

MODOC COUNTY BOARD OF SUPERVISORS

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Elizabeth Cavasso
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Chester Robertson
County Administrative Officer

Alturas City Hall
200 W. North Street, Alturas, CA 96101
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<http://www.co.modoc.ca.us/>

AGENDA FOR TUESDAY, JUNE 23, 2020 3:00 PM

JOINT PUBLIC HEARING AND WORKSHOP ON THE 2019-2024 HOUSING ELEMENT UPDATE FOR THE COUNTY OF MODOC

3:00 PM Call to Order

Planning Department Items:

1. Welcome and Introductions
2. 2019-2024 Housing Element Staff Report
3. Goals for the Meeting
4. Importance of Compliance
5. State Requirements
6. Housing Needs
7. Housing Capacity Analysis
8. Constraints to Housing Production
9. Review of Current 2014-2019 Housing Element
10. Housing Element Update Schedule
11. Housing Element Update Review Process
12. Comments and Information - Plan Examples
13. Conclusion
14. Comments and Questions

Parties with a disability as provided by the American Disabilities Act who require special accommodations or aides in order to participate in the public meeting should make the request to the Clerk of the Board at least 48 hours prior to the meeting. If you wish to review the attachments available for each item you can view them at the Clerk of the Board's Office which is located at 204 S. Court Street, Room #204, Alturas, CA 96101 or you can find them on our website at: <http://www.co.modoc.ca.us/departments/board-of-supervisors/agenda-minutes-audio>. You may also contact the Clerk of the Board at (530) 233-6201 or by email at clerkoftheboard@co.modoc.ca.us

NOTICE TO PUBLIC: NO PURSES, BACKPACKS, OR BAGS OF ANY KIND ARE PERMITTED IN THE BOARD OF SUPERVISORS CHAMBERS/MEETING ROOM OR IN THE ALTURAS CITY HALL.

POSTED ON CITY HALL, BOARDROOM DOOR, COURTHOUSE BULLETIN BOARD AND THE ALTURAS POST OFFICE, ON JUNE 19, 2020.

NEXT REGULAR BOARD OF SUPERVISORS MEETING WILL BE 10:00 AM, JULY 14, 2020.

Housing Element Update 2019-24
Joint Board of Supervisor’s Planning Commission Workshop
June 23, 2020

Background: This workshop is intended to provide an overview of the County’s current Housing Element, to present various State mandated requirements for bringing the document to compliance with State Housing Law, to look at some updated housing information, to review key components of the Housing Element and to obtain initial comments from the public, the Board of Supervisors and Planning Commission regarding concerns with the County’s housing characteristics and needs and review the current Housing Element document for updated information.

The Housing Element, one of seven State mandated elements that comprise the General Plan, is a policy document that provides an assessment of housing characteristics and needs in the community and establishes programs to improve housing to meet these needs. In accordance with California Government Code Sections 65580-65589, the Housing Element must be updated, periodically. Modoc County’s current, Housing Element was approved by the State Department of Housing and Community Development (“HCD”) for the period 2014-19 (for the 5th State Housing Cycle). At the recommendation of the Planning Commission, this current Housing Element was adopted by the Board of Supervisors on March 13, 2018.

Discussion: The County’s current Housing Element has carried the County through to August 30, 2019. To comply with State Housing Law, the element needs to be updated for the period of August 31, 2019 to August 31, 2024. The County is currently requesting comments from public agencies, the Planning Commission, the Board of Supervisors, and the public at large, on the current Housing Element to review. This document can be reviewed at:

http://www.co.modoc.ca.us/departments/planning/housing_element_2.php

Hard copies of the document are also available upon request of staff.

Gary Price, Price Consulting Services, the selected consultant to prepare the update, will present a PowerPoint overview of the update process during this workshop. Many of you know Gary from his work with the Commission during the last Housing Element Update process. Copies of the PowerPoint will be distributed at the meeting.

Regional Housing Needs Allocation (RHNA): With each housing element cycle, the California Department of Housing and Community Development (HCD) determines the number of projected housing units each jurisdiction is required to accommodate, in terms of land/zoning availability, for the projected household growth needs for all income levels as projected. The two critical income levels are Very Low and Low (affordable ranges). This allocation is called RHNA or Regional Housing Need Allocation. The 2019-24, 6th Cycle, RHNA for Modoc County is 13 housing units of which 5 must be for lower-income families. Based on the current inventory of vacant land, the County should have sufficient land to meet this assigned RHNA.

Next Steps for the process after the public workshop, will be to draft the document for submittal to HCD. Once HCD has reviewed the document and issues comments, the consultant/staff team will coordinate responses to comments and possible revisions and coordinate a revised housing element draft. Once the final draft is completed, incorporating any changes from comments from HCD, the Planning Commission would then conduct a public hearing to consider the draft housing element update and recommend action to the Board of Supervisors. The Board would conduct a public hearing to adopt the Housing Element Update. The final document would then be sent back to HCD for final approval sometime in February, 2021. Once HCD receives the final adopted document, it will be certified by the State within 90 days. Final certification of the document is expected by April, 2021.

Environmental Review: Update of the Housing Element, a policy document for the County, qualifies under the general rule of the California Environmental Quality Act Guidelines (CEQA). Section 15061(b)(3) which states that CEQA applies only to projects, “Where it can be seen with certainty there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” As such, no formal environmental review is required. Should formal environmental review be determined to be needed, the County would need to conduct a comprehensive environmental study which would extend the timing and costs to the project.

Zoning Code Update: As part of the Housing Element Update program, the Zoning Code will be updated to address various State Housing laws. We would anticipate making these changes concurrently with the Housing Element Update process. Amendments to the Zoning Code will also require review by the Planning Commission and adoption by the Board of Supervisors. A more complete discussion of the regulatory changes required will be presented at the workshop.

Local Early Action Planning (LEAP) Funding: On April 14, 2020, the Board of Supervisors, adopted Resolution 2020-15, for submitting an application for grant funding to pay for preparing the Housing Element and Zoning Code Updates. This grant from HCD is expected to pay for all consultant and staff costs for this work. Staff intends to submit this application by July 1, 2020.