



City of Madera Housing Element Meeting

Virtual Meeting #1
March 21st, 2023

Rincon Consultants, Inc.



Presentation Outline

Housing Element Overview

Housing Element Basics

Regional Housing Needs Allocation

Affirmatively Furthering Fair Housing

Schedule and Engagement



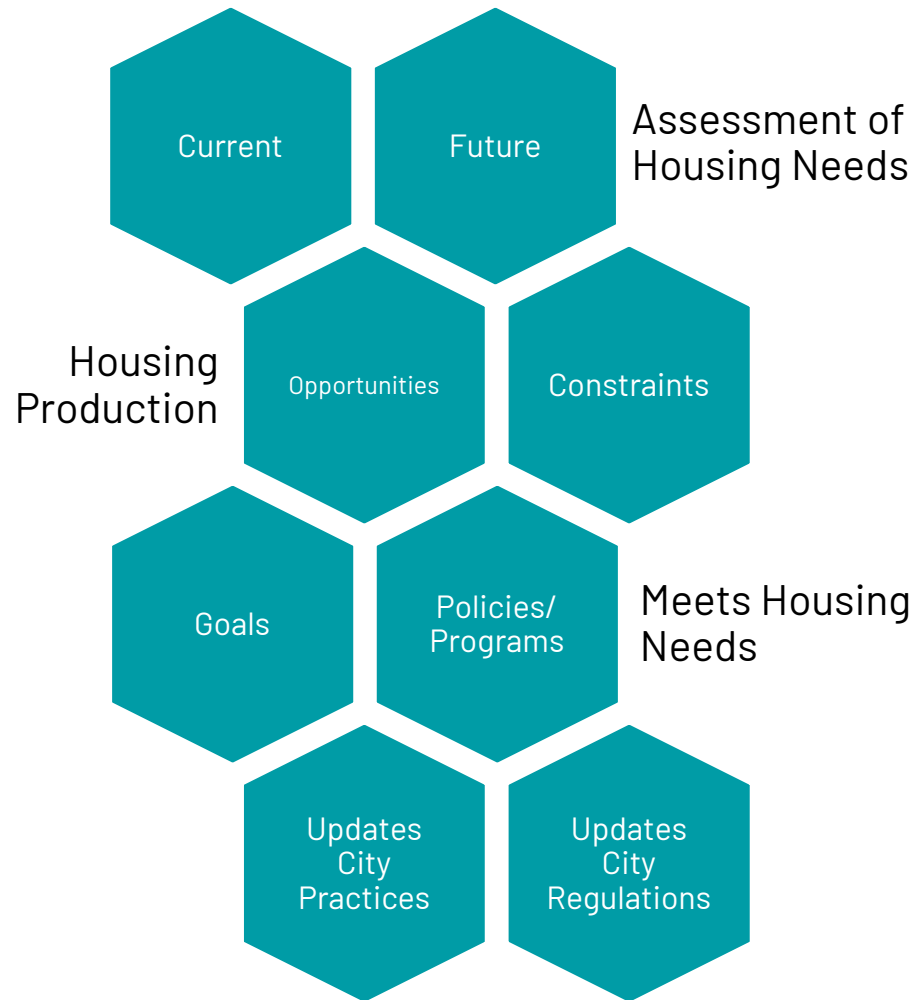
Housing Element Overview

What is a Housing Element?

- 1 of 8 required elements in the General Plan
- Updates required by State law in 8 year “cycles”
- Currently in 6th cycle update
- Updates follow a schedule provided by the State
- Adoption deadline – Jan. 31, 2024



What does a Housing Element do?



Funding Support

- Regional Early Action Planning (REAP)
- Department of Housing and Community Development, administered by Madera County Transportation Commission (MCTC)
- Assists in the preparation, adoption, and implementation of plans to accelerate housing production
- Assists jurisdictions in meeting their RHNA



Limited Scope Under REAP Funding

*Rincon's work provides a building block toward the Housing Element, but is **limited** to the following under this scope of work:*

- One community meeting
- Housing Survey
- Constraints Analysis
- Fair Housing Analysis





Housing Element Basics

Core of the Housing Element

Community Profile



- Demographics: population, race, and housing characteristics
- Housing stock characteristics

Housing Constraints



- Governmental Constraints
- Environmental Constraints
- Market Constraints

Housing Resources



- Projected housing needs
- Regional Housing Needs Allocation (RHNA)
- Housing sites inventory
- Housing preservation

Community Plan



- Goals, policies, and implementation programs
- AFFH



Preserves and improves existing affordable housing



Maximizes housing opportunity throughout the community



Assists in the provision of affordable housing



Removes governmental and other constraints to housing investment



Promotes fair and equal housing opportunities



The Focus

The housing element identifies strategies and programs that will ensure current and future residents have access to adequate housing.



Key Legislation

- Affordable Housing Streamlined Approval Process: SB 35 (2017)
- Additional Housing Element Sites Analysis Requirements: AB 879 (2017), AB 1397 (2017)
- Affirmatively Furthering Fair Housing: AB 686 (2017)
- No-Net-Loss Zoning: SB 166 (2017)
- Accessory Dwelling Units: AB 2299 (2016), SB 1069 (2016), AB 494 (2017), SB 229 (2019), SB 13 (2019), AB 670 (2019), AB 671 (2019)
- Density Bonus: AB 1763 (2019)
- Housing Crisis Act of 2019: SB 330 (2019)
- Emergency and Transitional Housing Act of 2019: AB 139 (2019)
- Standardization of Sites Inventory Analysis and Reporting: SB 6 (2019)

Importance of Update

- Compliance with State law and adequacy of General Plan
- Noncompliance or invalid General Plan creates potential for City to be challenged when making land use decisions
- Remain competitive for grants for community development housing, and infrastructure

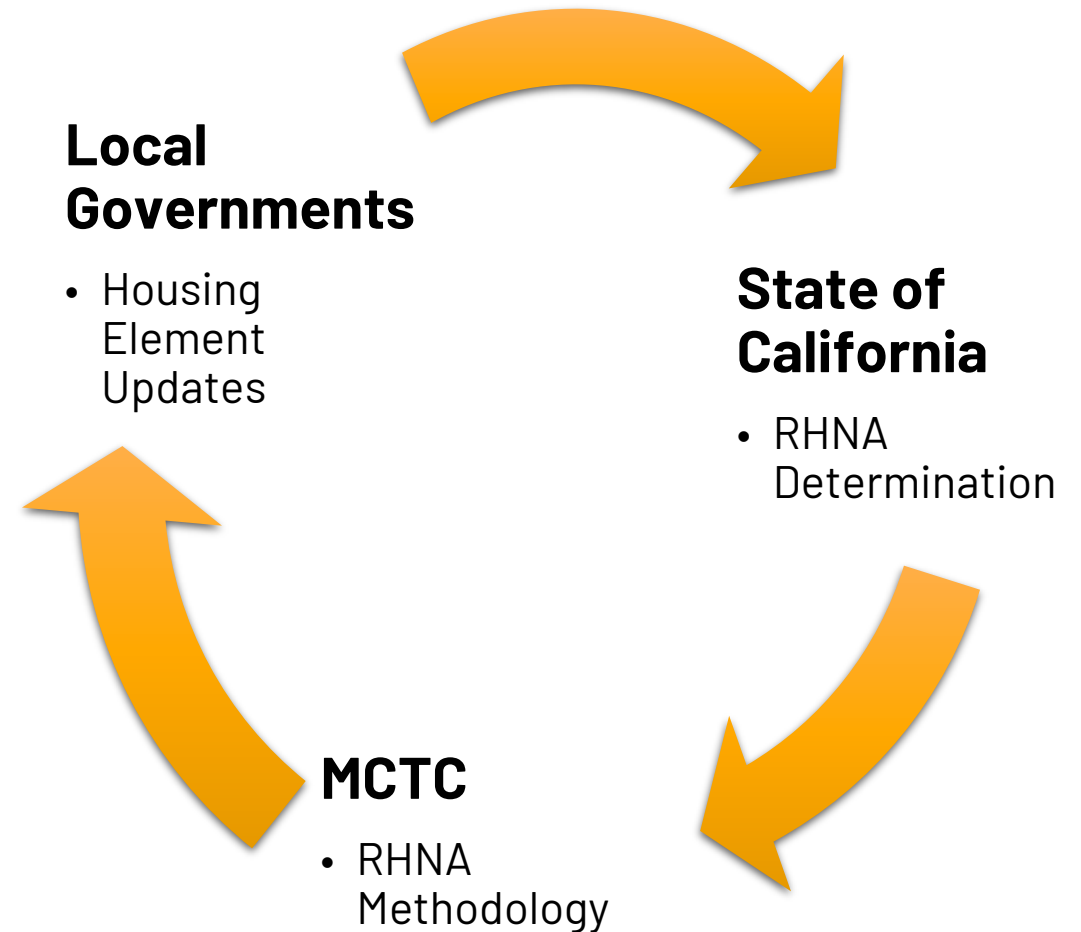
Regional Housing Needs Allocation

(RHNA)



What is RHNA?

- A determination of existing and future housing needs for all income levels for the next 8 years
- Prepared by Madera County Transportation Commission (MCTC)
- Numbers allocated throughout region
- 6th Cycle: Jan. 31, 2024 – Jan. 31, 2032



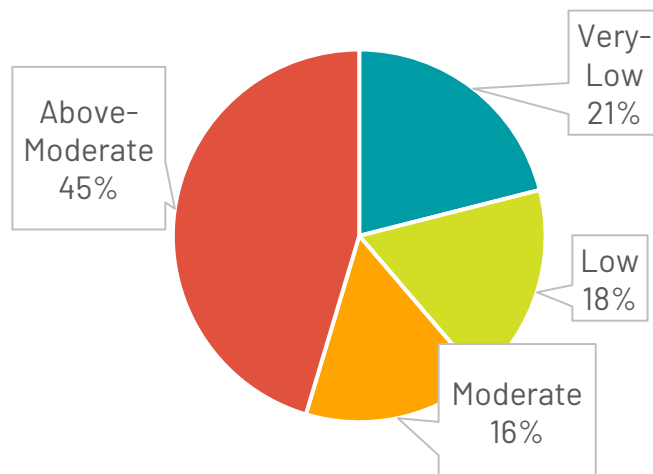
Madera County Transportation Commission RHNA Distribution

MCTC Jurisdiction	Very-Low	Low	Moderate	Above-Moderate	Total
Madera County Region	2,881	2,118	2,175	5,139	12,243
City of Chowchilla	364	306	275	785	1,730
City of Madera	1,172	925	1,071	2,742	5,910
Unincorporated Madera County	1,275	887	829	1,612	4,603

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

Lower-income Breakdown

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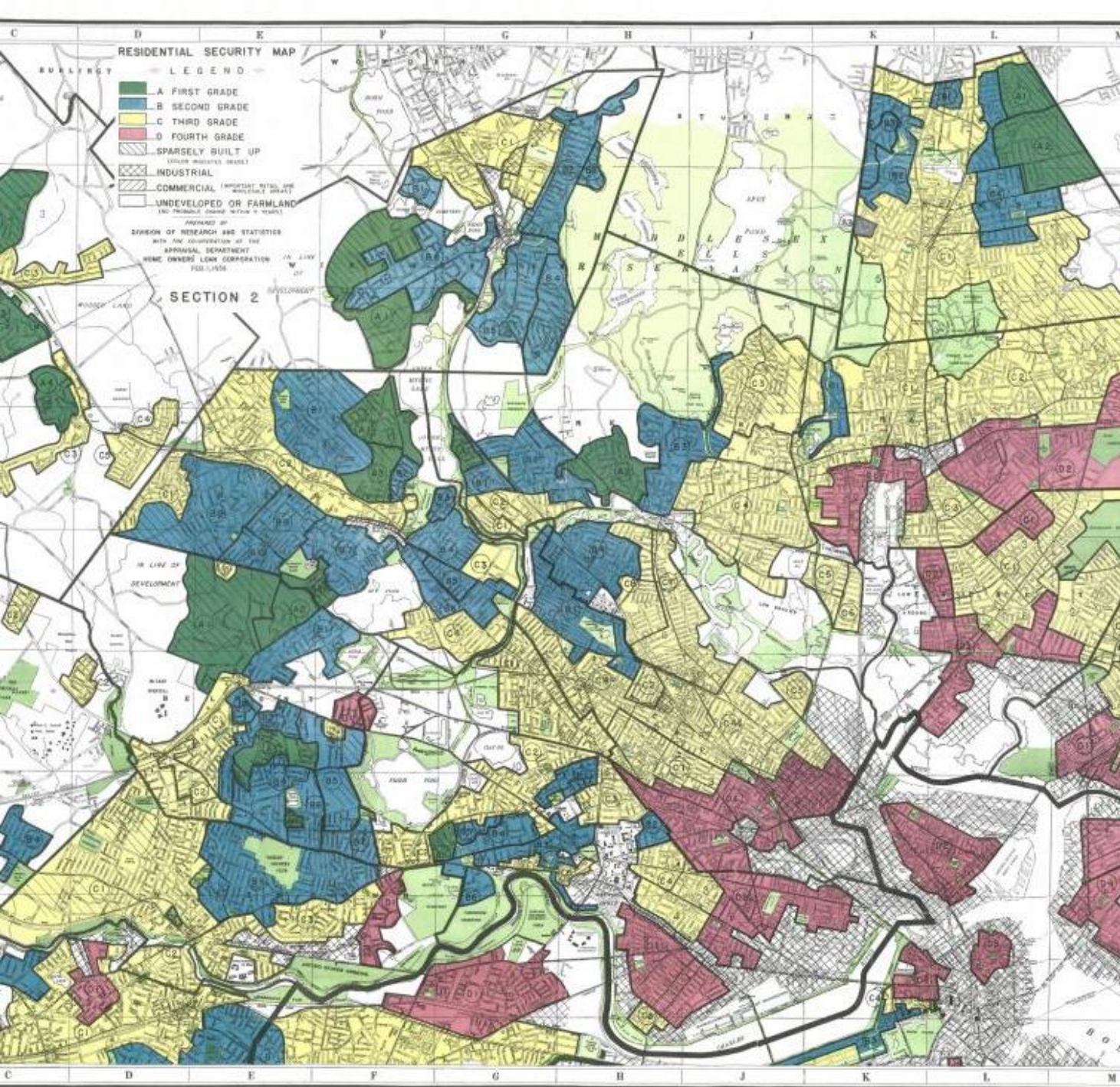
City of Madera

35% of RHNA must accommodate *lower-income housing*

Madera County Housing Need Requirement

Income Category	RHNA (Housing Units)	Estimated Income (4-Person Household)	Maximum Affordable Monthly Rent
Very Low Income (30-50% of Median Income)	1,172	\$38,950	\$973.75
Low Income (50-80% of Median Income)	925	\$62,300	\$1,557.50
Moderate Income (80-120% of Median Income)	1,071	\$80,300	\$2,007.50
Above Moderate Income (>120% of Median Income)	2,742	\$96,350	\$2,408.75
Total	5,910	--	--

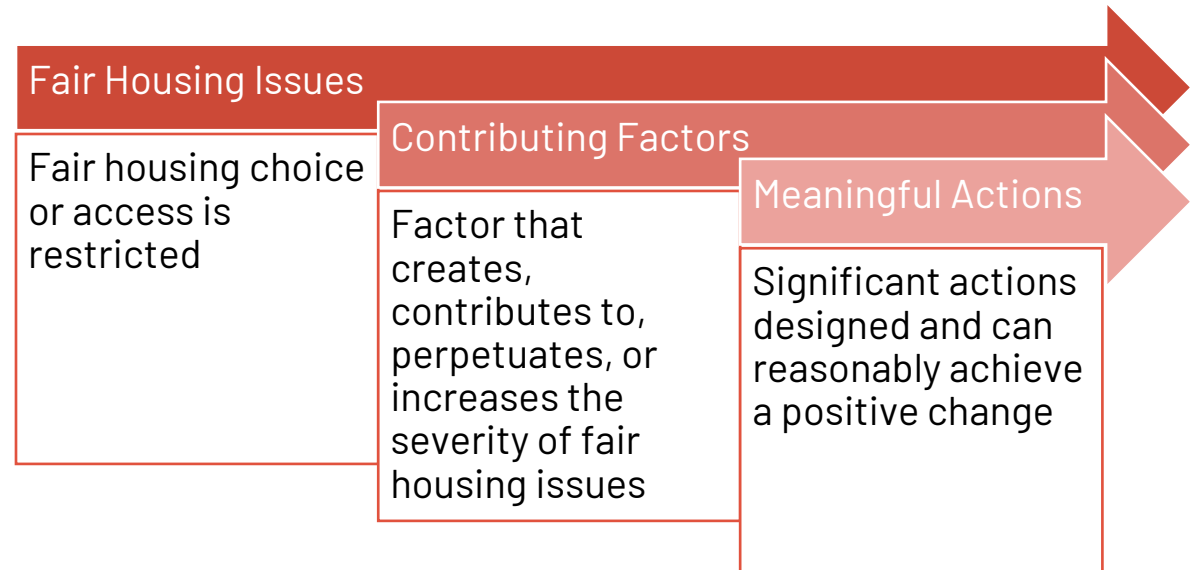




Affirmatively Furthering Fair Housing (AFFH)

AFFH

- Taking meaningful actions that address significant disparities in housing needs
- Combats discrimination of protected characteristics
- Transform racially and ethnically concentrated areas to areas of opportunity
- Compliance with civil rights and fair housing laws



AFFH Areas of Analysis

- Fair Housing Enforcement and Outreach Capacity
- Patterns of Segregation and Integration
- Disparities in Access to Opportunities
- Disproportionate Housing Needs/Displacement Risk
- Racially Concentrated Areas of Poverty and Affluence



Housing Element Discussion

Rincon Consultants, Inc.



Discussion Questions

- What are the top housing challenges for the City of Madera?
- What members of the community are most in need of housing and services?
- What type of housing would be most successful in Madera City (townhomes, condominiums, etc.)?



Project Schedule

We are here

Key Milestones	Date
Community Meeting #1	March 21, 2023
Housing Survey Launch	March 21, 2023
Follow-up from Community Workshop/Survey	April/May 2023
Administrative Draft Constraints	Spring/Summer 2023
Administrative Draft AFFH	Spring/Summer 2023



Take the housing survey!

- Website
 - www.madera.gov/he-survey
- City's front counter
- Available in Spanish

City of Madera Housing Element Update Survey

City of Madera Housing Element Update Survey

What are our Housing Challenges and Opportunities?

Housing challenges affect the entire community — renters, homeowners, employers who are seeking to hire and retain workers, and community members with special housing needs. The purpose of this survey is to identify unique housing challenges in the City of Madera and to assist City staff craft housing solutions that meet the needs of everyone in the community.

This anonymous survey asks your opinions about current housing conditions, unique housing opportunities that can influence future housing in the City of Madera, and yourself. The City will use your responses to better understand and respond to the community's sentiments about future housing development.

1. Rank the housing needs facing the City of Madera from highest priority (1) to lowest priority (10):
 - ____ Need housing choices in lower price range to rent
 - ____ Need housing choices in lower price range to own
 - ____ Need more housing for seniors
 - ____ Need more housing for farmworkers
 - ____ Need more housing for large families
 - ____ Need more housing for multiple generation families
 - ____ Need homes that are affordable to first-time homebuyers
 - ____ Need housing for people who work here
 - ____ Need more variety of housing types
 - ____ All housing needs are being met
 - ____ Other (please specify) _____
2. Select the top three housing needs for the City of Madera in the coming 8 years (check only three):
 - ☐ Housing that is affordable to all
 - ☐ Repairs to older deteriorating housing
 - ☐ Wider range of housing types (e.g., duplex, triplex, townhomes, apartments)
 - ☐ Housing near transportation and/or services
 - ☐ Housing for multigenerational households and large families
 - ☐ More opportunities for home ownership
 - ☐ More rental housing

Housing Element Update Survey | March 2023

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Thank you!