



Legislation Text

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City of Woodland

MEMORANDUM

DATE: September 17, 2013

TO: Members of the Woodland Planning Commission

FROM: Cindy A. Norris, Principal Planner
Heidi Tschudin, General Plan Project Manager

SUBJECT: Adoption of the 2013 General Plan Housing Element (2013- 2021)

RECOMMENDATION:

Staff recommends that the Planning Commission make the following recommendations to the City Council:

- 1) Hold a public hearing
- 2) Recommend the City Council Approve a Resolution Adopting the California Environmental Quality Act (CEQA) Negative Declaration (**Attachment “B”**) for the 2013 Housing Element
- 3) Recommend the City Council Approve a Resolution Amending the existing General Plan to replace the existing Housing Element with the final 2013 Housing Element (**Attachment “A”**)
- 4) Direct staff to transmit the final document to the State Department of Housing and Community Development (HCD) pursuant to Government Code Section 65585(g)

OVERVIEW:

The City of Woodland has made technical updates to its General Plan 2008 Housing Element, including extending the horizon year out eight years to 2021, updating the demographic data and land inventory, and updating the housing programs to reflect the loss of redevelopment funding and changes in City priorities since the previous Housing Element update.

The Housing Element is one of seven mandated elements of the City’s general plan. State law requires that local governments address the existing and projected housing needs of all economic segments of the

community through the housing elements. The current 2008 Housing Element was adopted March 24, 2009 and will expire October 31, 2013.

As specified under state law the 2013 Housing Element contains an identification and analysis of existing and projected housing needs for the City of Woodland, and a statement of goals, policies, qualified objectives, financial resources, and scheduled programs for preservation, improvements, and development of housing. The new Housing Element covers the 8-year statutory period from January 1, 2013 through October 31, 2021.

Because of the October 2013 deadline the Housing Element is out of synch with, and proceeding ahead of, the City's current effort to update the citywide General Plan. This has been previously reported to the Commission and Council and is accounted for in the General Plan Update scope of work and schedule. Staff and consultants are moving forward with the Housing Element update independent of the rest of the General Plan Update process.

The full General Plan Update is expected to be before the Commission and Council for final action in February of 2015. Should it become apparent that modifications to the new Housing Element are necessary to ensure consistency between all elements of the General Plan prior to adoption of the rest of the Update, this will be addressed at that time.

BACKGROUND:

The Draft 2013 Housing Element was presented to the Planning Commission at their regular hearing held May 16, 2013. The Planning Commission voted unanimously to support the draft document and recommend that the City Council proceed with processing.

The document was presented to the City Council June 4, 2013. The City Council voted unanimously to direct staff to transmit the document to the State Department of Housing and Community Development (HCD) for review and comment and commence preparation of the appropriate environmental impact analysis.

The draft element was submitted to HCD June 10, 2013 for review and certification pursuant to state law. During the course of review by the State it was determined that the City would need to re-designate and ultimately rezone an additional 22 acres to the City's high density/R-25 designation in order to accommodate 463 units for households in the low, very low, and extremely low income categories. This action was added to Program 2.A.2 (see additional discussion below) and must be satisfied within 12 months of adoption of the 2035 General Plan or two years of adoption of the 2013 Housing Element, whichever occurs first.

On August 8, 2013, the City received notice from HCD (see **Attachment "D"**) that the revised draft housing element was found to meet the "statutory requirements of State housing element law".

HCD also informed that City that based on compliance with the prior cycle of housing element requirements, the City is now eligible for future grants through the Housing Related Parks Program (HRP) which rewards local governments for approving housing affordable to lower-income households. The HRP program, funded by Proposition 1C (Housing Emergency Shelter Trust Fund Act of 2006), provides grant funds to eligible cities and counties for every qualifying unit permitted since 2010. The grants are for the purpose of creating new parks or rehabilitation or improvements to existing parks. The City received a \$97,775 HRP grant in 2011 and the funds are being used for the Freeman Park project (irrigation, concrete walkways, etc.). The City may be eligible to apply for an HRP grant for 2015 assuming that additional low income units are constructed that are

subject to a regulatory agreement.

A Negative Declaration and Initial Study for the element was prepared and released August 20, 2013 for a 30-day review and comment period which ends September 18, 2013. At the time of this writing two comment letters have been received. (**Attachment “C”**).

- Central Valley Regional Water Quality Control Board
- State of California Public Utilities Commission

The Planning Commission will be informed of any additional comment letters received at the time of the subject hearing. The City Council will be informed of all comment letters received during the comment period.

SUMMARY OF DRAFT 2013 HOUSING ELEMENT:

The Draft 2013 Housing Element consists of two sections:

- Section 1 -- Goals, Policies, and Implementation Programs
- Section 2 -- Background Data

Section 1 (Goals, Policies, and Implementation Programs) addresses four housing objectives:

1) Development of Housing

Key policies to which the City is committing under this objective:

- Ensuring flexibility in development standards
- Ensuring adequate sites to accommodate new housing needs
- Development of housing for all economic segments
- Ensuring housing for homeless, transitional, and special needs populations

Under State law, the Housing Element of every city and county must address the provision of a fair share of housing in various income categories. This fair share is established by the State and SACOG, and assigned to the City. It is known as the Regional Housing Needs Allocation (RHNA). The RHNA for the City is 1,877 units as shown below, with income limits shown based on the latest 2012 median family income:

195 units	Extremely Low Income (30% of median or \$23,070 for 2012)
195 units	Very Low Income (50% of median or \$38,450 for 2012)
274 units	Low Income (80% of median or \$61,500 for 2012)
349 units	Moderate Income (120% of median or \$92,300 for 2012)
864 units	Above Moderate Income (>120% of median or >\$92,300)
1,877 units	TOTAL

Note: The four-person family median income for Yolo County for 2012 is \$76,900

The City has determined that there is enough land zoned in various existing higher density categories throughout the City to accommodate many of the fair share units. However, re-designation and rezoning of an additional 22 acres in the City’s high density/R-25 designation is required in order to accommodate 463 units for households in the low, very low, and extremely low income categories.

This action was added to Program 2.A.2 and must be satisfied within 12 months of adoption of the 2035 General Plan or two years of adoption of the 2013 Housing Element, whichever occurs first. This objective

will be satisfied, in part, by redesignating/rezoning some of the 11.5 acres of vacant land in the Spring Lake Specific Plan (SLSP) from R-20 to R-25 and a portion of the approximately 123 vacant acres, also in Spring Lake, from R-8 or R-15 to R-25. In addition, the City may also consider rezoning various vacant and underutilized properties within the Downtown Specific Plan and East Street Corridor Specific Plan areas to R-M (up to 25 units per acre).

The table below presents the City's quantified objectives for the 2013-2021 period. These numbers acknowledge that the number of units that are likely to actually be built may be lower than the RHNA fair share numbers.

Summary of Quantified Objectives						
<i>Program</i>	<i>ELI</i>	<i>VLI</i>	<i>LI</i>	<i>M</i>	<i>AM</i>	<i>Total</i>
New Constr	75	80	90	349	864	1,458
Rehabilitate	10	20	25			55
Conservation	-	-	-	-	-	-
Total	85	100	115	349	864	1,513
RHNA	390		274	349	864	1,877

Note: There are no subsidized rental housing units at significant risk of conversion to market rate housing in Woodland during the next ten years.

2) Maintenance of Housing

Key policies to which the City is committing under this objective:

- Rehabilitation of housing
- Housing code compliance
- Retention of existing units
- Preservation of existing units

3) Equal Opportunity in Housing

Key policies to which the City is committing under this objective:

- Maintenance of equal opportunity in local regulations and programs
- Avoidance of economic segregation
- Support for fair housing programs
- Elimination of housing discrimination

4) Energy Conservation and Sustainable Housing Development

Key policies to which the City is committing under this objective:

- Encouragement of innovation
- Promotion of infill and denser uses
- Promotion of energy-conserving construction
- Promotion of energy-conservation education
- Promotion of solar energy
- Promotion of weatherization

Section 2 (Background Data) provides a housing needs assessment, resources inventory, identification of potential housing constraints, evaluation of existing programs, and other required information. This information has been summarized in prior staff reports and is not repeated here.

RECOMMENDED ACTIONS:

Staff recommends that the Planning Commission make the following recommendations to the City Council:

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ATTACHMENTS:

- A Woodland General Plan 2013 Housing Element (August 2013)
- B Negative Declaration and Initial Study for 2013 Housing Element
- C Comment Letters
- D August 8, 2013 Certification Letter from State Department of Housing and Community Development