



## Legislation Text

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### **STAFF REPORT**

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: October 15, 2013

SUBJECT: Final Action for the 2013-2021 Housing Element Update

#### **Recommendation for Action**

Staff recommends that the City Council

- 1) Hold a public hearing
- 2) Approve a Resolution Adopting the California Environmental Quality Act (CEQA) Negative Declaration (**Attachment "A"**) for the 2013 Housing Element
- 3) Approve a Resolution Amending the existing General Plan to replace the existing Housing Element with the final 2013 Housing Element (**Attachment "B"**)
- 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)

#### **Staff Contact**

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#### **Fiscal Impact**

There will be no direct fiscal impact as a result of this action.

#### **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".

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 three comment letters have been received. (**Attachment "C"**).

- Central Valley Regional Water Quality Control Board
- State of California Public Utilities Commission
- Pioneer Law Group, LLP

The first two letters were provided to inform the city of technical requirements that did not impact the Housing Element. The letter from the Pioneer Law Group, LLP suggests that the proposed Update did not meet requirements relating to the provision of adequate sites to accommodate the City's Regional Housing Needs Allocation throughout the 8-year Housing Element due to the proposed deferral for rezoning of 22 acres of land to the completion of the Housing element update. The comments can be summarized as follows:

1. *That the City has failed to meet its obligations under state housing element law because it has deferred the obligation to provide for adequate housing sites, particularly for higher density housing that would be affordable;*
2. *That although the Housing Element includes a program that commits the City to identifying such sites in the future, the program lacks details on whether and how it will be implemented; and*
3. *That the deferred approach in the Housing Element-tying the identification of sites for rezoning to the General Plan Update process-requires sensible timing to ensure that City is not approving housing development without having first followed through on the adequate sites program in the Housing Element.*

Staff and the Consultant team believe that the Housing Element Update does meet the requirements of State Law based on the following:

1. *That the State Housing Element law allows for "deferral" by permitting a program to identify adequate sites for future rezoning;*
2. *That the California Department of Housing and Community Development has provided a written opinion that, if the City Council adopts the draft Housing Element as reviewed by HCD, it will find the Element in compliance with state law; and*
3. *That tying implementation of the rezoning program to the General Plan Update allows for the broadest community engagement in selected the most appropriate sites for re-designation affordable housing and ensures that those sites are the most suitable from a development feasibility perspective.*

The Final 2013-2021 Housing Element Update was presented to the Planning Commission on September 19, 2013. The Planning Commission voted unanimously to support the draft document and recommend that the City Council approve the update and submit the final document to HCD.

## **Discussion**

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.

### **SUMMARY OF THE 2013 HOUSING ELEMENT:**

The 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 463units 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 re-designating/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).

**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 Construction	75	80	90	349	864	1,458	
Rehabilitation		10	20	25			55
Conservation / Preservation	-	-	-	-	-	-	
<u>Total</u>		<u>85</u>	<u>100</u>	<u>115</u>	<u>349</u>	<u>864</u>	<u>1,513</u>
<b>RHNA</b>		390		274	349	864	1,877

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.

#### Conclusion

Staff recommends that the City Council

- 1) Hold a public hearing
- 2) Approve a Resolution Adopting the California Environmental Quality Act (CEQA) Negative Declaration (**Attachment "A"**) for the 2013 Housing Element
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- 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)

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Community Development Director

Paul Navazio, City Manager

Attachments

A - Resolution Adopting the Negative Declaration for the 2013 - 2021 Housing Element Update

B - Resolution Approving the Final 2013 - 2021 Housing Element Update

C - Comment Letters

D - August 8, 2013 HCD Letter