

PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING NOVEMBER 13, 2008

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ITEM V-A: GENERAL PLAN HOUSING ELEMENT UPDATE

Attached for the Planning Commission's information is the Power Point presentation for the Housing Element Update workshop. If you have any questions in advance of the workshop, please feel free to call Jan Shonkwiler at 774-5273 or Chris Burrows at 774-5367.



Updating Roseville's General Plan Housing Element 2008 - 2013

Planning Commission Workshop November 13, 2008

City of Roseville, California



- Outline Housing Element requirements and City/HCD review and approval timeframes
- 2. Regional Housing Needs Allocation (RHNA)
- 3. Challenges & Opportunities:
 - Existing land inventory for high density housing
 - Voluntary Rezones to increase density
 - Emergency Shelters (SB 2)
- 4. Questions/Answers/Discussion

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Overview of General Plan Housing Element

- State law requires a Housing Element in every jurisdiction's General Plan
- 2. Must be updated every 5 years
- Only Element that requires State Review, Approval and Oversight
- Addresses how a jurisdiction will plan for housing to accommodate all income levels

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Roseville's General Plan Housing Element

Required to identify:

- Adequate high density residential sites (HDR) to accommodate affordable housing
- Affordable housing programs
- Housing needs assessment
- Local government constraints to developing affordable housing



Planning Tool not a Production Requirement

- Used as a planning tool to provide the opportunity to develop affordable housing by designating high density residential sites
- Is not an affordable housing production requirement



City Required to Update Housing Element – State Law

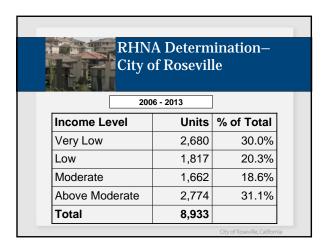
- Current Planning Period 2008 2013
- State of California Housing & Community Development (HCD)
 - Compliance review
 - 60 Days
- Public Workshops
- Planning Commission
- City Council

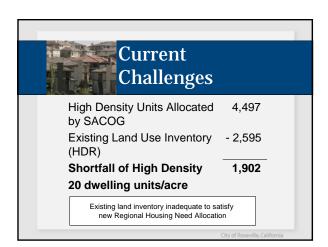


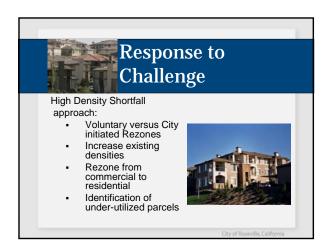


Regional Housing Need Allocation (RHNA) Re-Issued by SACOG - October 19, 2007 118,652 housing units in region distributed to 6 counties, 22 cities Methodology – distribution based on: Metropolitan Transportation Plan (MTP) Historical Growth Job Growth Projections









New Legislation

- "No net loss" HDR sites identified in Housing Element (AB 2511 - Jones)
- Rezones planned, but not undertaken (AB 1233 - Jones)



New Legislation SB 2

- Emergency Shelters by right
- Transitional & Supportive Housing - residential zones without discretionary approvals
- Requires Zoning Ordinance Amendment



Benefits of Compliant Housing Element

- Ability to apply for and better compete for State grant funding
- HOME Program

 - First Time Home BuyerOwner Occupied Housing Rehabilitation
 - New Construction rental housing
- Transit Oriented Development (TOD) new
- Workforce Housing Grant Reward

Benefits (continued) - Minimizes litigation risk - Encourages affordable housing development - Strengthens City's commitment to 10% Affordable Housing Goal - Improves ability to provide diverse housing for a variety of income groups

Planning for the Future (2013 – 2020)

- Population exceeds 100,000
- Metropolitan definition
- High Density 30 units/acre standard
- New Plan Areas
 - Specific Plans
 - Infill/Revitalization



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Conclusion — Next Steps - Existing land inventory inadequate to satisfy new Regional Housing Need Allocation

- Address the high density shortfall
- Land use planning decisions need to be proactive to create opportunities:
 - Voluntary Rezones/Density increases
 - Targeting under-utilized infill parcels
 - New Plan Areas
- Create outreach opportunities to partners BIA, Developers, Landowners, Non-profits, Community

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