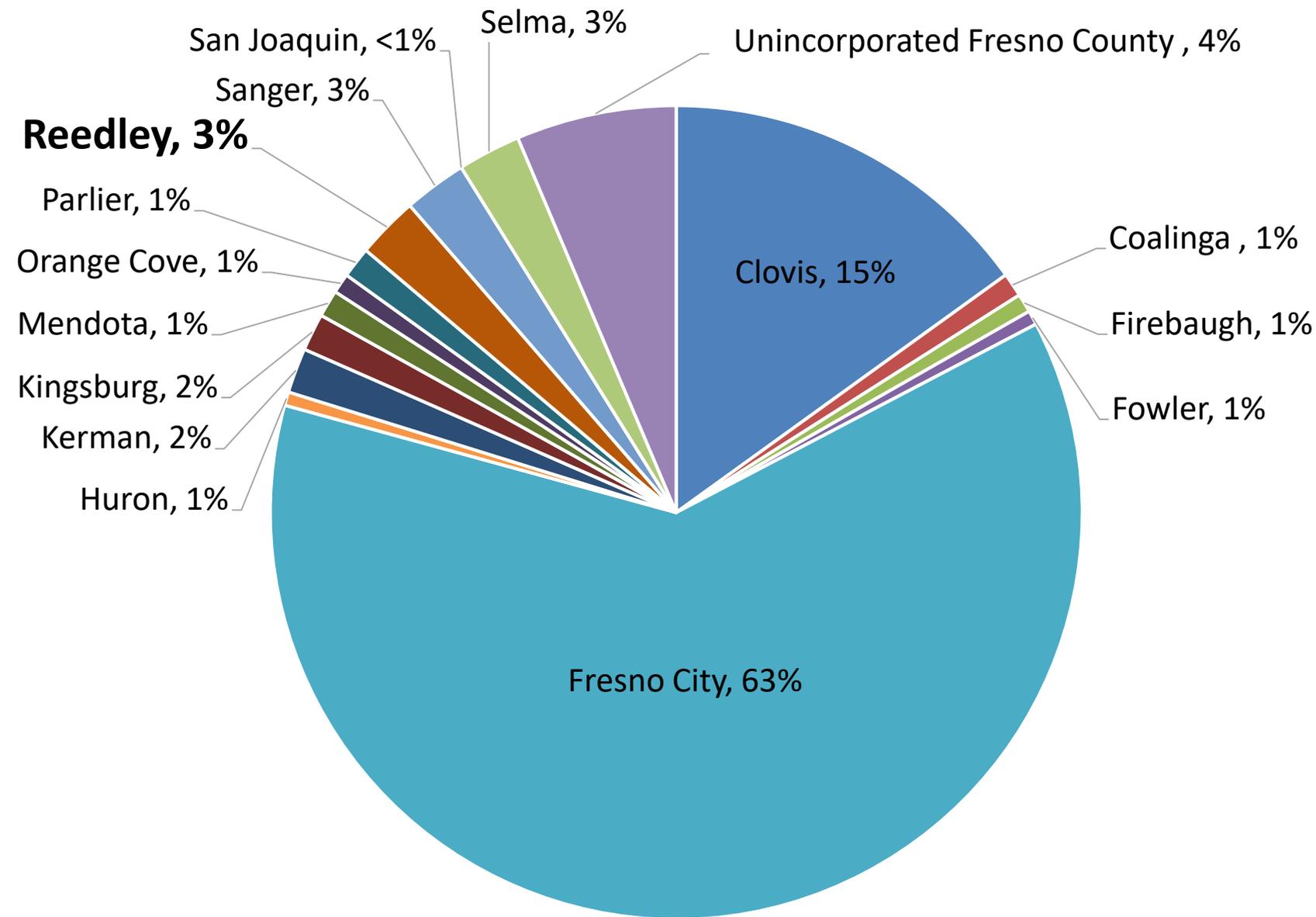


Local Role

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	8,977	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%

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 6th Cycle RHNA

Starting with sites from the 5th 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



For more information, visit:
fresnomjhe.com



TABLE 6 DISTRIBUTION BY JURISDICTION BY INCOME TIER

Jurisdiction	Very Low		Low		Moderate		Above Moderate		Total Housing Units
	%	Housing Units	%	Housing Units	%	Housing Units	%	Housing Units	
Clovis	32.6%	2,926	17.3%	1,549	16.1%	1,448	34.0%	3,054	8,977
Coalinga	27.7%	157	17.0%	96	15.7%	89	39.6%	224	566
Firebaugh*	23.0%	102	10.4%	46	14.9%	66	51.7%	229	443
Fowler	27.7%	94	16.8%	57	13.9%	47	41.6%	141	339
Fresno*	25.6%	9,440	16.0%	5,884	15.3%	5,638	43.1%	15,904	36,866
Huron*	14.1%	45	14.1%	45	17.2%	55	54.5%	174	319
Kerman*	26.8%	285	12.6%	134	15.8%	168	44.8%	476	1,063
Kingsburg	28.1%	248	18.3%	161	17.0%	150	36.6%	323	882
Mendota*	20.1%	129	10.6%	68	15.1%	97	54.2%	348	642
Orange Cove*	14.1%	66	10.4%	49	18.3%	86	57.1%	268	469
Parlier*	20.1%	147	12.8%	94	14.7%	108	52.4%	384	733
Reedley*	27.5%	403	12.5%	183	14.4%	211	45.5%	666	1,463
Sanger*	27.6%	412	12.9%	193	16.4%	245	43.1%	644	1,494
San Joaquin*	19.5%	39	14.0%	28	18.0%	36	48.5%	97	200
Selma*	26.3%	393	11.1%	165	15.6%	233	47.0%	701	1,492
Unincorporated County	30.0%	706	16.6%	391	15.7%	370	37.6%	883	2,350
HCD Requirement	26.7%	15,592	15.7%	9,143	15.5%	9,047	42.1%	24,516	58,298

*Note: The initial Income-Shift adjustment results in a discrepancy between the Regional Determination by income tier and the sum of allocations by income tier. To address this, Fresno COG made manual adjustments that resulted in reduced allocations of the very low- and/or low-income tiers for jurisdictions with an existing share of units in these income tiers that is greater than the Regional Determination and corresponding increases to those jurisdiction's allocations in the moderate- and