



ITEM V-B: GENERAL PLAN AMENDMENT - 2008 – 2013 HOUSING ELEMENT OF THE GENERAL PLAN - FILE# 2009PL-058 (PROJECT# GPA-000057)

REQUEST

The Housing Division requests Planning Commission review and approval of the draft 2008 – 2013 Housing Element of the General Plan, and the associated Initial Study/Negative Declaration. The Housing Element is required by state law to be updated periodically, based on a planning cycle established by the state legislature, which is typically every five years. This request will replace the existing Housing Element and reflects current and potential residential land use for existing parcels within the City, as well as addressing other required components of state Housing Element Law pursuant to Article 10.6 of the Government Code.

Applicant: City of Roseville, Housing Division

SUMMARY RECOMMENDATION

The Housing Division recommends that the Planning Commission take the following actions:

1. Recommend that the City Council adopt the attached 2008 – 2013 Housing Element of the General Plan; and
2. Forward on to the City Council, with any comments received at the public hearing, the Initial Study/Negative Declaration prepared for the 2008 – 2013 Housing Element of the General Plan.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues with this request.

BACKGROUND

Regulatory Setting: The Housing Element is one of seven mandatory elements of the City of Roseville General Plan. The purpose of the Housing Element is to identify and analyze existing and projected housing needs in an effort to preserve, improve and develop housing for all economic segments of the community in accordance with state law (California Government Code Article 10.6, Section 65580 [et seq.]). It is the only general plan element for which State certification is required. It is also the only element with a regulated update cycle. State law requires that Housing Elements be updated periodically, pursuant to legislative action, which is set by region. As a jurisdiction of the Sacramento Area Council of Governments (SACOG) region, the City of Roseville has a requirement to update its Housing Element by June 30, 2008 for the 2008-2013 planning period.

Update Process: The existing Housing Element was adopted by the City and certified by the State Department of Housing and Community Development (HCD) in September 2002. The current effort to update the Housing Element commenced late in 2007. Since that time, the City has engaged in a series of consultations, workshops, and meetings with housing advocates, developers, local service providers, neighborhood associations, and the community-at-large to solicit input regarding the Element and issues related to its implementation. Based on this information the City revised and updated the existing Housing Element which was then submitted to HCD and made available for public review beginning on October 25, 2008. Following the HCD and public review and comment period the Element was revised again to address comments received, primarily from HCD (Attachment 1) and then re-submitted for HCD review/approval (Attachment 2). The City is in receipt of a June 10, 2009 letter from HCD (Attachment 3)

acknowledging that the revised draft Housing Element dated April 10, 2009 has been deemed in substantial compliance with State Housing Element law, conditioned upon final approval by the Roseville Planning Commission and City Council. Therefore, the next steps to complete the update process are to hold public hearings before the Planning Commission on July 9, 2009 and then the City Council for adoption on August 5, 2009.

Project Description – Housing Element Update

The proposed June 10, 2009 version of the Housing Element (revised draft) is currently available for public review and copies of the draft Housing Element have been available since June 19, 2009 at the City of Roseville Housing Division, 311 Vernon Street, during normal business hours as well as online on the City's website at: http://www.roseville.ca.us/housing/housing_element.asp

The proposed Housing Element update covers the City's housing goals and policies for the five-year planning period 2008 through 2013. The updated Housing Element also addresses the following topics as required by State law:

- Population growth and employment trends
- Household characteristics
- Housing costs and vacancy rates
- Inventory of available residentially zoned land
- Governmental and non-governmental constraints to housing production
- Special housing needs
- Energy conservation measures
- Existing affordable housing developments
- Review and evaluation of the previous Housing Element (2002–2007)

As established by State law (Government Code 65588(a)), the primary purpose of the Housing Element update is threefold: 1) to evaluate and make changes as appropriate to the City's housing goals and policies in order to remain consistent with and help attain State housing goals; 2) To evaluate the effectiveness of the Housing Element over the prior planning period (2002-2007); and 3) To evaluate the City's progress in implementing the provisions of the Housing Element. As part of this effort, the City updated the Housing Element to reflect new available data from the 2000 Census, the State Department of Finance, and the 2008 Regional Housing Needs Allocation Plan prepared by SACOG.

EVALUATION AND FINDINGS

Housing Needs Allocation and Existing Available Land Inventory

The updated "fair share housing need" issued to the City over the planning period (2006 through 2013), as determined by SACOG, is 8,993 dwelling units. The total is comprised of the following income groups: 2,680 units for very low income families; 1,817 units for low income families; 1,162 units for moderate income families; and 2,774 units for above moderate income families. Since the City is allowed to count housing units developed during 2006 and 2007, the "adjusted" regional housing need allocation assigned to our jurisdiction is 7,120 housing units for the planning period (2008 – 2013). The housing needs of very low and low income levels are required by State law as being best served through the provision, through land use designation, of adequate high density residential sites. The adjusted housing units to accommodate very low income and low income equate to 2,665 units, and 1,721 units, respectively, which result in an adjusted, combined high density residential land use requirement of 4,386 units. Existing vacant high density residential properties (i.e., properties with a designated land use of 20 residential units per acre or higher) in the City have the potential to produce 2,595 units which leaves a shortfall of 1,791 high density units. This means the City's existing land inventory, as currently identified in August 2008, was inadequate to satisfy its new Regional Housing Need Allocation for the upcoming planning period and was the primary focus of the proposed Housing Element update.

Summary of Proposed Housing Element Revisions

No modifications to existing land use or zoning designations are proposed with this Housing Element update. However, there are projects and parcels identified that have future rezoning potential and they are identified in the Residential Land Inventory section of the Housing Element. The draft Housing Element goals, policies and implementation measures were revised to include a commitment to enhance and streamline the voluntary rezone process, and a future commitment to revising zoning provisions relating to emergency, transitional and supportive housing as discussed below.

Voluntary Rezoning & Under-Utilized Parcels: The City has been successful in facilitating voluntary rezone projects and the draft Housing Element revisions are intended to further facilitate this practice. Rezones are intended to increase a parcel's housing density or change allowed uses (i.e., from commercial to high density residential). The Planning Department has either recently processed or is currently processing voluntary rezone applications for several parcels in the West Roseville Specific Plan and North Central Specific Plan which may increase the supply of available high density housing sites by approximately 1,138 and 356 units, respectively. To facilitate voluntary rezoning the updated Element also encourages identification of under-utilized parcels that could accommodate high density housing, such as parcels in the City's revitalization areas. To ensure that rezone projects significantly contribute to the identified unit shortfall, proposed Housing Element revisions also call for adoption of a Voluntary Rezone Program within one year of adoption of the Housing Element. This program will provide streamlined processing in order to assist in promoting the Voluntary Rezone Program.

The proposed Housing Element also identifies the Downtown Specific Plan (DSP) and its adoption within one year of adoption of the Housing Element, in order to accommodate the balance of the high density unit shortfall. The DSP (adopted on April 1, 2009) has the potential to create over 800 new housing units through the use of High Density Residential overlay land use created by the specific plan. The Downtown and Riverside Gateway Specific Plans, when combined, provide an opportunity to produce an additional 685 high density residential units.

The combination of voluntary rezones, as well as the new capacity to develop under-utilized parcels in the revitalization areas, could yield an additional 2,179 high density housing units, which adequately addresses the high density residential land use shortfall identified in 2008. It is expected that with the combination of existing residential land use designations, voluntary rezones and adoption of revitalization plans that include the use of High Density Residential overlay land use designation, the City will meet its total fair share housing allocation of 7,120 units during the upcoming planning period (2008–2013).

Emergency Shelters: Recent legislation (Senate Bill 2 *Cedillo*) requires that jurisdictions allow emergency shelters to develop by right, without discretionary approvals, in at least one zone district. In addition, the legislation requires that the City provide for the allowance of transitional and supportive housing within residential zones without discretionary approvals. The City's current zoning ordinance only identifies temporary residence shelters and does not address emergency shelters to be developed by right. Consequently, the zoning ordinance must be amended to incorporate these requirements. Revisions to the proposed Housing Element comply with the SB 2 requirements by requiring conforming amendments to the City's zoning ordinance within one year of adoption of the Housing Element.

ENVIRONMENTAL DETERMINATION

An Initial Study and Negative Declaration has been prepared for this project and has been available for public review since June 22, 2009, both at the City's Planning Department counter as well as on the City's website at: http://www.roseville.ca.us/housing/housing_element.asp. The 30-day public comment period will run until July 22, 2009. The required distributions of the appropriate documentation have been made, as well as the Notice of Completion and Environmental Document Transmittal received by the State Clearinghouse, Office of Planning & Research, on June 22, 2009. In reviewing the information provided for this project, the City of Roseville has analyzed the potential environmental impacts and determined that the

proposed project ***could not have a significant effect on the environment*** and a Negative Declaration was prepared (Exhibit B).

RECOMMENDATION

The Housing Division recommends that the Planning Commission take the following actions:

- A. Recommend that the City Council approve the **HOUSING ELEMENT OF THE GENERAL PLAN - FILE# 2009PL-058 (GPA-000057)** as shown in **Exhibit A** and,
- B. Forward on to the City Council, with any comments received at the public hearing, the **INITIAL STUDY/NEGATIVE DECLARATION PREPARED FOR THE 2008 – 2013 HOUSING ELEMENT OF THE GENERAL PLAN - FILE# 2009PL-058 (GPA-000057)** as shown in **Exhibit B**.

ATTACHMENTS

1. Comments received from HCD, dated 12/23/2008
2. Second Submission of draft Housing Element to HCD, dated 4/14/2009
3. HCD Approval of revised draft 2008 – 2013 Housing Element, dated 6/10/2009

EXHIBITS

- A. Draft 2008 – 2013 Housing Element of the General Plan
- B. Initial Study/Negative Declaration for the Draft 2008 – 2013 Housing Element of the General Plan

<p><u>Note to Applicant and/or Developer:</u> Please contact the Planning and Redevelopment Department staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing.</p>
