Madera County Housing Element

Study Session #1 – January 3, 2022

Introductions

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Planning Tomorrow Today®

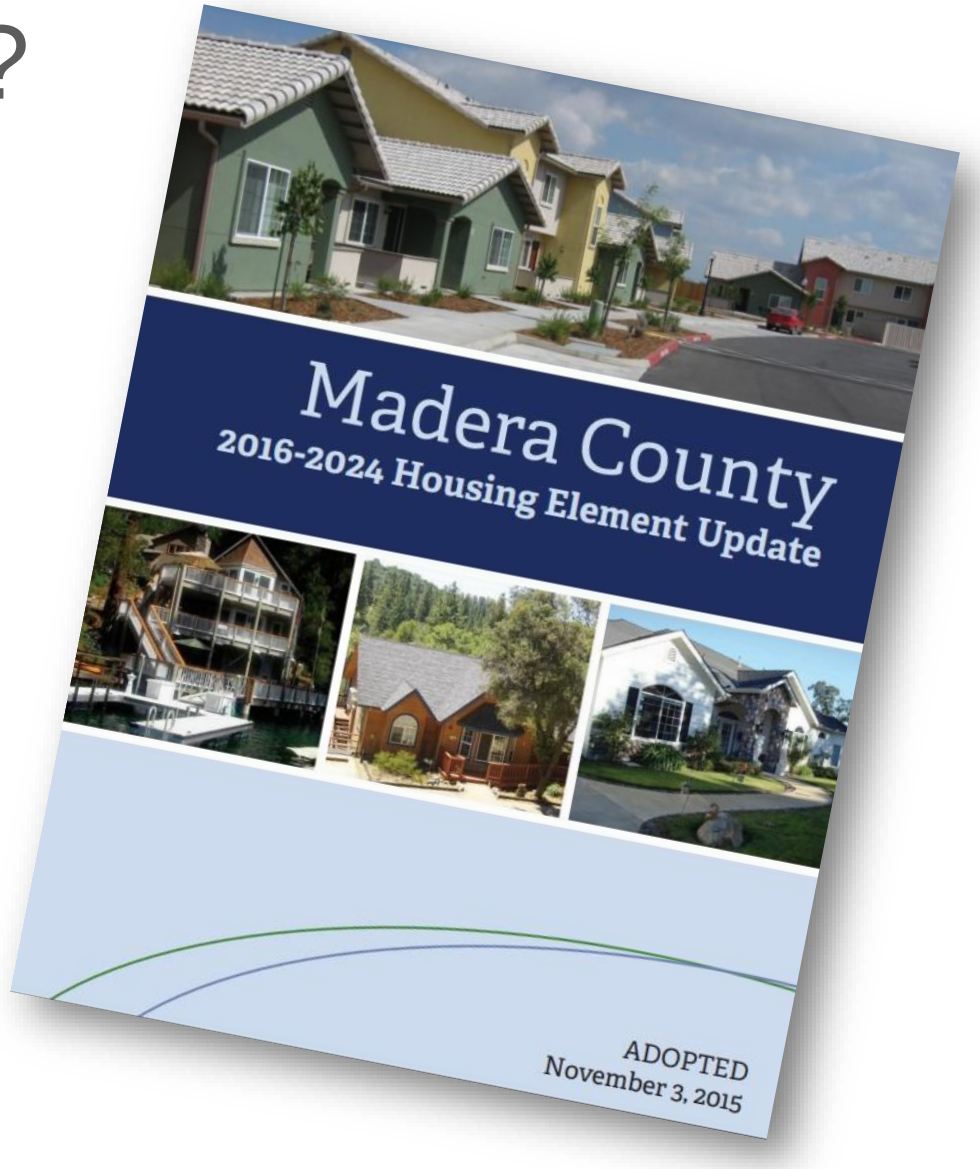
Presentation Outline

- Housing Element Basics
- Regional Housing Needs Allocation
- Safety Element
- Environmental Justice
- Schedule and Engagement

Housing Element Overview

What is a Housing Element?

- One of eight elements in the County General Plan
- Housing Element updates required by State law in eight year “cycles”
- Currently preparing the 6th cycle Housing Element update
- Updates done on a schedule prescribed by the State (adoption deadline January 31, 2024)

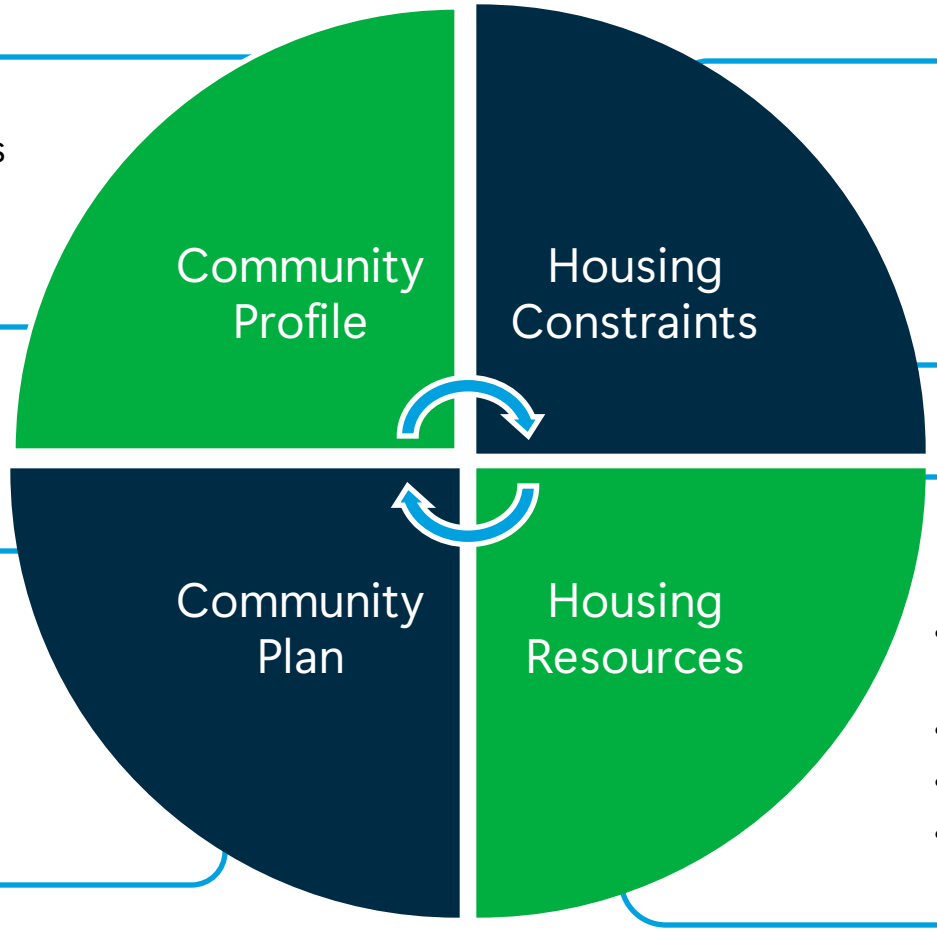


What does a Housing Element do?

- Provides an assessment of both current and future housing needs
- Identifies opportunities and constraints for housing production
- Establishes goals, policies, and programs to meet housing needs
- Updates County practices and regulations to reflect new State laws

Housing Element Basics

- Demographics
- Housing stock characteristics
- Affirmatively Furthering Fair Housing Analysis



- Governmental constraints
- Non-governmental constraints
- Zoning for a variety of housing types

- Goals, policies, and implementation programs to address housing needs, constraints, and AFFH.

- Projected housing needs and RHNA requirements
- Housing sites inventory
- Housing preservation
- Opportunities for energy conservation

Housing Element Basics

Identifies strategies and programs that focus on:

- Conserving and improving existing affordable housing
- Maximizing housing opportunities throughout the community
- Assisting in the provision of affordable housing
- Removing governmental and other constraints to housing investment
- Promoting fair and equal housing opportunities

Relevant Legislation

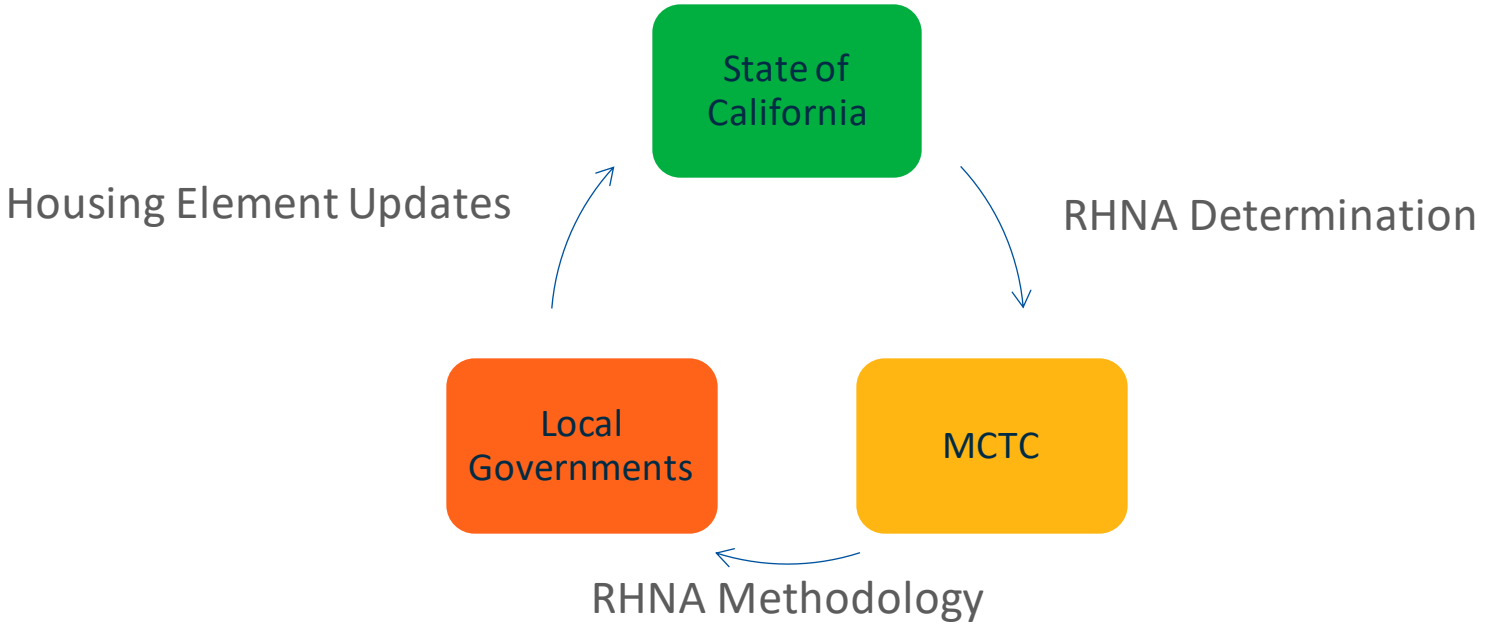
- Affordable Housing Streamlined Approval Process: SB 35 (2017)
- No-Net-Loss Zoning: SB 166 (2017)
- Affirmatively Furthering Fair Housing: AB 686 (2017)
- Housing Crisis Act of 2019: SB 330 (2019)
- California Comeback Plan: 31 new bills (2021)
- SB 9: Single-Family Lot Splits (2021)
- AB 2011 and SB 6: Residential Development in Commercial Zones (2022)
- Evacuation Routes: SB 99 (2019), AB 747 (2019)

Importance of Update

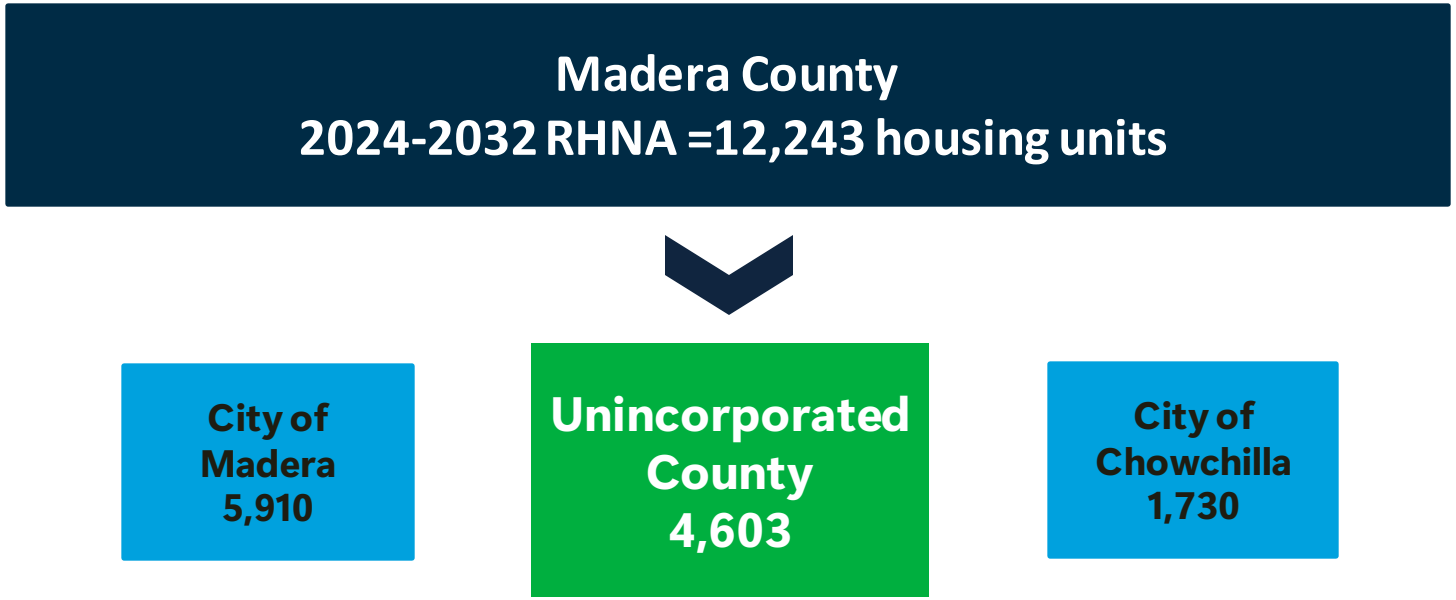
- Compliance with State Law and adequacy of General Plan
- A noncompliant or invalid General Plan creates potential for County to be challenged when making land use decisions
- Remain competitive for grants related to community development, housing and infrastructure

Regional Housing Needs Allocation (RHNA)

- Representation of the future housing needs for all income levels in the County for the next eight years
- Prepared by Madera County Transportation Commission (MCTC)
- 6th cycle: January 31, 2024 – January 31, 2032



Madera County RHNA Distribution



Each jurisdiction must accommodate its “fair share” of the regional housing need.

RHNA Allocation for Madera County

Lower		Moderate	Above Moderate	Total RHNA
Very Low	Low	829	1,612	4,603
1,275	887			

Madera County RHNA

Cycle	Lower		Moderate	Above Moderate	Total RHNA
	Very Low	Low			
5th Cycle	1,285	984	1,015	2,398	5,682
6th Cycle	1,275	887	829	1,612	4,603
Net Change	-10	-97	-186	-786	-1,079

Cycle	Lower		Moderate	Above Moderate
	Very Low	Low		
5th Cycle	23%	17%	18%	42%
6th Cycle	28%	19%	18%	35%

Final Regional Housing Needs Determination: https://www.hcd.ca.gov/community-development/housing-element/docs/maderactc-rhna-6th.pdf

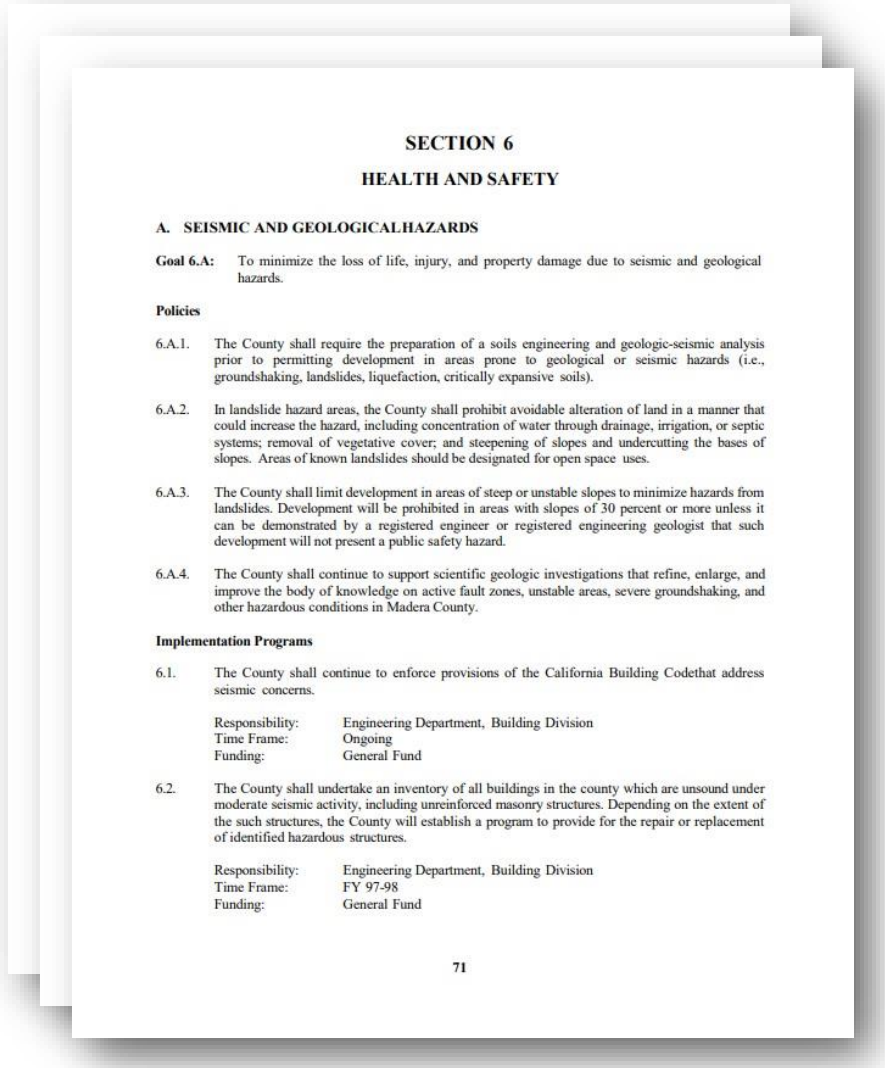
Madera County Housing Need Requirement

Income Category	RHNA (Housing Units)	Estimated Income (Four Person Household)	Maximum Affordable Monthly Rent
Very Low Income (30-50% of Median Income)	1,275	$38,950	$973.75
Low Income (50-80% of Median Income)	887	$62,300	$1,557.50
Moderate Income (80-120% of Median Income)	829	$80,300	$2,007.50
Above Moderate Income (>120% of Median Income)	1,612	$96,350	$2,408.75
TOTAL	4,603	--	--

Safety Element Update

What is a Safety Element?

- Addresses protection of people from risks associated with disasters
- Last updated in 2008
- Must address key focus areas per State requirements



SECTION 6

HEALTH AND SAFETY

A. SEISMIC AND GEOLOGICAL HAZARDS

Goal 6.A: To minimize the loss of life, injury, and property damage due to seismic and geological hazards.

Policies

6.A.1. The County shall require the preparation of a soils engineering and geologic-seismic analysis prior to permitting development in areas prone to geological or seismic hazards (i.e., groundshaking, landslides, liquefaction, critically expansive soils).

6.A.2. In landslide hazard areas, the County shall prohibit avoidable alteration of land in a manner that could increase the hazard, including concentration of water through drainage, irrigation, or septic systems; removal of vegetative cover; and steepening of slopes and undercutting the bases of slopes. Areas of known landslides should be designated for open space uses.

6.A.3. The County shall limit development in areas of steep or unstable slopes to minimize hazards from landslides. Development will be prohibited in areas with slopes of 30 percent or more unless it can be demonstrated by a registered engineer or registered engineering geologist that such development will not present a public safety hazard.

6.A.4. The County shall continue to support scientific geologic investigations that refine, enlarge, and improve the body of knowledge on active fault zones, unstable areas, severe groundshaking, and other hazardous conditions in Madera County.

Implementation Programs

6.1. The County shall continue to enforce provisions of the California Building Code that address seismic concerns.

Responsibility: Engineering Department, Building Division
Time Frame: Ongoing
Funding: General Fund

6.2. The County shall undertake an inventory of all buildings in the county which are unsound under moderate seismic activity, including unreinforced masonry structures. Depending on the extent of the such structures, the County will establish a program to provide for the repair or replacement of identified hazardous structures.

Responsibility: Engineering Department, Building Division
Time Frame: FY 97-98
Funding: General Fund

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Safety Element Updates

New requirements include:

- Flooding
- Wildfires
- Climate Change
- Emergency Evacuation

Environmental Justice

Environmental Justice Policies

“The fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to development, implementation and enforcement of environmental laws, regulations and policies”

Environmental Justice Policies

Upon the update **two or more** elements in the general plan, counties are now required to identify environmental justice communities (called "**disadvantaged communities**") within their jurisdictions.

Counties must then **create policies** focused on supporting local disadvantaged communities and **reducing** any excessive environmental impacts.

Identifying Disadvantaged Communities

The term **“disadvantaged community”** refers to any community that lacks necessary resources and/or is faced with any exceptional health, economic or environmental burden.

Environmental Justice Policies

Reduce Unique or Compounded Health Risks

Promote Civil Engagement in Public Decision-Making Processes

Prioritize Improvements & Programs

Equity Focus Areas

- Pollution exposure
- Access to public facilities
- Food access
- Safe and sanitary homes
- Physical activity and health
- Civic engagement

Schedule and Engagement

General Project Schedule

WE ARE HERE

Milestones	Estimated Date
Community Workshop #1: Housing, Safety, EJ	Dec. 14, 2022
Planning Commission Study Session	Jan. 3, 2023
Community Workshops #2 and #3	Spring/Summer
Public Review Draft Housing Element	Summer/Fall 2023
Public Review Draft Safety Element/EJ	Fall – Winter 2023
Planning Commission Hearings	Early 2024
Board of Supervisors Hearings	Spring 2024
HCD Review and Adoption of Housing Element	Spring - Summer 2024

Community Engagement Events

- 4 Community Workshops
- 2 Study Sessions
  - Planning Commission (2)
- Four Public Hearings
  - Planning Commission (2)
  - Board of Supervisors (2)

Community Workshops

Event	Description
Workshop 1	• Housing Element Overview • Project Overview and Discussion
Workshop 2	• Housing Opportunity Sites – including an overview of the draft housing sites inventory and interactive activities to provide feedback on sites. • This workshop will also formally launch the online public comment tool
Workshop 3	• Fair Housing Issues
Workshop 4	• Draft Policies and Programs for the Housing, Safety, and Environmental Justice Elements.

Public Information and Participation

- Website
- Email Blasts
- Social Media
- Stakeholder Interviews
- Bilingual Online Survey
- Spanish Translation Services

Website

www.maderacountyhousingelement.com

- Up-to-date information
- Meeting and workshop calendar
- FAQs
- Public documents
- Email sign-up