

# Stanislaus County Model Housing Element

Goals, Policies, and Programs



# Today's Agenda



- Background of the project
- Review the Model Housing Element
- Comments and Questions
- Next Steps



# Background



- Funded through SGC Sustainable Communities Planning Grant and local contributions
- Component of Stanislaus County Regional Sustainability Toolkit
- Led by City of Oakdale
- Intent of the Model Housing Element



# Model Housing Element Contents



- Purpose and Content
- Housing Element Requirements
- Sample Housing Element Outline
- Model Goals, Policies & Programs
- Key Funding Sources
- Resources





# PURPOSE OF A HOUSING ELEMENT

*To ensure that each jurisdiction identifies policies, programs and resources to preserve, improve and develop a housing supply to accommodate households currently living and projected to live in that jurisdiction.*

# What does a Housing Element Do?



- Establishes goals and policies related to housing
- Identifies housing needs for:
  - All income groups
  - Special needs groups
- Defines initiatives/ programs to achieve housing goals





# WHAT DOES A HOUSING ELEMENT NOT DO?

A Housing Element Does NOT require a jurisdiction to build housing. It is the jurisdiction's responsibility to **facilitate** and **create opportunities** for housing.

# Housing Element Requirements



- Identification and assessment of existing and projected housing needs
- Identification and analysis of housing for “special needs” groups
- Evaluation of current and potential constraints on housing
- Evaluation of opportunities for energy conservation
- Evaluation of progress made on previous Housing Element
- Identification of goals, policies, objectives, and scheduled programs for the planning period



# Changes to the 5<sup>th</sup> Cycle Housing Element Update Process



- **Recent Legislation**

- **SB 812:** Analysis of housing needs for developmentally disabled persons
- **SB 375:** Synchronizes the RHNA with the RTP/SCS
- **SB 244:** Address infrastructure needs of unincorporated disadvantaged communities
- **AB 162:** Address flood-related matters in the Land Use, Conservation and Safety Elements utilizing recent FEMA maps

# HCD's Streamlined Review



- Jurisdictions may opt to use the Streamlined Update Process
- Eligibility Requirements
  - Adopted a certified 4<sup>th</sup> cycle Housing Element
  - Implementation of all required programs (per Implementation Review Checklist)
  - Submittal of a Completeness Checklist
  - Submittal of a Streamlined Update Template

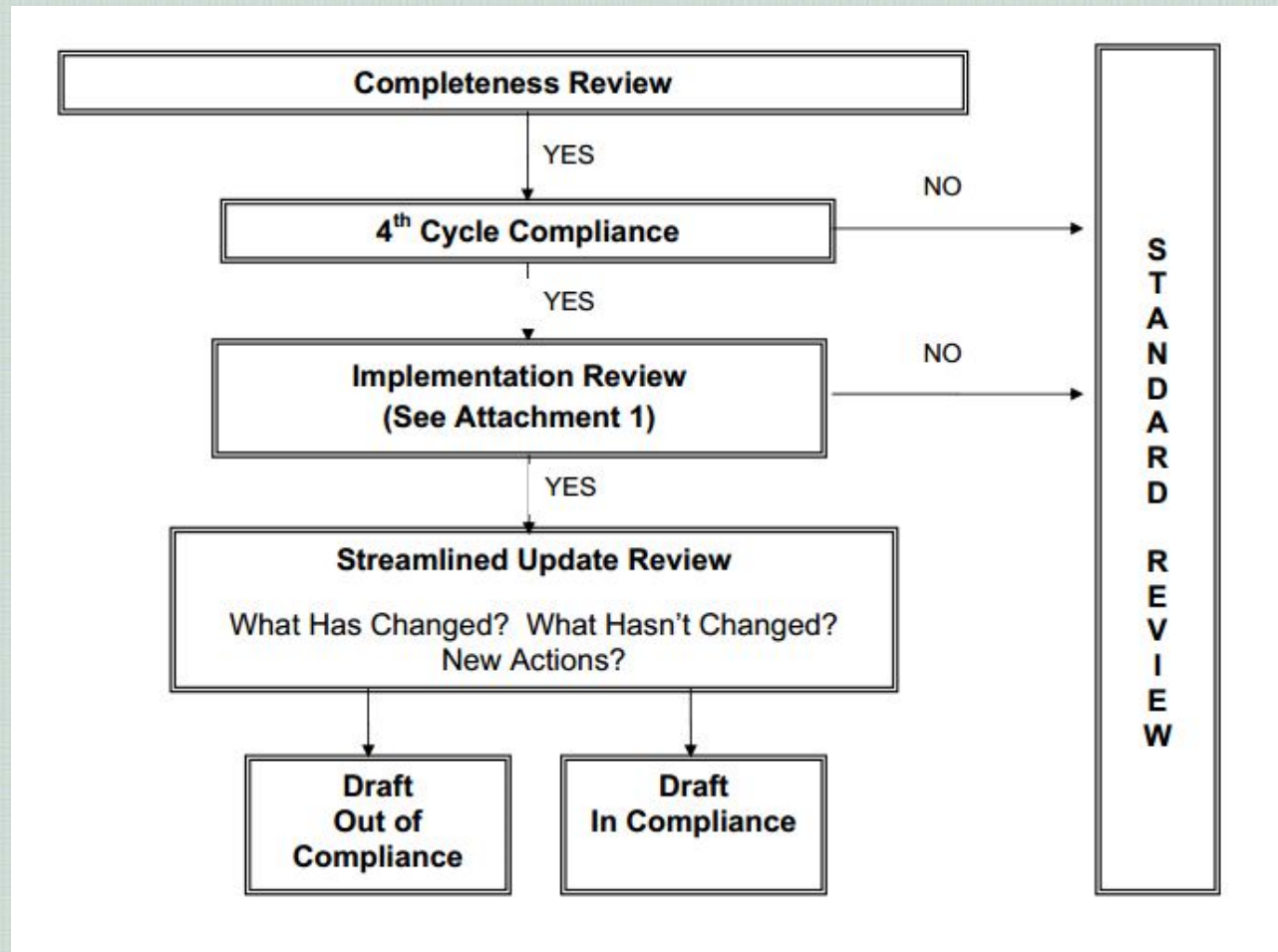
# Implementation Review Checklist

## Required Programs to be Completed



- Rezone program to address any shortfall of adequate sites
- Zoning to permit emergency shelters by-right in at least one zone
- Zoning to permit transitional and supportive housing as a residential use
- Reasonable accommodation
- Density bonus

# Steps for HCD Standard and Streamlined Update Reviews



# Sample Housing Element Outline



1. Introduction

2. Housing Plan

3. Quantified Objectives

4. Housing Profile

5. Housing Constraints

6. Housing Resources

7. Progress Report



# MODEL GOALS, POLICIES & PROGRAMS



Address the following six major areas:

Conserve and  
Improve Existing  
Housing Stock

Ensure Adequate  
Sites

Address and  
Remove  
Governmental  
Constraints

Provide Equal  
Housing  
Opportunities

Assist in the  
Development of a  
Variety of Housing

Incorporate Energy  
Efficient Design and  
Practices

# Sample Housing Program Format



## Program Title

*Description of Specific Action Steps, Jurisdiction's Specific Role in Implementation and Demonstration of Commitment to Implement*

Timeframe:

Responsible Agency:

Objectives (quantified, where possible):

Funding Sources (where appropriate):

# Required Housing Programs



- Code Enforcement
- Housing Rehabilitation
- Monitor and Preserve Affordable Housing
- Adequate Sites
- Alternative Housing Models
- Zoning for Transitional and Supportive Housing
- Housing for Persons with Developmental Disabilities
- Extremely Low-Income Households
- Reasonable Accommodation
- Fair Housing
- Remove Development Constraints
- Density Bonus
- Energy Conservation
- Water and Wastewater Providers
- Flood Management



# Recommended Housing Programs



- Mobile home/  
Manufactured Housing
- Lot Consolidation
- Second Unit Zoning
- Senior Housing Zoning
- Homeless Assistance
- Streamline Processing
- Development Fee  
Review
- Units for Large  
Households
- Housing Choice  
Vouchers
- Affordable Housing  
Financing

# Housing Programs for Stanislaus County



- Farm Employee/Labor Housing
- Farm Worker Housing Developer Assistance
- Water Conservation
- Home Weatherization Program
- Reduce Groundwater Runoff
- Foreclosure Prevention and Counseling

# Key Funding Sources



- CDBG
- HOME
- Emergency Shelter Grant
- NSP Funds
- Mortgage Credit Certificate

## Federal Programs



- Low-Income Housing Tax Credit
- Building Equity and Growth in Neighborhoods (BEGIN)
- CalHome
- Infill Infrastructure Grant

## State Programs



- Housing Choice Vouchers (Section 8)
- Workforce Initiative Subsidy for Homeownership (WISH)
- Home Repair Program
- Family Self Sufficiency (FSS)

## County Programs



- Tax Exempt Housing Revenue Bond
- WIA 167 Migrant and Seasonal Farmworker Program
- Central Valley Opportunity Center Home Weatherization

## Local Programs



- Habitat for Humanity
- Stanislaus County Affordable Housing Corporation (STANCO)
- Self Help Enterprises

## Non-Profit Group Programs



- Federal National Mortgage Association (Fannie Mae)
- National Housing Trust
- California Community Foundation
- Social Impact/Benefit Bonds
- MacArthur Foundation

## Private Resources/Financing Programs



# Resources



State Department of Housing and Community Development

2010 Census and 2007-2011 American Community Survey

HUD User Data Sets

DATAQUICK- California Home Sale Price Medians by County and City

Stanislaus Council of Governments

Home Mortgage Disclosure Act Data

Valley Mountain Regional Center

# Next Steps



- Grant Partners to submit comments by August 27, 2013
- Review comments received
- Revise Model Housing Element
- HCD to review
- ESA to review HCD comments w/ grant partners
- Potentially revise Model Housing Element
- Grant Partner Training scheduled for October 4<sup>th</sup>



# Comments and Questions?

# For More Information



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