



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR AND
CITY COUNCIL

DATE: April 15, 2008

SUBJECT: Status Report on 2008 Housing Element Update Project

Report in Brief

This report details the steps taken to date to prepare a draft of the 2008 Housing Element Update for review by the State. State Housing Law requires the City to update its Housing Element every five years, principally to show that it can accommodate its “fair share” housing allocation (Regional Housing Needs Allocation as determined by the Sacramento Area Council of Governments) during the new Housing Element planning period. The City’s fair share allocation is a total of 1,871 housing units consisting of 425 very low-, 266 low-, 238 moderate-, and 942 above moderate-income units. The Housing Element is the only one of the seven mandatory general plan elements that is reviewed by the State for compliance with State Law.

Staff recommends that the City Council receive and review the Status Report on the 2008 Housing Element Update.

Background

Last year, the City awarded a professional services contract to Willdan to assist with the 2008 Housing Element Update Project. The City is required to update its Housing Element every five years; the current Housing Element will expire on June 30 of this year. City staff and the consultant held a public workshop on February 26 and invited service providers, Council members, Planning Commissioners, and others to discuss the Housing Element Update and offer input. Staff gave service providers a short survey to gauge whether their demand for services has increased. Current efforts are focused on completing a draft of the Housing Element Update for review by the Department of Housing and Community Development (HCD).

Background Report: Willdan’s staff has completed the parcel by parcel survey and began to integrate its findings with existing data from the City for such criteria as vacant and underutilized buildings. Integration of this data is essential to determine the number of sites to meet potential housing needs. Using City-generated GIS information, Willdan has reviewed most of a 17,000 plus parcel database and prepared tentative numbers for vacant, underutilized parcels as well as the conditions for the current housing stock. These numbers, once finalized, will be incorporated into multiple sections of the background report, including the following.

- Potential Population Change and Job Growth Impacts on Housing Need
- Resource Inventory (Survey of Available Land)
 - *Description of Criteria for Identifying Housing Sites*
 - *Inventory of Vacant and Underdeveloped Sites*
 - *Inventory of Approved/On-Line Units*
- Status And Evaluation Of Existing Programs/Element
- Appendix A: Parcel Inventory

While new U.S. Census data will not be available until after 2010, every attempt has been made to provide the most recent data possible by obtaining 2006-2008 data as well as Sacramento Area Council of Governments data estimates for the period of 2008-2013 for demographics. Nearly all the demographic tables and associated text have been updated.

Housing Element (policy document): Similar to the information and procedures described above, sections of the Housing Element that include new parcel information from the Willdan survey include the following.

- Adequate Sites
 - *Description of Criteria for Identifying Housing Sites*
 - *Inventory of Vacant and Underdeveloped Sites*
 - *Inventory of Approved/On-Line Units*
 - *Total Residential Holding Capacity vs. Projected Needs by Housing Type and Income Group*
 - *Possible Sites For Redesignation*

The preliminary list of the vacant, underutilized parcels and housing conditions is being verified through aerial surveys, integration of field notes, and on-site trips. After staff from the City and Willdan is confident in the parcel inventory numbers, the numbers will be integrated into both the Housing Element and Background Report.

Existing Housing Goals and Evaluation/Progress/Analysis of the Housing Programs: The tables and supporting text reflecting the City's progress towards meeting its 2000-2007 Regional Housing Needs Allocation (RHNA) is near completion. As part of this analysis, the City's progress toward meeting the 2006-2013 RHNA numbers still needs to be identified. Additional efforts have been focused on reviewing and updating the status and evaluation of existing housing programs and achievements section of the background report. Other tasks to date have been focused on updating the median income and affordable housing tables and associated text. Furthermore, informal comments, dated December 19, 2007, from a HCD site visit with City staff have been reviewed and are being addressed in both the policy section and background report section of the Housing Element Update.

Next Steps: Once the *draft* Housing Element Update has been completed, copies will be provided to HCD for a formal review and Legal Services of Northern California (LSNC, Woodland office) for

review and input. Revisions will be made to the Housing Element Update based on HCD's review and comments received from LSNC. Subsequently, hearings will be scheduled before the Planning Commission and City Council for adoption of the Housing Element. The City will submit the final Housing Element Update to HCD for the compliance with State Law determination.

Discussion

Staff does not anticipate that the Housing Element Update will be adopted prior to the current Housing Element's expiration – June 30, 2008 – as HCD will need to review the draft Housing Element Update. HCD has up to 60 days pursuant to State Law to complete its review of the draft Housing Element. Staff will revise the draft based on HCD's review as well as comments from LSNC, and hearings will be scheduled subsequently before the Planning Commission and City Council before final adoption of the document.

A number of changes have been made to the State Law provisions on Housing Elements since the City adopted its current Housing Element in 2003, and the City's Housing Element Update will need to address these changes. One of the provisions, Senate Bill 2, generally strengthens planning requirements to identify zones where emergency shelters will be allowed without requiring a conditional use permit. If such zoning does not exist, a local government is required to designate zoning within one year of the adoption of the housing element. In addition, SB 2 amended the Housing Accountability Act (formerly known as anti-NIMBY law) to include emergency shelters, transitional housing, and supportive housing. The City already has a homeless shelter, the Yolo Wayfarer Center Homeless Shelter, that was permitted a few years ago and has received City financial assistance. Nonetheless, HCD's review of the draft Housing Element will be critical in determining whether the City will be required to go forward with Zoning Ordinance changes to identify zoning districts where emergency shelters will be allowed without a conditional use permit.

Fiscal Impact

The City's professional services contract with Willdan for the 2008 Housing Element Update is in the amount of \$68,870.

Public Contact

Posting of the City Council Agenda.

Commission Recommendation

The Planning Commission at its April 3, 2008 meeting received a status report on the 2008 Housing Element Update Project and recommended that the report be forwarded to the City Council for review. The Commission requested that staff make arrangements to have the Commission's Housing Subcommittee review the *draft* Housing Element Update.

Recommendation for Action

Staff recommends that the City Council receive and review the Status Report on the 2008 Housing Element Update.

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