

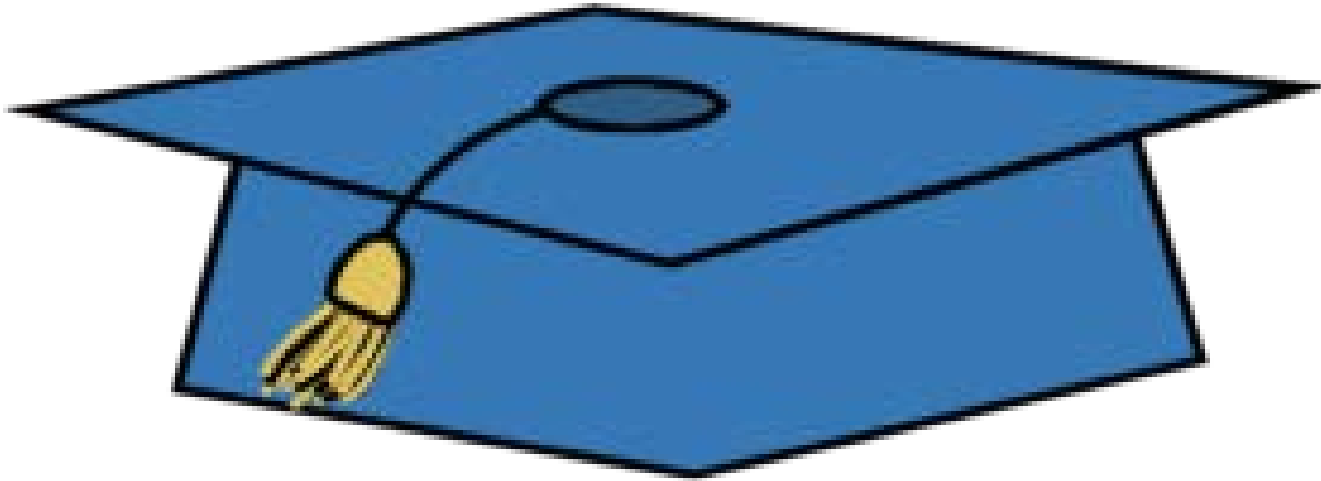
# Tonight's Outline

Housing Element 101 – What. Purpose. Why.  
RHND. Timing. RHNA – 137.


Housing Element 201 – Next 6 mos. What do we  
know? UGB lands. Annexations? ABAG. Timing.  
Projections. Challenges. Current inventory.

Housing Element 301 – Sites. SACOG presentation.

Discussion



# Housing Element 101




# What is a Housing Element?

A Housing Element provides an analysis of a community's housing needs for all income levels, and strategies to respond to provide for those housing needs. It is a key part of the City's overall General Plan.

# What is the purpose of a Housing Element?

The purpose of the Housing Element is to identify the community's housing needs, to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and to define the policies and programs that the community will implement to achieve the stated goals and objectives.



# Do Housing Elements address special needs groups?

- State law requires cities and counties to address the needs of all income groups in their housing elements.
- The official definition of these needs is provided by the California Department of Housing and Community Development (HCD) for each city and county within its geographic jurisdiction.
- Beyond these income-based housing needs, the housing element must also address special needs groups such as persons with disabilities and homeless persons.

# Why is it Updated?

- Sonoma updates its Housing Element in order to comply with State requirements and to plan for meeting its updated Regional Housing Needs Allocation (RHNA), as assigned by the Association of Bay Area Governments (ABAG).
- The Housing Element is also a required element of the City's General Plan and an important tool that the City uses to plan for the existing and future housing needs of the community.

# What is the HCD Regional Housing Need Determination for 2023-2031?



On June 9th, HCD issued ABAG a housing need of 441,176 units as part of the 6th Cycle RHNA process for the years 2023 to 2031.




The Regional Housing Needs Determination (RHND) is made every eight years by HCD that identifies specific housing needs across California.

# RHND for 2023-2031

Bay Area housing need of **441,176**.

This number is approximately twice the determination that the Bay Area received in February of 2012 for the current RHNA cycle and reflects changes to state law and growth over the past eight years.





Does the  
City need  
to build  
every unit?

It is the City's legal responsibility to show that opportunities exist (on is Zoning Map) that allow for the units to be built. It is not the City's responsibility to fund and build every unit.

# What was the City's last allocation?

Is there such a thing as credit? No.

Regional Housing Needs Allocation (2015 - 2023)				
City of Sonoma				
Very Low	Low	Moderate	Above Moderate	Total
<b>24</b>	<b>23</b>	<b>27</b>	<b>63</b>	<b>137</b>
(18%)	(17%)	(20%)	(46%)	(100%)

# How long did the last Housing Element take to adopt?

The last Housing Element took approximately one year to award the consultant contract, conduct public hearings, and adoption.

The last update did not necessitate any changes in land use designation or re-zonings, as the land inventory analysis found that existing development capacity was sufficient to meet projected housing needs.

Updated  
chart -  
status  
through  
2019

**Income affordability levels**

31 - 50%	51 - 80%	81 - 120%	Over 120%	AMI \$\$\$
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Regional Housing Needs Allocation (2015 - 2023)				
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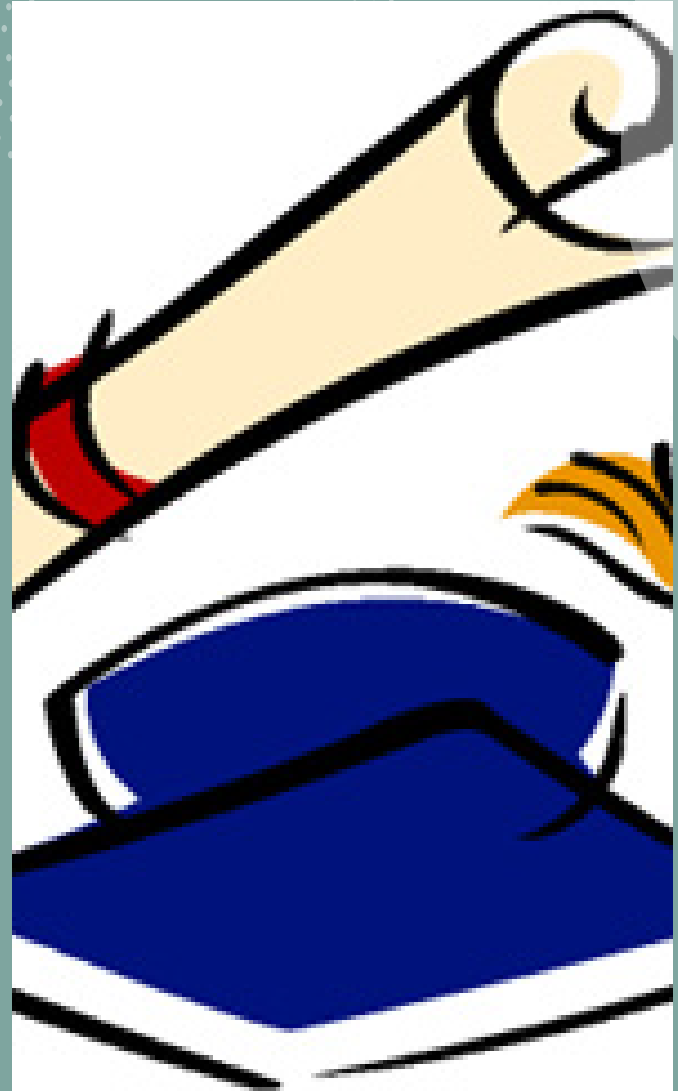
**Current status**

Cumulative with Mockingbird and SAHA building permits in 2020				75% of cycle
Very Low	Low	Moderate	Above Moderate	Total
<b>38</b>	<b>18</b>	<b>46</b>	<b>101</b>	<b>203</b>
+(158%)	(78%)	+(170%)	+(160%)	+(148%)

# Timing

- Why is staff working on the Housing Element now when it does not need to be adopted until 2023?

# Housing Element 201



# Planning & Community Services Dept.

*For the next 6 mos.*



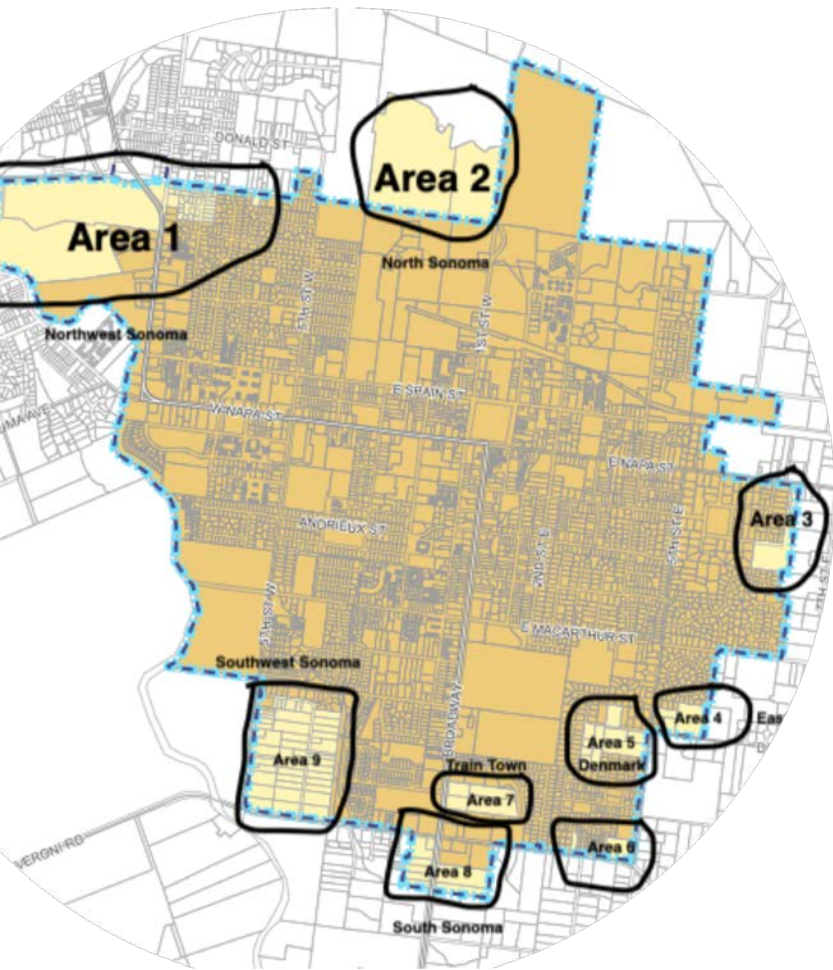
Cannabis  
SPARC

Verizon

Annexation  
within the  
UGB

Housing  
Element  
Update of the  
General Plan

Development  
Code Update



Nine planning areas with 245 +/- acres

Area 1 = 80 Ac.

Area 2 = 60 Ac.

Area 3 = 8 Ac.

Area 4 = 7 Ac.

Area 5 = 12 Ac.

Area 6 = 3.5 Ac.

Area 7 = 10 Ac.

Area 8 = 14 Ac.

Area 9 = 51 Ac.



# What to do? ...What do we know? Part 1

City has annexation applications in Areas # 6 and # 8 for a total of 8 Acres (“Doyle” 3.0 Ac. and “Zepponi” 5.0 Ac.)



Area 6 = “Doyle” – 3.0 Ac.



Area 8 = “Zepponi” – 5 Ac.

# What to do? ..What do we know? Part 2

- “Permit Sonoma” (Sonoma County) has identified 59 potential sites throughout the County to allow “by right medium density housing”.
- The County is in the process of “rezoning” four one-acre properties in Area #8 (“Merlo” properties) and has commenced the CEQA review process.

permit SONOMA GIS Sonoma County Rezoning Sites for Housing EIR Public Input App

Find address or place

Filter list by map	
AGU-1	0
AGU-2	0
AGU-3	0
FOR-1	0
FOR-2	0
FOR-3	0
FOR-4	0
FOR-5	0
FOR-6	0
GEY-1	0
GEY-2	0

Esri Community Maps Contributors, County of Marin, County of Napa, S... esri

# Merlo properties – 4 x one acre parcels



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Annexation within  
the UGB

# What to do? ...What do we know? Part

## 3

### Bay Area RHNA progress, 1999-2018

RHNA		Permits	Percent of RHNA Permitted				
Cycle	Total Need	Permits Issued	All	Very Low Income	Low Income	Moderate Income	Above Moderate Income
1999-2006	230,743	213,024	92%	44%	79%	38%	153%
2007-2014	214,500	123,098	57%	29%	26%	28%	99%
2015-2023*	187,994	121,973	65%	15%	15%	25%	126%

\* Only includes permits issued in 2015-2018

# What to do? ...What do we know? Part 4

- HCD has provided ABAG with a Regional Housing Needs Determination for 2023 - 2031

**ABAG Regional Housing Needs Determination from HCD**

<b>Income Category</b>	<b>Percent</b>	<b>Housing Unit Need</b>
Very Low	25.9%	114,442
Low	14.9%	65,892
Moderate	16.5%	72,712
Above Moderate	42.6%	188,130
<b>Total</b>	<b>100%</b>	<b>441,176</b>

What to  
do?  
...What  
do we  
know?  
Part 5

- An increase of 253,182 units over the prior 8-year 5<sup>th</sup> Housing Element cycle number of 187,994.
- As with other COG's that have received their 6<sup>th</sup> cycle RHND's and provided their respective communities with their RHNA's, the City of Sonoma can expect a RHNA number double or triple its past RHNA number of 137 units. (275 – 415 units). High of 600 could happen based on preliminary Housing Methodology Committee (HMC) analysis.

# What to do? ...What do we know? Part 6

<b>Key Milestones</b>	<b>Proposed Deadline</b>
Housing Methodology Committee kick-off	October 2019
Subregions form	February 2020
HCD Regional Housing Need Determination	Spring 2020
Proposed methodology	July 2020
Draft methodology	November 2020
Final methodology, draft allocation	March 2021
Appeals	Summer 2021
Final allocation	September 2021
Housing Element due date	December 2022



# Current RHNA 2015 - 2023

Regional Housing Needs Allocation (2015 - 2023)				
City of Sonoma				
Very Low	Low	Moderate	Above Moderate	Total
<b>24</b>	<b>23</b>	<b>27</b>	<b>63</b>	<b>137</b>
(18%)	(17%)	(20%)	(46%)	(100%)



# Staff projections:

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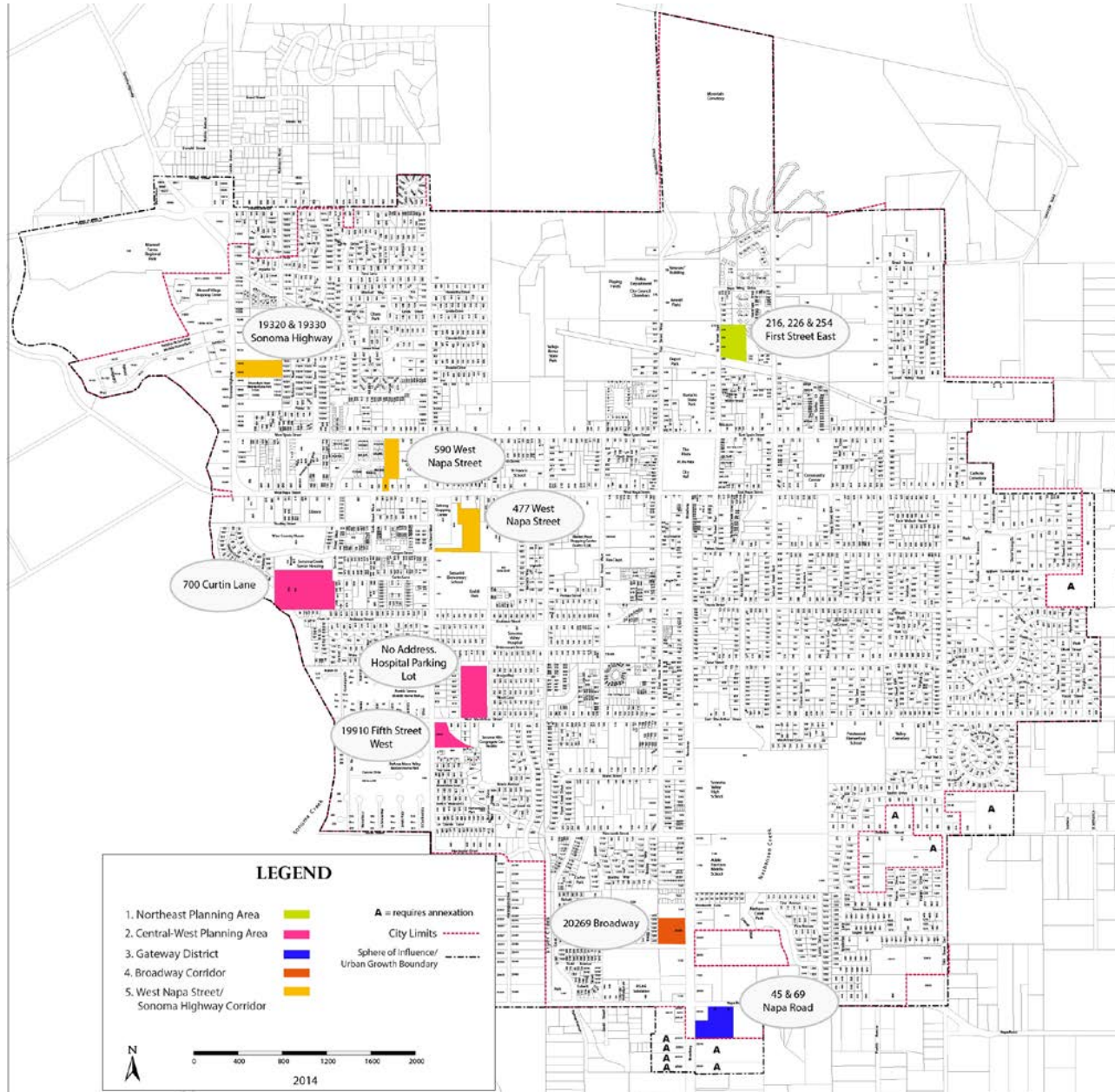
120	VLI	(27%)
70	LI	(16%)
80	Mod	(18%)
180	Mod +	(40%)

450 Total

ABAG HMC range from 440 – 480\*

## Challenges

It's going to be difficult to get to 450 units without annexations and re-zonings. Also, statute requires Cities to rezone and "allow by right" higher densities within the first 3 years for any Cycle 4 and Cycle 5 "repeater" sites. (Government Code section 65583.2(c))



**LEGEND**

- 1. Northeast Planning Area
  - 2. Central-West Planning Area
  - 3. Gateway District
  - 4. Broadway Corridor
  - 5. West Napa Street/Sonoma Highway Corridor
- A** = requires annexation
- City Limits
- Sphere of Influence/Urban Growth Boundary

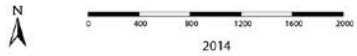


Table H-2: Housing Opportunities - City Limits

SITE NO.	Site Address	Gross Acres	Existing Use	Current GP Designation	Current Zoning	Max. Density	Realistic Density (DU/AC)	Realistic Development Potential (Units)	Income Categories		
									Very Low & Low	Mod	Above Mod.
<b>NORTHEAST PLANNING AREA</b>											
1	216, 226 & 254 First Street East	2.63	Underutilized; 0.5 acre vacant, 0.5 acre parking; main commercial building is vacant	Mixed Use	R-S	20	20	53	53		
<b>CENTRAL-WEST PLANNING AREA</b>											
2	No address assignment	4.1	Vacant	Sonoma Residential	R-S	8	8	22			22
3	19910 Fifth Street West	1.51	Underutilized; vacant field	Medium Density Residential	R-M	11	10	15		15	
4	700 Curtin Lane	6.28	Underutilized; currently 1-2 units/6.28 acres; primarily agricultural	Sonoma Residential	R-S	8	8	50			50
<b>GATEWAY DISTRICT</b>											
5	45 & 69 Napa Road	3.53	Vacant	Gateway Commercial	C-G	20	20	71	71		
<b>BROADWAY CORRIDOR</b>											
6	20269 Broadway	1.97	Vacant	Mixed Use	MX	20	20	39	39		

SITE NO.	Site Address	Gross Acres	Existing Use	Current GP Designation	Current Zoning	Max. Density	Realistic Density (DU/AC)	Realistic Development Potential (Units)	Income Categories				
									Very Low & Low	Mod	Above Mod.		
<b>WEST NAPA STREET/SONOMA HIGHWAY CORRIDOR</b>													
7	477 West Napa Street	3.02	Vacant	Commercial	C	20	20	60	60				
8	19320 & 19330 Sonoma Highway	2.52	Underutilized; Western part of site developed with several residential buildings. Resident relocation required.	Housing Opportunity	R-O	25	20	50	50				
9	590 West Napa Street	2.04	Underutilized; has 1 home fronting West Napa St., most of lot is vacant; accessible from opposite block.	Mixed Use	MX	20	20	41	41				
									314	15	72	401	<b>TOTAL OPPORTUNITY SITES*</b>
									47	27	63	137	<b>Total RHNA</b>
									1	15	96	112	<b>Approved, Permitted since Jan 2014**</b>
									12	-	-	12	<b>Projected Second Units</b>
									280	3	105	388	<b>"NET RHNA"</b>

\*The unit distribution only serves to demonstrate that RHNA figures by income level could be accommodated by the unit capacity of the site inventory. New projects on these sites are not mandated to accommodate the exact units by income level as shown in the table.

\*\* See Table H-5 for projects approved or under construction since January 2014.



**Table H-3: Housing Opportunities Sites – Within Sphere of Influence**

SITE NO.	Site Address	Gross Acres	Existing Use	Current GP Designation	Current Zoning	Max. Density	Realistic Density (DU/ AC)	Realistic Development Potential (Units)
<b>CENTRAL-EAST PLANNING AREA</b>								
10	885 East Napa Street	7.06	Underutilized	Sonoma Residential	R-S*	8	8	56
<b>SOUTHEAST PLANNING AREA</b>								
11	438 Denmark Street	1.66	Underutilized	Low Density Residential	R-L*	8	4	8
12	455-475 Denmark Street (3 parcels)	5.5	Underutilized	Low Density Residential & Sonoma Residential	R-L & R-S*	7.2	5	30
13	600 Denmark Street	4.89	Vacant	Sonoma Residential	R-S*	8	5	39
14	20455 Fifth Street East	2.88	Underutilized	Mixed Use	MX*	20	10	28
<b>GATEWAY DISTRICT</b>								
15	20535 Broadway	1	Underutilized	Gateway Commercial	C-G*	20	20	20
16	20549 Broadway	1	Underutilized	Gateway Commercial	C-G*	20	20	20
17	20559 Broadway	1	Underutilized	Gateway Commercial	C-G*	20	20	20
18	20563 Broadway	1	Underutilized	Gateway Commercial	C-G*	20	20	20
19	20564 Broadway	2.5	Underutilized	Gateway Commercial	C-G*	20	20	50
20	20540 Broadway	5	Underutilized	Gateway Commercial	C-G*	20	20	100
							<b>TOTALS</b>	<b>391</b>

\* Zoning designation that would apply to the property/site upon annexation to the City.

# Potential Units

- Area 6 = 2.88 acres @ 20 duac = **50** units
- Area 8 =
  - Parcel 1 Broadway Market = **0** units
  - Parcel 2 – Behind Broadway Market( 2 Ac.) = **40** units
  - Parcel 3 – 6: Merlo sites 4 acres @20duac = **80** units
  - Parcel 4 – Zepponi @ 5 acres @ 20duac = **100** units
  - Parcel 5 – (south of Zepponi) 2.5 acres @20 duac = **50** units



Maximum  
unit yield  
= 320  
units

Required = 480

Minus – 320 = 160

Minus - 80 (ADU's @10 x 8yrs)

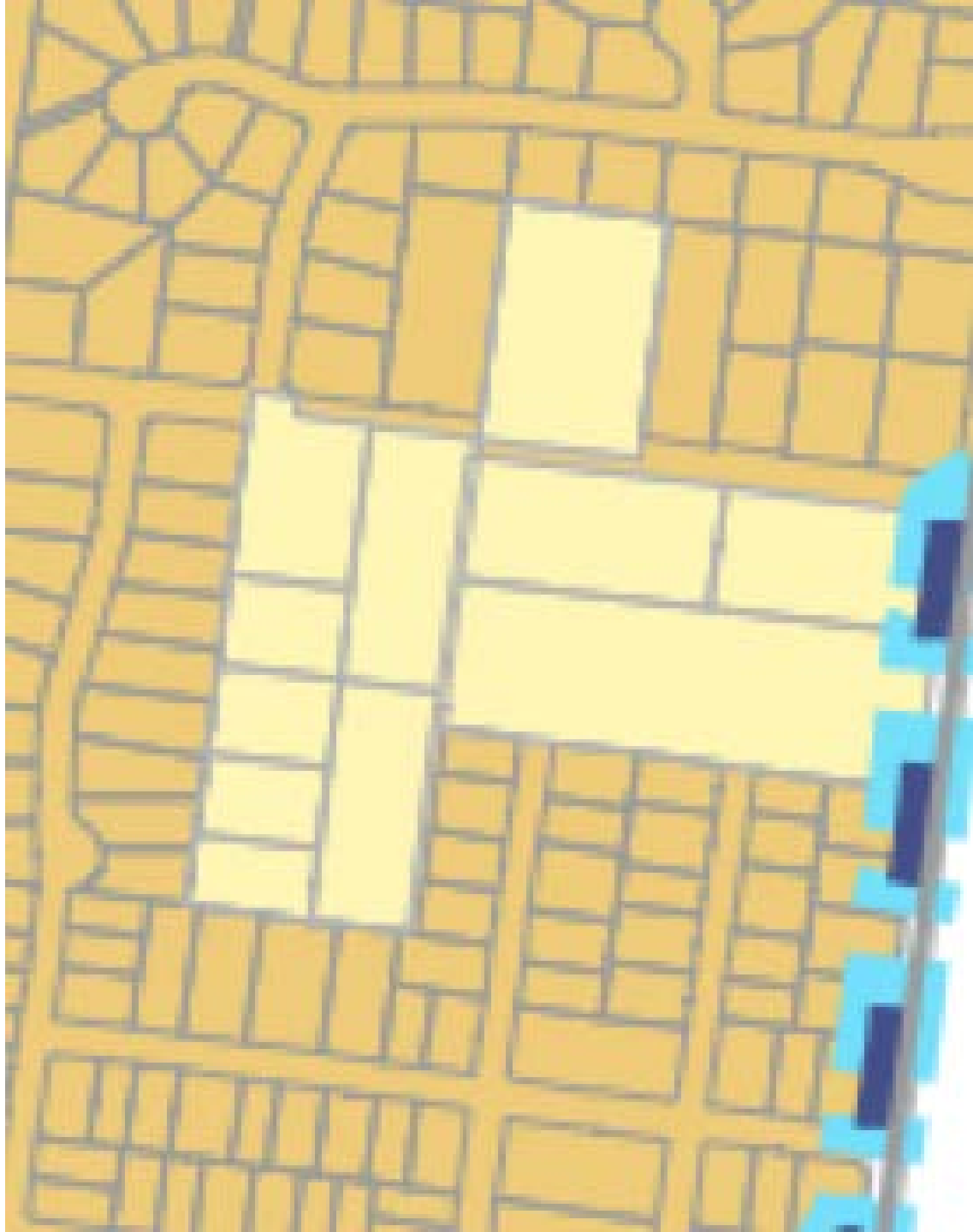
**TOTAL NEEDED = 80 units**

**(Need new areas/re-zonings)**

<u>Area</u>	<u>Name</u>	<u>No. of Parcels</u>	<u>Acreage</u>
• 1	Northwest Sonoma	38	79.98
• 2	North Sonoma	2	59.50
• 3	East Sonoma	2	8.0
• 4	East Denmark	3	6.89
• 5	Denmark	11	12.21***
• 6	Southeast Sonoma	2	3.47
• 7	Train Town	4	9.85
• 8	South Sonoma	8	13.99
• 9	Southwest Sonoma	47	51.02
	• <b>Total</b>	<b>117</b>	<b>244.91</b>

# Denmark – Area 5

- 11 parcels  
and 12.2  
acres



# Area #6 – 2 parcels (3.5 Ac.)



Area 8 – 8 parcels with 13.99 Acres.





# Housing Element 301

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## Housing Element Site Inventory Guidebook

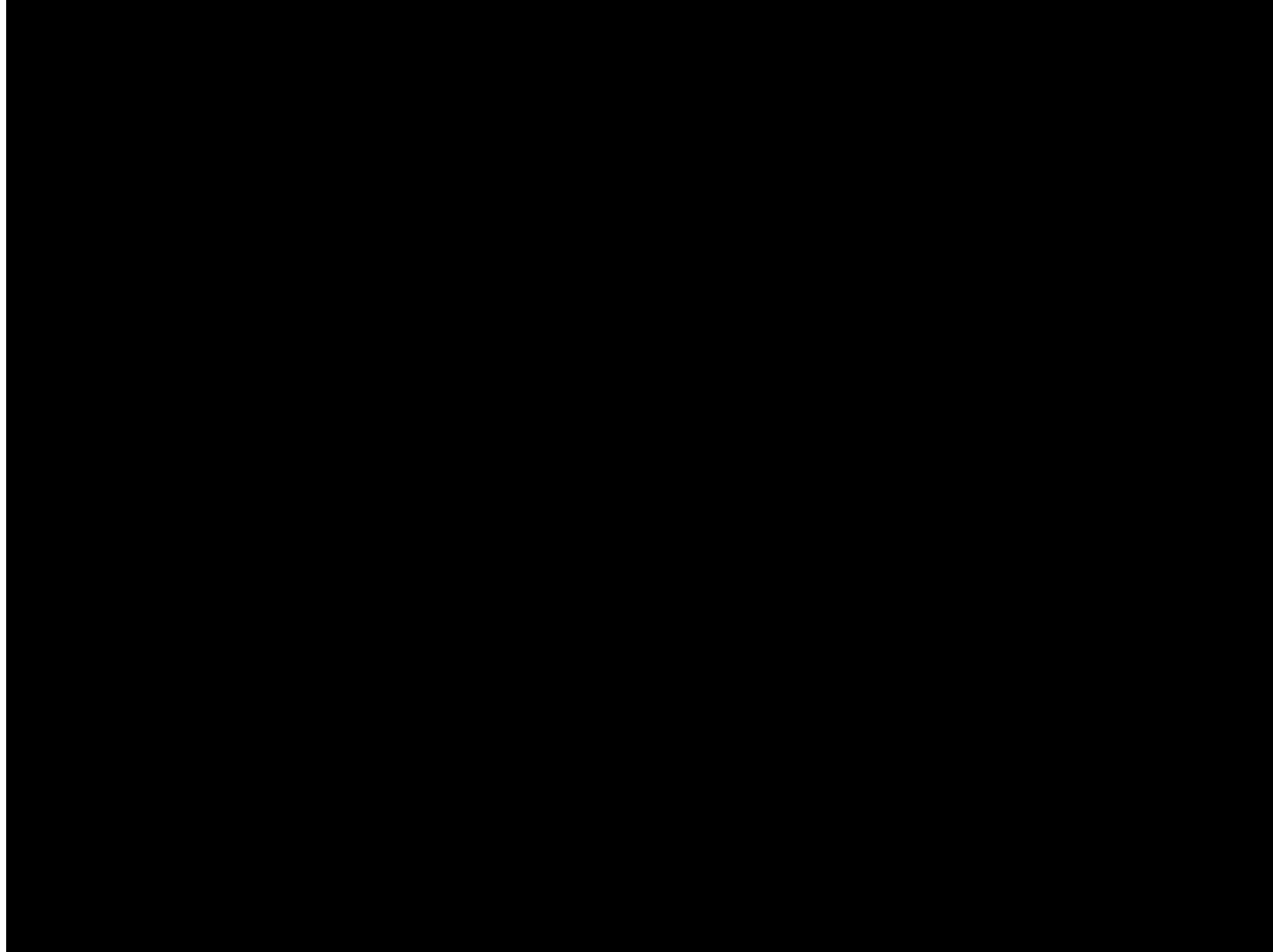
One of the most challenging components of the housing element is the sites inventory. In it, the City must demonstrate suitable land, zoned at suitable densities, to accommodate the allocations.

# Site Inventory Guidebook

- On June 10, 2020, HCD released the “Housing Element Site Inventory Guidebook” to assist jurisdictions and interested parties with the development of the site inventory for 6th Cycle Housing Elements.
- While the specific requirements of sites inventories are detailed in statute and in the HCD Building Blocks website, this guidebook provides a much more technical workflow for jurisdictions and includes how HCD will be interpreting the many changes to State law in the last five years.
- The sites inventory is one of the critical components required as a part of housing element updates. It is where local governments must demonstrate suitable land, zoned at suitable densities, to accommodate the RHNA.



# Sacramento Area Council of Governments



# Conclusion/Questions

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Staff will continue to update the Planning Commission on Housing Element progress each quarter.



Prior to the end of the year - Staff will be contacting consultants and working with other cities to explore cost savings by sharing consultants.



Questions?