

PLANNING DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING

May 23, 2013

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ITEM V-A: GENERAL PLAN AMENDMENT – DRAFT HOUSING ELEMENT UPDATE 2013 - 2021 311 VERNON STREET – FILE#: 2012PL-106; GPA-000067

REQUEST

Staff requests the Planning Commission review and provide comments on the update to the General Plan Housing Element for the 2013-2021 planning period (Exhibit A).

Applicant - City of Roseville

SUMMARY RECOMMENDATION

The Planning Department recommends that the Planning Commission take the following actions:

A. Recommend that the City Council amend the General Plan Housing Element as shown in the Draft Housing Element 2013-2021 Redline (Exhibit A).

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request.

BACKGROUND

The Housing Element is one of seven mandatory elements (per state law) 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. 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, depending on the region. As a jurisdiction of the Sacramento Area Council of Governments (SACOG) region, the City of Roseville is required to update its Housing Element by October 2013 for the 2013-2021 planning period.

The existing Housing Element was adopted by the City and certified by the State Department of Housing and Community Development (HCD) in 2009. The current effort to update the Housing Element commenced in 2012. 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.

The Draft Housing Element Update was submitted to HCD and made available for a 60-day public review period that ran from March 1st to May 1st, 2013. Following HCD and public review, no substantial comments were received. In a letter dated March 7, 2013, HCD notified the City that the revised draft Housing Element has been deemed in substantial compliance with State Housing Element law, conditioned upon final approval by the Roseville Planning Commission and City Council. It should be noted that the City of Roseville was the first jurisdiction in the region to get sign-off from the state for this planning period. Following review and recommendation by the Planning Commission, this item is scheduled to go to the City Council for consideration on June 19, 2013.

EVALUATION

The proposed 2013 Housing Element update covers the City's housing policies, goals and objectives for the eight-year planning period 2013 through 2021. A copy of the Draft Housing Element is found as Exhibit A to this report. Areas that have been amended contain yellow highlighting. The updated Housing Element 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 (persons with disabilities, homeless, female heads of households and seniors)
- Energy conservation measures
- Existing affordable housing developments
- Review and evaluation of the previous Housing Element (2008 2013)

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 (2008-2013); and 3) To evaluate the progress of the City in implementation of the Housing Element. As part of this effort, the City updated the Element to reflect new available data from the 2010 Census, the State Department of Finance, and the 2012 Regional Housing Needs Plan prepared by SACOG.

Changes that reflect current conditions have resulted in some minor changes to the Housing Element, including removal of language related to Redevelopment Agency activities, since the Redevelopment Agency and associated programs no longer exist.

The City has been successful in fulfilling its housing obligations and is considered a high producer of affordable units. The City of Roseville adopted a 10% Affordable Housing Goal in 1988. It has been implemented through the City's specific plan process which, requires through a Development Agreement, that 10% of plan areas provide sites for affordable housing. Specific plans identify the type of units, targeted income categories, and parcel by parcel obligations. While not required by Housing Element law, the 10% goals ensures that the affordable units actually get built.

Housing Needs Allocation and Existing Available Inventory

The updated "fair share housing need" issued to the City over the planning period (2013 through 2021) as determined by the Sacramento Area Council of Governments (SACOG) is 8,478 dwelling units comprised as follows in terms of income groups: 1,134 units for very low income families; 1,134 units for low income families; 1,590 units for moderate income families; and 3,043 units for above moderate income families over the planning period.

The 2013–2021 Regional Housing Needs Allocation Plan, adopted in September 2012 by SACOG, mandates Roseville's share of the region's housing needs for all income categories as 8,478 additional units.

CITY OF ROSEVILLE REGIONAL HOUSING NEEDS ALLOCATION

2013-2021

Income Category	Regional Housing Needs Allocation	
	Number	Percentage
Extremely Low	1,134	13.4%
Very Low	1,134	13.4%
Low	1,590	18.8%
Moderate	1,577	18.6%
Above Moderate	3,043	35.9%
Total	8,478	100.0%

Summary of Proposed Housing Element Revisions

No modifications to existing land use or zoning designations are proposed as a part of the Housing Element update. Since preparation of the last Housing Element, the City has approved two new specific plans: the Sierra Vista Specific Plan, containing 8,679 dwelling units and the Creekview Specific Plan containing 2,011 dwelling units. Sierra Vista was annexed into the City in January 2012. Creekview's annexation was recently approved in March 2013 by the Local Agency Formation Commission (LAFCO).

It is expected that with the City's existing residential inventory, the City will have adequate sites available to meet its total fair share housing allocation of 8,478 units during the upcoming planning period covered by the draft Housing Element (2013 – 2021).

ENVIRONMENTAL DETERMINATION

The City prepared an Initial Study and determined that the project would have no impacts on the environment. Therefore, a Negative Declaration has been prepared and was available for 30-day public review between April 19th and May 19th. Only one comment letter was received on the Negative Declaration. It was a form letter from the Central Valley Regional Water Quality Control Board outlining that development projects require storm water permits. It is not applicable to the General Plan amendment. A copy of the letter is included as Attachment 2.

CONCLUSION

It is expected that with the City's existing residential inventory, the City will have adequate sites available to meet its total fair share housing allocation of 8,478 units during the upcoming planning period covered by the draft Housing Element (2013 – 2021). Further, HCD has reviewed the updated City of Roseville Housing Element and found it is in compliance with state law.

RECOMMENDATION

The Planning Department recommends the Planning Commission take the following action:

A. Recommend that the City Council adopt the amended the General Plan Housing Element as shown in the Draft Housing Element 2013-2021 Redline (Exhibit A).

ATTACHMENTS

- **1.** Letter dated March 8, 2013 from the State Housing and Community Development Department certifying the Draft Housing Element.
- 2. Letter dated May 7, 2013 from the Central Valley Regional Water Quality Control Board

EXHIBITS

A. General Plan Amendment Redline Housing Element 2013-2021

Note to Applicant and/or Developer: Please contact the Planning & 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 & Redevelopment Director at, or prior to, the public hearing.

Planning Commission Staff Report Housing Element May 2013.docx