



Stanislaus County Housing Efforts

Emily DeAnda
Assistant Planner
Planning and Community Development Department



Housing Efforts



6th Cycle Housing Element Update



Accessory Dwelling Unit (ADU)
(FREE PLANS)



Interactive Permit Guide



Housing Stanislaus



Affordable Housing Plan, and PLHA & HOME Funding



Housing Element

Purpose of the Housing Element

Stanislaus County Housing Element

- Housing Needs Assessment
- Goals
- Policies
- Programs

8-year cycle
2023-2031

Reduce
Barriers

Comply
with State
legislation



Requires approval of California Department of Housing and Community Development (HCD)


Additional Updates

Safety Element Update

Senate Bill 1000: Environmental Justice component

- Scheduled to follow the Housing Element Update

Project Schedule




Milestones	Estimated Date
Workshop #1: Housing, Safety, and EJ	June 23, 2022
Workshop #2: Preliminary Site Inventory	October 11, 2022
Planning Commission Study Session	October 2022
Board of Supervisors Study Session	November 2022
Public Review Draft Housing Element	August/September 2023
HCD Review of Draft Housing Element	Fall 2023
Public Hearing Draft Housing Element	Winter 2024
Planning Commission Hearings	Winter 2024
Board of Supervisors Hearings	Winter 2024
Submit to HCD for Certification	Winter 2024



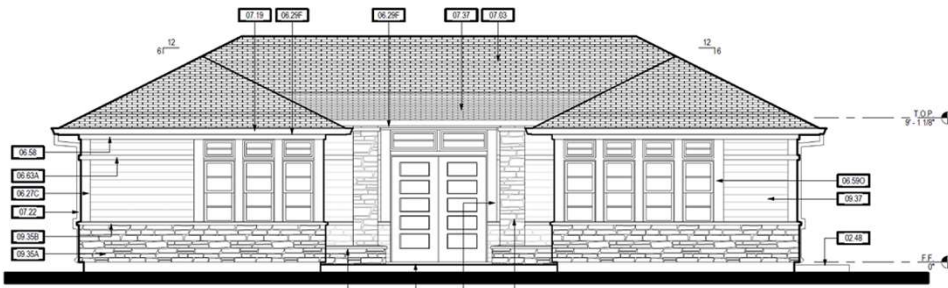
Accessory Dwelling Units – Free Plans



Accessory Dwelling Unit – Free Plans

 Seven (7) fully engineered ADU plan sets that are available to the public at no charge.

- Available sizes from 260 square-feet to 1,192 square-feet
- Requires a building permit



Accessory Dwelling Unit – Free Plans



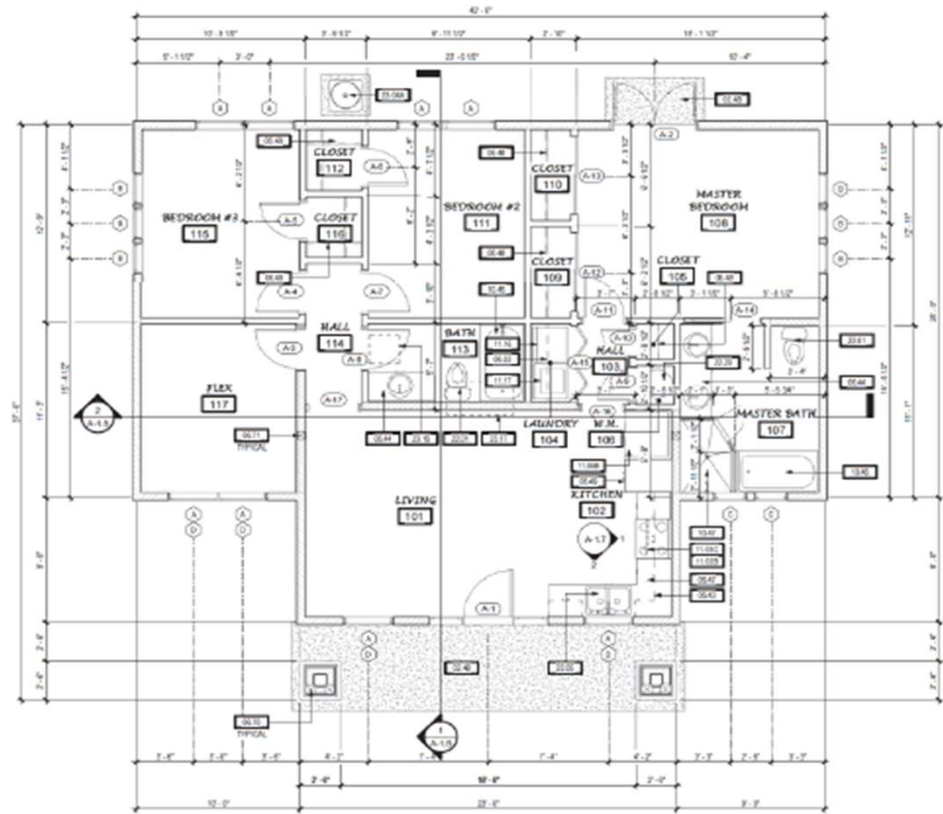
1,192 square-feet

Three (3) bedrooms

One (1) flex room

Two (2) bathrooms

Current estimated cost of building permit
for unincorporated County: \$13,000±



Accessory Dwelling Unit – Free Plans



744 square-feet

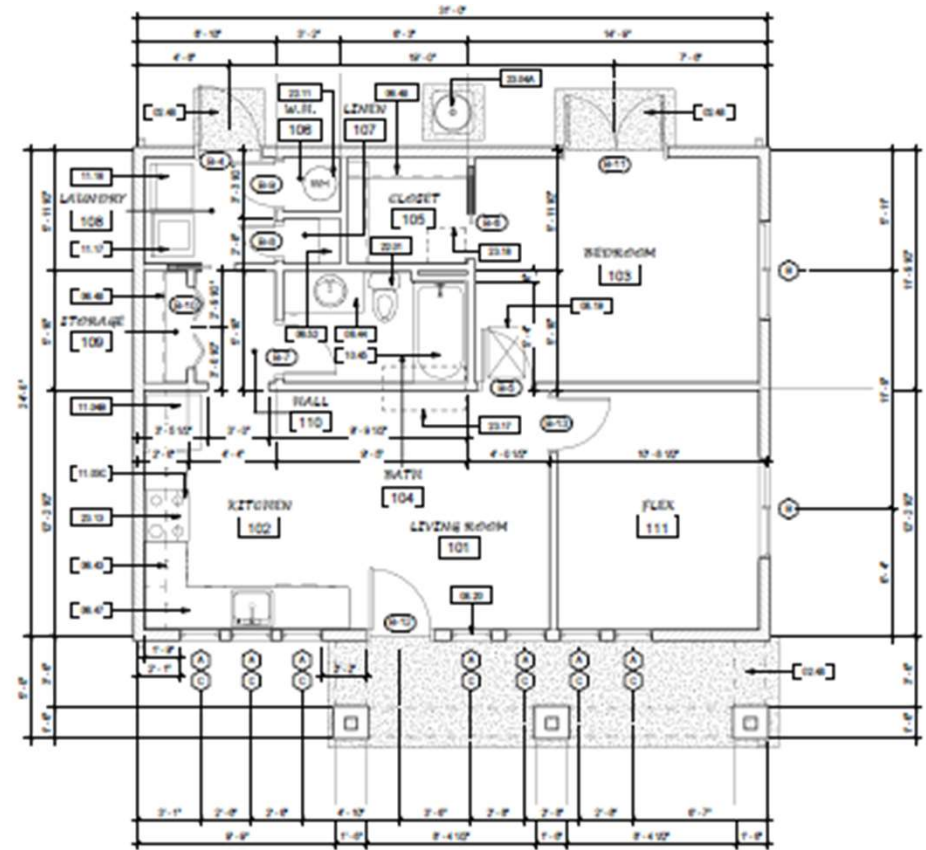
One (1) bedroom

One (1) flex room

One (1) bathroom

Current estimated cost of building permit for unincorporated County: \$6,000-\$9,000±

ADUs less than 750 square-feet are exempt from the County Public Facility Fee (PFF). Current PFF = \$3,061



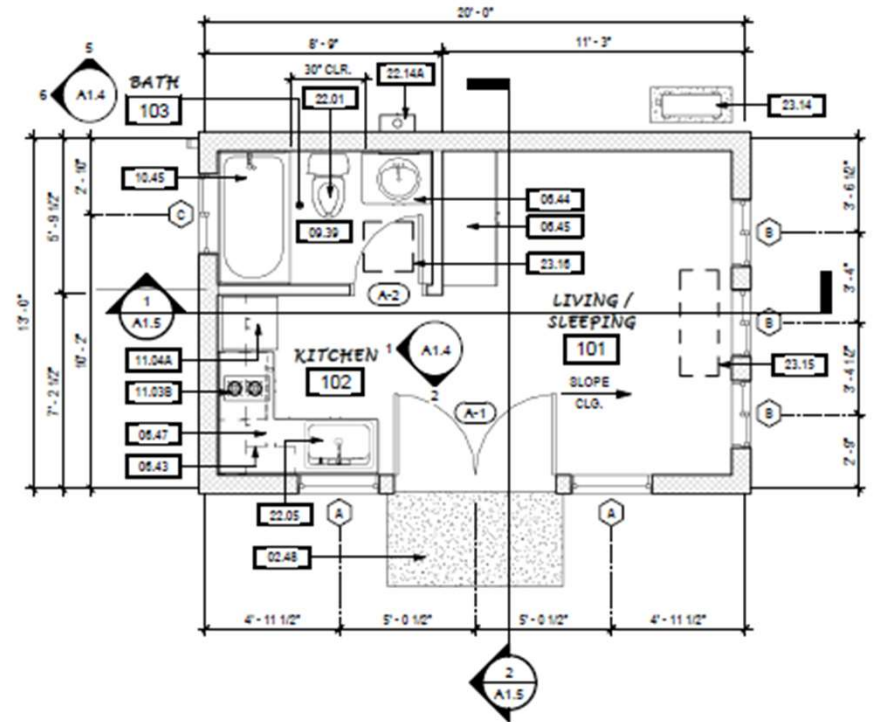
Accessory Dwelling Unit – Free Plans

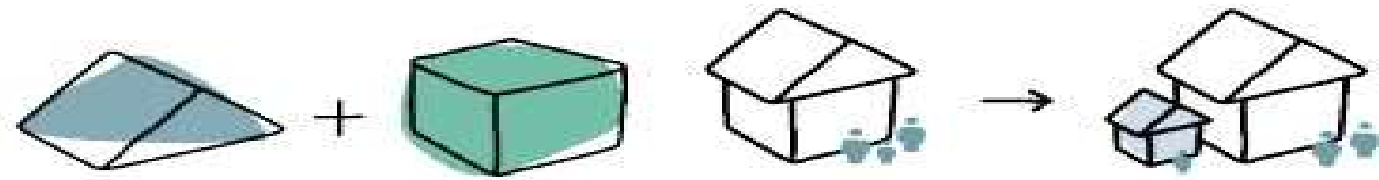


260 square-feet
Studio unit
One (1) bathroom

Current estimated cost of building permit for unincorporated County: \$2,000±

ADUs less than 750 square-feet are exempt from the County Public Facility Fee (PFF). Current PFF = \$3,061





Interactive Permit Guide

Interactive Permit Guide



Permit guide provides information on requirements to obtain building permits



Available online, 24/7

Interactive Permit Guide

Case Example – ADU within the east Oakdale area

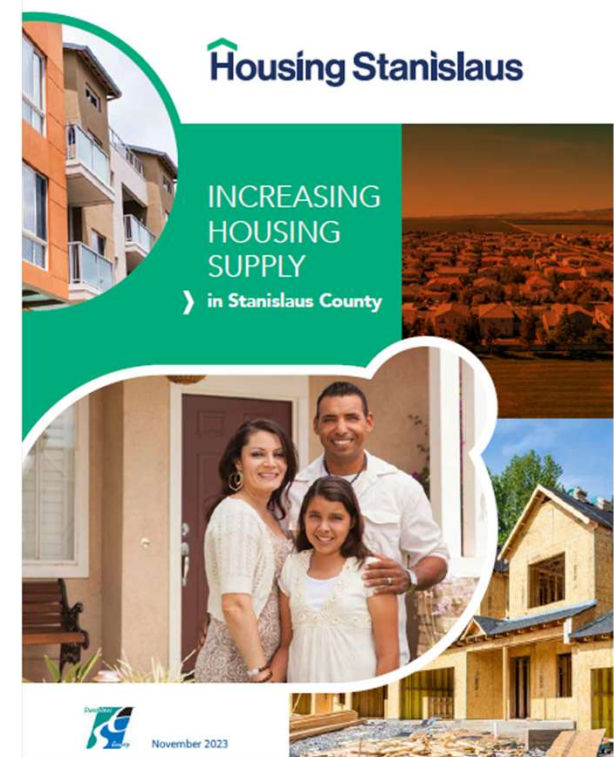
- Total days from inquiry to permit: 55



Housing Stanislaus Initiative

Housing Stanislaus Initiative

- Initiated to identify challenges and opportunities to increase housing development in the County as a whole
- Regional plan to address housing development
- Variety of stakeholder interviews informed the final report



Housing Stanislaus Initiative



Between December of 2021 and July of 2022, Valley Vision captured input from 76 housing stakeholders within the county.



Data collection of demographics and housing statistics.



Draft reviewed by local jurisdictions prior to finalizing the report.

Housing Stanislaus – Housing Summit

Final report provides:

- A list of **findings** identified by stakeholders of barriers to development.
- A list of **solutions** to address the identified barriers to increase housing development.

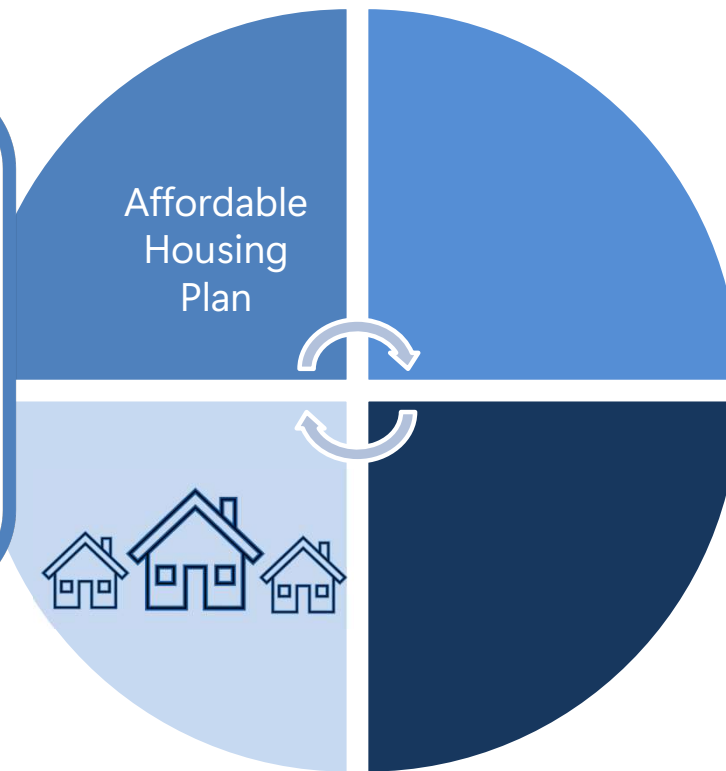
Housing Summit - November 4, 2023

Scan below to
register for the
Housing Summit



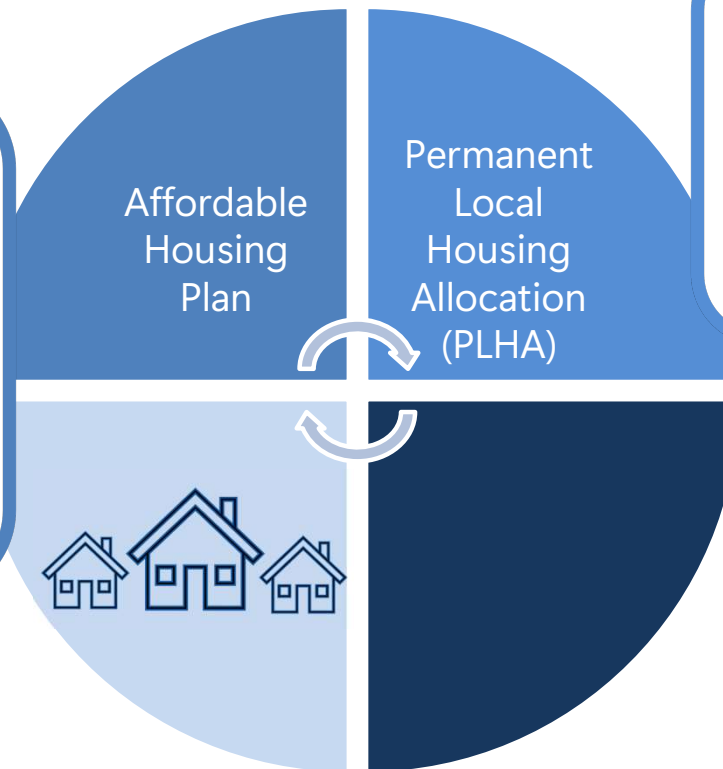
Other Housing Efforts Underway

- Plan to increase housing development focused on the unincorporated area of the County
- Request for Proposals (RFP) for affordable housing projects.
- Identify funding available to be used for housing projects.



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- Funding for five years for affordable and permanent supportive housing activities.
- Vine Street Project: \$1.1 million awarded to the Housing Authority for 17 units to be designated under PLHA.

PLHA Funding – Five Year Plan

Activity	Description	2019	2020	2021	2022	2023	Area Median Income Level Served
Activity 1	Affordable Rental Housing				75%	75%	120%
Activity 2	ADU Development and Preservation		10%	10%	10%	10%	120%
Activity 6	Acquisition and Development of Permanent Supportive Housing, including the Conversion of Motels	95%	75%	75%			30%
Activity 10	Fiscal Incentives of Affordable Housing Project made by the County to a City, in an amount equal to County's PFF		10%	10%	10%	10%	60%
Administrative Cost		5%	5%	5%	5%	5%	

Year One (2019)
 Funding: \$1.1 million
 Approved for Vine Street Project

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Affordable
Housing
Plan

Permanent
Local
Housing
Allocation
(PLHA)

- Funding for five years for affordable and permanent supportive housing activities.
- Vine Street Project: \$1.1 million awarded to the Housing Authority for 17 units to be designated under PLHA.



HOME
Investment
Partnership
Program
(HOME)

- Stanislaus County as lead entity for HOME Consortium is responsible for program implementing, monitoring and administering funds.
- Total Consortium allocation: \$1.7 million
- To be used for eligible activities.



Housing Efforts



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