

# Housing Element 6<sup>th</sup> Cycle

City Council / Planning Commission

Kick-off| January 25, 2022



# Agenda

- Housing Element Basics
- Community Engagement
- Regional Housing Needs Allocation
- 5<sup>th</sup> Cycle Accomplishments
- Next Steps



# Housing Element Basics



# What is a Housing Element?

- In 1969, a Housing Element became required by State law, which compels all local governments to do their “fair share” of planning for adequate housing
- Each local government in California is required to update its Housing Element periodically; Sonoma must update it every eight years
- The Housing Element is a required section of the City’s General Plan and analyzes housing needs of the community and constraints to housing development within Sonoma.
- It lays out the City’s housing policies and identifies goals and programs that guide housing related actions



# What is the purpose of a Housing Element?

- Identify the community's housing needs
- State the community's goals and objectives with regard to housing production, rehabilitation, conservation, and fair housing
- Define policies and programs that the community will implement to achieve the stated goals and objectives and address housing needs



# What Is Included in a Housing Element Update?

## Housing Needs Assessment

- Analyze data on the housing needs of all residents including special needs groups
- Determine the characteristics of the housing stock; how well does existing housing meet the needs of current and future residents?

## Analysis of Previous Housing Element

- Evaluate performance of policies and programs from the previous Housing Element
- Identify achievements during the previous Housing Element planning period

## Constraints Analysis

- Analyze potential constraints to the production of a variety of housing types, such as:
  - Zoning regulations
  - Market constraints (e.g., land cost)
  - Environmental hazards (e.g., wildfire)

## Housing Resources

- Describe the resources available for the development and preservation of housing:
  - Funding for new construction
  - Funding for housing rehabilitation
  - Funding to preserve subsidies for assisted units

## Sites Inventory

- Prepare an inventory of vacant and underutilized sites with residential development potential to accommodate the 6<sup>th</sup> Cycle RHNA



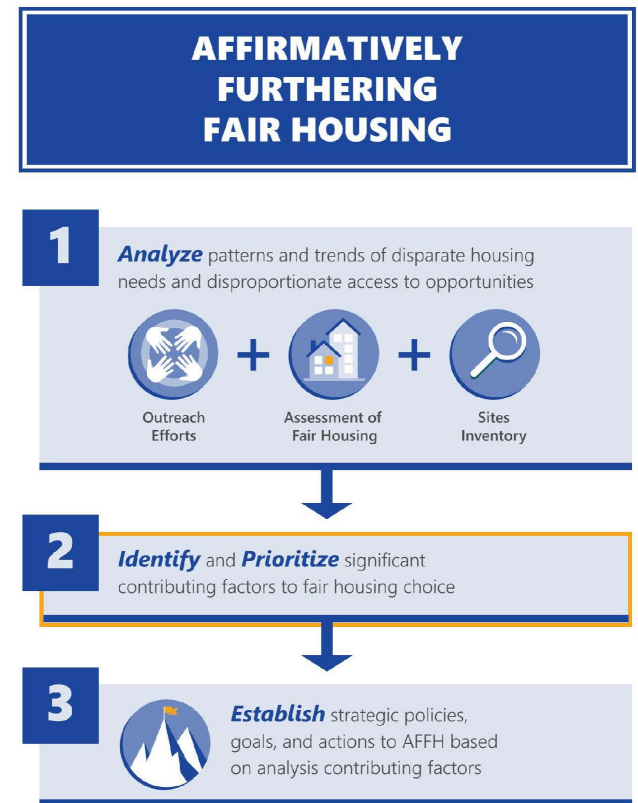
# Do Housing Elements address special needs groups?

- State law requires cities and counties to address the needs of all income groups in their housing elements.
- Beyond these income-based housing needs, the housing element must also address special needs groups including:
  - Seniors
  - Persons with disabilities, including developmental disabilities
  - Large families
  - Farmworkers
  - Female heads of household with children present
  - Homeless and at-risk of homelessness



# What Is Included in a Housing Element Update?

- AB 686 requires Housing Elements adopted after January 2021 to include an Affirmatively Furthering Fair Housing assessment to overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.
- Analysis must address:
  - Fair Housing Outreach and Enforcement Capacity
  - Patterns of Segregation/Integration
  - Racially and Ethnically Concentrated Areas of Poverty
  - Disparities in Access to Opportunities
  - Disproportionate Housing Needs and Displacement





# What Is Included in a Housing Element Update?

- Housing Element's **goals, policies, and housing programs** will address the identified housing needs and constraints, as well as impediments to fair housing choice
- Housing Element must:
  1. Ensure there is adequate land to meet the housing needs
  2. Have programs to facilitate affordable housing development
  3. Mitigate government constraints on housing development
  4. Promote equal access to housing

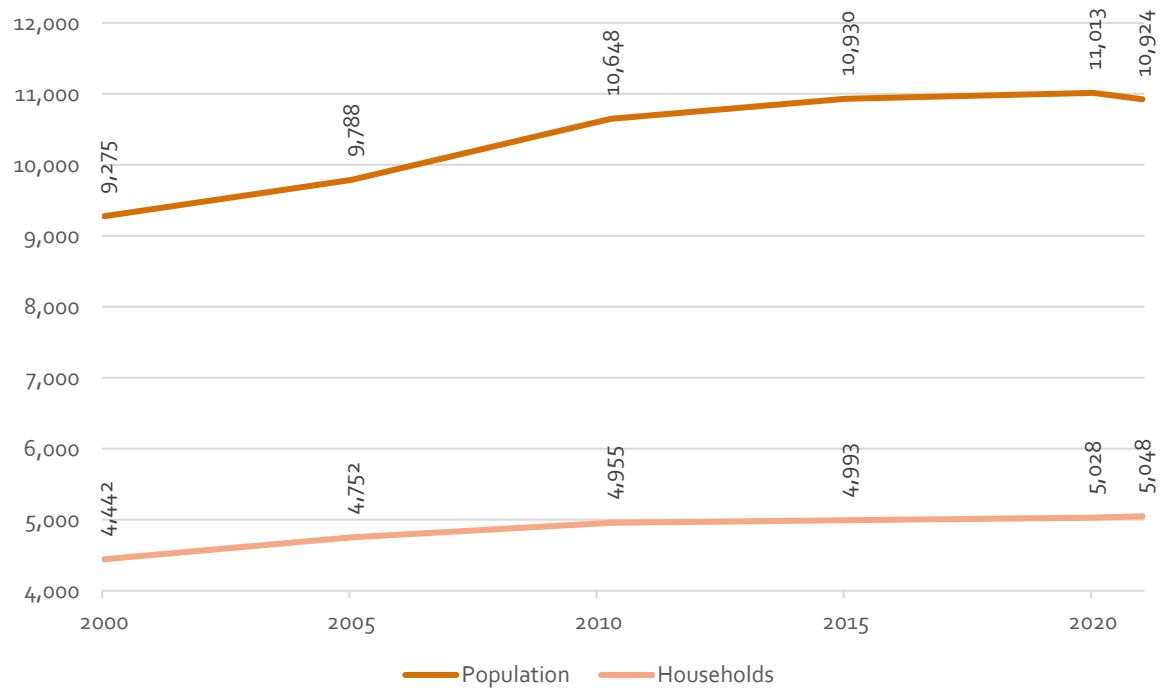


# Consequences of Housing Element Noncompliance

1. **General Plan Inadequacy**: When a jurisdiction's housing element is found to be out of compliance, its General Plan could be found inadequate, and therefore invalid.
2. **Loss of Grant Funding Opportunities**: A number of State grant and loan programs require an HCD-certified Housing Element to receive funding.
3. **Legal Suits and Attorney Fees**: Local governments with noncompliant housing elements are vulnerable to litigation from housing rights' organizations, developers, and HCD.
4. **Loss of Permitting Authority**: Courts have the authority to take away local government residential and non-residential permit authority to bring the jurisdiction's General Plan and Housing Element into substantial compliance with State law.
5. **Financial Penalties**: Court-issued judgement directing the jurisdictions to bring its Housing Element in substantial compliance with State Housing Element law.



# Local Housing Facts: Population Growth Trends



Source: DOFE-5 Report 2000-2009, 2010 -2021.



# Household and Housing Characteristics

	Sonoma	Sonoma County	ABAG Region
Average Household Size	1.9	2.4	2.6
1 Person Households (% of total)	1,981	52,010	674,587
2 Person Households (% of total)	1,796	65,928	871,002
Large Households (% of total)	196	17,554	294,257
Vacancy Rate	11.3%	8.8%	5.9%
Seasonal/Other Vacancy Rate	8.4%	6.9%	3.4%
Household Median Income	\$84,352	\$81,018	-
Households under Poverty Level	10.5%	9.2%	8.7%
Jobs to Household Ratio	0.9	1.2	1.4
Homeless Population	50	2,951	35,028



# Community Engagement



# Community Engagement Objectives

- Enhancing the public's awareness of the Housing Element process and corresponding state requirements
- Building an understanding of the Housing Element's implications for Sonoma residents and stakeholders
- Achieving participation representative of the full spectrum of Sonoma community members



# Accessible and Inclusive Engagement

Accessible and inclusive engagement entails the following themes:



Identifying Stakeholders



Accessible Information



Inclusive Outreach



Language Translation



City of Sonoma  
Housing Element Webpage



Balancing Act Tool



# Stakeholder Identification

- Stakeholders to include in the Housing Element Update include residents, local businesses, community-based organizations, service providers, and development professionals.
- Specific stakeholders include:
  - Youth and Senior groups
  - “Special Need” populations and service agencies (e.g., persons experiencing homelessness, persons with disabilities,, etc.)
  - Sonoma Residents and neighborhood associations
  - Real Estate Developers and Agents
  - Environmental Groups
  - Cultural organizations
  - Faith-based organizations





# Engagement Strategy

- Virtual Workshop
- Community Survey
- Stakeholder Survey
- Open House
- Planning Commission Study Session
- Adoption Hearings



# Regional Housing Needs Allocation



# ABAG

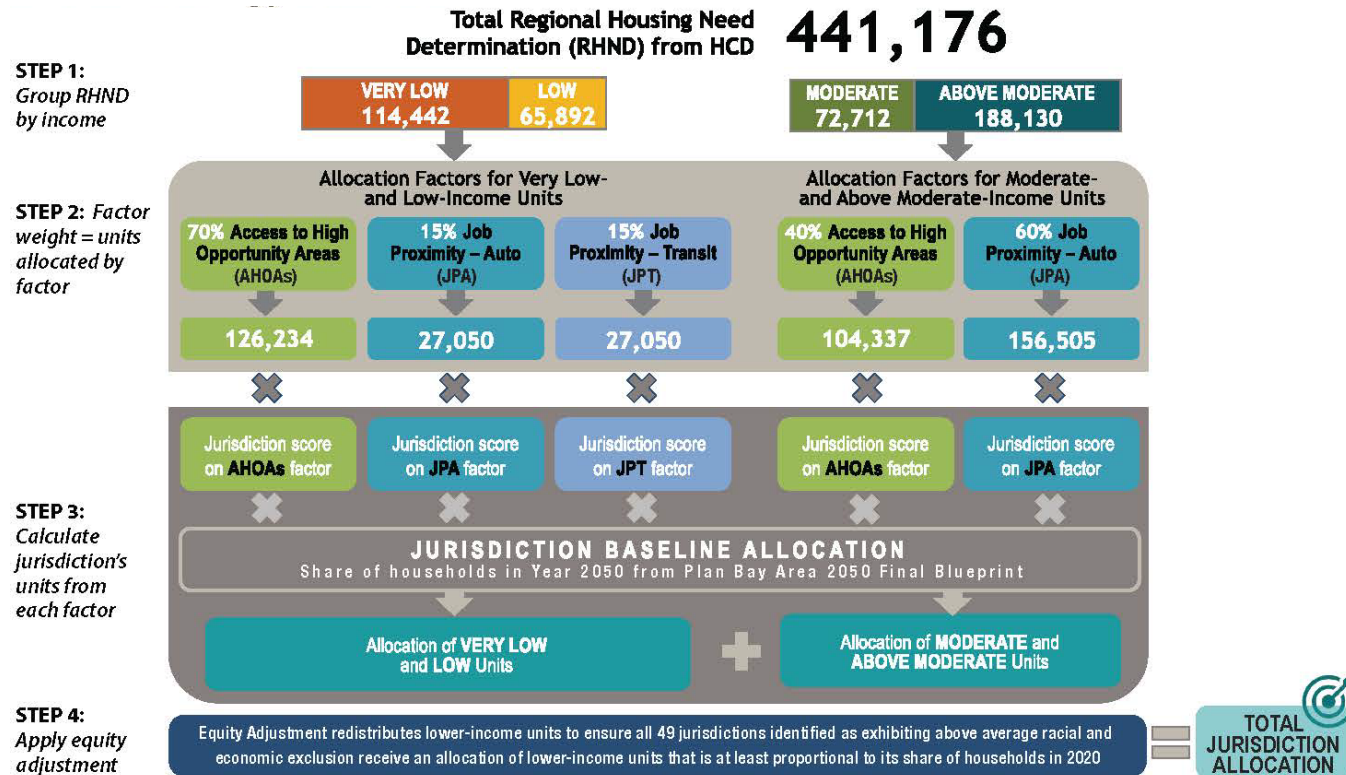
- The City of Sonoma is a member of the **Association of Bay Area Governments (ABAG)**, which is the Council of Governments for the Bay Area region
- ABAG assesses and plans for regional needs, including housing, land use, and environmental protections
- ABAG develops methodology for distributing the regional housing needs to all cities and counties in the ABAG region through the Regional Housing Needs Allocation, or RHNA, process
- The **Regional Housing Needs Allocation (RHNA)** is the amount of housing each jurisdiction in California must plan for in the upcoming Housing Element cycle



# ABAG's RHNA Methodology

- ABAG allocates housing targets to each jurisdiction in the region based on methodology, which considers:

- Access to opportunity (high resource areas receive more units)
- Proximity to jobs (by auto or transit – areas closer to job centers receive more units)
- Social equity (areas identified as exhibiting above-average racial and economic exclusion receive an allocation of lower-income units that is at least proportional to its share of households)



# Sonoma's 6<sup>th</sup> Cycle RHNA

- Sonoma's RHNA for the 2023-2031 Planning Period is 311 units
- Sonoma must identify enough realistic sites to accommodate its RHNA, but it is not responsible for building the housing itself

Income Level	Income Range	ABAG RHNA	Sonoma RHNA
Very Low-Income (30-50% AMI)	\$0 - \$58,150	114,442	83
Low-Income (50-80% AMI)	\$58,151 - \$93,050	65,892	48
Moderate-Income (80-120% AMI)	\$93,051 - \$123,950	72,712	50
Above Moderate-Income (>120% AMI)	\$123,950 +	188,130	130
<b>Total</b>		<b>441,176</b>	<b>311</b>



# 5<sup>th</sup> Cycle Progress



# 5<sup>th</sup> Cycle RHNA Progress

- Sonoma has issued approximately permits for 226 units during the 5<sup>th</sup> Cycle

Income Level	5 <sup>th</sup> Cycle RHNA	Total Units Permitted	Multi-family	ADUs
Very Low-Income (30-50% AMI)	24	15	15	0
Low-Income (50-80% AMI)	23	25	25	0
Moderate-Income (80-120% AMI)	27	61	13	35
Above Moderate-Income (>120% AMI)	63	125	28	0
<b>Total</b>	<b>137</b>	<b>226</b>	<b>92</b>	<b>35</b>



# 5<sup>h</sup> Cycle Element Implementation

- Development Code Amendments
  - 100% residential development allowed in Mixed Use zone
  - Increased the affordability term for inclusionary, density bonus, and City-funded affordable units to 55 years
- ADU Facilitation
  - Updated Development Code regulations to allow ADUs consistent with State law
  - Fee waiver program
  - Prohibit ADUs as new vacation rentals
- Continued to implement affordable housing requirement for development projects
- Support 10-bed shelter operated by Sonoma Overnight Support
- Provided emergency assistance to 233 households during the Covid-19 pandemic
- Enacted urgency ordinances in response to the 2017 Fires to allow temporary housing, prohibit rent gouging, and waive fees for ADUs





# Inventory of Residential Sites



# Housing Element Site Inventory Guidebook

- One of the most challenging components of the housing element is the sites inventory.
- The City must demonstrate enough land, zoned at suitable densities, to accommodate the allocations.
- If the City does not have adequate sites, it must include a program to rezone adequate sites within 3 years of Housing Element adoption.



# Site Inventory Guidebook

- HCD's "Housing Element Site Inventory Guidebook" establishes assumptions for the inventory of residential sites, including:
  - Realistic capacity analysis
  - Nonvacant (underutilized) site methodology
  - ADUs
- State law establishes 20 dwelling units per acre as the "default" density for the City. :
  - Realistic capacity analysis
  - Nonvacant (underutilized) site methodology
  - ADUs

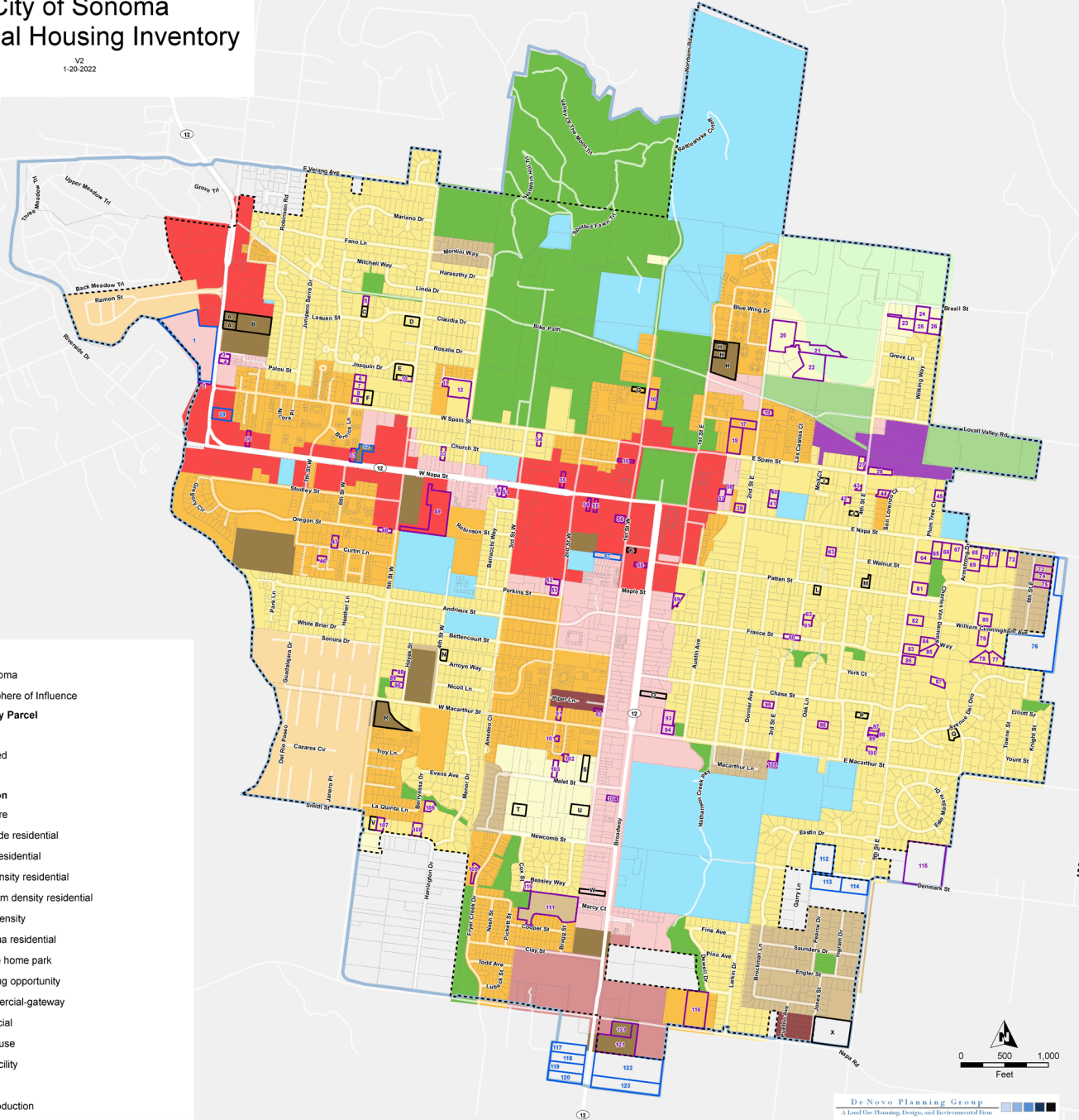


# City of Sonoma Potential Housing Inventory

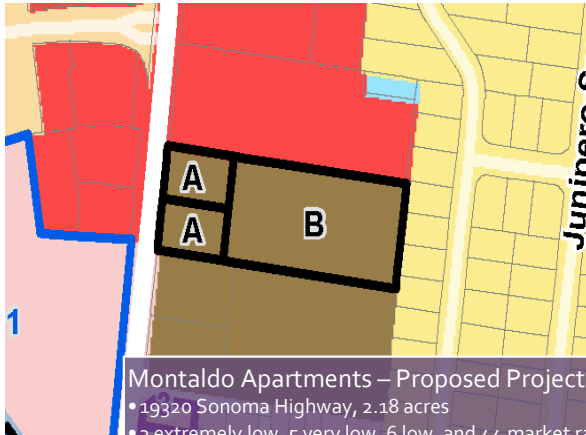
V2  
1-20-2022

## Preliminary Identification of Potential Housing Sites

- Legend**
- City of Sonoma
  - Sonoma Sphere of Influence
  - Potential Inventory Parcel**
  - Vacant
  - Underutilized
  - Project
  - Zoning Designation**
  - A: agriculture
  - R-HS: hillside residential
  - R-R: rural residential
  - R-L: low density residential
  - R-M: medium density residential
  - R-H: high density
  - R-S: sonoma residential
  - R-P: mobile home park
  - R-O: housing opportunity
  - C-G: commercial-gateway
  - C: commercial
  - MX: mixed use
  - P: public facility
  - Pk: Park
  - W: wine production



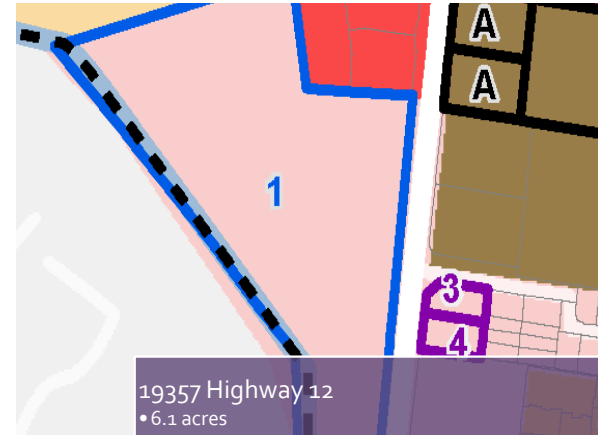
# Pending Projects and Potential Sites



A map showing a street grid with Junipero Street on the right. A large red parcel is outlined in blue. Within this red parcel, a smaller brown parcel is outlined in black and divided into three sections: two labeled 'A' and one labeled 'B'. A pink parcel labeled '1' is visible to the left.

**Montaldo Apartments – Proposed Project**

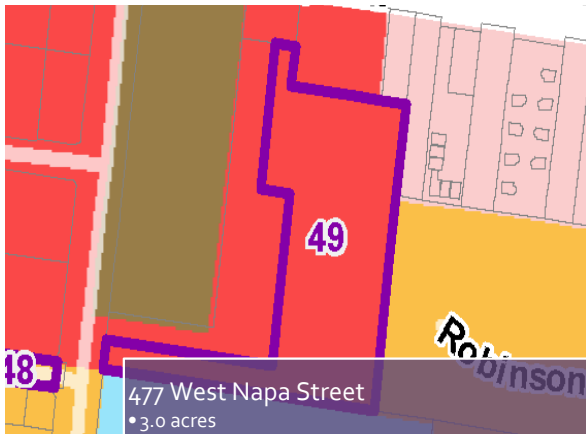
- 19320 Sonoma Highway, 2.18 acres
- 3 extremely low, 5 very low, 6 low, and 44 market rate units



A map showing a street grid. A large pink parcel labeled '1' is outlined in blue. To its right, a brown parcel is outlined in black and divided into two sections labeled 'A'. Below parcel '1', a purple parcel labeled '3' and a smaller purple parcel labeled '4' are outlined in purple. A dashed black line indicates a boundary or road.

**19357 Highway 12**

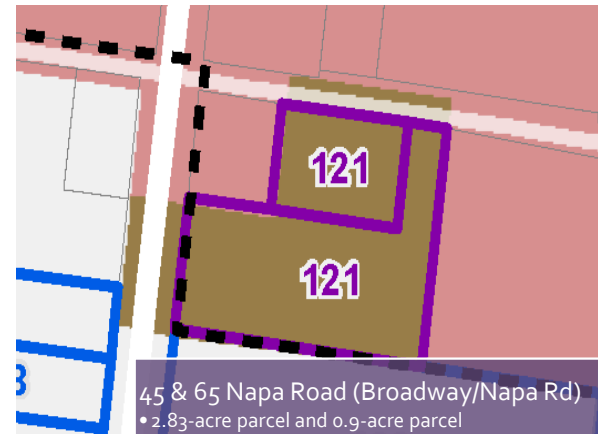
- 6.1 acres
- Potential capacity for 61 lower income units



A map showing a street grid with Robinson Street at the bottom. A large red parcel labeled '49' is outlined in purple. To its left, a pink parcel labeled '18' is outlined in purple. A yellow parcel is visible at the bottom right.

**477 West Napa Street**

- 3.0 acres
- Potential capacity for 30 lower income units



A map showing a street grid. Two brown parcels, each labeled '121', are outlined in purple. A dashed black line indicates a boundary or road. A pink parcel labeled '3' is visible to the left.

**45 & 65 Napa Road (Broadway/Napa Rd)**

- 2.83-acre parcel and 0.9-acre parcel
- Potential capacity 65 lower income units



# Next Steps



# Overview of Housing Element Timeline

- Sonoma's 6<sup>th</sup> Cycle Housing Element must be certified no later than January 2023
- Housing Element Timeline
  - Evaluate/Review Existing Conditions, Plans, and Programs from **October to February 2022**
  - Virtual Public Workshop and Community Survey – **February/March 2022**
  - Prepare initial Housing Element Analysis from **January to April 2022**
  - Public Review Draft Housing Element - **May/June 2022 (30-day review)**
    - Community Open House - **May/June 2022**
  - HCD Draft Housing Element by **August 2022 (90-day HCD review)**
  - Adoption Draft Housing Element by **December 2022**
  - Final Housing Element and Certification by **January 2023**
- Community and Public Engagement conducted throughout the process

