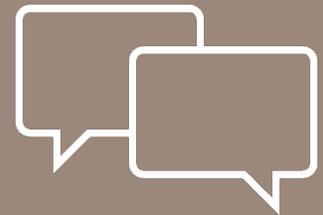


CITY COUNCIL/PLANNING COMMISSION HOUSING ELEMENT STUDY SESSION

NOVEMBER 16, 2021



Agenda



Housing Element Overview/Contents



Regional Housing Needs Allocation (RHNA)



Changes to State Housing Law



Schedule

Housing Element Overview

- Adoption Deadline: January 31, 2023
 - 6th Cycle Planning Period: January 31, 2023 – January 31, 2031
 - 5th Cycle Planning Period: January 31, 2015 – January 31, 2023
- Required element of the General Plan
- State-mandated update schedule
- Reviewed and certified by State (HCD) for compliance with State law
- Plan for accommodating a jurisdiction’s “fair share” of the regional housing need

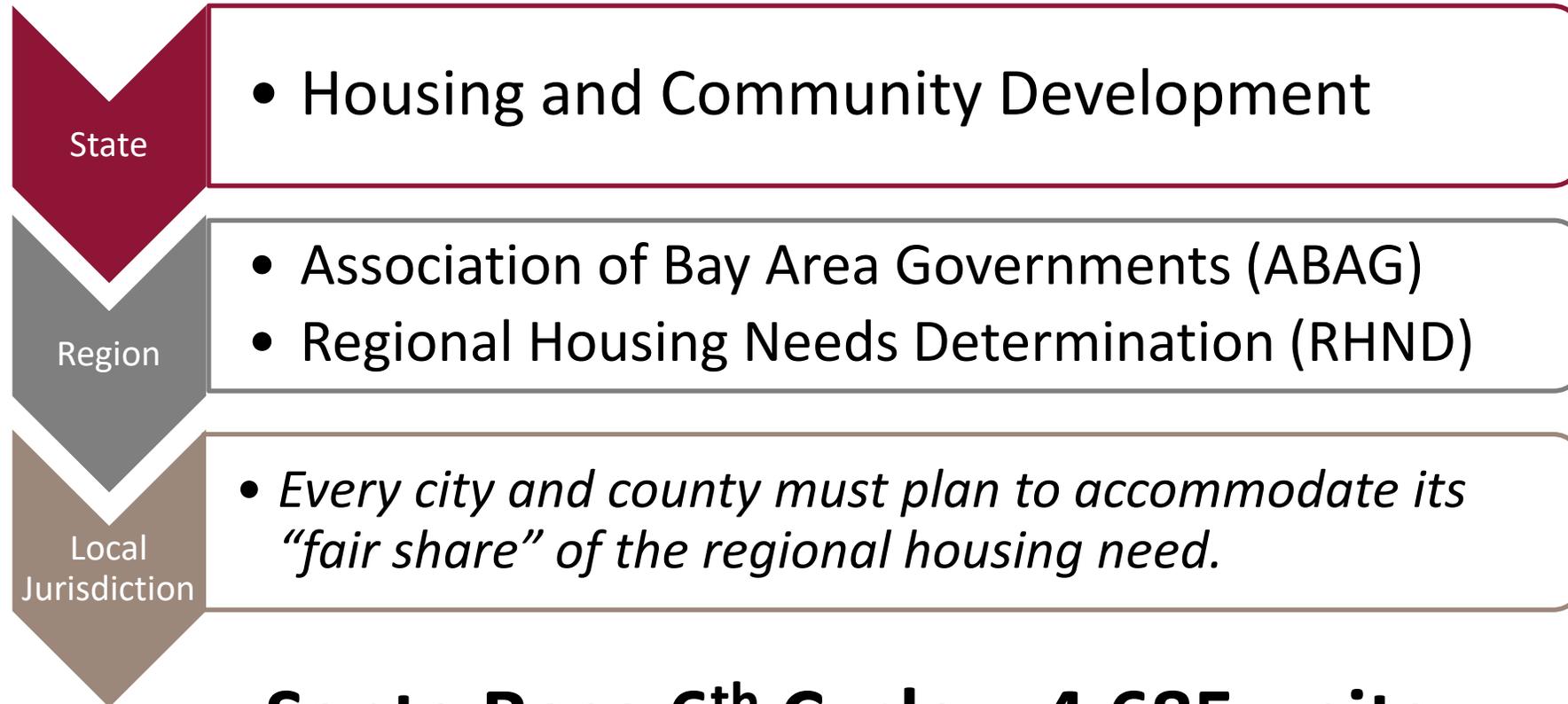


Housing Element Contents

- Analysis of existing and projected housing needs
- Inventory of available land for housing
- Analysis of potential constraints on housing (e.g., permit processing procedures, fees)
- Evaluation of previous housing element
- Goals, policies, and implementation programs:
 - Provide adequate sites and strategies for housing
 - Assist in development of affordable housing
 - Remove governmental constraints
 - Preserve existing affordable housing
 - Promote equal housing opportunities (fair housing)



Regional Housing Needs Assessment (RHNA)



Santa Rosa 6th Cycle = 4,685 units
5th Cycle = 5,083 units

Regional Housing Needs Allocation (RHNA)

Income Category	Income Range	RHNA	Applicable Zoning	
Very Low Income* (31%-50% of Median Income)	≤ \$58,150	1,218 units	Transit Village-Residential (25-40 du/acre) Medium Density Multi-Family Residential (8-30 du/acre)	} 1,919 Lower Income
Low Income (51%-80% of Median Income)	\$58,151 - \$93,050	701 units		
Moderate Income (81%-120% of Median Income)	\$93,051 - \$123,950	771 units	Single-Family Residential (2-13 du/acre) Mobile Home Park (4-18 du/acre)	
Above Moderate Income (>120% of Median Income)	≥ \$123,951	1,995 units	Single-Family Residential (2-13 du/acre) Rural Residential (0.2-2 du/acre)	
TOTAL		4,685 units		

*It is assumed that 50 percent of very low-income units will be for extremely low-income households.

Building Progress During the 5th Cycle

- Building Permits by year - 2015 – 2020

	2015	2016	2017	2018	2019	2020	Total Building Permits	5 th Cycle RHNA Goal
Very Low-Income Units	0	38	56	41	6	83	224	1041
Low-Income Units	24	3	22	41	12	49	151	671
Moderate-Income Units	8	16	16	77	50	25	192	759
Above Moderate-Income Units	94	246	251	416	379	438	1824	2612
Total Production	126	303	345	575	447	595	2391	5083

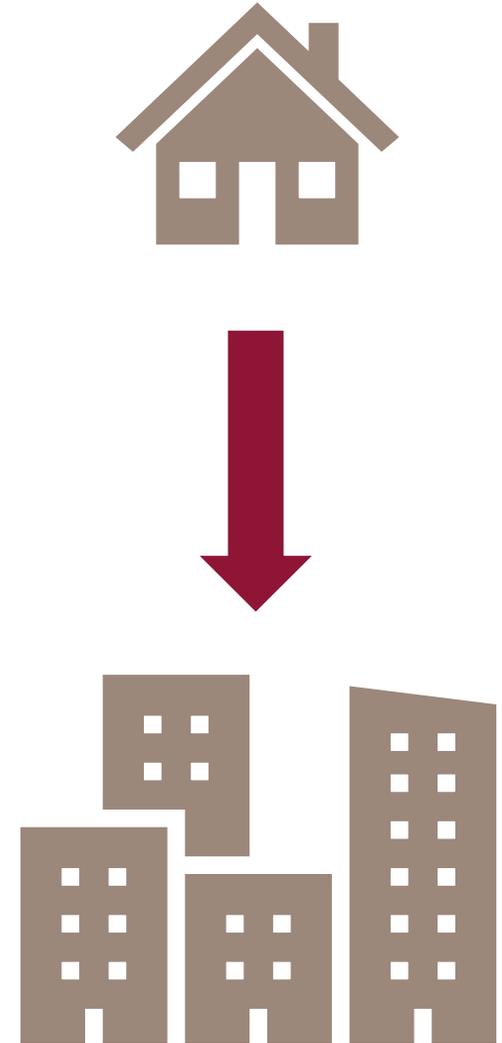
Sonoma County Regional Housing Needs Allocation (RHNA) Breakdown

Jurisdiction	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Cloverdale	74	43	45	116	278
Cotati	60	34	39	101	234
Healdsburg	190	109	49	128	476
Petaluma	499	288	313	810	1,910
Rohnert Park	399	230	265	686	1,580
Santa Rosa	1,218	701	771	1,995	4,685
Sebastopol	55	31	35	92	213
Sonoma	83	48	50	130	311
Unincorporated County	1,036	596	627	1,622	3,881
Windsor	385	222	108	279	994

Accommodating the RHNA

- Cities and counties must show adequate land zoned for housing to accommodate the RHNA at each income level
- Default density standard for lower-income housing (Section 65583.2(c)(3)(B)):

Type of Jurisdiction	Default Density
Metropolitan jurisdictions	30 units per acre
Suburban jurisdictions	20 units per acre
Nonmetropolitan jurisdictions with a micro-metropolitan area	15 units per acre
Nonmetropolitan jurisdictions	10 units per acre



Strategies to meet the 6th Cycle RHNA

Starting with sites from the 5th cycle element



Focus on sites larger than 0.5 acres and smaller than 10 acres



Look and Vacant and Underutilized sites



Projected Accessory Dwelling Units (ADU)



Regional Partnerships- Napa/Sonoma Housing Collaboration

Rezone Requirements

- Per GC 65583.2(h), if a jurisdiction does not have adequate capacity for lower-income housing
 - Must rezone within 3 yrs of the beginning of the planning period (by January 31, 2026)
 - Zoning must have 20 units/acre min density
 - Min density and development standards must permit at least 16 units per site
 - Residential uses must be allowed “by-right”
 - No conditional use permit
 - No planned unit development permit
 - No discretionary review that would constitute a project under CEQA
 - Can conduct design review (but limited to the design and not the use itself)

AB 72 – Increased HCD Enforcement

- HCD may revoke housing element compliance for failure to complete housing element rezone obligation (or any other act or failure to act that is inconsistent with the housing element)
- HCD may report to the Attorney General violations of:
 - No net loss statute
 - Housing accountability act
 - Density bonus law
 - Fair housing law

AB 1397 – Vacant and Non-Vacant Sites

- Development potential for non-vacant sites must consider:
 - Extent to which existing uses are an impediment
 - Development trends
 - Regulatory incentives
 - Prior experience converting to higher-density residential uses
 - Market demand
 - Leases and existing contracts for current uses.
- If more than 50% of lower-income sites are non-vacant sites, existing uses are presumed to impede development absent findings
- Sites are presumed inappropriate for lower-income housing:
 - Less than half-acre
 - Greater than 10 acres

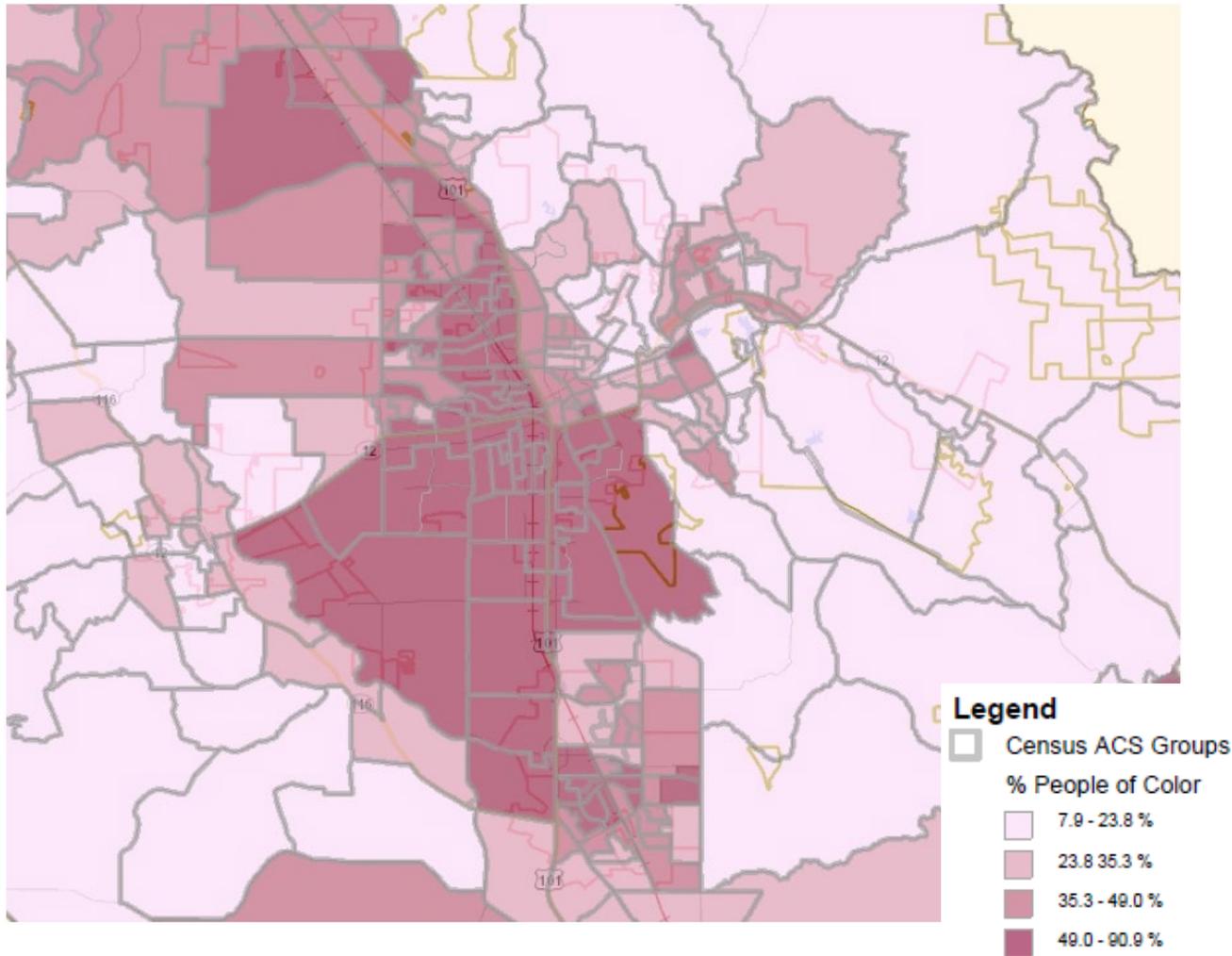
SB 166 – No Net Loss Zoning

- Downzoning and Reduction in Density
 - If a project is approved on a housing element site with either **fewer units** or a **different income category**, cities and counties must either:
 - Make written “no net loss” finding that other housing element sites are adequate to meet the RHNA for lower- or moderate-income housing; or
 - Identify and make available within 180 days other sites zoned at a density suitable for lower- or moderate-income housing
 - Burden is on the local jurisdiction, not the developer.

AB 686 – Affirmatively Further Fair Housing

- Housing elements must:
 - Assess fair housing issues in the community
 - Analyze areas of opportunity and access to resources
 - Identify housing sites that foster an inclusive community and provide equitable access to resources
 - Identify strategies to address barriers to fair housing and combat discrimination
 - Include a program to implement these strategies

People of Color in Santa Rosa, 2020.

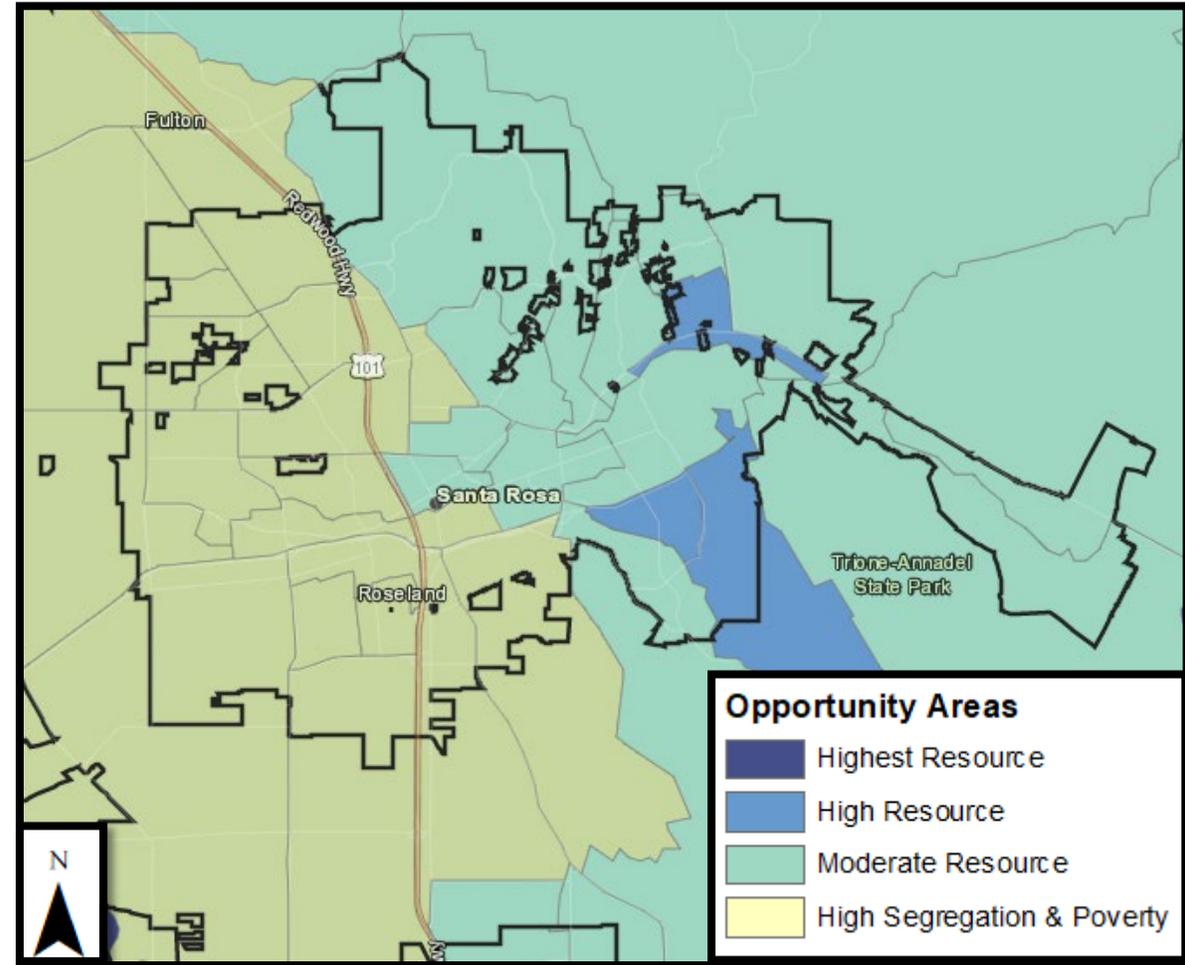


“Redlining led to disinvested neighborhoods, reinforced racial residential segregation, and contributed to the homeownership and wealth gaps that persist today. “

Urban Displacement Project (UDP), research and action initiative of the University of California Berkeley and the University of Toronto.

TCAC/HCD Opportunity Areas

- High/Highest Resource Areas
 - Abundance of job opportunities, short commutes
 - High quality schools
 - Distance from environmental hazards (i.e. landfills)
- Moderate Resource Areas
 - Slightly lower indicators in all categories
- High Segregation & Poverty Areas
 - 30 percent of the population is below the federal poverty line
 - Racially concentrated area compared to County



SB 35 – Streamlined Approval of Housing Projects

- 3 “By right” projects approved in Santa Rosa to date
 - If number of building permits issued is less than the share of the RHNA by income category for the reporting period.
 - Not met above moderate RHNA: projects with 10% low-income eligible for streamlining.
 - Not met low-income RHNA: projects with 50% low-income eligible for streamlining.
- Objective Design Standards, Chapter 20-39 (Adopted in 2019)

SB 330 – Housing Crisis Act

- Removes “Roadblocks” to Development
- Prohibits Downzoning
- Reduces Process Time
- No Subjective Design Standards



Housing Accountability Act

- Projects cannot be denied unless:
 - City has **met or exceeded its share** of the RHNA for all income categories applicable to the development.
 - City makes written findings that the project would have a **specific, adverse impact upon public health or safety**; with no feasible way to mitigate or avoid these impacts without rendering the development financially infeasible.
 - Required to comply with state or federal law.
 - Site is adjacent to or **zoned for agriculture or resource preservation**.
 - Does not have adequate water or wastewater facilities.
 - Project is **inconsistent with both the jurisdiction's zoning ordinance and general plan**.

Housing Accountability Act, cont'd

- Housing Development Projects:
 - Residential-only
 - Mixed-use projects where square footage is at least 2/3 residential
 - Transitional or supportive housing, emergency shelters
- Enforcement
 - Fine for non-compliance within sixty days of court order is a minimum of \$10,000 per unit in the development.

SB 9 – Housing Development Approvals

- Requires either/or:
 - Up to two units to be allowed by-right on all lots in single-family zones
 - Urban lot splits to be allowed within urbanized areas on lots that do not require demolition or alteration of moderate- to very low-income housing and will be roughly equal in size
- Authorizes local agencies to apply local development standards that allow:
 - Up to two units per lot
 - Setbacks of up to 4 feet from the rear and side
 - Up to one parking space per unit (zero near transit)
 - Must require that rentals be longer than 30 days

Schedule

Task	Proposed Timeline
2021	
Project Kick off Meeting	August 10
Consultations	August/September
Study Session	November 16
2022	
Prepare Administrative Draft	January
Prepare Public Draft Housing Element	March
Release Public Review Draft (30-days)*	April
Submit Draft Housing Element to HCD (90-Day Review)*	May– July
Submit Draft Housing Element to HCD (2 nd review 60-days) – if needed	August - September
Planning Commission and City Council for Adoption hearings	October/November
Submit Final Adopted Housing Element to HCD – Review and Certification (Up to 60 Days)*	December – January 2023



*AB 215 – new timeframe for housing elements submitted to HCD after January 1, 2022

Recommendation

It is recommended by the Planning & Economic Development Department the City Council and Planning Commission receive and provide input on the 2050 General Plan Housing Element Update Report.

Learn more about the project at
www.SantaRosaForward.com