

General Plan Update: Draft Housing Element

Planning Commission

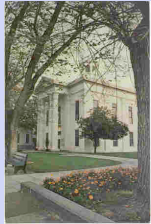
July 12, 2010

Overview



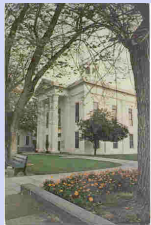
- What is a Housing Element?
- Housing Element Update Process
- Review Housing Element Findings and Programs

What is a Housing Element?



- One of the seven required elements of the General Plan
- State determines regional housing needs
- Sets Forth Strategy for Addressing Housing Needs for all income levels
- Housing Element requires State review and certification

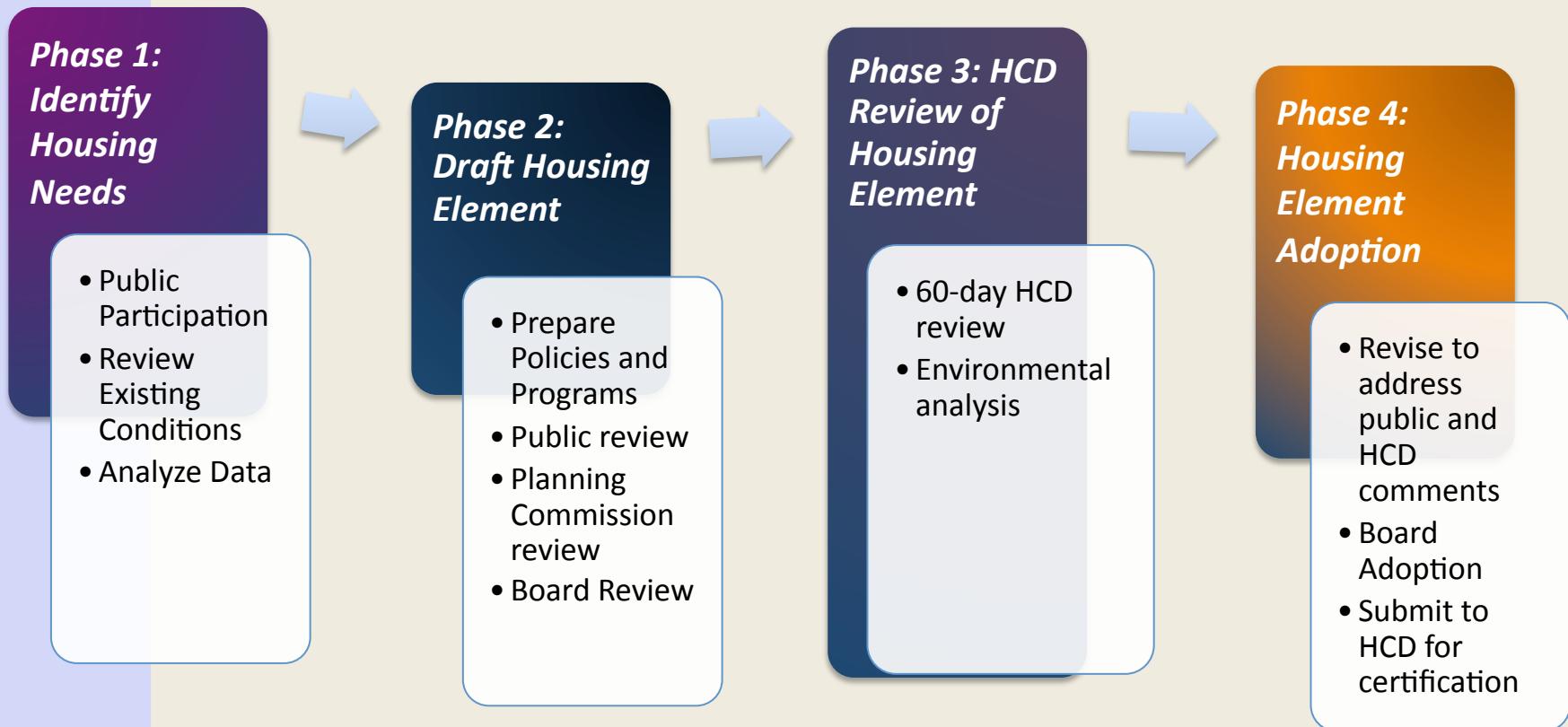
Why Update?



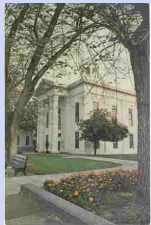
- Provide policies and programs that reflect the County's needs and address current challenges and opportunities
- Carryover penalties for future Housing Element cycles
- Requirement to be eligible for CDBG, HOME, and other funds
- Required by state law



Process



What's In the Housing Element



Main sections:

- ❖ Housing Element – Policy Document
- ❖ Housing Needs Assessment
- ❖ Constraints to Housing
- ❖ Resources for Housing Development
- ❖ Evaluation of Previous Housing Element

Housing Needs Assessment



- Population
 - 10,810 persons in 2009, projected to reach 11,761 in 2014
- Households
 - 3,656 households in 2009, projected to reach 3,961 in 2020
 - 64% owners / 36% renters
 - Average household size of 2.93 persons
 - 26% of renter households are overcrowded, compared with 11% of owner households

Housing Needs Assessment



- Income
 - \$43,757 median household income
 - \$18,128 per capita income
- Median Sales Prices (2006 / 2009)
 - Single Family - \$335,000 / \$190,000
- Median Rents (market rate)
 - \$850

2007 – 2014 Housing Needs



	Allocated Housing Units	Estimated Maximum Sale Price of Home*	Estimated Rent or Housing Cost (monthly payment)
Extremely Low Income (up to \$16,750)	99	\$47,800	\$419
Very Low Income (\$16,751 - \$27,900)	100	\$89,300	\$420 - \$698
Low Income (\$27,901 - \$44,650)	155	\$151,100	\$699 - \$1,116
Moderate Income (\$44,651 - \$66,950)	183	\$267,000	\$1,117 - \$1,674
Above Moderate (\$66,951 +)	365	\$267,000 +	\$1,674 +

** Based on the following assumptions: 6.25% interest rate, 30-Year Fixed loan, 10% downpayment for extremely low, very low, and low income households (plus mort. Ins.), 20% downpayment for moderate and above moderate income households, 1.025% property tax, 2% closing costs, and homeowners insurance.*

Housing Needs Assessment

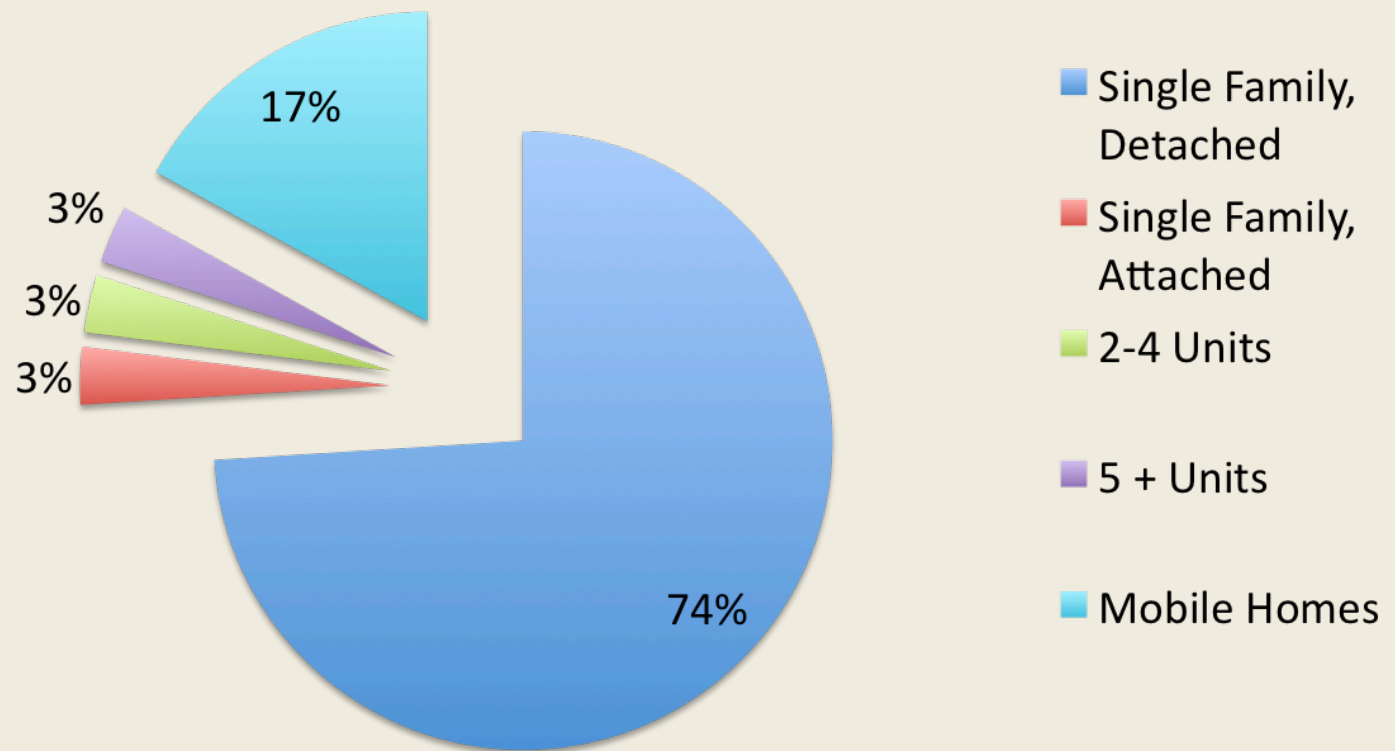


- Overpayment
 - 27% of renter and 25% of owner households overpay for housing
 - 68% of extremely low and 49% of very low income households overpay
 - 11% of moderate and above moderate income households overpay

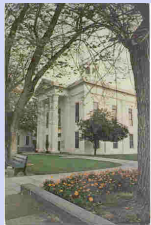
Housing Needs Assessment



Housing Units



Housing Needs Assessment



- Special Needs
 - Elderly – 72 households
 - Disabled – 19% of households
 - Large Families – 17% of households
 - Single Female Head of Households – 12% of households
 - Farmworkers – no increase
 - Homeless – up to 56 persons

Constraints



- Zoning Ordinance/Development Standards
 - Density bonus
 - Zone to accommodate emergency shelters
 - Permit process for transitional housing, supportive housing, housing for agricultural employees, and second units
- Water and Wastewater

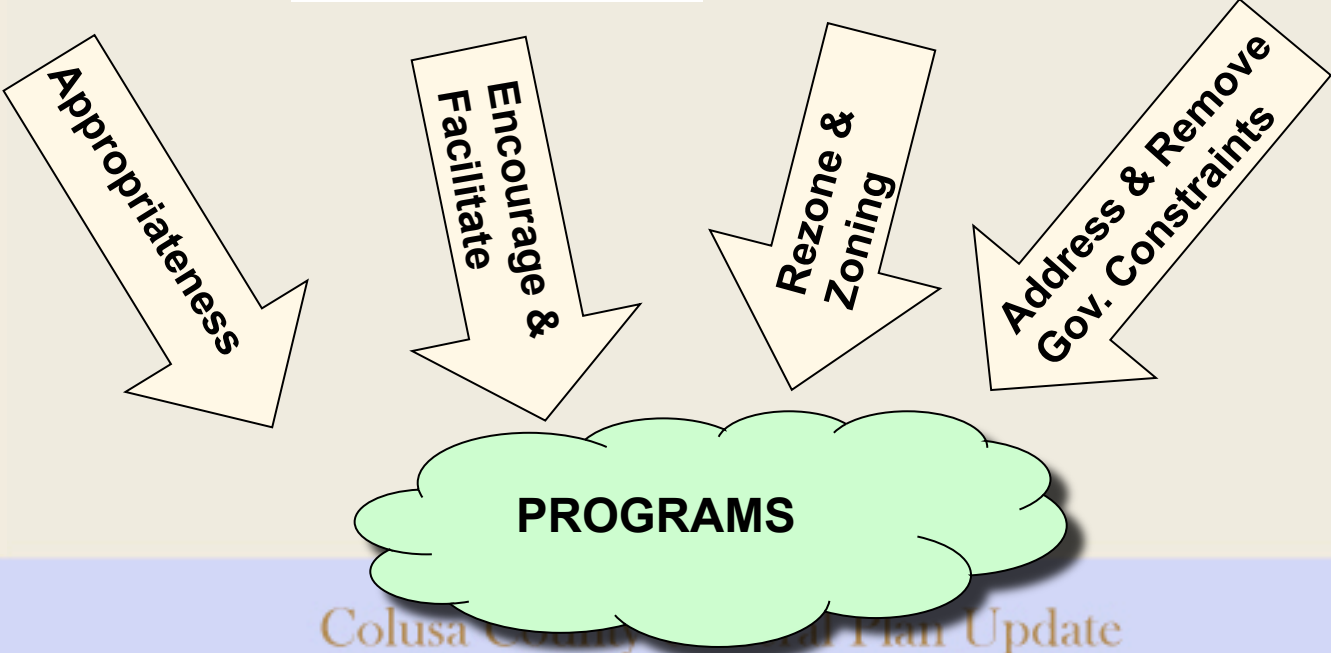
Inventory of Available Sites



	Very Low	Low	Moderate	Above Moderate
2007 – 14 Allocation				
TOTAL	199	155	166*	321*
<i>Sites</i>	<i>R-2: 59.88 acres R-3 and R-4: 98.85 acres</i>		<i>Various R-1, R-2, R-3, and R-4 sites</i>	<i>3,415 acres</i>
<i>Available Capacity</i>	<i>R-2: 300 units R-3 and R-4: 900 units <u>Recommend removing R-2 sites and 34.76 acres of R-4 sites from the inventory (reduction of 450 units)</u></i>		<i>Approx. 5,000 units (includes sites for VL, L, and AM)</i>	<i>5,511 units</i>

*Allocation of 183 moderate and 365 above moderate units reduced by units permitted to date

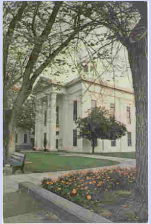
Housing Element Framework



Goal 1: Conserve and Improve the County's Existing Communities, Neighborhoods, and Housing Supply



- 1-1 Housing Assistance and Home Ownership Programs



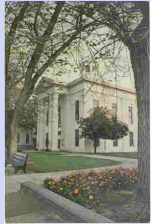
- 1-2 Non-Profit Coordination
- 1-3 Preservation of Affordable Units



- 1-4 Housing Inspection and Code Enforcement



Goal 2: Provide Adequate Sites and Infrastructure to Accommodate the County's Housing Needs

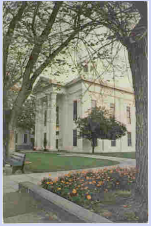


- 2-1 Adequate Residential Sites
- 2-2 Inventory of Residential Sites
- 2-3 Multi-family Zoning
- 2-4 Small Lot Consolidation and Development
- 2-5 Provision of Public Services
- 2-6 Adequate Water and Wastewater Service for Subdivisions

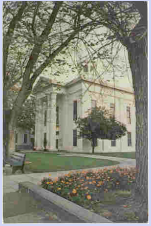
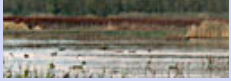
Goal 2: Provide Adequate Sites and Infrastructure to Accommodate the County's Housing Needs



- 2-7 Municipal Service Review
- 2-8 Coordination with Cities
- 2-9 Annexations

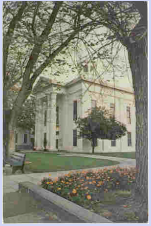
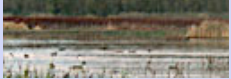


Goal 3: Facilitate and Encourage Development, through Public and Private Resources, of High-Quality Housing to Meet the County's Housing Needs for a Range of Incomes and Special Needs



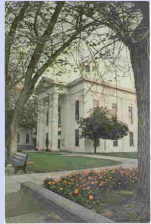
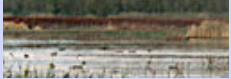
- 3-1 Affordable Housing Incentives
- 3-2 Incentives for Special Needs Housing
- 3-3 Affordable and Special Needs Housing Resources
- 3-4 Coordination with Building Community
- 3-5 Second Units

Goal 3: Facilitate and Encourage Development, through Public and Private Resources, of High-Quality Housing to Meet the County's Housing Needs for a Range of Incomes and Special Needs



- 3-6 Emergency Shelters, Transitional Housing, and Supportive Housing
- 3-7 Group Homes
- 3-8 Manufactured Housing
- 3-9 Farmworker Housing
- 3-10 Define Family

Goal 3: Facilitate and Encourage Development, through Public and Private Resources, of High-Quality Housing to Meet the County's Housing Needs for a Range of Incomes and Special Needs



- 3-11 Planned Development
- 3-12 Parking Requirements
- 3-13 Section 8
- 3-14 Reasonable Accommodations
- 3-15 Annual Report

Goal 4: Equal Access to Safe and Decent Housing for All Income Groups



- 4-1 Equal Housing Opportunity
- 4-2 Economic Development and Jobs-Housing Balance

Goal 5: Promotion of Energy Conservation Activities in All Residential Areas

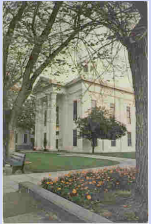


- 5-1 Energy Conservation and Efficiency

Next Steps



- Board of Supervisors review - July 27, 2010
- HCD review of draft Housing Element – 60 days – August to October, 2010
- Public review of environmental document – August 2010
- Board of Supervisors consideration of the Final Housing Element and Environmental document – late 2010



Questions, Comments and Discussion