



Stanislaus County

6th Cycle Housing Element Update

Workshop #2

October 11, 2022 6:00 PM

Introductions



Nikki Streegan
Senior Planner



Ryan Lester
Associate Planner



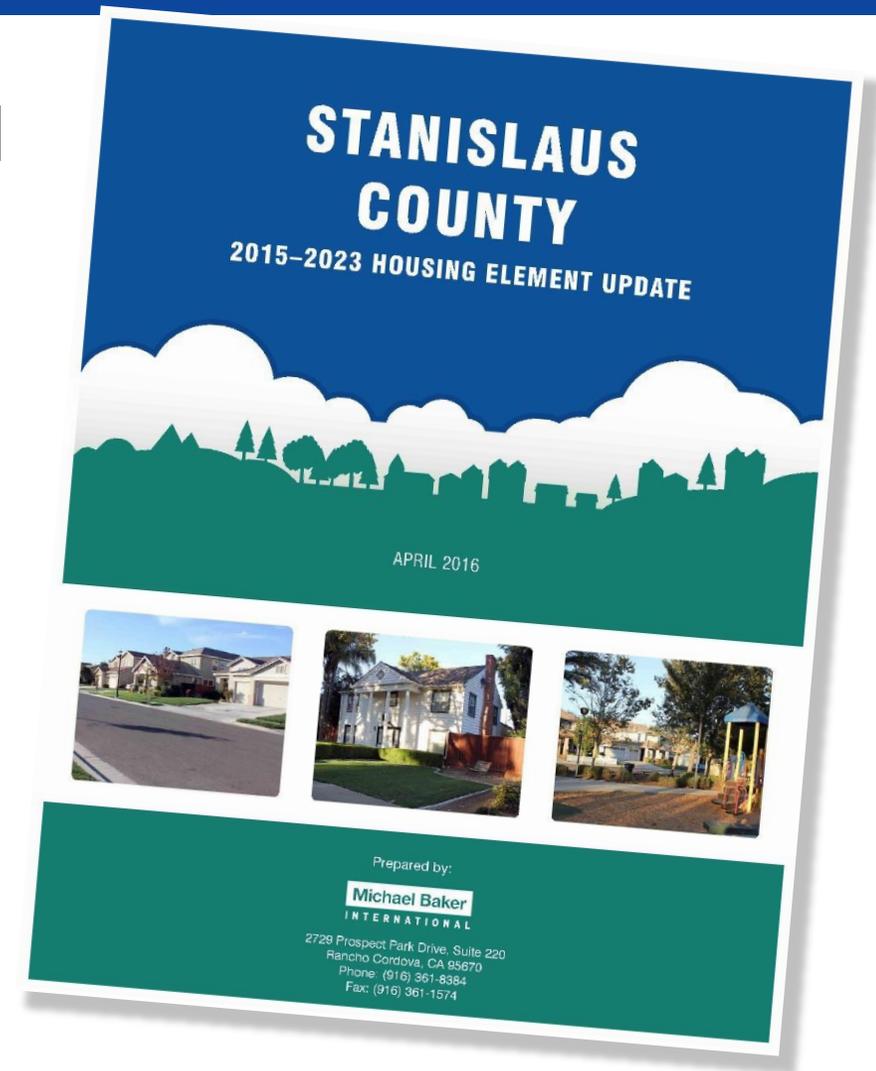
Presentation Outline

- Housing Element Overview
- Project Schedule
- Site Selection Process and Requirements
- Housing credits, ADU trends, Preliminary Sites Walkthrough
- Safety Element and Environmental Justice
- Activity Station Introduction
- Next Steps



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 December 31, 2023)



Project Schedule

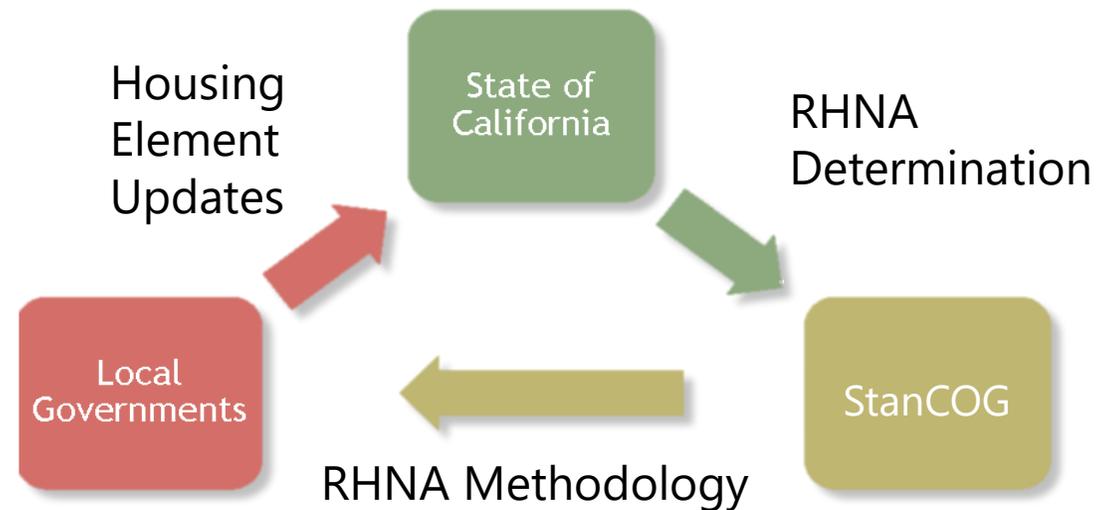


Milestones	Estimated Date
Workshop #1: Housing, Safety, and EJ	June 23, 2022
Planning Commission Study Session & GPUC Presentation	July 7, 2022
Workshop #2: Preliminary Site Inventory	October 11, 2022
Workshop #3: Housing Programs Review	Winter 2022/2023
Public Review Draft Housing Element	Late Winter 2023
HCD Review of Draft Housing Element	Spring 2023
Public Hearing Draft Housing Element	Winter 2023/2024
Planning Commission/Board of Supervisor Hearings	Winter 2023/2024
Submit to HCD for Certification	Winter 2023/2024



Regional Housing Needs Allocation (RHNA)

- The representation of the future housing needs for all income levels in the County for the next eight years
- Prepared by Stanislaus Council of Governments (StanCOG)
- 6th cycle: December 15, 2023 – December 15, 2031



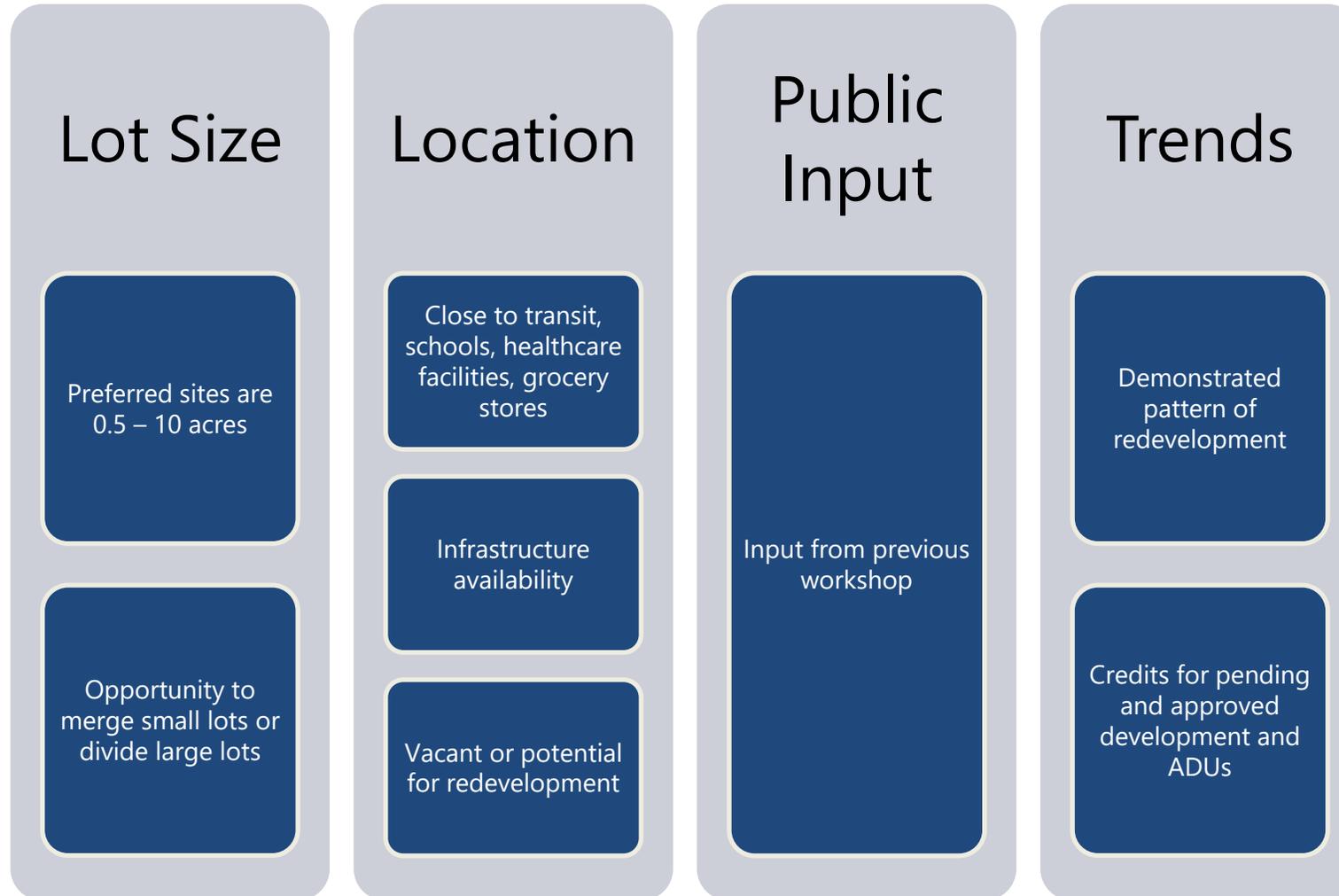
Regional Housing Needs Allocation (RHNA)

The site inventory is a required component of the Housing Element used to identify specific sites to meet Unincorporated Stanislaus County's RHNA allocation.

	Lower		Moderate	Above Moderate	Total RHNA
	Very Low	Low			
Unincorporated Stanislaus Co. RHNA	574	398	458	1,045	2,475



How were sites selected?



Preliminary Site Inventory Summary

	Lower	Moderate	Above Moderate	Total
RHNA Allocation	1,167	458	1,045	2,475
Pending Projects	0	0	317	317
Projected ADUs	0	0	96	96
Preliminary Units	1,372	570	829	2,834
Total Units	1,372	570	1,242	3,247
Unit Surplus	400	163	260	772





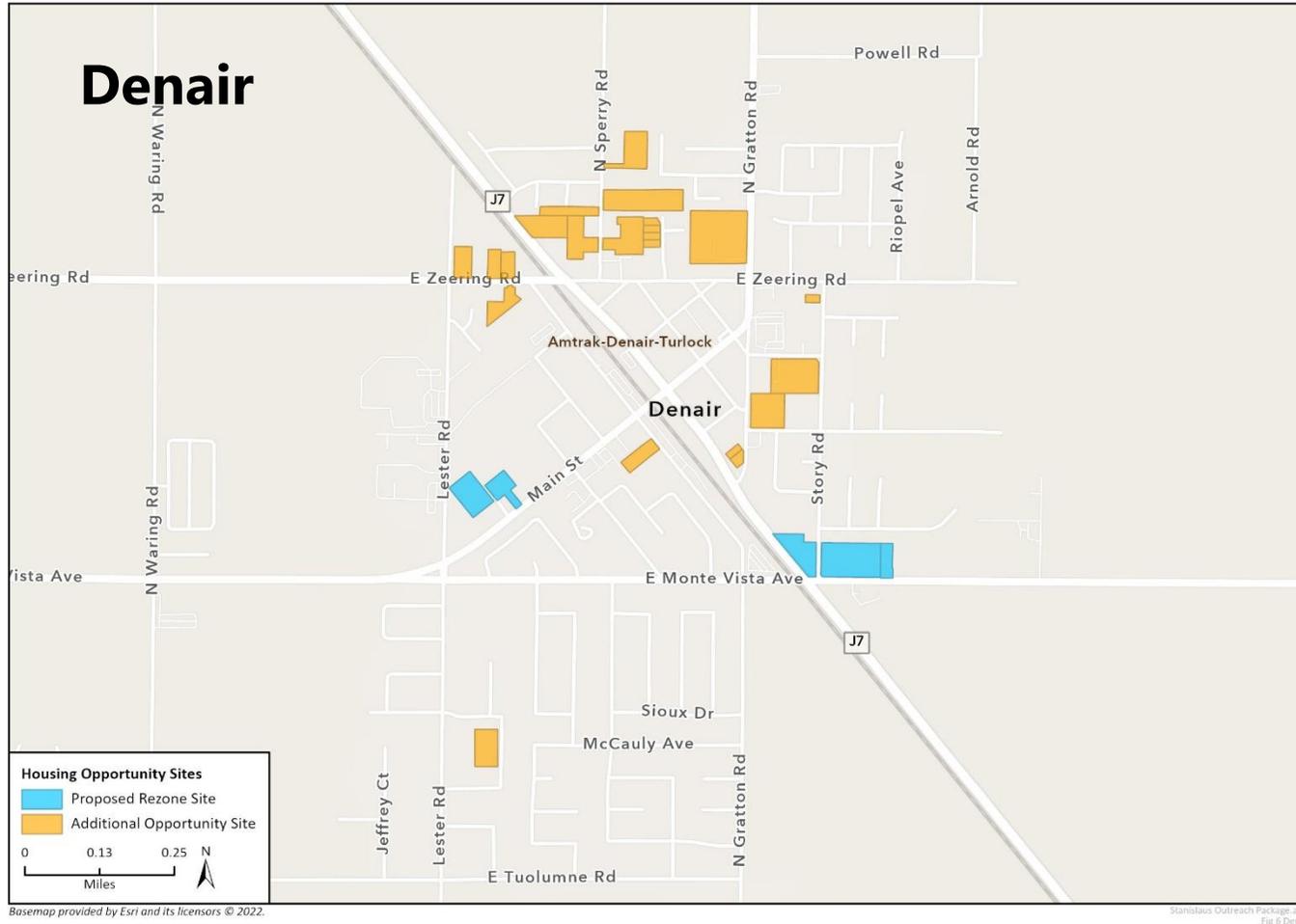
Preliminary Sites Overview

Sites Overview

- Reviewed housing opportunity sites throughout unincorporated County and met criteria
- Identified 381 total sites
- 58 rezones to facilitate housing for lower income households
- 323 vacant or underutilized sites, which would not be rezoned



Sites Inventory – Denair

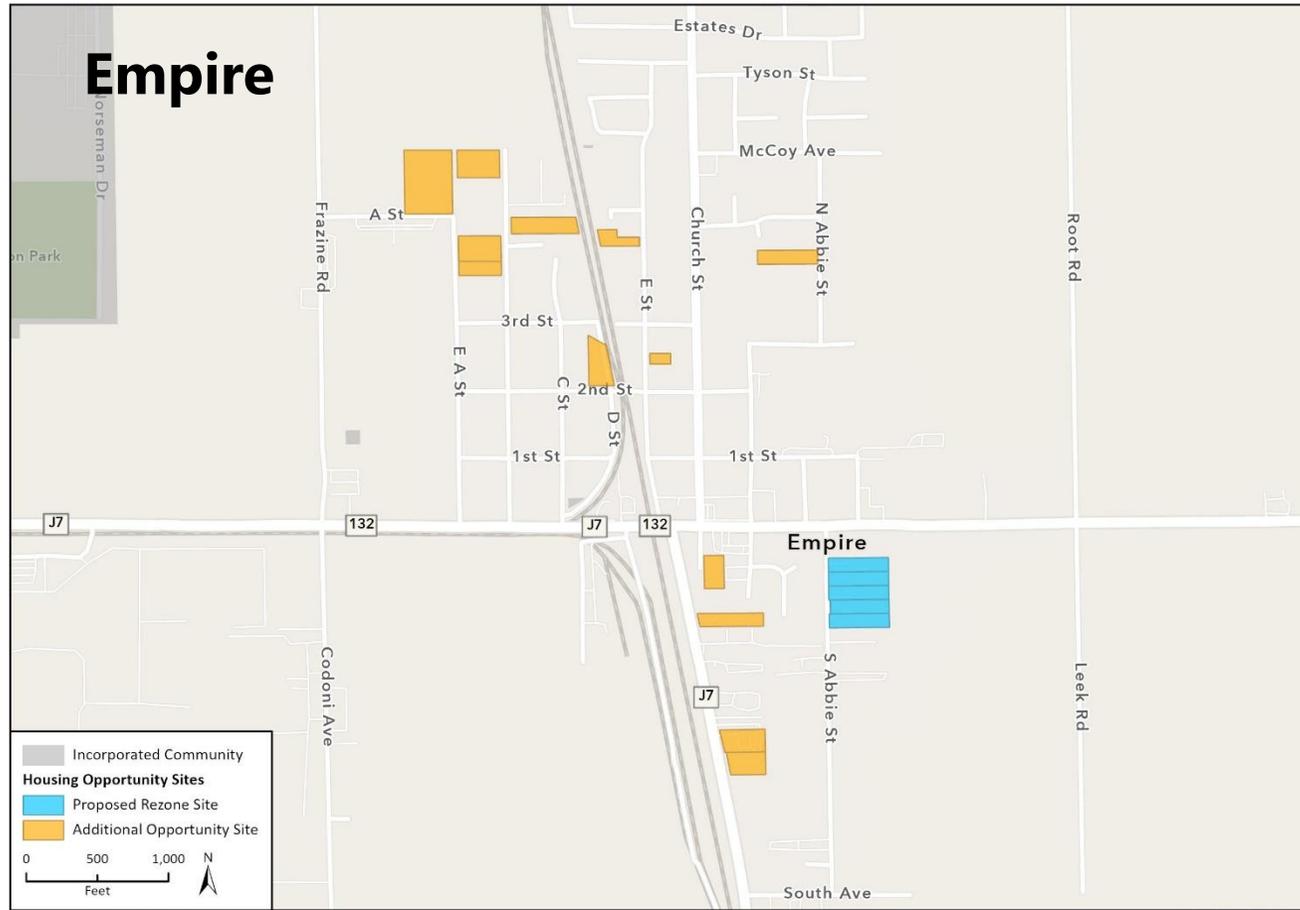


Summary:

- 27 sites total
- Opportunities for more single family
- 5 sites proposed for rezone:
 - Main St. near Lester Rd.
 - East Monte Vista Ave.



Sites Inventory – Empire



Basemap provided by Esri and its licensors © 2022.

Stanislaus Outreach Package.aprx
Fig 3 Empire

Summary:

- 18 sites total
- Opportunities for more single family
- 5 sites proposed for rezone:
 - South Abbie St.



Sites Inventory – Grayson/Westley

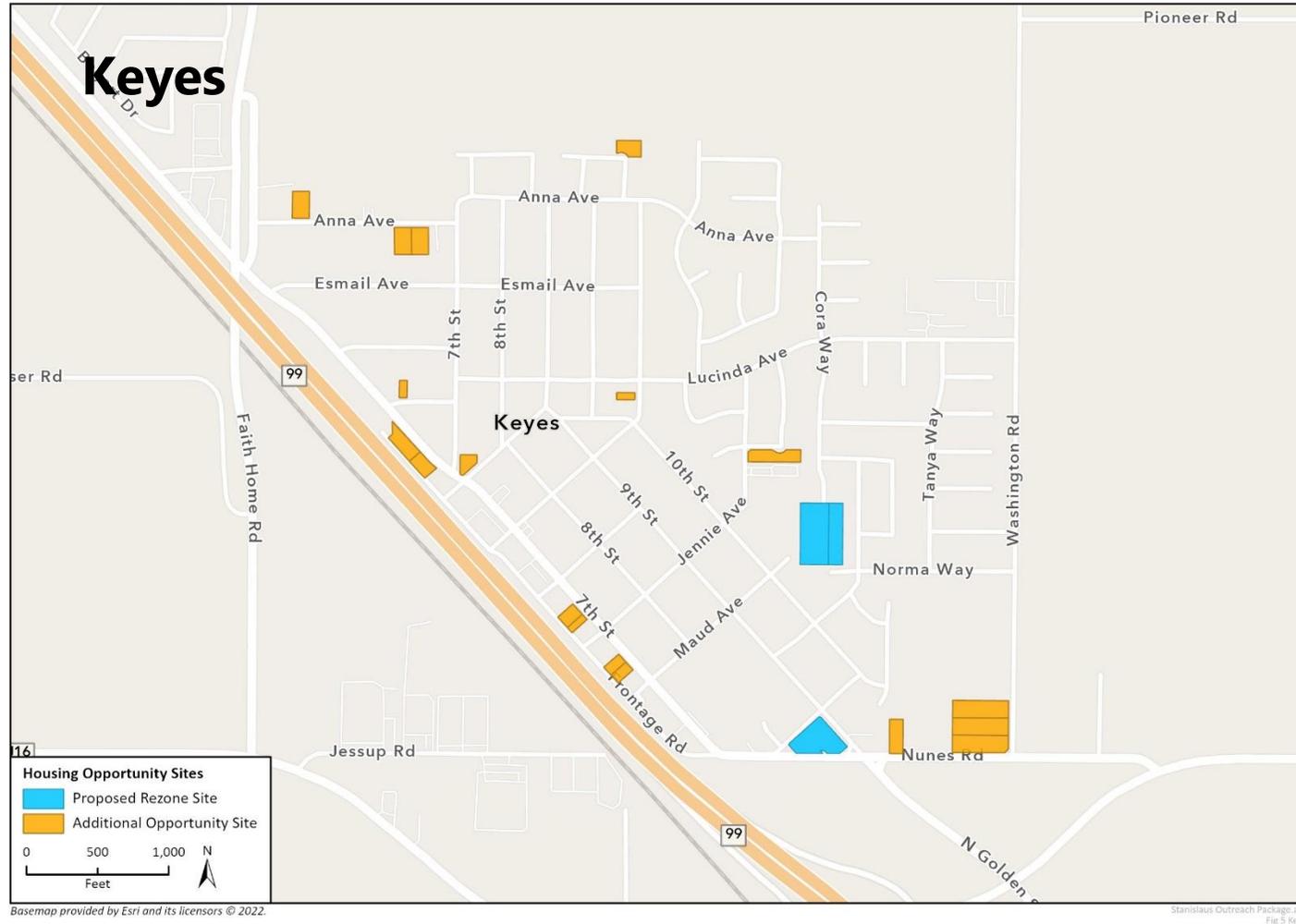


Summary:

- 15 sites total
- Opportunities for more single family
- 3 sites proposed for rezone:
 - Laird St. adjacent to United Community Center and Park



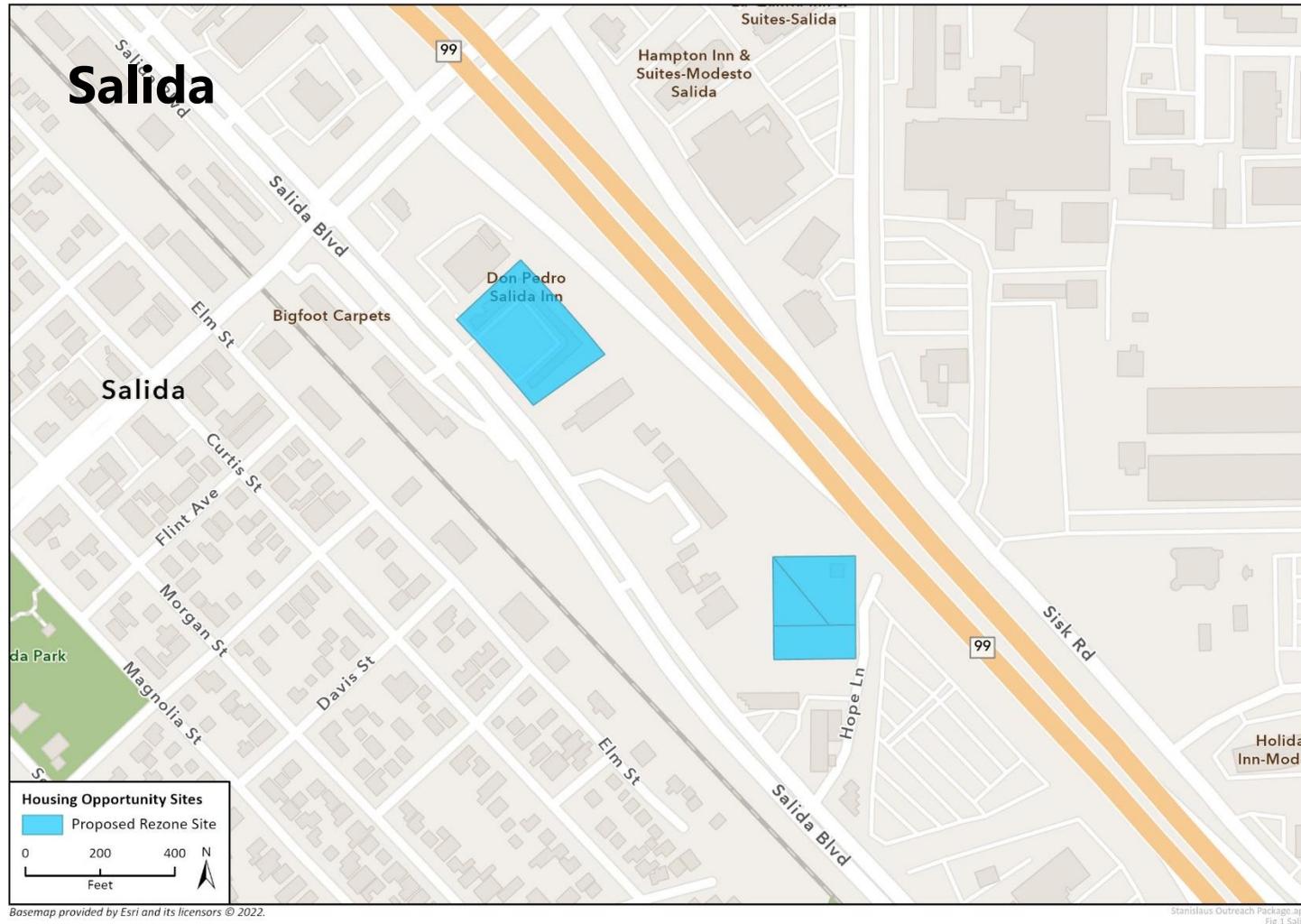
Sites Inventory – Keyes



Summary:

- 21 sites total
- Opportunities for more single family
- 3 sites proposed for rezone
 - Nunes Rd. and Norma Way

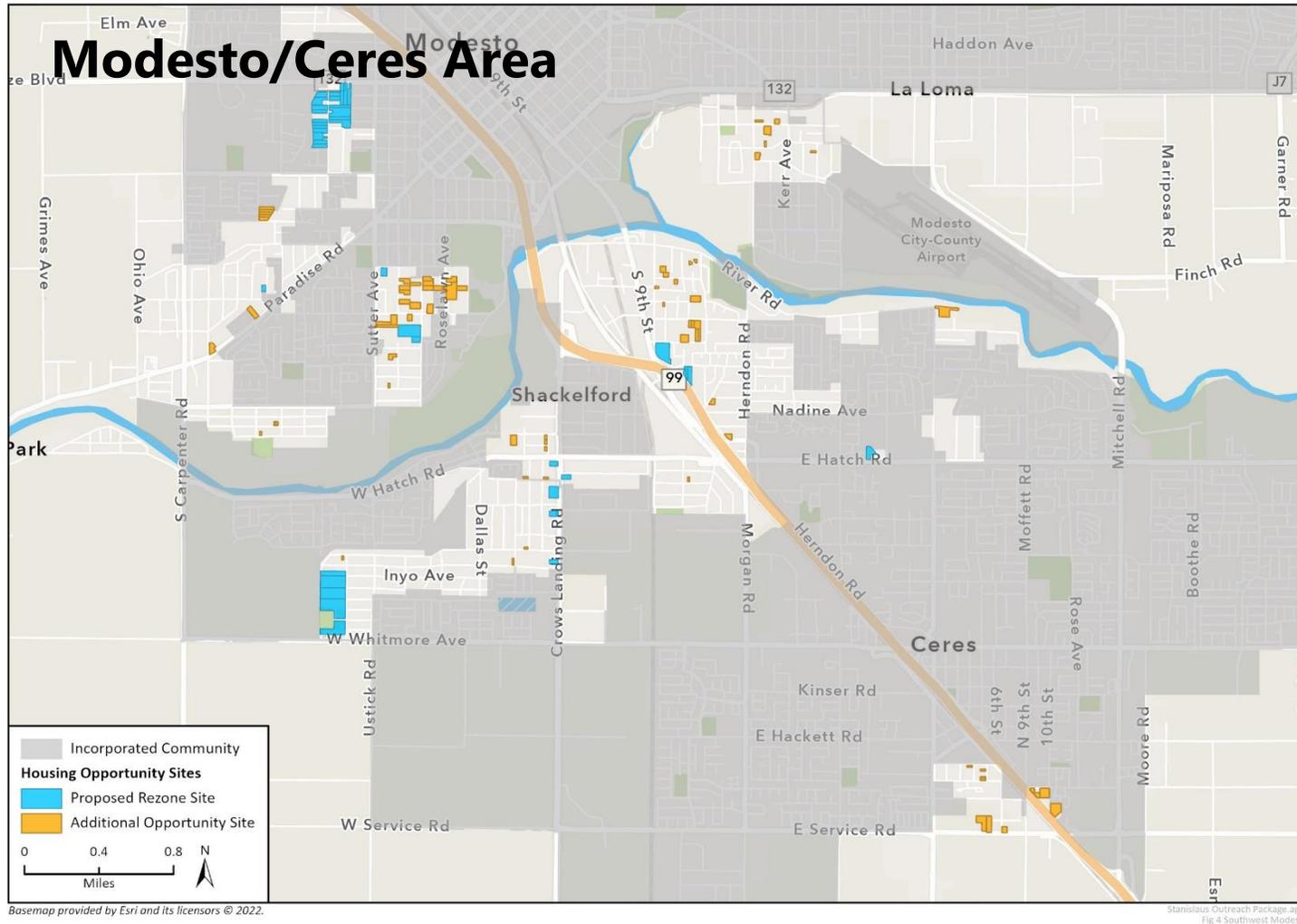
Sites Inventory – Salida



Summary:

- 2 sites, include 4 parcels total
- Don Pedro Salida Inn and Hope Ln. property.

Sites Overview – Modesto/Ceres Area



Summary:

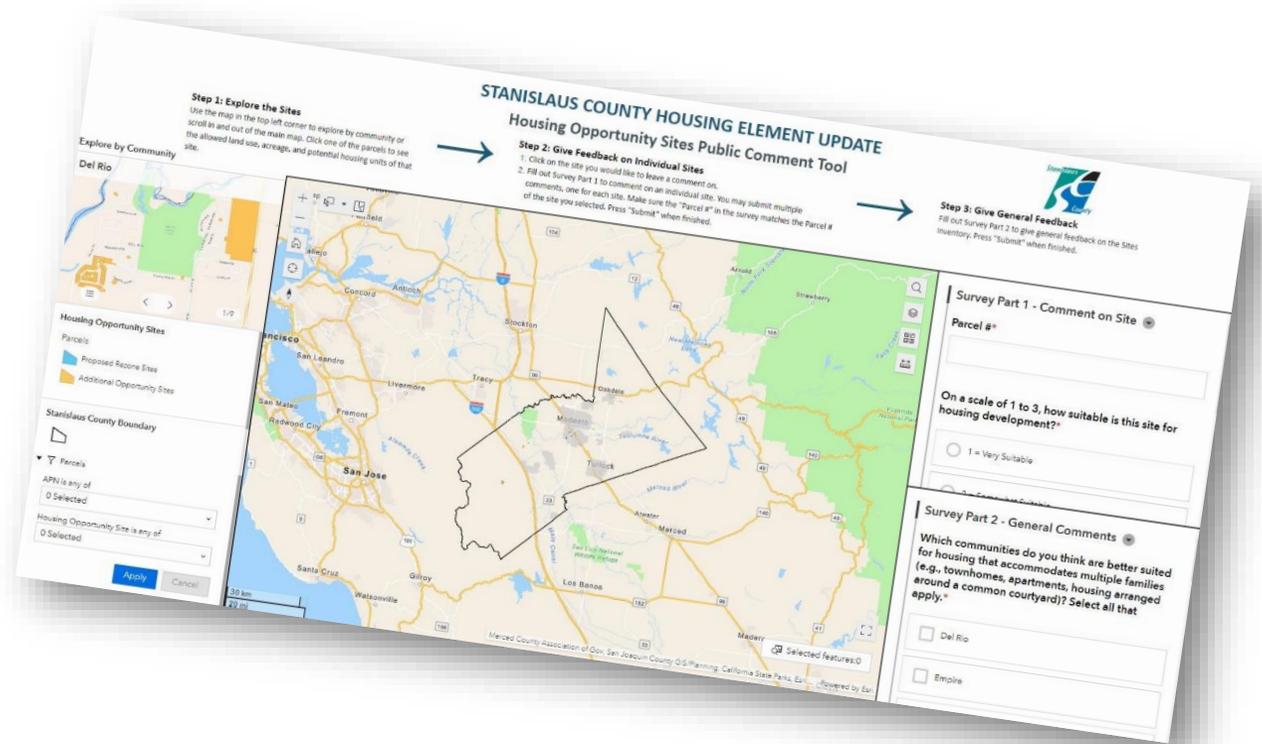
- 101 sites total
- 38 sites proposed for rezone
 - Spencer Ave.
 - Mixed-use residential along Crows Landing Rd.
 - Fairview Park



Housing Opportunity Sites Public Comment Tool

View and comment on proposed housing sites around the county.

- Provide feedback on specific sites.
- Leave general comments on the housing sites identification process.
- Public comment period closes Oct. 31, 2022.





Environmental Justice

Environmental Justice Policies

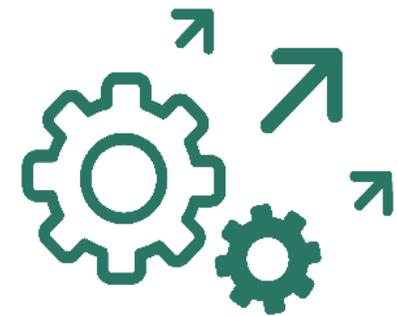
The County's Environmental Justice policies will focus on supporting disadvantaged communities to:



**Reduce Unique or
Compounded Health
Risks**



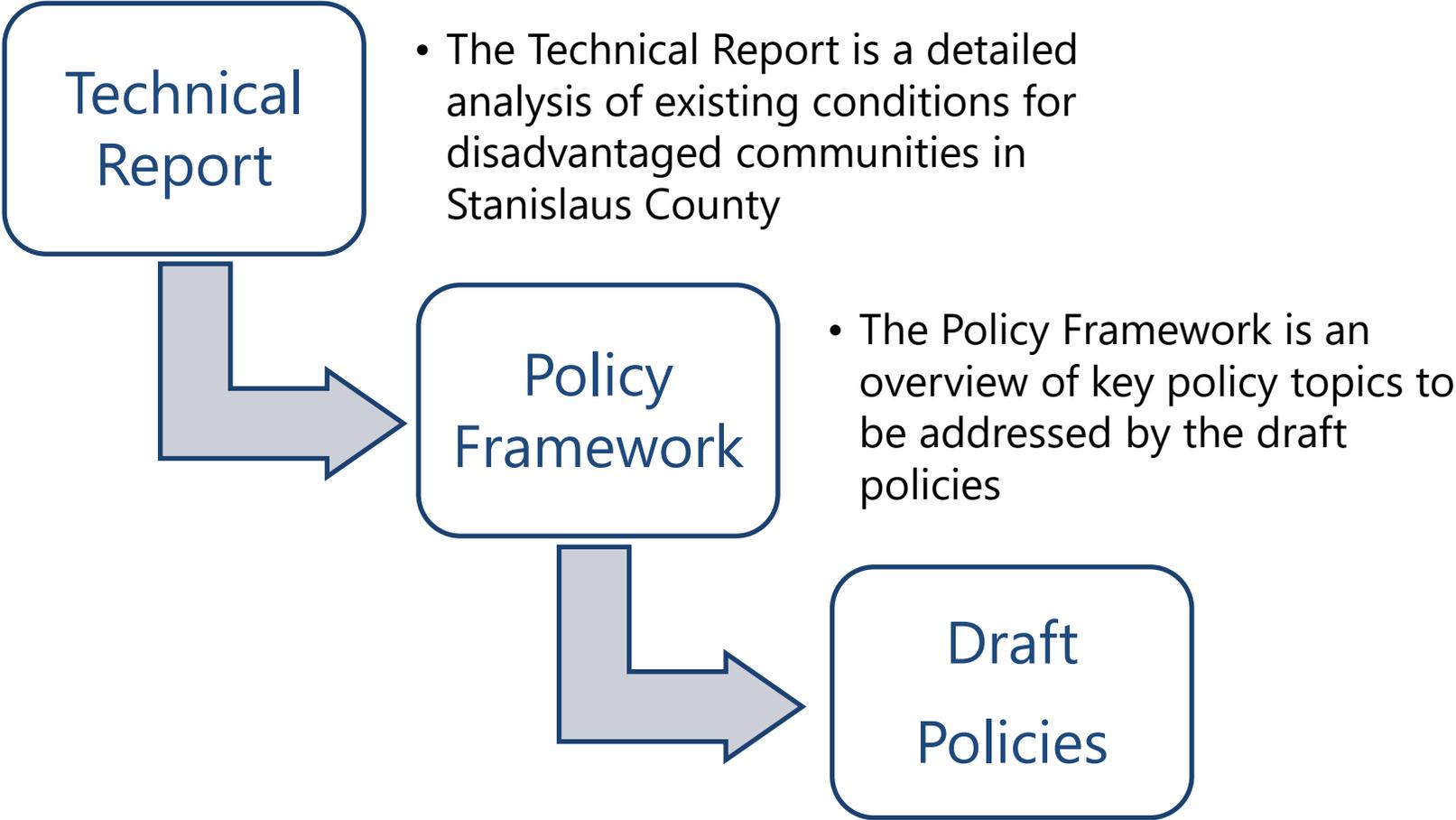
**Promote Civic
Engagement in Public
Decision-Making
Processes**



**Prioritize
Improvements &
Programs**



Environmental Justice Policy Process



EJ Technical Report Key Findings

Key Findings

- Communities across the unincorporated County are associated with elevated levels of **pesticide pollution** and **drinking water contaminants**.
- Most communities in the unincorporated County have **adequate access to parks and open space**.
- There is **poor access to food** in the unincorporated County, primarily located in the central portion of Stanislaus County.
- Communities in the central portion of the unincorporated County tend to have **higher rates of asthma related visits to the emergency department**.
- The **rate of cardiovascular disease** in the unincorporated County is notably **high** relative to the rest of California.



Activity Introduction – Policy Framework

Policy focus areas:

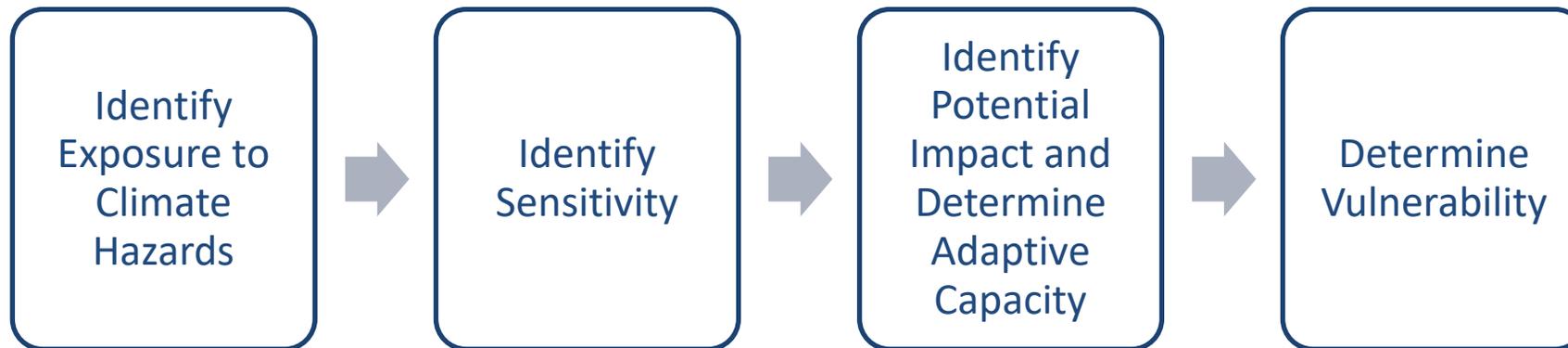
1. Pollution exposure
2. Access to public facilities
3. Food access
4. Safe and sanitary homes
5. Physical activity and health
6. Civic Engagement



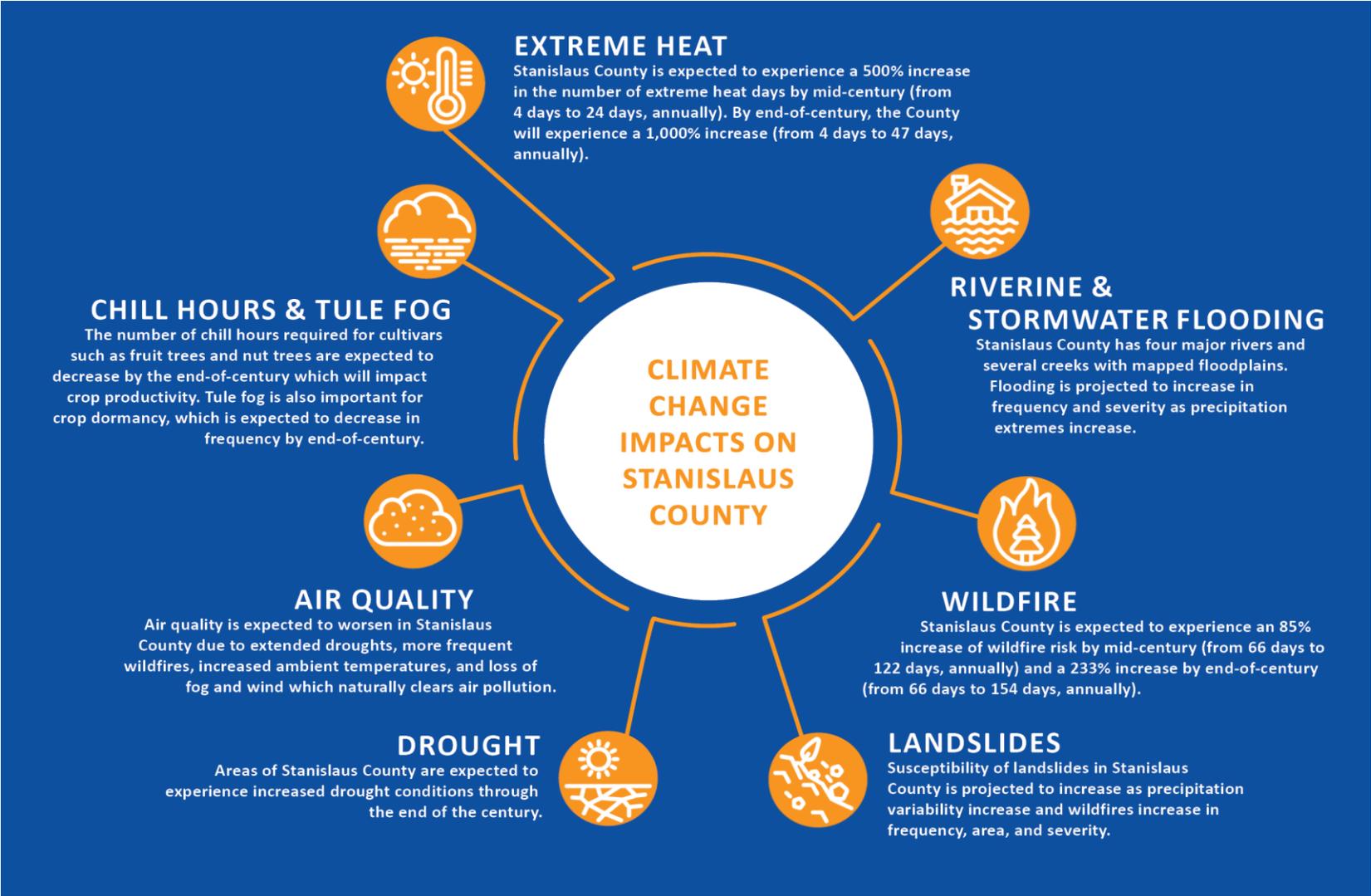


Safety Element

Climate and Vulnerability Assessment Process



Hazards and Vulnerabilities



Populations, Assets, and Services at Risk



Vulnerable Populations – Individuals with high outdoor exposure, and individuals with health sensitivities, disadvantaged, etc.



Natural Resources – County parks, open space, forested land, critical habitat, rivers and streams



Agricultural land – Cropland and rangeland



Facilities and Infrastructure – County buildings, educational facilities, hospitals, residential and commercial development, roadways and transportation facilities, active transportation routes, fire stations, police stations, water services, wastewater, storm drainage and flood protection, solid and hazardous waste and recycling, fire, emergency, and medical services, utilities and major utility corridors, public transportation and roadways

Activity Introduction – Hazard Impacts

Hazard Impacts



- Exacerbation of respiratory and cardiovascular health conditions and illness
- Increased likelihood of heat related illness including heat stroke, heat stress, and dehydration



- Habitat depletion and species displacement
- Vegetative stress and wildlife mortality



- Vegetation, crop, and tree mortality
- Reduced crop yield
- Economic disruption



- Structural damages
- Power outages
- Service disruptions



Upcoming Engagement Opportunities

Community Workshops

Workshop 1

- Housing Element Overview
- Project Overview & Discussion

Workshop 2

- Sites Inventory Analysis
- Feedback on Environmental Justice & Safety Element

Today!

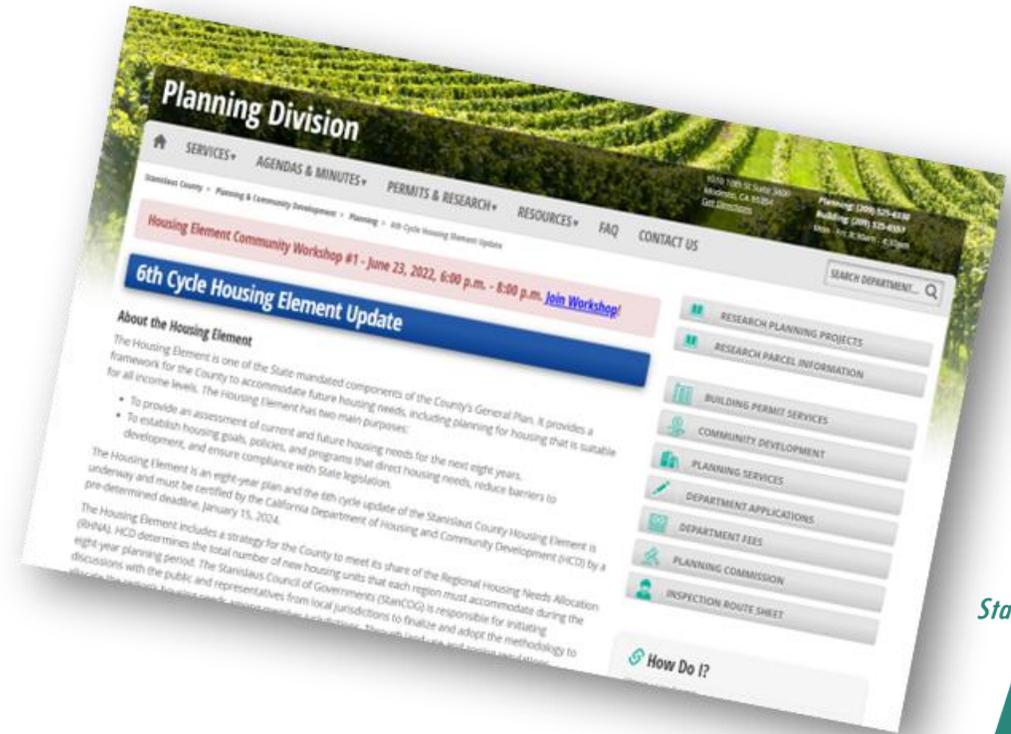
Workshop 3

- Winter 2022/2023
- Preliminary Housing Element Goals, Policies, and Programs
- Review Environmental Justice & Safety Elements



How to Participate

- Find up-to-date information at [**stancounty.com/housingelement**](https://stancounty.com/housingelement)
- Email sign-up at [**housingstanislaus.org**](https://housingstanislaus.org)
- Participatory Map
- Community Workshop #3
- Provide comment during public review drafts





Activity Stations