



# INTRODUCTION

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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 its general plan. 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 14 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 15 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 following jurisdictions are participating in the effort: Fresno County and the cities of Coalinga, Firebaugh, Fowler, Fresno, Huron, Kerman, Kingsburg, Mendota, Orange Cove, 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, 2023, through December 31, 2031, and must be adopted and submitted to HCD for certification by December 31, 2023. 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 2023-2031 Housing Element for 15 jurisdictions in Fresno County, including unincorporated Fresno County. The purpose of the housing element is to identify a community’s current housing needs; state the region’s goals and objectives regarding housing production, rehabilitation, and 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 will review and revise as necessary to ensure internal consistency is maintained. The newest required General Plan element addresses the topic of Environmental Justice. As each jurisdiction makes the next updates to their General Plan, Environmental Justice will be addressed.

## HOUSING ELEMENT ORGANIZATION

The Housing Element is organized into the following major sections:

- **Section 0. Introduction:** An introduction, reviewing the purpose, process, and scope of the Housing Element.
- **Section 1. Public Outreach and Engagement:** A summary of the public outreach processes performed during the development of the Housing Element as well as the feedback received from outreach participants.
- **Section 2. Housing Needs Assessment:** An analysis of the demographic profile, housing characteristics, and existing and future housing needs.
- **Section 3. Regional Fair Housing Assessment:** An analysis of available federal, state, and local data to assess fair housing needs in the region.
- **Section 4. 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 5. Housing Constraints:** An analysis of the potential market, governmental, and environmental constraints in the region.
- **Section 6. Housing Goals and Policies:** The regional goals and policies that will help meet diverse housing needs.

The Housing Element also includes one appendix.

**Appendix 1** has a separate, lettered section for each jurisdiction. Each section is structured into the following subsections.

0. **Summary of Needs and Conditions:** Provides a summary of the jurisdiction's specific findings from the Housing Needs Assessment, Housing Constraints, and Sites Analysis.

1. **Action Plan:** Details jurisdiction-specific implementation programs to be carried out over the planning period to address the regional housing goals, including quantified objectives.
2. **Sites Inventory:** Describes the jurisdiction-specific sites available to meet the RHNA.
3. **Fair Housing Analysis:** An analysis of available federal, state, and local data to assess fair housing needs in the jurisdiction.
4. **Housing Constraints:** Identifies potential jurisdiction-specific governmental constraints to the maintenance, preservation, conservation, and development of housing along with an analysis of the at-risk units by jurisdiction and their preservation options.
5. **Evaluation of Previous Housing Element:** When applicable, describes the progress with implementing the previous housing element's policies and actions.
6. **Public Outreach and Engagement:** A summary of the public outreach processes performed during the development of the Housing Element as well as the feedback received from outreach participants.

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