

Annexation 101: SJV REAP Housing Webinar August 31, 2022

How annexations can play a key role to
facilitate housing in your community
and meet your RHNA goals.

Your speakers...

- David Fey
 - Fresno LAFCo Executive Office, retired
 - 35+ years as planner for Cities of Fresno and Clovis, private sector cities in San Joaquin Valley from Tehachapi to Oakdale

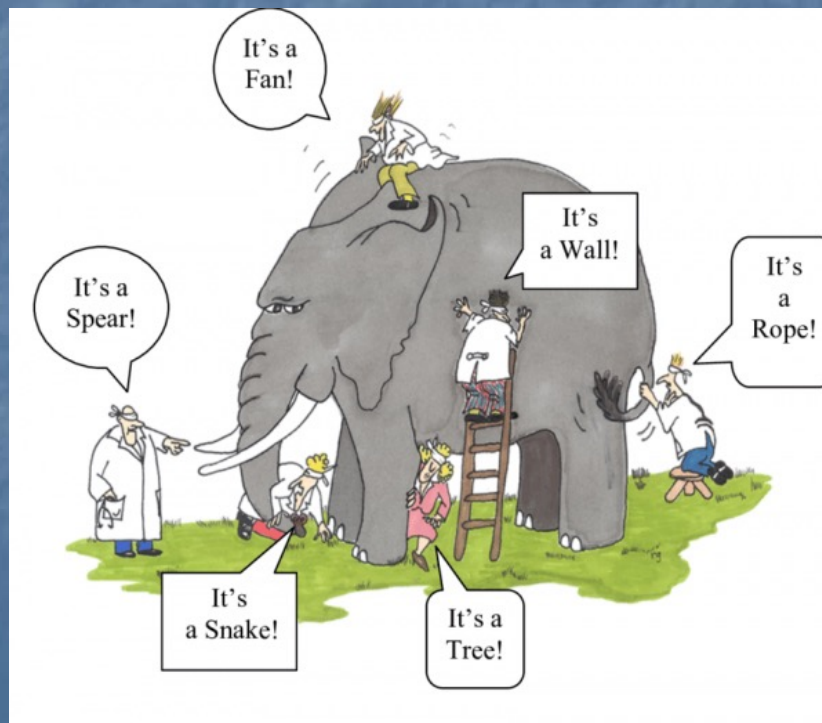
- Randy Hatch
 - 45+ years experience as a professional planner working for 8 cities Masters in Architecture and Urban Planning from University of California, Los Angeles (UCLA)
 - Experience developing creative ways with developers and City Councils on solving land use issues, especially housing development

Who is today's audience?

- Planners,
- Housing officials, staff,
- Grant writers,
- Economic development staff,
- City manager/CAO staff, and
- Private housing developers?

Why is this important?

- Because each of you hold a different part of the elephant; know where to start



Advisory

- Annexation is but one step in a complex process of general plan implementation
 - It isn't a cure-all, and
 - Development must be consistent with the GP, and with the city's municipal service plans;
- Know your local politics
 - Chain of command, internal, and external.

First things first

- Annexation process is complicated enough, don't make it harder or more obtuse by not knowing the process.
- Know the process and the law
 - Know your general plan/housing element
 - Talk with your local LAFCo;
 - Have your own copy of CKH and local LAFCo policies

First things first

- Annexations must be consistent with the affected agency's sphere of influence;
- Annexations are usually project-driven;
- Annexations to cities must be prezoned consistent with the city's general plan;
- Don't cut corners.

City-County Property Tax Revenue Sharing Agreement

- Absolutely necessary for a complete annexation application (CKH and R&T Code);
- An agreement—or lack thereof— reflects the city-county relationship and is a bellwether for the practicality of annexations as a means of meeting your RHNA.

Two “Types” of Annexations

- Inhabited
 - 12+ Registered Voters
 - RV protest
 - <25% RV protest can be approved
 - 25-50% protest election
 - 50+ RV protest must be terminated
- Uninhabited: 11- RV
 - Semi-same but with landownership

Island Annexations

- Application must be initiated by the affected city;
- Comprises the entire unincorporated island located within the city limits;
- Is substantially surrounded by the city;
- Applies to islands that existed prior to 1/1/14;
- The commission “shall approve” and waive protest provisions.

Planning

- Policy first: does your GP (and EIR) support an annexation program?
- Next: buy-in by the boss and elected officials is essential;
- Then: interagency cooperation at the elected and staff levels;
- This is a long-term approach; learn patience, persistence, and resiliency

Outreach

- Start the drumbeat: Change is coming. Reinforce this with each communication.
- Understand that unincorporated residents see change as a threat, it isn't their idea.
- Time: it takes time for information to move from the amygdala to the frontal cortex; take enough time.

Outreach

- Adopt a customer focus
 - Why should they care? How will they benefit from change? What won't happen?
- Know your numbers
 - Make enough of them happy to not protest during the LAFCo annexation process.

Last but not least: municipal services

- Annexation plans must be balanced by the ability of the city or special district to provide municipal services;
- Municipal services include water, wastewater, police, fire, parks, roads, parks;
- Just like LAFCo must have a plan to annex territory (SOI), the service provider must plan to provide services to annexed territory.

And now...

- Randy Hatch!