

# THE CITY OF TURLOCK



## General Plan Update and EIR

**DYETT & BHATIA**

Urban and Regional Planners

*In association with*

**Economic & Planning Systems**, Economic and Fiscal Consultants

**Omni-Means**, Engineers and Planners

**West Yost Associates**, Consulting Engineers

**Charles Salter Associates**, Noise Consultants

# HOUSING ELEMENT

## Planning Commission Hearing Housing Element Adoption

January 7, 2010

# Agenda

1. Project Status
2. Housing Element Contents
3. Review of Key Findings
4. Major New Programs and Initiatives
5. Feedback from HCD and How Addressed
6. Comments on Negative Declaration
7. Next Steps, Questions, Discussion

# Project Status

Task	Date Completed
Community/Stakeholders Forum	April 24, 2009
Housing Policy Workshop	June 19, 2009
Planning Commission/City Council Review	July 16 and 28, 2009
Draft Submitted to HCD	July 31, 2009
HCD Comments Received	September 30, 2009
Public Review Draft Completed	November 10, 2009
Negative Declaration Comment Period	November 16 – December 15, 2009
Planning Commission Hearing	January 7, 2010
City Council Hearing	February 9, 2010

# What's in the Housing Element?

- Housing Needs Assessment
- Regional Housing Needs Allocation (RHNA)
- Land and Resource Inventory
- Constraints
- Review of Existing Element
- Quantified Objectives
- Housing Goals, Policies, and Programs

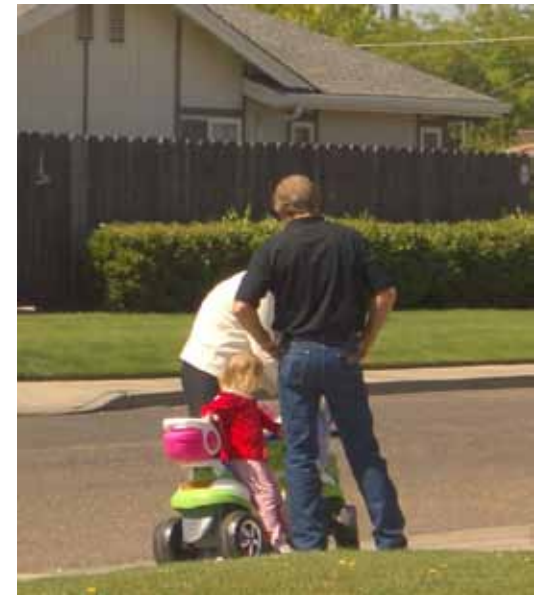
# Housing Needs Assessment Conclusions

- Population growth in 45-64 and 15-24 age ranges
- Changing Demographics: Increases in the Percentage of Empty Nesters, Latino Families, and Young Singles



# Housing Needs Assessment Conclusions

- Increasing family size: 2.6 in 1980; 3.1 in 2008



# Housing Needs Assessment Conclusions

- Median household income \$48,000; (County \$56,500)
- Turlock Household Income Levels:
  - Very Low – 29%
  - Low – 17%
  - Moderate – 16%
  - Above Moderate – 39%



# Housing Needs Assessment Conclusions

- Current average-priced home - \$182,600 - affordable to 56% of households
- Average rent - \$926 (affordable to 63% of households)



# Housing Needs Assessment from research: Low Income Residents and Special Populations

- ***Homeless***
- ***Persons in Poverty***
- ***Elderly***
- ***Large Families***
- Persons with Disabilities
- Female-Headed Households



# Top Needs Feedback from April 24<sup>th</sup> Forum – From Community Housing Non-profits

- Full spectrum of housing for homeless: year-round shelter, emergency shelter, supportive, transitional
- Very Low/Low income housing, Transitional Housing
- Affordable units for large families
- Accessible units for seniors, disabled



# Constraints Feedback from Community Housing Non-profits - April 24<sup>th</sup> Forum

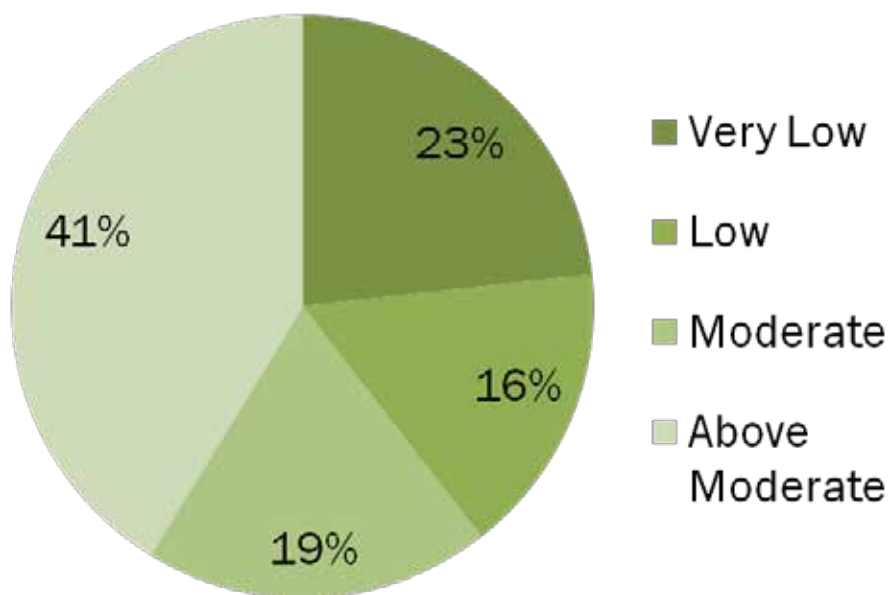
- Land costs (especially within city limits versus outside)
- High fees and permitting costs
- Multifamily development (for any income category) on infill sites is hard to pencil
- Lack of public acceptance of affordable housing projects
- Nonprofits uncertain how to access City's housing funds

# Legal Constraints Requirements

- Local ordinances not in compliance with federal “Reasonable Accommodations” requirements for persons with disabilities needing to improve accessibility
- Zoning currently not in compliance with SB 2, which requires emergency shelters to be permitted by right in at least one zone that also allows residential development

# Regional Housing Needs Allocation (RHNA)

- **Turlock’s Allocation from the County: 3,461 Units**



Income Category	Units
Very Low (<50% AMI)	807
Low (50-80% AMI)	566
Moderate (80-120% AMI)	667
Above Moderate (>120% AMI)	1,421
<b>TOTAL</b>	<b>3,461</b>

# Regional Housing Needs Allocation (RHNA)

Income Category	RHNA Units	Permitted Since 1/1/07	Remaining Need
Very Low (<50% AMI)	807	0	807
Low (50-80% AMI)	566	110	456
Moderate (80-120% AMI)	667	2	665
Above Moderate (>120% AMI)	1,421	483	938
TOTAL	3,461	595	2,866

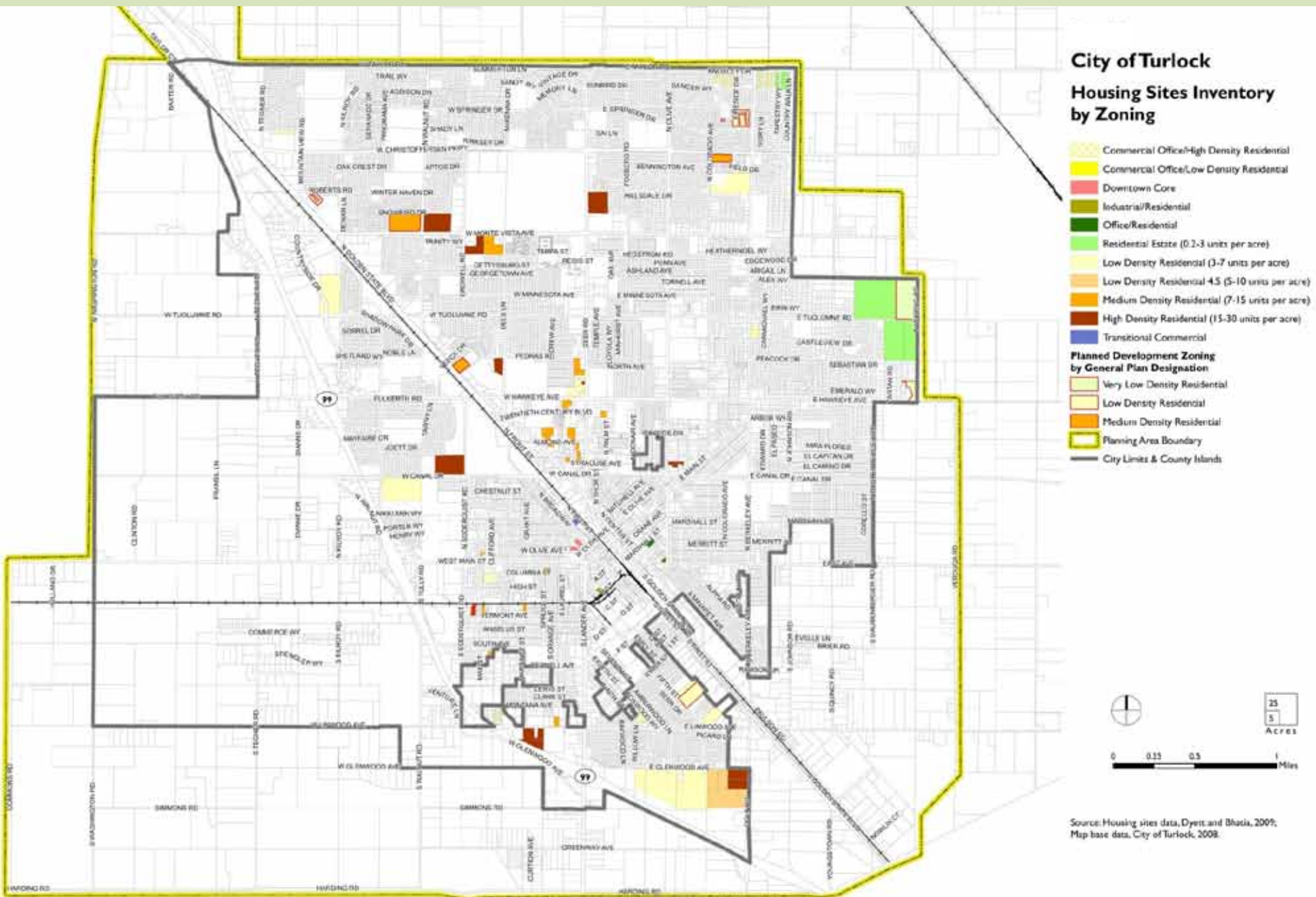
- The City can “credit” units built or permitted since January 1, 2007

# Sites for New Housing

- The City does not have to build the housing, but it must show that it could accommodate its RHNA allocation
- The City has identified 408 acres of housing sites
- Based on current zoning, these could accommodate:
  - 1,627 Very Low and Low income units (1,263 needed)
  - 736 Moderate income units (665 needed)
  - 957 Above Moderate income units (938 needed)
- *There is enough land in all categories to accommodate the RHNA – no need to identify new sites*
- Policies 3-3-1 and 3-3-3 identify and preserve the housing sites

# HOUSING SITES

## Review of Key Findings



# Housing Element Policy Development Process

1. Evaluate current programs – what was accomplished, what didn't work
2. Analyze whether needs and constraints were addressed
3. Determine compliance with State housing legislation
4. Draft new policies and programs based on research and forum feedback
5. Housing Policy Workshops to gather public input (held April 24 and June 18)
6. Planning Commission and City Council guidance – study sessions

# Major Programs Being Continued

- First-Time Homebuyers (1-2-1)
- Home Rehabilitation Loans (1-3-4)
- Mobile Home Rent Subsidy (1-2-2)
- Underwriting portion of Capital Facilities Development fees (CFD) for low/moderate income housing (2-1-2A)
- Coordination and cooperation with housing and service providers (1-1-3)



## New Initiatives:

- **Foreclosed homes (4-1-2)**
  - Acquire and rehabilitate using \$1.5M in federal NSP funds
  - Rent or sell as affordable housing
- **Land Banking (3-3-4)**
  - Acquire land for affordable housing
  - Prepare development plans, entitlements, annexation



- **Targeted Reinvestment (4-1-4)**
  - Direct multiple programs towards neighborhoods most in need
- **RFP Process for Non-Profits (2-2-1B)**
  - Help organizations access City housing funds
  - Hold seminar on funds available, requirements
- **County Island Incorporation (3-3-2)**
  - Work with County to incorporate, upgrade infrastructure, increase land supply for housing



- **Incentives for Development of Affordable Housing (2-1-2B)**
  - No inclusionary zoning ordinance
  - Program proposes that the City will work with the development community to create mutually agreeable incentive strategies
  - Possibilities include density bonuses, fee deferrals, and/or funding assistance for including affordable or high density units within projects
- **Coordinate with Low-Wage Employers (6-2-1)**
  - Use federal funds to provide housing assistance information and job training information to employees

- **Provide Housing and Services for Homeless (1-3-2)**
  - SB 2 Compliance: Allow year-round emergency shelters through zoning or form multi-jurisdictional agreement
  - Assist homeless service providers in establishing shelter (emergency, supportive, transitional)



- **Reduce Residential Energy Consumption**
  - *Existing homes and neighborhoods:* Further promote available TID rebate programs for energy efficiency retrofits and solar panel installation (7-1-2)
  - *City-funded and –supported housing:* require energy efficiency measures beyond Title 24 for RDA projects; require use of Energy Star appliances in City-funded rehabilitation efforts (7-2-1)



## State HCD Comment Letter:

- Realistic Capacity of Mixed-Use and Non-Vacant Sites; Height Limits
- SB 2 Compliance
- Farmworker Housing
- Processing and Permitting Procedures
- Energy Conservation
- Redevelopment Funds Allocation
- Programs for Extremely Low Income (ELI) Households
- Consistency with General Plan

# Realistic Capacity of Sites

- **Mixed Use Sites:**
  - Estimated that 50% would develop as residential, rather than 100%
  - No impact on ability to meet RHNA because of surplus sites
- **Non-Vacant, Underutilized Sites:**
  - Documented each site's characteristics individually in appendix, reevaluated realistic capacity
- **Height Limits:**
  - Proposed standards modification to change the way in which building height is measured

# SB 2 Compliance

- Multijurisdictional Agreement:
  - Cities of Merced and Patterson expressed some interest
  - Program 1-3-2A revised to describe the City's actions regarding pursuing a multijurisdictional agreement
- Zones for Emergency Shelters:
  - Amended Program 1-3-2A to provide more detail on the steps the City is taking towards compliance, including a time line, discussion of possible zones, or creation of a new zoning overlay

# SB 2 Compliance

- Supportive and Transitional Housing:
  - Revised Program 1-3-2B to clarify that the City will amend its zoning ordinance in order to comply with State definitions of Supportive and Transitional housing

# Farmworker Housing

- City Policy on Farmworker Housing:
  - Language added stating that farmworker housing is not a high priority for the city; this type of housing is better provided in the county
  - Farmworker housing not to be classified as its own housing type; rather, it is included within standard housing types
- Program Amendments:
  - Policy 1-3-9 calls for the City to clarify its definition and approval process for farmworker housing

# Processing and Permitting Procedures

- More information provided:
  - Per HCD's request, added a table showing typical processing procedures for a single family unit, subdivision, and small and large multifamily projects
- No additional constraints identified

# Energy Conservation

- Emphasized that AB 32 goals will be addressed through General Plan Update
- New Program:
  - Program 7-1-2C requires new housing construction projects to comply with forthcoming General Plan policies related to State greenhouse gas emissions reduction targets

# Redevelopment Funds

- HCD requested more information on how RDA funds would be used to support the programs
- Response:
  - RDA funds are allocated through the Implementation Plan, an update of which is underway
  - Information added to beginning of Programs chapter describing funding sources and how they are allocated
  - Ballpark percentages of previous RDA housing funds allocation added to analysis section, but not included in programs

# Extremely Low Income (ELI) Households

- Program 1-3-7B added:
  - Stipulates that for all affordable housing projects greater than 10 units, 20 percent of the units must be made affordable to ELI households

# General Plan Consistency

- Flood Hazards and Management:
  - AB 162 (Wolk) requires that the Land Use, Housing, Safety, and Conservation Elements of a city's General Plan be updated regarding flood hazards and management at the time of the next Housing Element update
  - Text added to Environmental Constraints section explaining that the General Plan Update is underway, and that policies regarding flood hazards and management will be updated accordingly

# Negative Declaration and Public Comments

- Public comment period was from November 16 to December 15, 2009
- TID: submitted a No Comment letter
- Air District: submitted a No Comment letter
- Stanislaus County Environmental Review Committee: submitted a No Comment letter
- Native American Heritage Commission: Recommended taking site-specific actions to evaluate substantial adverse changes to historical resources

# Next Steps

- City Council Hearing and Adoption
  - *February 9, 2010*
- Submit City-adopted version to HCD for certification

# QUESTIONS AND DISCUSSION

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