City of Santa Rosa
Community Development

Housing Element Update

July 29, 2014

CITY COUNCIL

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Presentation Overview

- Housing Element overview and update process
- 2009 Housing Element implementation
- Regional Housing Needs Allocation
- Policy changes
- Certification by HCD
- Key issues
- Recommendation

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Housing Element Requirements

- One of seven mandated General Plan elements
- Existing and projected housing needs for all economic segments of the community
- Review and certification by California Department of Housing and Community Development (HCD)

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Santa Rosa Housing Element

- Part of the General Plan 2035
- Adopted in 2009 and certified in 2010
- Amended in 2012 to reflect the North Santa Rosa Station Area Specific Plan

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New This Planning Period

- **SB 812** – Planning for persons with developmental disabilities
- **SB 375** – Timing of the planning cycle (bring Housing Elements into alignment with regional plan updates)
- **Streamlined Review** – Process for a more efficient review of housing elements (primarily a technical update)

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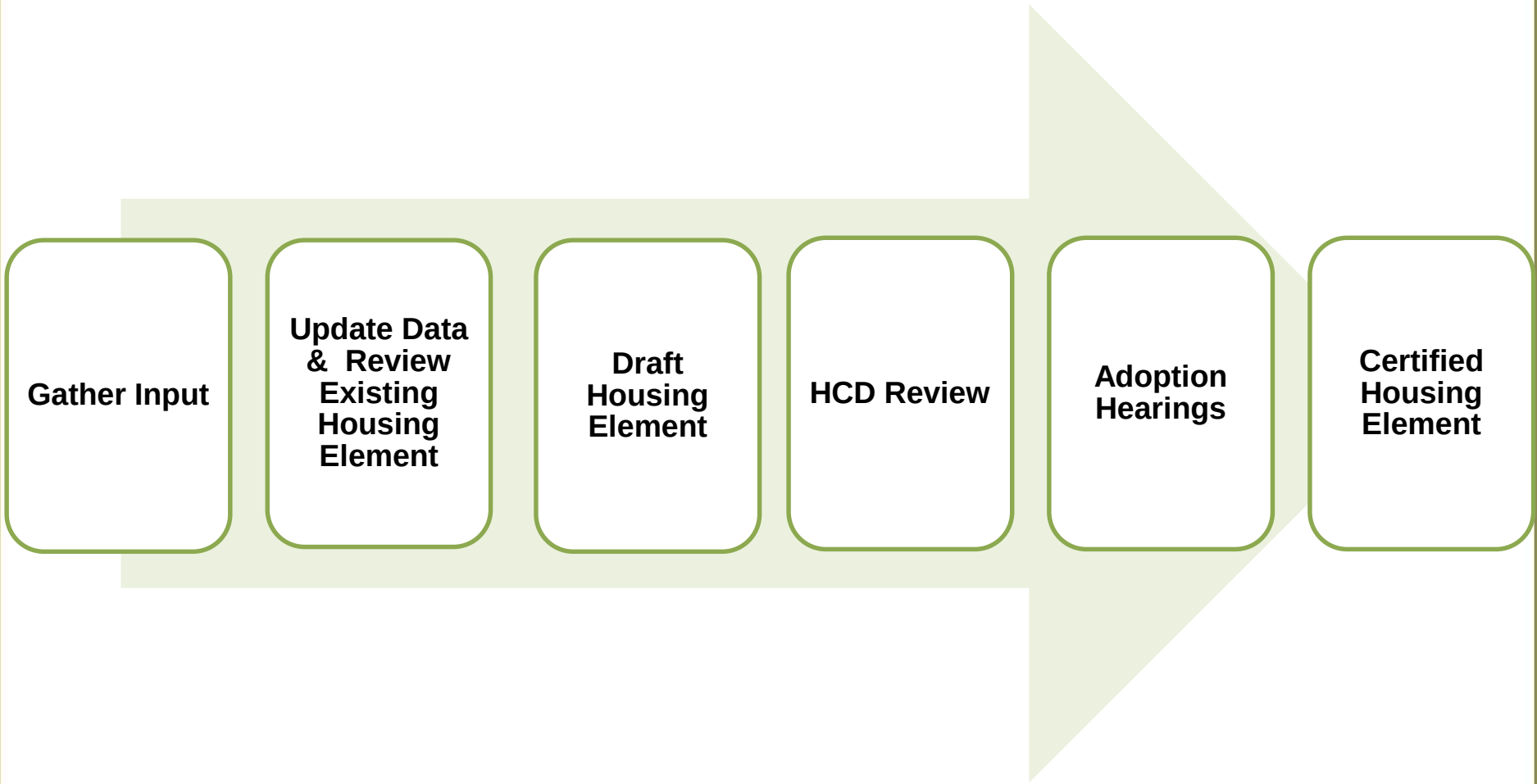
Update Process



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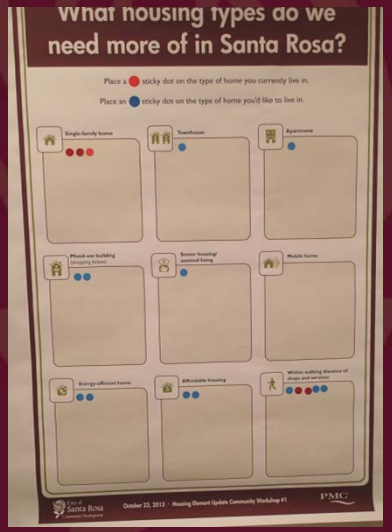
Public Outreach

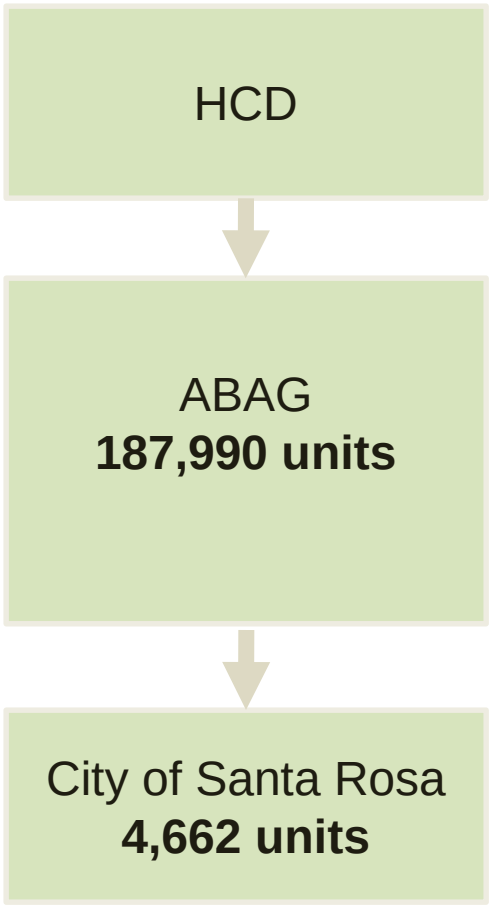


- Community workshops
- Housing and service provider roundtable
- Online survey
- North Bay Association of Realtors meetings
- Consultations

Regional Housing Needs Allocation

Regional Housing Needs Allocation (RHNA)

- State law requires HCD to determine total regional housing needs
- ABAG allocates the regional number among its jurisdictions
- Allocation is distributed among income categories



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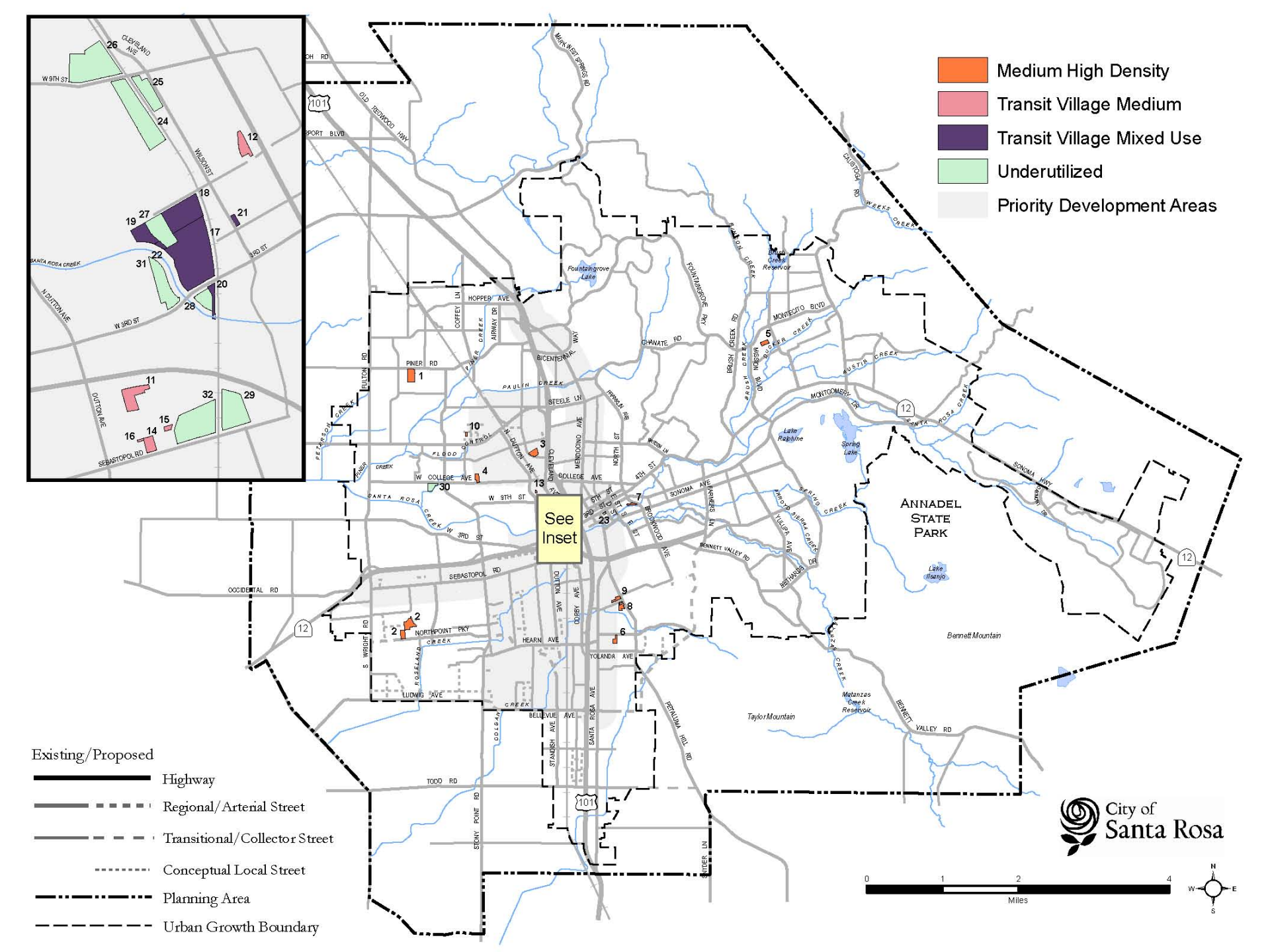
2014–2022 RHNA

Income Category	Income Range*	Number of Units	Percentage of Total
Extremely Low	<$24,800	473	32%
Very Low	$24,801–$41,300	474	
Low	$41,301–$65,000	581	
Moderate	$65,001–$99,100	759	68%
Above Moderate	>$99,101	2,375	
Total		4,662	100%

* Based on a 4-person household

Sources: Association of Bay Area Governments Regional Housing Needs Allocation, 2013; HCD Income Limits, 2013


Medium High Density
Transit Village Medium
Transit Village Mixed Use
Underutilized
Priority Development Areas
See Inset
Annadel State Park
Existing/Proposed
Highway
Regional/Arterial Street
Transitional/Collector Street
Conceptual Local Street
Planning Area
Urban Growth Boundary
City of Santa Rosa
0 1 2 4
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Capacity to Accommodate the RHNA

	Extremely Low, Very Low, and Low Income Households
RHNA (total: 4,662)	1,528
Capacity	2,541
Surplus capacity	**1,013**

Sources: Association of Bay Area Governments Regional Housing Needs Allocation, 2013; City of Santa Rosa, 2014

Capacity to Accommodate the RHNA

	Moderate and Above Moderate
RHNA (total: 4,662)	3,134
Capacity	11,889
Surplus capacity	**8,755**

Sources: Association of Bay Area Governments Regional Housing Needs Allocation, 2013; City of Santa Rosa, 2014

Policy Changes

Policies Completed (Deleted)*

- Amend the Housing Allocation Plan (H-C-1)
- Zoning amendments:
  - Residential uses on Downtown Station Area Specific Plan sites (H-C-6 and H-C-10)
  - Agricultural employee housing (H-D-8)
  - Emergency shelters (H-D-10)
  - Supportive and transitional housing (H-D-11)

** Note: Policy number references on this slide correspond to the 2009–2014 Housing Element.*

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Policies Deleted*

- Nonconforming residential uses (H-B-4)
- Mobile Home Repair Loan and Mobile Home Rent Deferral programs (H-B-8)
- Use of Housing Allocation Plan fees (H-C-3)
- Allow low-density sites to develop at higher densities under certain conditions (H-C-9)

** Note: Policy number references on this slide correspond to the 2009–2014 Housing Element.*

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Policies Deleted*

- Use of redevelopment area tax increment funds (H-C-14)
- Mobile homes on single-family lots (H-C-17)
- Acquire sites for affordable housing projects (H-F-3)

** Note: Policy number references on this slide correspond to the 2009-2014 Housing Element.*

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Policies Added

- Permanent funding source for affordable housing (H-C-14)
- Amenities in affordable housing (H-C-15)
- New models for temporary housing (H-D-10)
- Affordable housing for young adults, particularly former foster youth and young mothers (H-D-12)
- Potential closing of Sonoma Developmental Center (H-D-13)

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HCD Review and Certification

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Certification Process

HCD review of draft Housing Element

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HCD feedback (address statutory requirements and public comments)

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Developed list of changes (Attachment A)

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Pre-certification from HCD (letter of “conditional compliance”)

↓

Adoption hearings

↓

Final HCD review and certification

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Recommended Revisions

- Clarify housing constructed/permitted in the previous RHNA period
- Include housing conditions data from the Neighborhood Revitalization Program inspections
- Revise Policy H-A-1 to emphasize that housing for all income levels is expected throughout the city
- Add a policy to consider reinstating rezoning exemption for affordable housing

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Recommended Revisions

- Add a policy to evaluate the potential use of "boomerang" funds
- Revise the definition of "family"
- Provide additional data regarding farmworker housing needs
- Correct the at-risk time period and planning period

Key Issues

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Key Issues

- Loss of Redevelopment Agency funds
- Adequacy of housing sites
- Housing and services for homeless people
- Public participation

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Key Issues

- Planning for persons with developmental disabilities
- Constraints
- Environmental review
- Planning Commission recommendation

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Recommendation

It is recommended by the Community Development Department and the Planning Commission that the Council adopt a resolution to approve a General Plan Amendment to update the Housing Element as identified in the Draft Housing Element dated March 5, 2014 and as amended by Exhibit A

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2009 Housing Element Implementation

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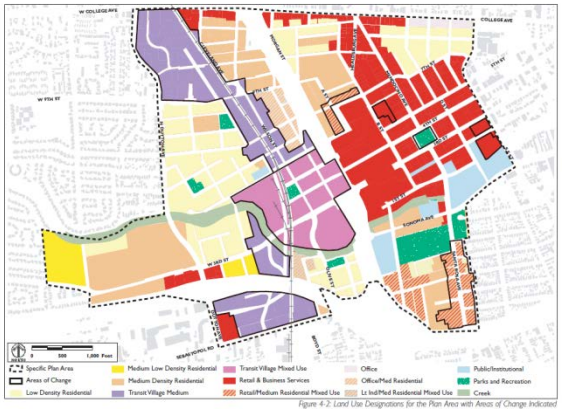
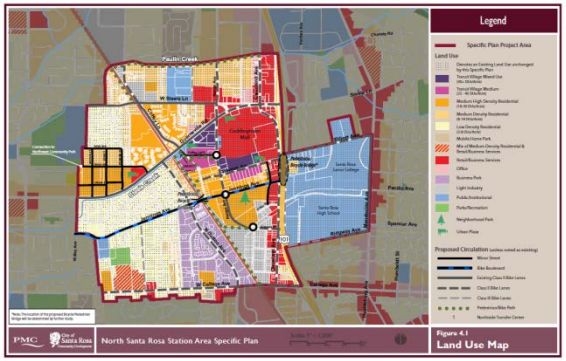
Goal H-A: Housing for All Residents





- Issued permits for 1,834 units
- Increased residential development opportunities
  - Downtown Station Area Plan
  - North Santa Rosa Station Area Plan

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Goal H-B: Maintain and Rehabilitate Existing Housing

Program	Units Rehabilitated
Neighborhood Revitalization Program	3,666
Housing Quality Standard Code Compliance (through Section 8 rental assistance)	2,808
Redevelopment Low/Moderate Income Housing Funds and/or Mortgage Revenue Bonds	149
Total	**6,623**

Goal H-B: Maintain and Rehabilitate Existing Housing

Development Name	Units Preserved
Sonoma Creekside	42
Bethlehem Towers	158
Windham Village	49
Total	**249**

Goal H-C: New Lower Income Housing

Rowan Court

- Funding assistance
- Development standard concessions

Acacia Lane Senior Apartments

- Funding assistance
- Density bonus
- Parking reduction
- Fee deferral
- Outdoor space design flexibility

Amorosa Village

- Funding assistance
- Fast track permit processing
- Parking reductions
- Modified development standards
- Fee deferrals

Goal H-C: New Lower Income Housing

- Revised Housing Allocation Plan
- Housing Allocation Plan (HAP) Implementation
  - 39 on-site affordable units
  - 386 units assisted with HAP fees
  - Added $5,783,799 in funds (fees, repayments, interest)

Goal H-D: Special Needs Housing

- Loans for Giffen House and Henry House
- Funded Catholic Charities for homeless services
- Funding and incentives for senior housing development
- Code amendments
  - Agricultural employee housing
  - Emergency shelters by-right
  - Supportive and transitional
  - Updated density bonus ordinance

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Goal H-E: Equal Access

- Contracted with Fair Housing Sonoma County/Petaluma People Services Center

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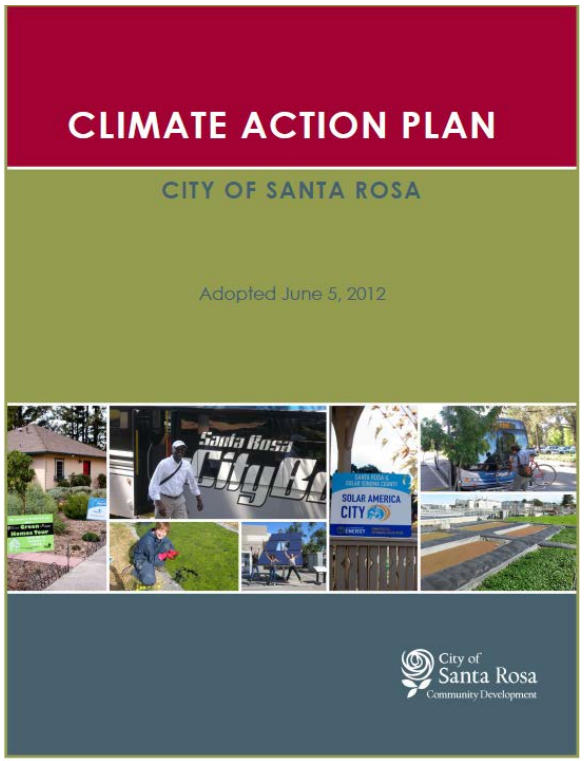
Goal H-F: Remove Constraints

- Updated Density Bonus Ordinance
- Deferred development fees for affordable projects
- Introduced fee deferral program to spur market rate housing development
- Fast tracked/expedited permit processing for affordable projects

Goal H-F: Energy Efficiency



- Adopted CALGreen Tier 1 Standards
- Adopted Climate Action Plan