



# **Fresno Multi-Jurisdictional 2015-2023 Housing Element**

*A Regional Plan for Addressing Housing Needs*

Fresno County | Clovis | Coalinga | Fowler | Huron | Kerman | Kingsburg  
Mendota | Parlier | Reedley | San Joaquin | Sanger | Selma

**Final Draft  
January 2016**

## Credits

### Participating Jurisdictions

City of Clovis  
City of Coalinga  
City of Fowler  
Fresno County  
City of Huron  
City of Kerman  
City of Kingsburg  
City of Mendota  
City of Parlier  
City of Reedley  
City of Sanger  
City of San Joaquin  
City of Selma

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# INTRODUCTION

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California Housing Element law requires every jurisdiction to prepare and adopt a housing element as part of general plans. In California it is typical for each city or county to prepare and maintain its own separate general plan and housing element. However, Fresno County and 12 of the 15 cities in Fresno County, with the help of the Fresno Council of Governments (FCOG), are preparing a Multi-Jurisdictional Housing Element for the fifth round of housing element updates. The Multi-Jurisdictional Housing Element provides an opportunity for countywide housing issues and needs to be more effectively addressed at the regional level rather than just at the local level. Regional efforts also provide the opportunity for the local governments in the county to work together to accommodate the Regional Housing Needs Allocation (RHNA) assigned to the Fresno County region. In addition, economies of scale can result in significant cost savings to jurisdictions preparing a joint housing element.

The primary objective of the project is to prepare a regional plan addressing housing needs through a single certified housing element for all 13 participating jurisdictions. The Fresno County Multi-Jurisdictional Housing Element represents an innovative approach to meeting State Housing Element law and coordinating resources to address the region's housing needs. The regional housing element approach, while tested in a few counties with fewer jurisdictions, will be a major undertaking for FCOG and the 13 jurisdictions. The following jurisdictions are participating in the effort: Fresno County, Clovis, Coalinga, Fowler, Huron, Kerman, Kingsburg, Mendota, Parlier, Reedley, San Joaquin, Sanger, and Selma.

State Housing Element requirements are framed in the California Government Code, Sections 65580 through 65589, Chapter 1143, Article 10.6. The law requires the State Department of Housing and Community Development (HCD) to administer the law by reviewing housing elements for compliance with State law and by reporting its written findings to the local jurisdiction. Although State law allows local governments to decide when to update their general plans, State Housing Element law mandates that housing elements be updated every eight years. The Multi-Jurisdictional Housing Element will cover the planning period of December 31, 2015 through December 31, 2023, and must be adopted and submitted to HCD for certification by December 31, 2015. The Housing Element must include: 1) an identification and analysis of existing and projected local housing needs; 2) an identification of resources and constraints; and 3) goals, policies, and implementation programs for the rehabilitation, maintenance, improvement, and development of housing for all economic segments of the population.

## HOUSING ELEMENT PURPOSE

This document is the 2015-2023 Housing Element for 13 jurisdictions in Fresno County. The purpose of the housing element is to identify a community’s current (2014) housing needs; state the region’s goals and objectives with regard to housing production, rehabilitation, conservation to meet those needs; and define the policies and programs that the community will implement to achieve the stated goals and objectives.

## GENERAL PLAN CONSISTENCY

The housing element is a required element of the general plan. State law requires that the housing element be consistent with the other elements of the jurisdictions’ general plan. The policies and implementation programs in this housing element are consistent with the policies and implementation programs in the other elements of each jurisdiction’s general plan. However, if during the implementation of this housing element, any inconsistencies are identified, a local government would need to amend its general plan to maintain consistency with other elements of the general plan. [As other elements of the general plan are amended in the future, the local governments must also review the Housing Element and update as necessary to ensure internal consistency is maintained.](#)

## HOUSING ELEMENT ORGANIZATION

The Housing Element is organized into the following major sections:

- **Section 1. Introduction:** An introduction, reviewing the purpose, process, and scope of the Housing Element;
- **Section 2. Housing Needs Assessment:** An analysis of the demographic profile, housing characteristics, and existing and future housing needs;
- **Section 3. Opportunities for Residential Development:** A summary of the land, financial, and organizational resources available to address the identified housing needs and goals. This section also includes an analysis of opportunities for energy conservation in residential development;
- **Section 4. Housing Development Constraints:** An analysis of the potential market, governmental, and environmental constraints in the region; and
- **Section 5. Housing Goals and Policies:** The regional goals and policies that will help meet diverse housing needs.

The Housing Element also includes two Appendices. Appendix 1 includes a summary of public input and a listing of the residential care facilities in Fresno County.

Appendix 2 is organized into separate appendices for each jurisdiction. The appendices are structured as follows:

1. **Implementation Programs and Quantified Objectives:** Details jurisdiction-specific implementation programs to be carried out over the planning period to address the regional housing goals;
2. **Sites Inventory:** Describes the jurisdiction-specific sites available to meet the RHNA;
3. **Constraints:** Identifies potential jurisdiction-specific governmental constraints to the maintenance, preservation, conservation, and development of housing; and
4. **Evaluation of Previous Housing Element:** When applicable, describes the progress implementing the previous housing element's policies and actions.
5. **At Risk:** An analysis of the at-risk units by jurisdiction as well as the preservation options.

## PUBLIC OUTREACH AND ENGAGEMENT

State law requires local governments to make a diligent effort to achieve public participation of all socioeconomic segments of the community in the development of the housing element. ~~The public participation process for this Housing Element involved four major stages:~~ All public comments are included in Appendix 1A. The comments received at the workshops and through the online survey were considered in the preparation of this Housing Element, specifically in the goals, policies, and implementation programs.

### Workshops and Online Survey

On March 4, 2015, the participating jurisdictions held two workshops for key stakeholders and community members interested in housing issues in the county. The City of Selma hosted a workshop at the City Council Chambers located at 1710 Tucker Street in the city of Selma from 10 am to 12 pm. The City of Kerman hosted the second workshop at the Community Center located at 15101 West Kearney Boulevard in the city of Kerman from 2 pm to 4 pm. Participants listened to a short introductory presentation about the Housing Element Update and were asked to provide input on key issues, barriers, and opportunities for creating affordable housing in the county. In total, 33 stakeholders attended the workshops.

The participating jurisdictions and the Housing Element Update consultants publicized the workshops using email announcements, phone calls, and flyers posted and distributed throughout the county in both English and Spanish. The consultants sent out the first workshop email announcement on February 17, 2015, and a reminder email announcement on March 3, 2015, a day before the workshops. The consultants also called the list of stakeholders the week leading up to the workshop, and distributed workshop flyers throughout the months of February and March 2015. In total 222 stakeholders were contacted and encouraged to attend the workshops. The participating jurisdictions also issued public notices to local newspapers and published the meeting announcement in their local newsletters. Individual jurisdictions made other efforts to encourage participation, including personal phone calls to stakeholders, utility bill inserts, advertising the meetings on the City's website and in the City's email newsletter, sending press releases to local newspapers, and posting flyers at key locations, including affordable housing developments. Further efforts included posting the workshop information on an electronic reader board for visibility as people enter the city, and making the event a push item on the City's app. See Appendix 1 for a sample of the publicity materials.

On March 17, 2015, the consultants emailed stakeholders a link to the workshop summary found on the project website and a link to [an online survey questionnaire](#) for the individuals who were unable to attend the workshop, but wanted to provide feedback. In total, 13 stakeholders responded to the [questionnaire survey](#).

### Study Sessions

The participating jurisdictions held study sessions with their respective Planning Commission and/or City Council to review the Public Review Draft Housing Element. At each of the study sessions, staff and the consultants presented an overview of the draft Housing Element, facilitated a discussion with the Planning Commission and/or City Council, and requested input before submitting the document to HCD for review.

The participating jurisdictions translated and distributed flyers announcing the study sessions and gave a public notice in newspapers of general circulation. Additionally staff directly contacted local housing advocates, developers, social service providers, and key stakeholders, to notify them of the study sessions.

The following study sessions were held in the county:

- **Fresno County:** June 4, 2015, and July 14, 2015, at 9:00 am at the Hall of Records located at 2281 Tulare Street, Fresno (Planning Commission and Board of Supervisors Study Sessions, respectively)
- **City of Kerman:** June 3, 2015, at 6:30 pm at the Kerman City Hall located at 850 S. Madera Avenue (Planning Commission/City Council Joint Study Session)
- **City of Kingsburg:** June 3, 2015, at 7:00 pm at the City Council Chambers located at 1401 Draper Street (City Council Study Session)
- **City of Coalinga:** June 4, 2015, at 6:00 pm at the City Council Chambers located at 155 W. Durian (Planning Commission/City Council Joint Study Session)
- **City of Mendota:** June 9, 2015, at 5:00 pm at the City Council Chambers located at 643 Quince Street (City Council Study Session)
- **City of San Joaquin:** June 9, 2015, at 6:00 pm at 21991 Colorado Avenue (City Council Study Session)
- **City of Reedley:** June 15, 2015, at 7:00 pm at the City Council Chambers located at 845 G Street (Planning Commission/City Council Joint Study Session)
- **City of Clovis:** June 15, 2015, at 6:00 pm at 1033 5th street (Planning Commission/City Council Joint Study Session)
- **City of Selma:** June 15, 2015, at 5:00 pm at the City Council Chambers located at 1710 Tucker Street (City Council Study Session)
- **City of Fowler:** June 16, 2015, at 7:00 pm at the City Council Chambers located at 128 S. 5<sup>th</sup> Street (City Council Study Session)
- **City of Huron:** June 17, 2015, at 6:00 pm at the City Council Chambers located at 36311 Lassen Avenue (City Council Study Session)
- **City of Parlier:** June 17, 2015, at 6:30 pm at the City Council Chambers located at 1100 E. Parlier Avenue (City Council Study Session)



- **City of Sanger:** July 16, 2015, at 7:00 pm at the City Council Chambers located at 1700 7th Street (City Council Study Session)

## **Written Comments Received**

Fresno COG received written comments on the Draft Housing Element from the Leadership Counsel for Justice and Accountability (dated July 16, 2015). This letter, along with the response from Fresno COG on behalf of the participating jurisdictions, is included in Appendix 1A. The suggestions in the letter were considered and the Draft Housing Element has been revised to address relevant comments, including the following: 1) providing more information on outreach efforts, 2) additional review and analysis of past performance, 3) providing additional specific objectives and timelines for several programs, 4) providing more detailed information on the availability of infrastructure, 5) including additional objectives and timelines for programs to address the housing needs of special needs populations (such as farmworkers), 6) elaborating and expanding on efforts in promoting fair housing, 7) additional analysis of the sites inventory, and 8) a program for lot consolidation.

## **HCD Submittal**

The Fresno Council of Governments, on behalf of the participating jurisdictions, submitted the HCD Review draft Housing Element for review.

## **Public Hearings**

Public hearings will be held before the Planning Commission and City Council of each city and the Planning Commission and Board of Supervisors of Fresno County prior to adoption of the final Housing Element.