

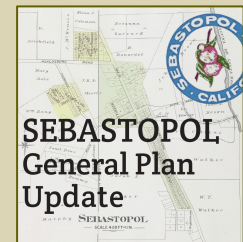


Housing

GENERAL PLAN UPDATE HOUSING WORKSHOP

May 14, 2014

DE NOVO PLANNING GROUP



Workshop Overview



- General Plan Overview
- Housing Element Overview
 - State Requirements
 - Housing Element Contents
 - Key Data
- Activities
- Summary of What We Have Heard



Purpose of the General Plan



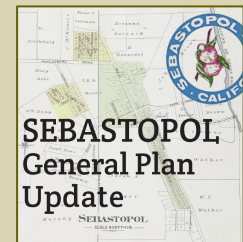
- Define a long-term vision for future growth within the City and Planning Area over the next 20 years
- Reflect the goals and values of the City
- Build on recent City planning efforts
- Include extensive public outreach and community participation
- Balance growth, conservation, and quality of life



General Plan Overview



- The General Plan Update will reflect community goals and serve as the City's "constitution" or "blueprint" for future land use and planning decisions, including:
 - Land Uses (residential, commercial, industrial, agricultural, open space, etc.)
 - Infrastructure Planning (roads, water, sewer, etc.)
 - Public Services (police, fire, parks, libraries, cultural activities, etc.)
 - Resource Conservation (ag lands, sensitive habitat, waterways, groundwater, etc.)



General Plan Elements



Required Elements

- Land Use
- Circulation
- Housing
- Conservation
- Open Space
- Safety
- Noise

Optional Elements

- Community Health and Wellness
- Urban Design and Community Character
- Economic Sustainability



Summary of the Process



Public Participation

Visioning Workshops



Existing Conditions Report



Issues and Opportunities Report



Housing Element



General Plan Goals, Policies and Programs



Draft General Plan Update

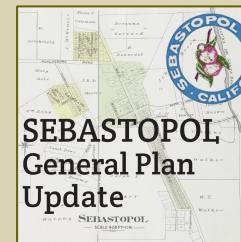


Environmental Impact Report



Public Hearings - General Plan and EIR

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Housing Element Update



- State law identifies a specific schedule for Housing Element updates
- Sets forth strategy for addressing housing needs (new construction, rehabilitation, special-needs housing) for all income levels
- State and Association of Bay Area Governments (ABAG) along with local jurisdictions determine regional housing need numbers (2014-2022)
- Housing Element requires State review and certification



Why Update the Housing Element?



- Necessary to provide policies and programs that reflect the City's needs and current challenges and opportunities
- Essential for establishing a policy framework for the City's long-term housing needs
- Requirement to be eligible for certain state bond funds, state housing/community development funds, and regional transportation/planning funds
- Required by State law



Recent Requirements



SB 812 (2010)

- Planning for persons with developmental disabilities



SB 375 (2008)

- Timing of the planning cycle (bring housing elements into alignment with regional plan updates)

SB 2 (2007)

- Emergency shelters, transitional and supportive housing



AB 2634 (2006)

- Extremely low-income housing needs

AB 2511 (2006)

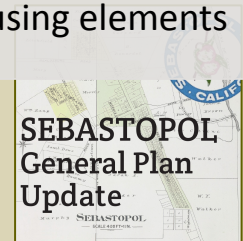
- Anti-Nimby and no net loss requirements

Streamlined Review

- Process for more efficient review of housing elements



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Process

Update
Data and
Review
Existing
Housing
Element

Draft
Housing
Element

HCD
Review

Adoption
Hearings

Certified
Housing
Element

Community Participation

What's in the Housing Element?

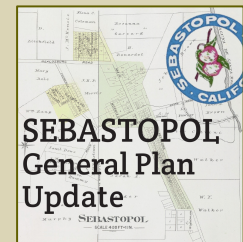


Main sections:

- ❖ Housing Needs Assessment
- ❖ Constraints to Housing
- ❖ Resources for Housing Development
- ❖ Evaluation of Past Accomplishments
- ❖ Housing Plan



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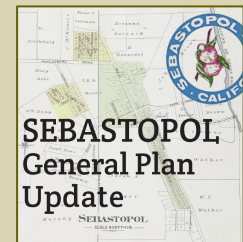


Housing Needs Assessment



- Evaluate housing needs based on demographic trends
 - Population and household growth
 - Housing stock – existing conditions and affordable units
 - Employment
- Special needs groups
 - Elderly, Disabled (including developmentally disabled)
 - Large Families, Single Parents
 - Farmworkers, Homeless

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Regional Housing Need Allocation

- Considers zoning, availability of sites, and availability of resources/services
- Address over- and under-concentration of lower income housing throughout the region
- Housing units distributed among income groups
- City is not required to build units, but must take actions to facilitate development

HCD



ABAG

187,990 units



Sebastopol

120 units

2014-2022 Housing Need

	Allocated Housing Units	Estimated Maximum Sale Price of Home*	Estimated Rent or Housing Cost (monthly payment)
Extremely Low Income (up to \$24,800)	11	\$83,680	\$620
Very Low Income (\$24,801 - \$41,300)	11	\$140,971	\$1,033
Low Income (\$41,301 - \$65,000)	17	\$225,985	\$1,625
Moderate Income (\$65,001 - \$99,100)	19	\$353,726	\$2,478
Above Moderate (\$99,100 +)	62	\$353,726 +	\$2,478 +

** Based on the following assumptions: 5% interest rate, 30-Year Fixed loan, downpayment - \$5,000 (extremely low), \$10,000 (very low), \$20,000 (low), and \$40,000 (moderate and above moderate)*

Resources and Incentives



- Vacant or underutilized residential land
- CDBG and HOME programs
- Sebastopol assists in the development of affordable housing by providing the following programs:
 - Affordable housing combining district
 - Studio apartment density
 - Density bonus
 - Housing incentives



Inventory of Available Sites



- Adequate sites to accommodate RHNA and a variety of housing types: group homes, emergency shelters, transitional/supportive housing, extremely low-income housing
 - List of properties by APN or address
 - Size, Zoning, General Plan designation
 - Environmental and infrastructure constraints
 - Realistic capacity



Constraints



Governmental

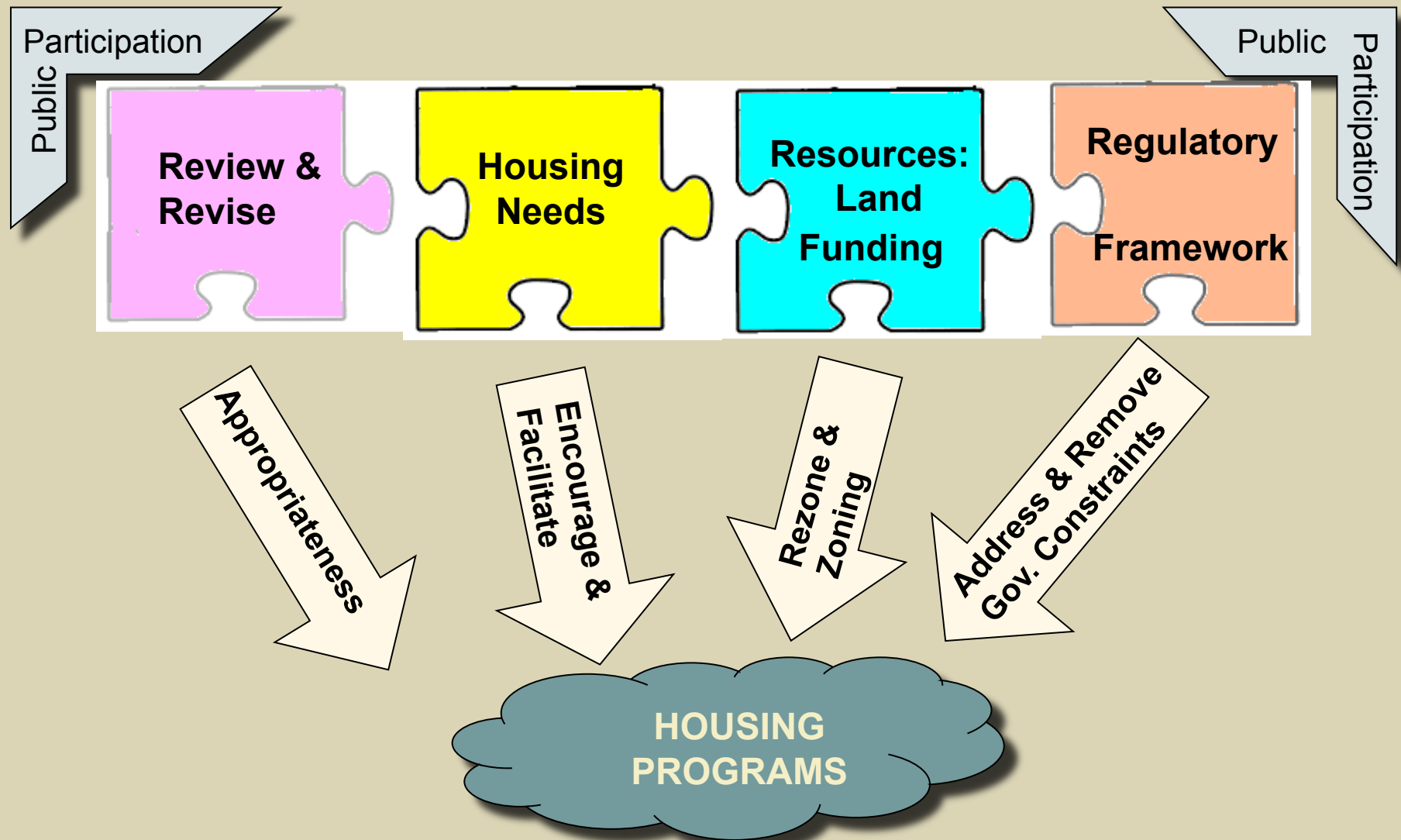
- Land Use Controls
- Development Standards
- Housing Codes and Code Enforcement
- Site Improvements
- Fees
- Permit Approval
- Variety of Housing Types

Non-Governmental

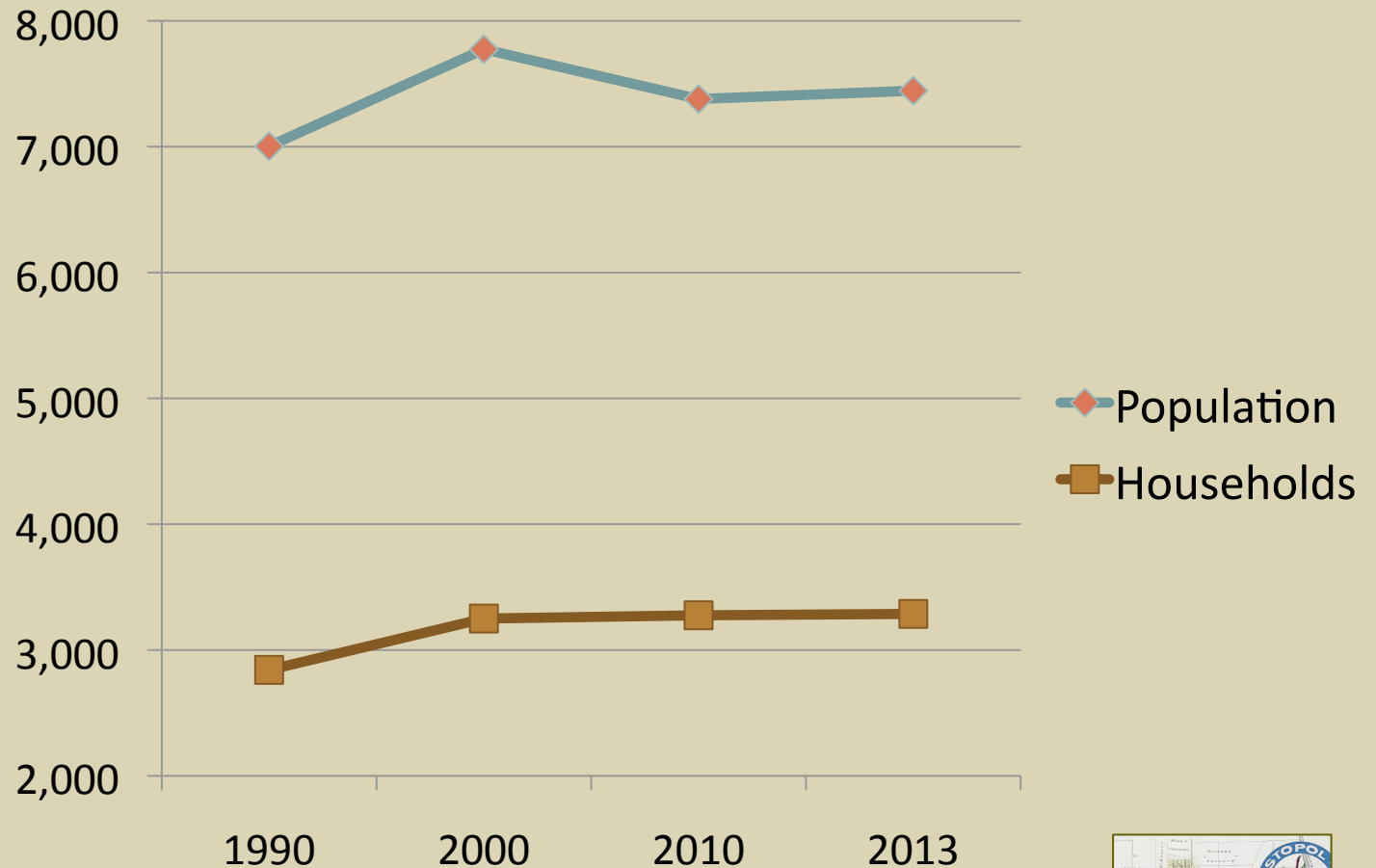
- Location (Environmental)
- Land Availability
- Infrastructure
- Land Costs
- Construction Costs
- Availability of Financing



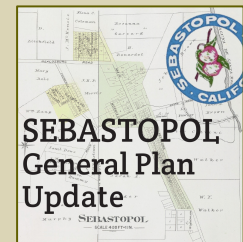
Housing Element Framework



Key Findings



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Key Findings



Special Needs Groups

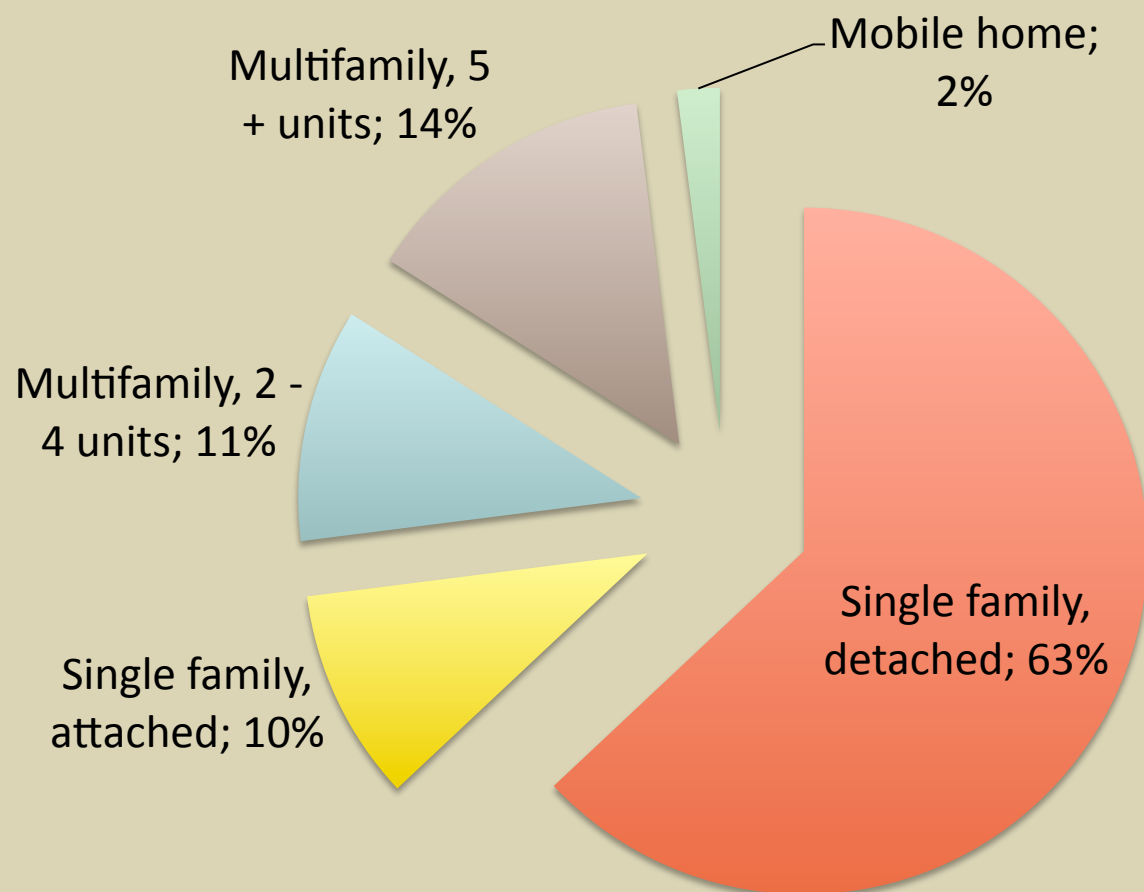
- 17% of the population is 65 years or older
- 5% of households have 5+ members
- 15% of persons have a disability
- 44 unsheltered homeless persons
- 22 persons employed in agriculture, hunting, and mining industries



Key Findings



Housing Units by Type



Key Findings



- Owners and Renters
 - 53% owner-occupied
 - 47% renter-occupied
- 1% of households are overcrowded
- Vacancy rate of 5.4%



Key Findings



Housing Affordability

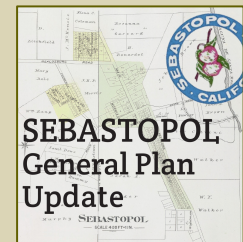
- 72% of households with a mortgage overpay for housing
 - 18% of households with a mortgage pay 50% or more of their income for housing
- 56% of rental households overpay for housing
 - 25% of rental households pay 50% or more of their income for housing





POST-ITS ACTIVITY

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Strengths



- Identify the City's top strengths in providing housing
 - What housing programs and services have been most successful in Sebastopol?
 - Which factors have contributed to this success?
 - Consider types of housing, location of housing, design of housing, and programs used to develop or maintain housing



Needs



- Identify the City's top housing needs
 - What housing types are most needed?
 - Which groups or segments of the population have difficulty accessing safe and affordable housing?
 - Which housing and human services need to be provided or improved?
 - Which regional services need to be more accessible to local residents?



Constraints



- Identify the top constraints or barriers to providing adequate housing
 - What are the primary constraints to providing housing to underserved groups?
 - What are the barriers to providing adequate housing?
 - Do the City's development requirements impede the development of housing?
 - Is there a lack of funding mechanisms?



Post-Its Activity



STRENGTHS

- Top 2 to 3 strengths in providing, maintaining, or addressing housing issues



NEEDS

- Top 2 to 3 housing needs or concerns



CONSTRAINTS/BARRIERS

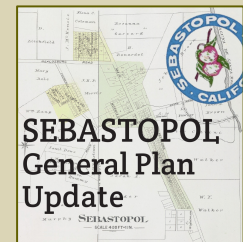
- Top 2 to 3 constraints or barriers to providing adequate housing or addressing housing needs





GROUP ACTIVITY

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Needs and Programs



- Identify the top two housing priorities
- Identify programs or actions the City can take to address the top priorities

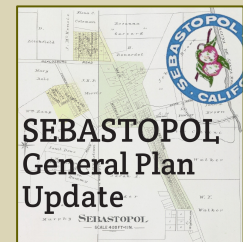


Next Steps



- Prepare Draft Housing Element
- Public Review of Draft Housing Element
 - 60-Day Public and HCD Review Period
- Changes to Address Comments
- Adoption of Housing Element
 - Planning Commission Hearing
 - City Council Hearing
- Final Submission to HCD

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Thank you for participating!

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