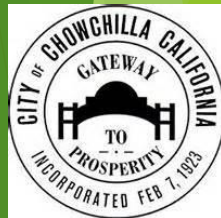


2016-2024 CHOWCHILLA HOUSING ELEMENT UPDATE

January 14, 2020



Process Overview



General Plan and Elements



- ▶ Each City and County in CA is required to adopt a General Plan
- ▶ The Housing Element is one element of nine that are required.

What is a Housing Element?



Review of the City's goals, objectives and policies



Analysis of upcoming housing needs based on:

Population trends,
Employment trends, special
needs groups, housing
values and other factors



Analysis of land available for housing and zoned to encourage affordable housing



Identification of constraints that might hinder development of affordable housing



Goals, objectives, and policies to encourage development and reduce constraints on affordable housing

Why is a Housing Element Important?



The City needs an adopted and certified Housing Element to be internally consistent with the General Plan.



The City would be eligible for various federal and state funding sources.

CDBG
HOME
funds
SB2



Regional Housing Needs Allocation (RHNA)

Every Housing Element planning cycle, the Madera County Transportation Commission prepares the RHNA Plan, which determines:

How much growth will occur in each city (and in the unincorporated county)

Income levels in each city

Number of new homes needed for each income level in each city

Comparison of Income Groups

Annual Median Income in Madera County in 2019 was **\$64,800**

The City must have land available to build housing for the following income groups (based on a household size of 4):

- ▶ **Extremely Low Income:** <\$25,750
- ▶ **Very Low Income:** <\$32,400
- ▶ **Low Income:** <\$51,850
- ▶ **Moderate Income:** <\$77,750

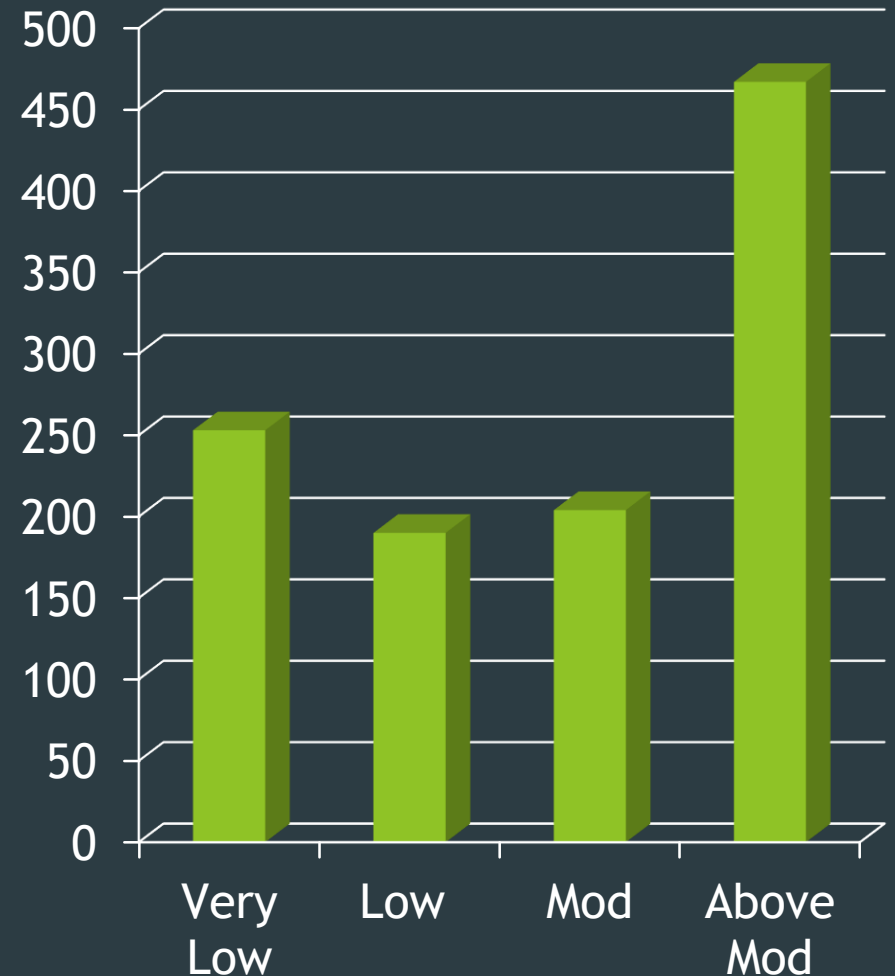


Chowchilla's RHNA

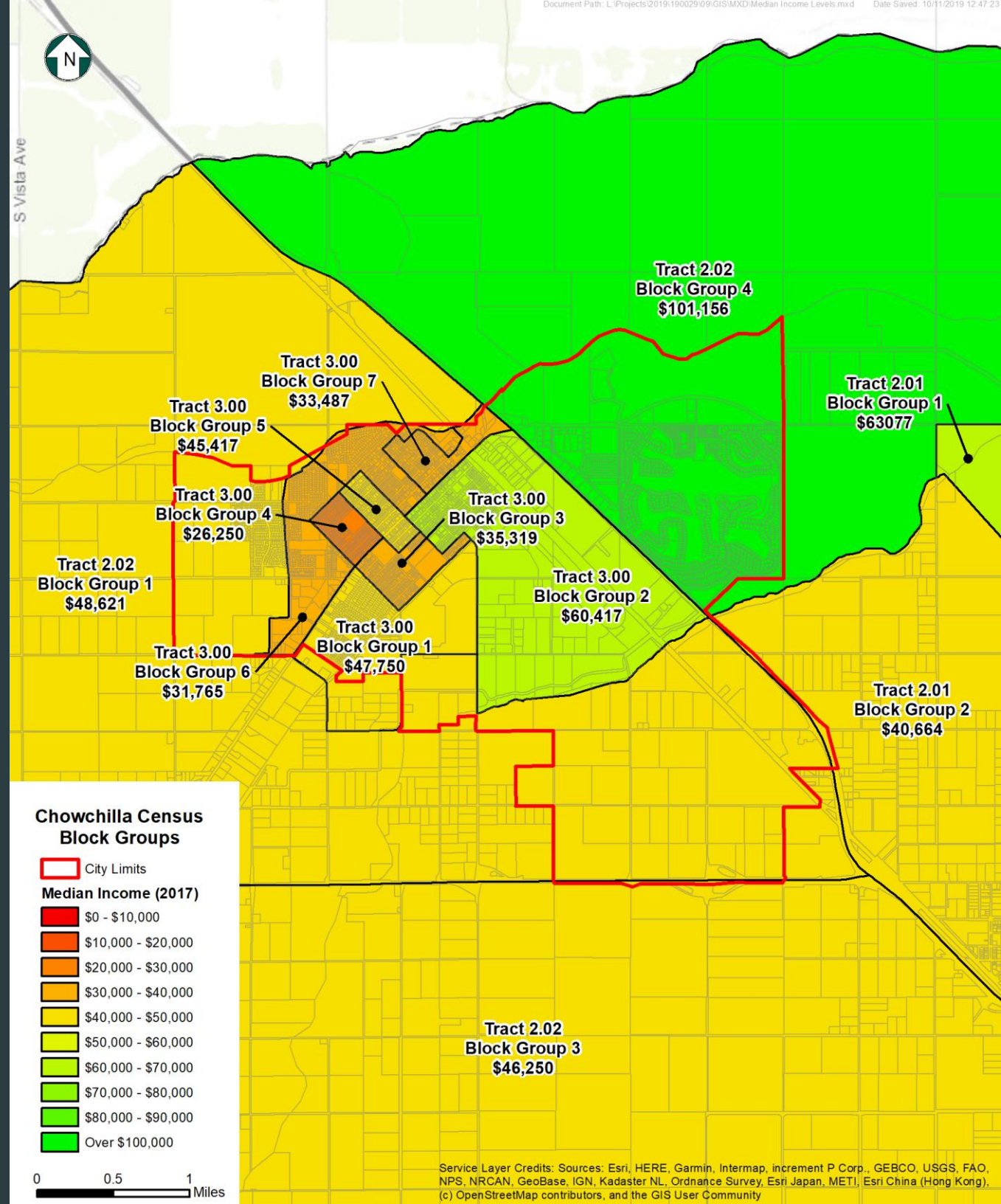
Chowchilla will need land designated at appropriate densities to accommodate:

- ▶ 253 homes for very-low income households,
- ▶ 190 homes for lower income households,
- ▶ 204 homes for moderate income households, and
- ▶ 467 homes for above moderate income households

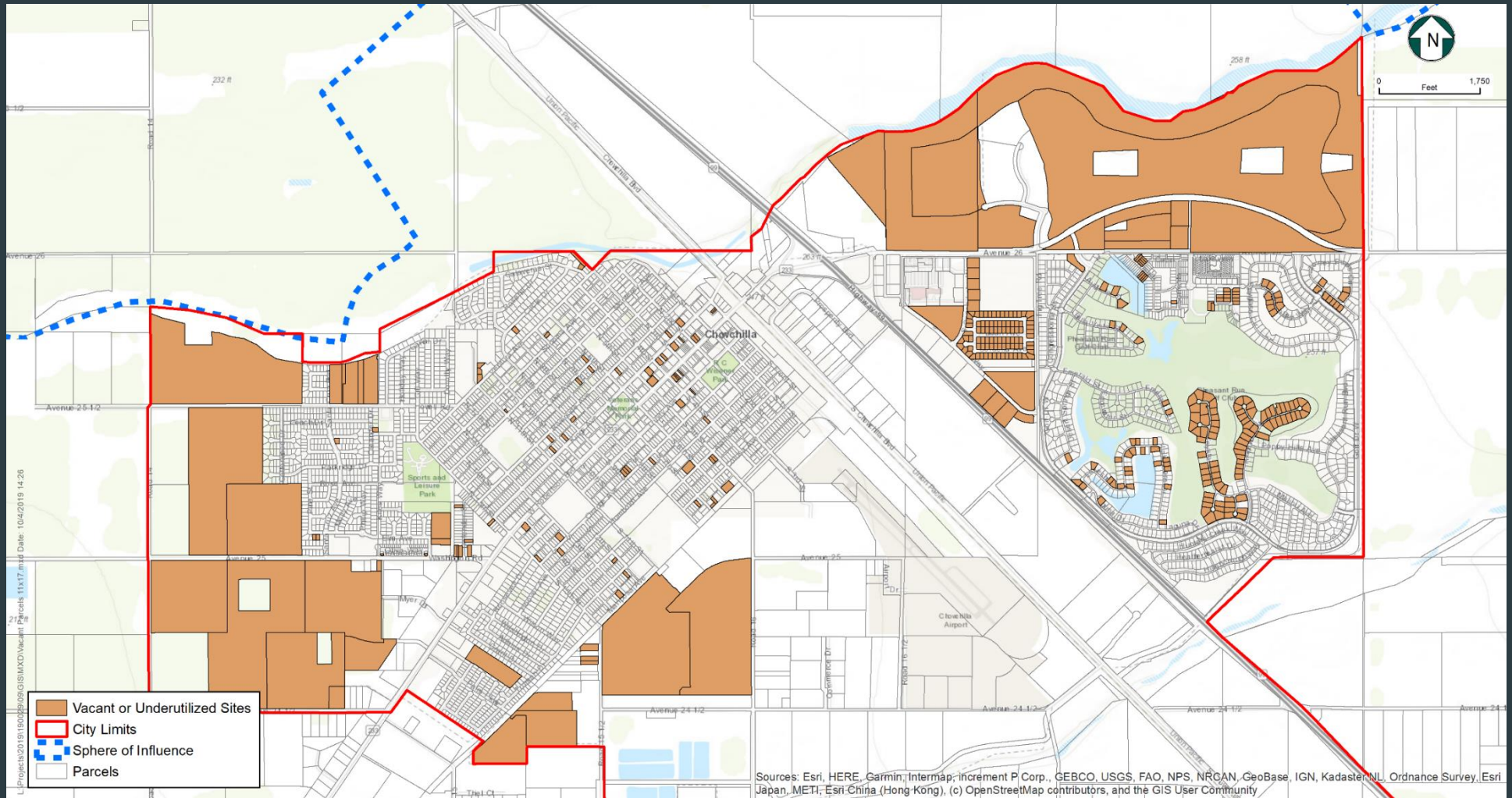
TOTAL: 1,114 new units



Median Income Levels (census blocks)



Land Available To Meet Housing Element RHNA Goals



New Implementation/Actions Items Overview



ADOPTION OF
ZONING CHANGES TO
REFLECT ANY NEW
STATE LAWS



ACTIONS TO IMPROVE
CITY'S HOUSING-
RELATED PROCESSES
AND SYSTEMS (E.G.,
TRACK PERMITS,
FEES, FUNDING,
ETC.)



ACTIONS TO UTILIZE
AVAILABLE FUNDING
FOR CONSTRUCTION
AND REHABILITATION
OF HOUSING



ACTIONS TO REVIEW
POTENTIAL
CONSTRAINTS TO
PROVIDING HOUSING
FOR LOWER INCOME
GROUPS.

New Implementation/Actions Items Overview

- ▶ Various updates to the Zoning Ordinance to accommodate State Law
 - ▶ Revisions to the density ranges of Zone Districts. More importantly, increasing R-H zone to a minimum of 20 units per acre
 - ▶ Revisions to allow Transitional and Supportive Housing, licensed and unlicensed care facilities (6 or fewer people), and large residential care facilities (7 or more people) within appropriate zones
 - ▶ Revisions to allow Emergency Housing and Manufactured Housing on permanent foundations within all zones that allow SFDs
 - ▶ Revisions to make underutilized (non-vacant) parcels comply with the density requirements of housing considered for low income households (i.e. 20 units per acre)
- ▶ RHNA compliance that requires larger parcels, some within approved projects, to comply with a minimum allocation of 15 percent of housing to low income household groups
 - ▶ Consistent with recent approvals where this requirements has been made a Condition of Approval for developers.

Compliance with Previous Implementation/Action Items

- ▶ **Action Item 1.a** Complete the five-year land use update. Identify adequate sites as needed to provide 150% of necessary land inventory.
- ▶ **Action Item 1.c** Prepare an inventory of government-owned land within the City and SOI and analyze that land for possible housing sites.
- ▶ **Action Item 2.b** Annual review zoning ordinance for consistency with State Law (density bonuses, 2nd dwelling units, group homes, seniors, and other special needs populations).
- ▶ **Action Item 2.c** Develop informational flyer to encourage developers to make application for USDA programs.
- ▶ **Action item 2.g** Work with the Housing Authority to encourage owners to qualify their rental units under section 8 program voucher program.
- ▶ **Action 2.h** Continue to work with affordable housing developers and MCTC to determine site and transportation improvements. Review available infill lots.

Compliance with Previous Implementation/Action Items

- ▶ **Action Item 3.a** Conduct an annual meeting to discuss development and new housing opportunities and any constraints.
- ▶ **Action Item 3.f** Revise its permitting and recordkeeping process to better track housing permits.
- ▶ **Action Item 4.e** Research other cities' rent control ordinances and have on file for when/if the City wants to adopt their own.
- ▶ **Action Item 5.b** Identify sites for varying special needs populations.
- ▶ **Action item 5.d** Research other cities' guidelines for integrating affordable residential projects with childcare services.
- ▶ **Action 6.a** Research and make available information regarding fair housing laws.



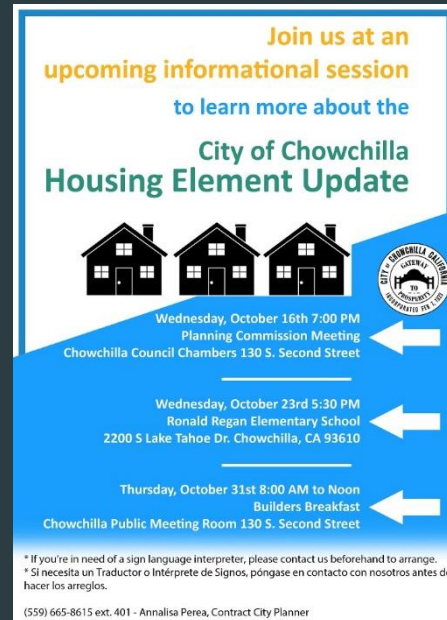
Public Participation

Stakeholders

Agency	Contact Person
Self-Help Enterprises	Susan Long
Madera City Housing Authority	Pete Rodriguez
First 5, Madera County	Chinayera Black-Hardaman
Chowchilla Elementary School District	Chuck Martin, Superintendent
Chowchilla Union High School	Ron Seals, Superintendent
California Rural Legal Assistance	Baldwin Moy
Leadership Counsel for Justice and Accountability	Madeline Harris
Lideres campesinas (Farmworker organization)	
Fiarmead and Friends	
Fresno/Madera Agency on Aging	Linda or Patty
Madera Rescue Mission	n/a
Chowchilla Chamber of Commerce	Stacy Wisener

Methods of Outreach

- ▶ One-on-one meetings and phone calls with stakeholders
- ▶ Housing survey (English and Spanish) - 108 responses received
- ▶ Public Workshops





Questions?