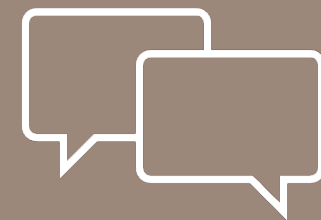




Planning Commission Public Hearing 2023-2031 HOUSING ELEMENT/Winter General Plan Amendment

January 26, 2023



Staff Presentation Agenda



Housing Element
Requirements, including
RHNA



Housing Element
Overview



Process and Revisions to
Address State Comments



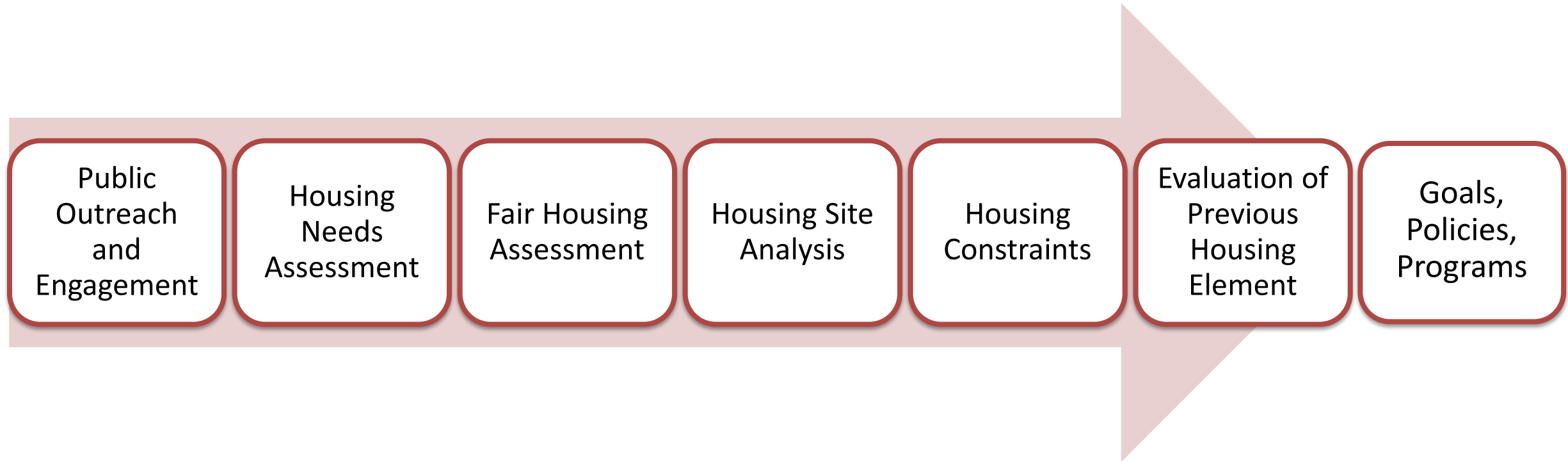
Staff Recommendation
and Next Steps



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
- Review 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



Housing Element Public Outreach

Service Provider Interviews	November 2021 – June 2022
City Council/Planning Commission Study Session	November 2021, May/June 2022
Community Workshop	March 2022
Online Community Survey	February – April 2022
Napa Sonoma Collaborative Equity Working Group Meetings	January – March 2022
SR Forward Community Involvement Strategy	Summer 2020 – Ongoing

Housing Element Public Outreach

Additional steps beyond the State law:

- Specific Website for Housing Element: <https://www.santarosaforward.com/HE>
- Bilingual Social Media Campaigns
- Bilingual Pop-Ups in Equity Priority Communities
- Additional channels of communication: Let's Connect Platform, Text Messages, and WhatsApp
- Meetings with housing focused non-profit organizations, to provide information and foster collaboration
- Bilingual Housing Element Summary



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.

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

RHNA Progress during the 5th Cycle

	2015	2016	2017	2018	2019	2020	2021	County Issued Permits 2015- 2021	Total Building Permits Issued	5 th Cycle RHNA Goal	Remaining Need
Very Low-Income Units	0	1	0	41	6	38	211	59	356 (34%)	1,041	685
Low-Income Units	24	0	0	12	12	49	190	53	340 (51%)	671	331
Moderate-Income Units	8	16	23	77	50	25	70	2	271 (36%)	759	488
Above Moderate-Income Units	94	246	327	301	379	513	933	160	2,953 (113%)	2,612	(341)
Total Production	126	263	350	431	447	625	1,404	274	3,920*	5,083*	1,504**

* Includes RHNA allocations and credits transferred from the County to the City with the annexation of the Roseland area.

**City has issued building permits for more above-moderate residential units overall than RHNA requires, this does not reduce the remaining need generated by RNHA requirements for affordable units.

RHNA Progress during 3rd & 4th Cycles

	Total Building Permits	Remaining Need	3 rd Cycle RHNA Goal
Very Low-Income Units	728	811	1,539
Low-Income Units	1,451	0	970
Moderate-Income Units	2,212	0	2,120
Above Moderate-Income Units	4,778	0	3,025
Total Production	9,169	811	7,654

Building Permits Issued: 1999 – 2007

	Total Building Permits	Remaining Need	4 th Cycle RHNA Goal
Very Low-Income Units	323	1,197	1,520
Low-Income Units	481	515	996
Moderate-Income Units	646	476	1,122
Above Moderate-Income Units	1,100	1,796	2,896
Total Production	3,797	3,984	6,534

Building Permits Issued: 2007 – 2014

Housing Needs Assessment

Population Characteristics

- » Household Characteristics
- » Income and Employment Characteristics
- » Employment Trends
- » Housing Characteristics
- » Housing Cost and Affordability
- » Special-Needs Groups
- » At-Risk Housing

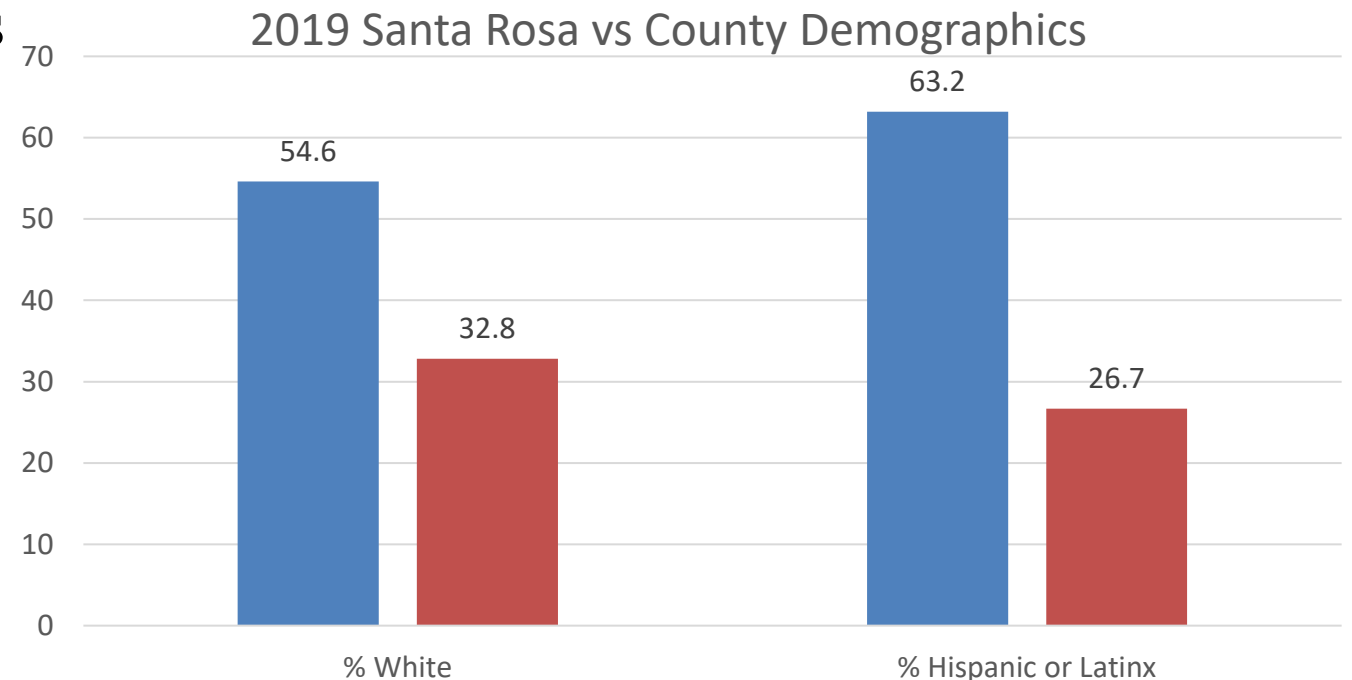
Housing Needs Assessment

4% of units were overcrowded

46% of households are renters

62% of households were families

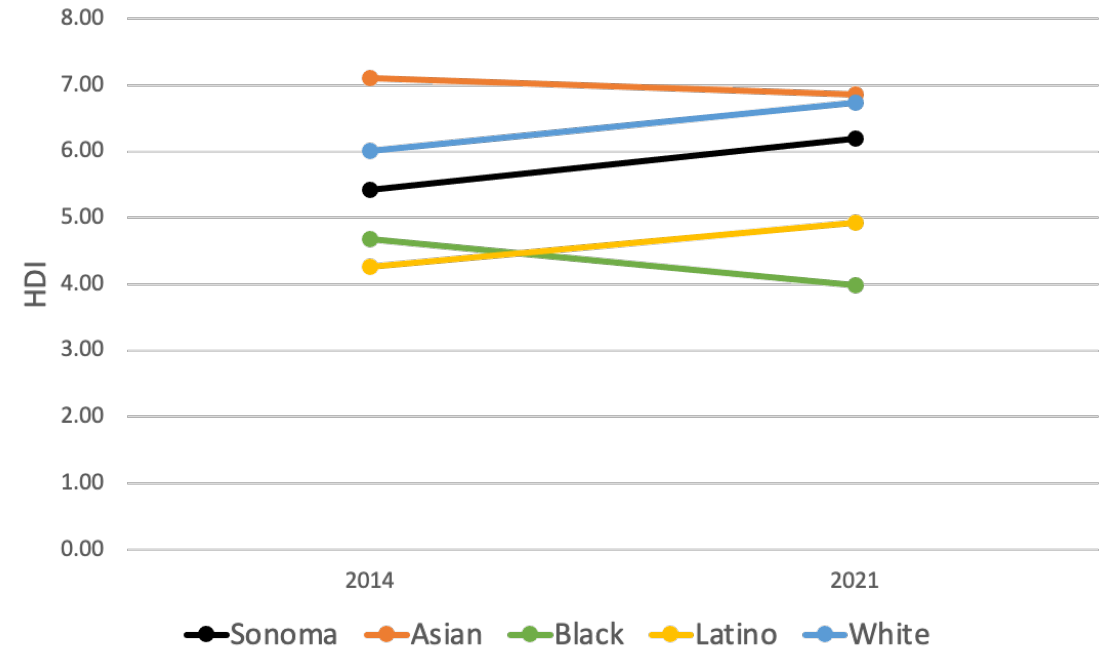
The number of overcrowded units increased by **5,184** between 2020-2019



Fair Housing Assessment

- The city has analyzed 6 characteristics that are relevant to understand the barriers to fair housing: diversity, household income, rates of poverty, rates of overcrowding and overpayment, familial status, and rates of disability.

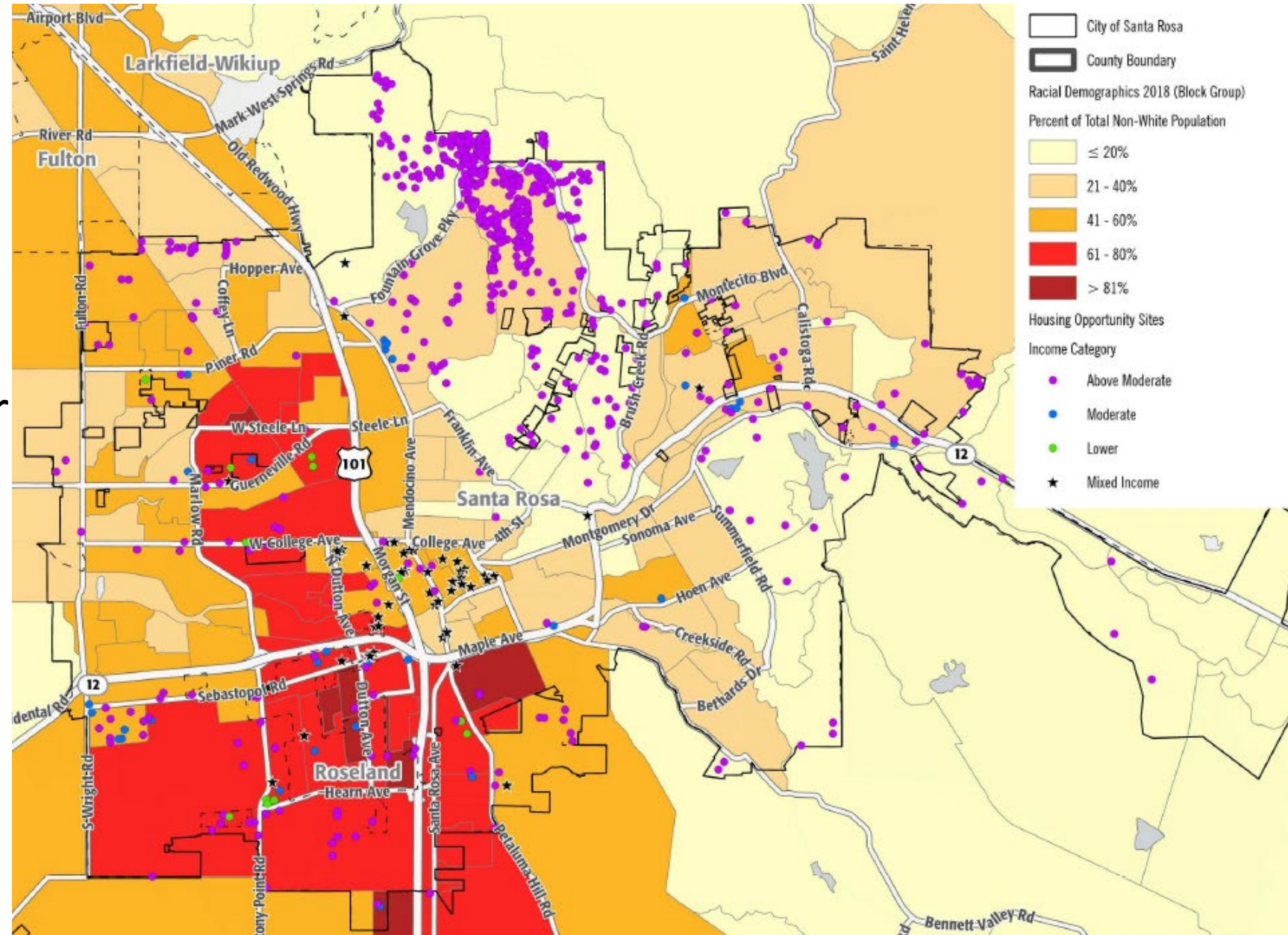
Differences since 2014



US: ACS 2019. CA and Sonoma: PUMS 2019. Sonoma breakdowns: PUMS 2015-2019

Diversity Composition

The highest racial and income diversity is found in the city's lower resourced areas, primarily within SW Santa Rosa



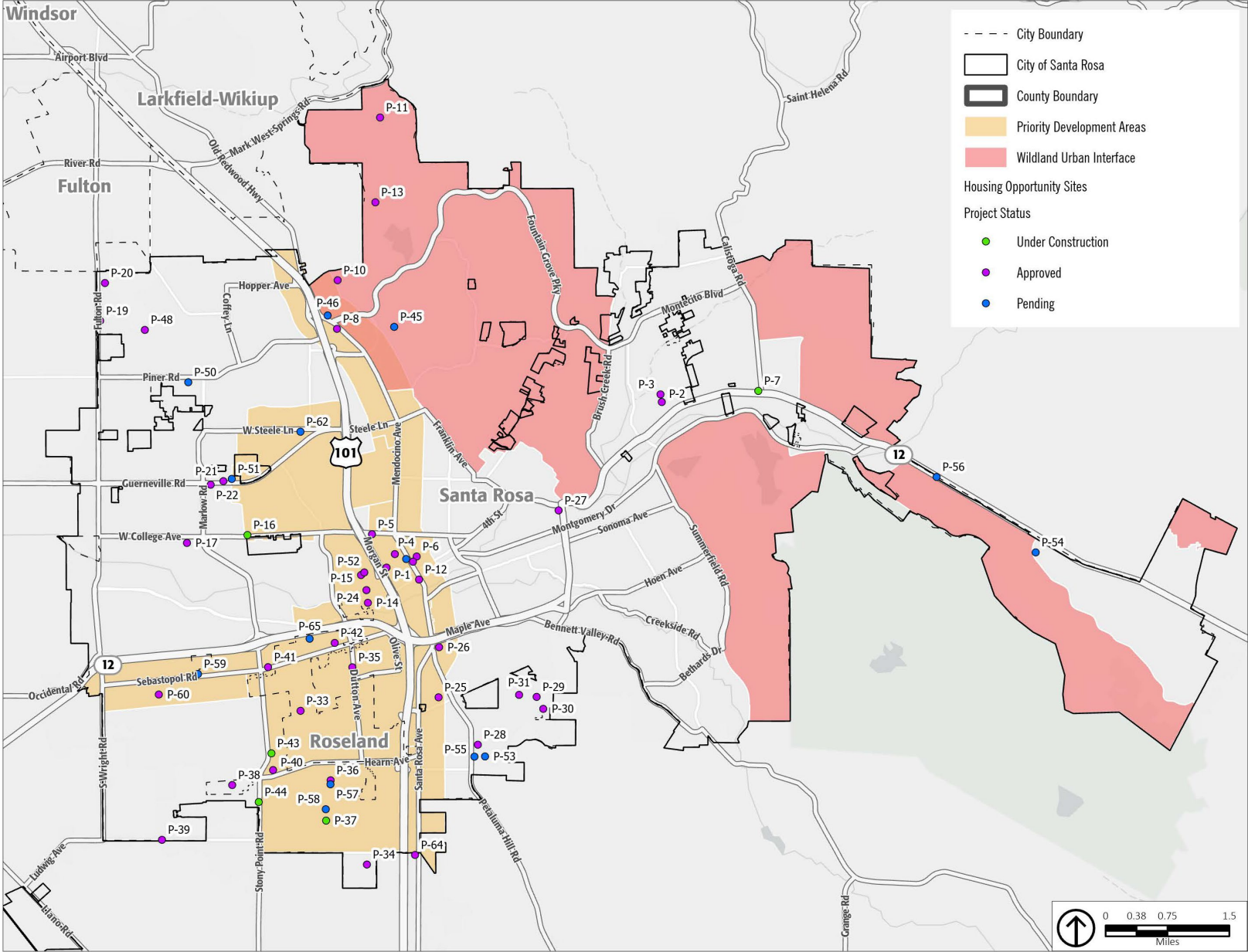
Housing Site Analysis

- California law requires that the Element contain an inventory of land available for development, including vacant sites that can be developed for housing and nonvacant (i.e., underutilized) sites having potential for redevelopment. State law also requires an analysis of the relationship of zoning and public facilities and services to these sites.
- The sites inventory includes an analysis of the # of units that can be possibly built by income category to further assess the potential impacts of the sites inventory to affirmatively further fair housing.



Approved and Pending Project Capacity

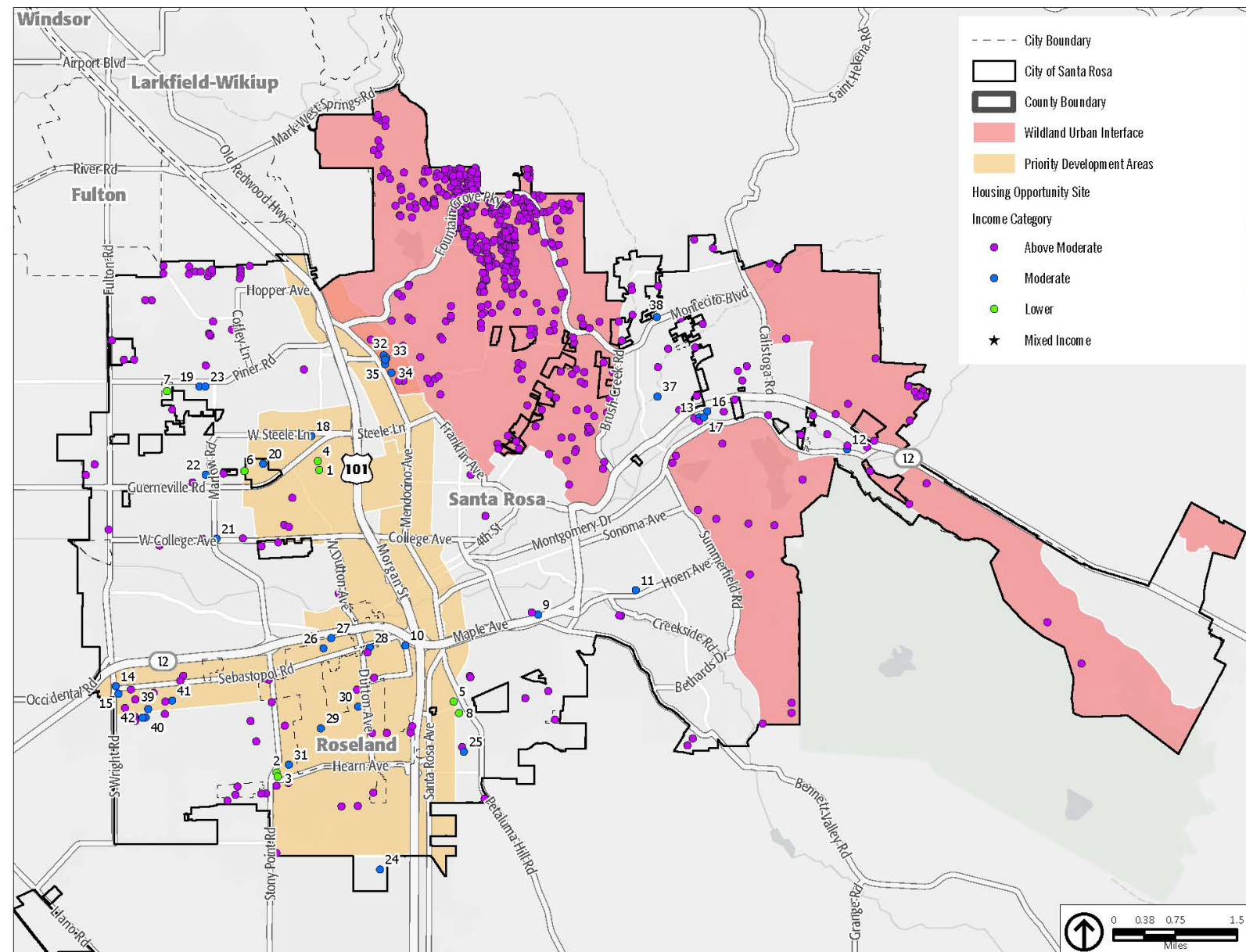
Pending Projects				
	Lower	Mod.	Abv. Mod	Total
Units	68	0	447	515
Approved Projects				
	Lower	Mod.	Abv. Mod	Total
Units	657	129	1,169	1,955
Under Construction				
	Lower	Mod.	Abv. Mod	Total
Units	233	50	114	476



Source: ESRI, 2022; PlaceWorks 2022

Vacant Site Capacity – outside of the DSASP

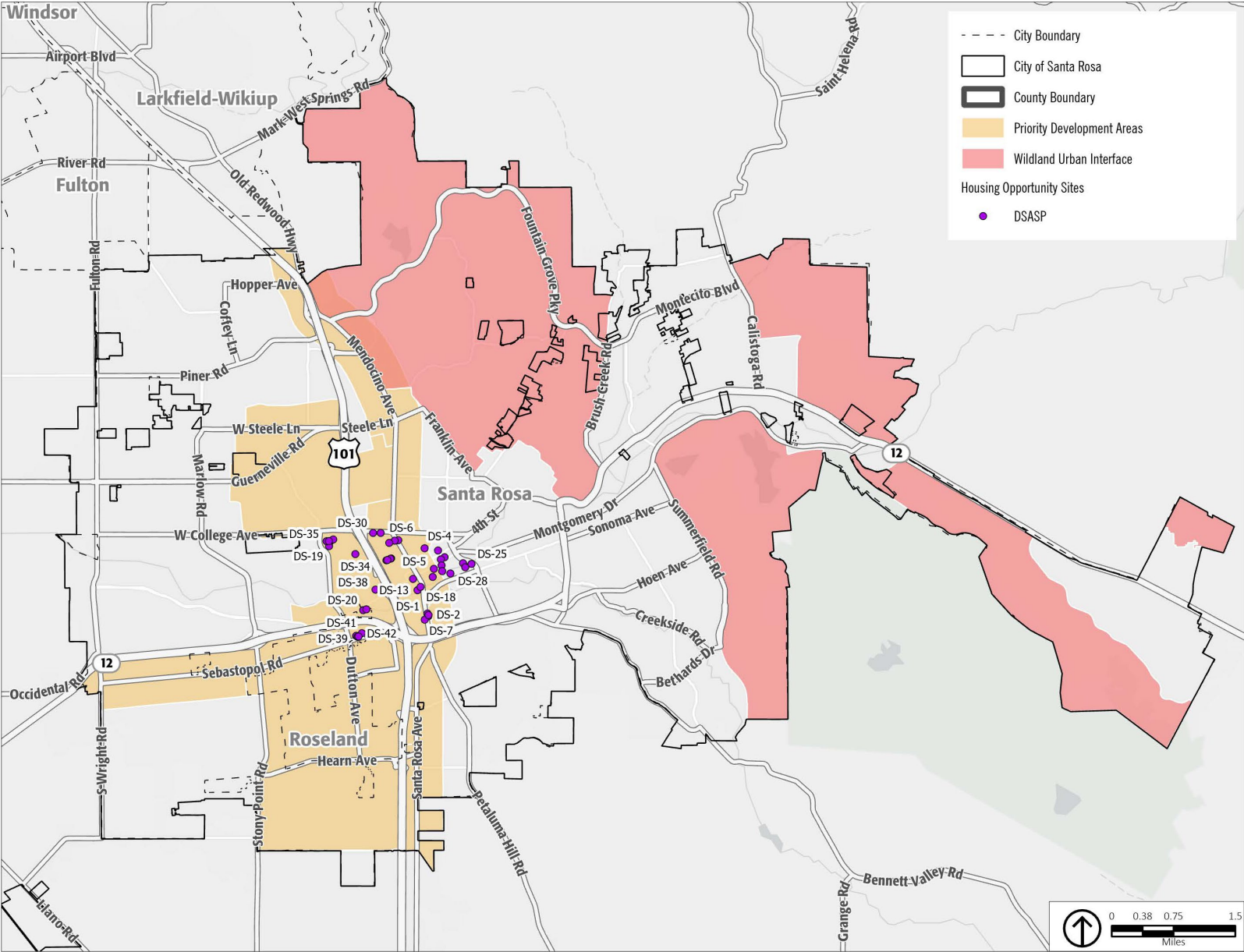
Vacant Sites				
	Lower	Mod.	Abv. Mod.	Total
Units	454	732	1,435	2,621



Source: U.S. Census 2019, PlaceWorks 2022

Vacant DSASP Site Capacity

Vacant Sites				
	Lower	Mod.	Abv. Mod.	Total
Units	946	0	416	1,362



Projected Accessory Dwelling Units (ADUs)

- Relying on HCDs projection methodology
- ABAGs Affordability Methodology

Year	ADU Production
2018	80
2019	50
2020	63
2021	95
Annual Average	72
Projected over 8 years	577

Income Category	Affordable Percentage	Unit Allocation
Very Low	30%	173
Low	30%	173
Moderate	30%	173
Above Mod.	10%	58
Total	100%	577

Changes to Sites Analysis Since 1st Draft

- Identified which projects in the inventory that are currently under construction
- Adjusted realistic capacity assumptions on projects based on project examples and development standards
- Removed projects that were permitted during the 5th cycle
- Added project examples within the DSASP to establish targeted realistic capacity
- Added analysis of potential for large sites to develop with affordable units

Housing Constraints

- **Governmental Limitations:** Regulations can increase costs or limit opportunities for housing development. Potential constraints to housing development in Santa Rosa vary by area, but generally could include infrastructure, residential development fees, land use controls, development standards, development and building permit application processing times, and resource preservation.
- **Nongovernmental Limitations:** Housing purchase prices, financing costs, cost of land and improvements, construction costs, property taxes, profit, and rent rates continue to be the biggest constraints to housing access for households with lower and moderate incomes.
- **Energy Conservation:** The City has made strides in reducing greenhouse gases and utilizing green energy sources.

Evaluation of Previous Housing Element

1. The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.
2. The effectiveness of the housing element in attainment of the community's housing goals and objectives.
3. The progress of the city, county, or city and county in implementation of the housing element.
4. The effectiveness of the housing element goals, policies, and related actions to meet the community's needs, pursuant to paragraph (7) of subdivision (a) of Section 65583."

Housing Element Goals

H-1: ENCOURAGE THE DEVELOPMENT OF HOUSING TO MEET THE NEEDS OF ALL SANTA ROSA RESIDENTS.

H-2 CONSERVE AND IMPROVE THE EXISTING AFFORDABLE HOUSING STOCK

H-3: INCREASE SPECIAL NEEDS HOUSING OPPORTUNITIES AND SUPPORTIVE SERVICES FOR LOWER INCOME HOUSEHOLDS, FAMILIES WITH CHILDREN, SENIORS, PERSONS WITH PHYSICAL AND DEVELOPMENTAL DISABILITIES, FARMWORKERS, FEMALEHEADED HOUSEHOLDS, AND PEOPLE WHO ARE EXPERIENCING HOMELESSNESS.

H-4: ENSURE EQUAL HOUSING OPPORTUNITIES FOR ALL RESIDENTS, REGARDLESS OF THEIR SPECIAL CHARACTERISTICS AS PROTECTED UNDER STATE AND FEDERAL FAIR HOUSING LAWS.

H-5 REDUCE OR REMOVE GOVERNMENT CONSTRAINTS ON THE MAINTENANCE, IMPROVEMENT AND DEVELOPMENT OF HOUSING WHERE FEASIBLE.

H-6: DEVELOP ENERGY-EFFICIENT RESIDENTIAL UNITS AND REHABILITATE EXISTING UNITS TO REDUCE ENERGY CONSUMPTION.

Housing Element Program Overview



- **2023-2031 Housing Element includes 42 Actions:**
 - 7 programs continuing without modifications
 - 19 programs modified
 - 16 new programs
- Proposed changes are displayed within the draft Housing Element, changes were made as a result of comments received, along with changes in State law

Continuing Programs

- Program H-1 Adequate Sites
- Program H-4: Opportunity Development Areas
- Program H-16: Santa Rosa Housing Trust
- Program H-27: Housing for Large Households
- Program H-28: Build Community Acceptance
- Program H-33: Real Property Transfer Tax
- Program H-34: Participation in the Mortgage Credit Certificate Program

Modified Programs

- Program H-3: Encouraging Housing in Mixed-Use Projects
- Program H-5: Accessory Dwelling Units
- Program H-10: Code Enforcement Activities
- Program H-12: Housing Rehabilitation
- Program H-13: Mobile Home Park Preservation
- Program H-15: Preservation of At-Risk Housing Units
- Program H-18: Inclusionary Housing Program
- Program H-20: Support Affordable Housing Development
- Program H-21: Funding for Affordable Housing Development

Modified Programs Cont...

- Program H-22: Housing for Persons with Disabilities
- Program H-23: Housing for Farmworkers
- Program H-24: Housing for Persons Experiencing Homelessness
- Program H-25: Housing for Extremely Low-Income Households
- Program H-26: Housing for Senior Households
- Program H-29: Fair Housing Services
- Program H-32: Tenant Protection/Eviction Prevention Measures
- Program H-36: Section 8 Housing Choice Voucher Program
- Program H-31: Application Streamlining and Compliance with Senate Bill 35
- Program H-41: Energy Efficiency in Residential Development

New Programs

- Program H-2: Lot Consolidation and Small Site Development
- Program H-6: Innovative Housing Options
- Program H-7: Prohousing Designation
- Program H-8: Sites Identified in Previous Cycles
- Program H-9: Large-Lot Development and Subdivision
- Program H-11: Housing Conditions Survey
- Program H-14: Mobile Home Park Rent Control
- Program H-17: Affordable Housing Tracking
- Program H-19: Essential Housing Bond Financing Program

New Programs Cont...

- Program H-30: Affirmatively Furthering Fair Housing – Anti-Displacement Strategies
- Program H-31: Affirmatively Furthering Fair Housing – Place-Based Revitalization Strategies
- Program H-35: Community Land Trust Program
- Program H-38: Zoning Code Amendments
- Program H-39: Revised Parking Standards
- Program H-40: Design Review Findings
- Program H-42: Water and Wastewater Priority

Housing Element Process and Milestones

Milestone	Date/Timeframe
Submitted to HCD – 90 days	August 3, 2022
Call with HCD to discuss draft Housing Element	October 13, 2022
Revised Housing Element and posted revisions on City’s website	October 20, 2022
Submitted revisions to HCD for review	October 28, 2022
Findings Letter received from HCD	November 1, 2022

Next Steps

- Planning Commission Recommendation
- Feb 14- Presentation to City Council for potential adoption
- Submittal to HCD of revised/adopted document
- HCD Review Period (60 days)
- Minor revisions (if necessary) for HCD certification
- Certified Housing Element (Feb-April)

Environmental Determination: Addendum

- The Addendum to the General Plan 2035 EIR concludes that adoption of the General Plan Amendment/Housing Element would not result in new or more severe significant environmental impacts compared to the impacts previously disclosed and evaluated in the 2035 General Plan Environmental Impact Report.
- Consequently, no additional environmental review is required. In accordance with CEQA Guidelines Section 15164(c), an addendum need not be circulated for public review, but can be included in or attached to the Final EIR or adopted MND. Per CEQA Guidelines Section 15164(d), the decision-making body shall consider an addendum with the adopted Final EIR prior to deciding on the project.

Staff Recommendation

It is recommended by the Planning and Economic Development Department that the Planning Commission hold a public hearing, provide comments, and adopt a Resolution recommending that the City Council approve the Addendum and adopt a General Plan Amendment to update the Housing Element of the General Plan for the period of 2023-2031.



Learn more about the project at
www.SantaRosaForward.com