

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

City Council Meeting Housing Element

March 9, 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 Meeting	March 9, 2010
Resubmit to HCD for Certification	TBD
City Council Hearing: HE Adoption	TBD

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: Low Income Residents and Special Populations

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



Top Needs Feedback from April 24th 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 24th Forum

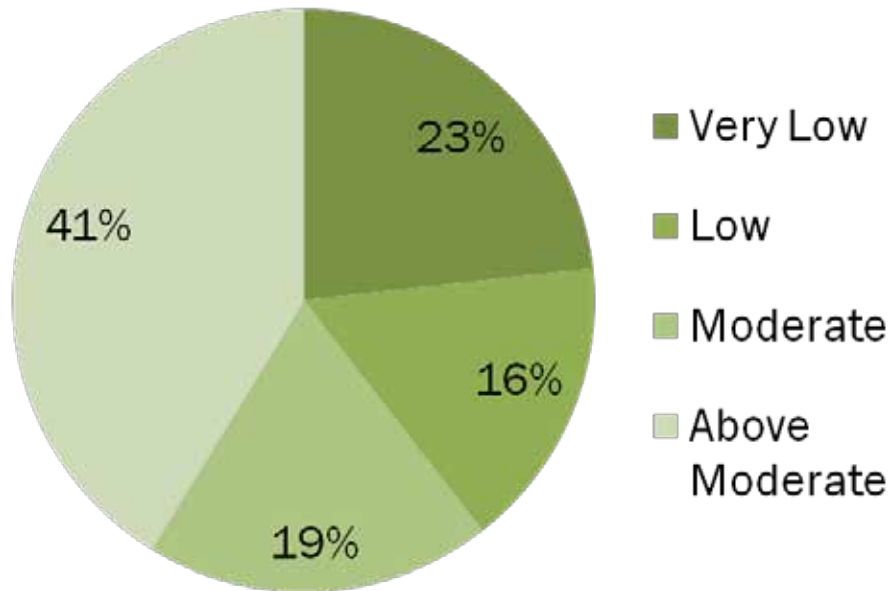
- Land costs (especially within city limits versus outside)
- High fees and permitting costs
- Multifamily development (for any income category) on infill sites is hard to pencil
- Lack of public acceptance of affordable housing projects
- Nonprofits uncertain how to access City's housing funds

Legal Constraints Requirements

- SB 2 Compliance: Zoning for emergency shelters, supportive, and transitional housing
- “Reasonable Accommodations” compliance for meeting needs of persons with disabilities

Regional Housing Needs Allocation (RHNA)

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



Income Category	Units	Percent
Very Low (<50% AMI)	807	23%
Low (50-80% AMI)	566	16%
Moderate (80-120% AMI)	667	19%
Above Moderate (>120% AMI)	1,421	41%
TOTAL	3,461	100%

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
- *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 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)
- Land Banking (3-3-4)
- Targeted Reinvestment (4-1-4)
- RFP Process for Non-Profits (2-2-1B)
- County Island Incorporation (3-3-2)
- Coordinate with Low-Wage Employers (6-2-1)



New Initiatives:

- Incentives for Development of Affordable Housing (2-1-2B)
- Provide Housing and Services for Homeless (1-3-2)
- Reduce Residential Energy Consumption



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 D, 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 Zoning Process Currently Underway

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
- SB 2 Workshop held February 18

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 – no resources have been identified

Next Steps

- Certify Negative Declaration (tonight)
- Submit current version of Housing Element to HCD for certification
- City Council Adoption Hearing

QUESTIONS AND DISCUSSION

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