# Vallejo

# Housing Element Update

Focus Group Meeting
July 21, 2022

PLACEWORKS

City of
VALLEJO
California

# Presentation Outline

- **Housing Element Overview**
- **Key Changes to State Housing Law**
- **Public Outreach**
- **Project Schedule**
- **Q & A**
- **Group Discussion**
- **Adjourn**

# Overview

- **Required Element of the General Plan**

- **Reviewed and certified by State (HCD) for compliance with State law**

- **State-mandated update schedule**

  » 5th Cycle Planning Period: January 31, 2015 – January 31, 2023

  » 6th Cycle Planning Period: January 31, 2023 – January 31, 2031

  » 6th Cycle Adoption Deadline: January 31, 2023

- **Plan for accommodating a jurisdiction's share of the Regional Housing Need Allocation (RHNA)**

# About the Housing Element

- **Plans for housing needs of all economic segments of the community**

  - » Must have adequate zoning to meet the housing needs (ordinance and zoning changes may be required as a result of the Housing Element)

  - » Must include goals and policies to ensure each jurisdiction provides adequate housing support for the entire community, including special needs households.

- **Does not:**

  - » Require the city or county to build the units

  - » Provide funding to build units

  - » Approve specific residential developments or projects

# What does the Housing Element include?

**Regional Effort**

**Housing Needs Assessment**
- Analysis of existing and projected housing needs

**Fair Housing Assessment**
- Identifies fair housing issues and strategies to address any barriers to fair housing

**Housing Sites Inventory**
- Inventory of land to accommodate housing

**Constraints Analysis**
- Analysis of potential constraints to housing (i.e. Permit processing procedures, fees, etc.)

**Evaluation of Past Performance**
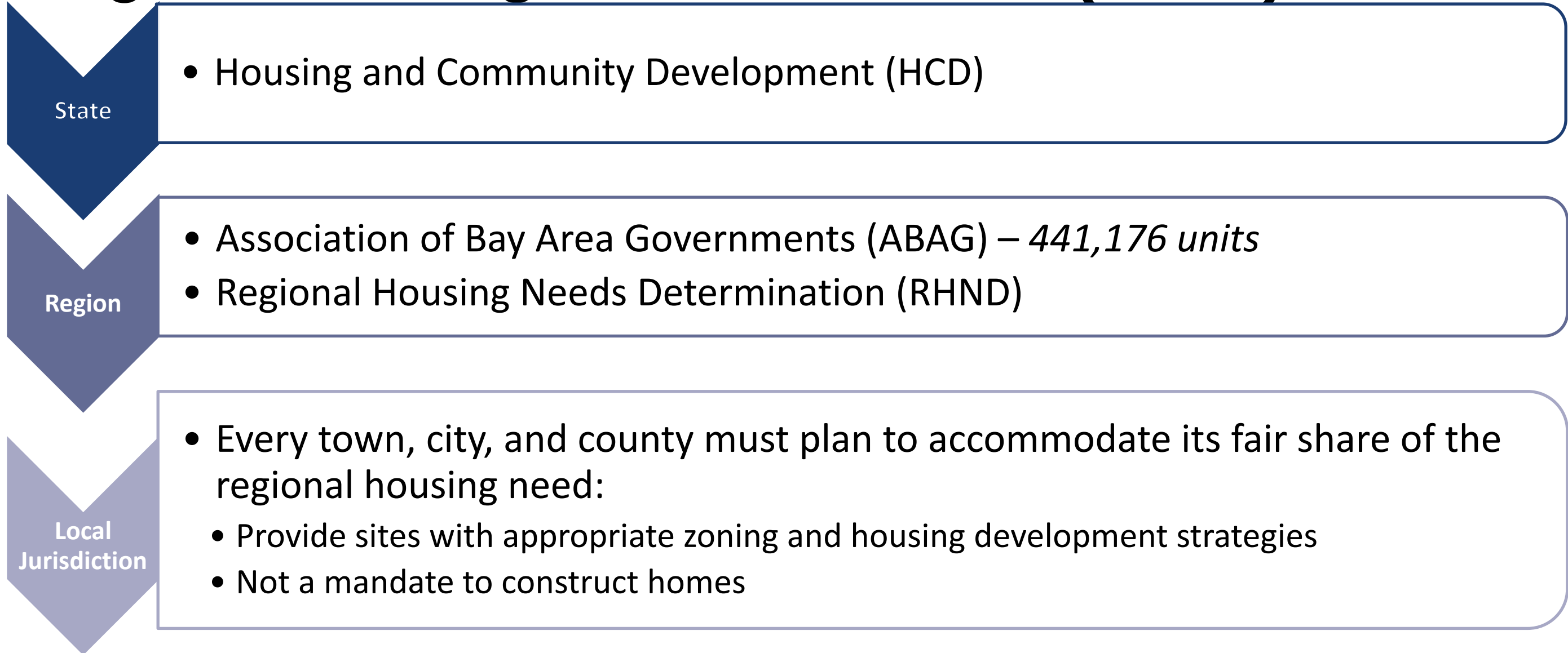- Evaluates implementation progress on the past Housing Element

**Goals, Policies, Programs**
- Includes new programs to comply with state law and reflect the plan for accommodating the communities needs

# Housing Needs Assessment Findings

- More than 17 percent of households are **female-headed households** in Vallejo.

- Vallejo has a relatively higher proportion of **overcrowding** in ownership households when compared to the region.

- Vallejo has the largest proportion of **households with lower incomes** in the county.

- Vallejo has the highest proportion of **renter-occupied households** in the county.

- From 2015 to 2020, the City **issued permits** for 251 above-moderate income units but no moderate- or lower-income units.

- Vallejo has a higher proportion of **low-income senior households that are overpaying** when compared to the region.

- Vallejo has one **deed-restricted housing development** that is at risk of converting to market rate housing within the next 10 years.
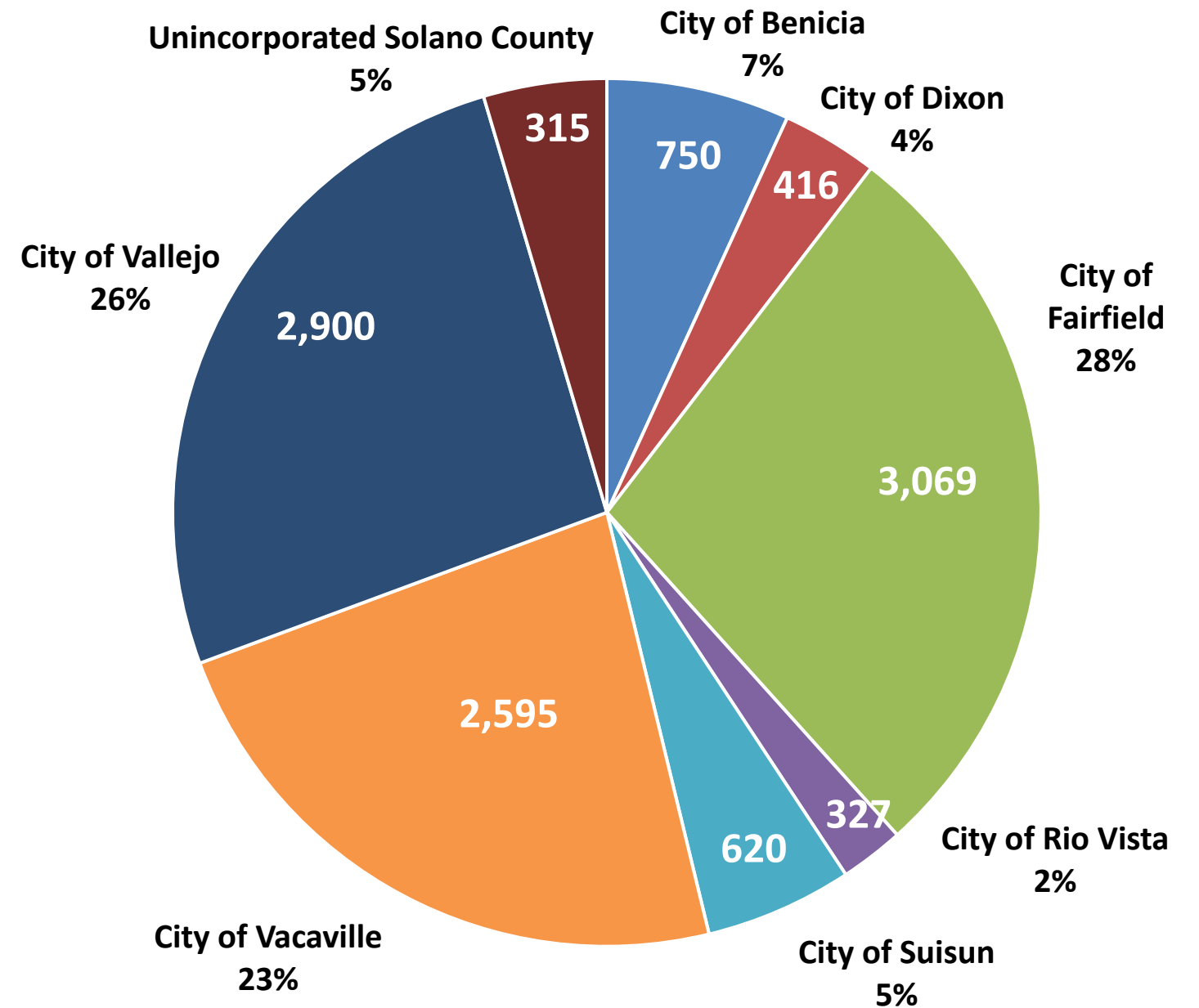
# Regional Housing Needs Allocation (RHNA)

**State**

- Housing and Community Development (HCD)

**Region**

- Association of Bay Area Governments (ABAG) – *441,176 units*
- Regional Housing Needs Determination (RHND)

**Local Jurisdiction**

- Every town, city, and county must plan to accommodate its fair share of the regional housing need:
  - Provide sites with appropriate zoning and housing development strategies
  - Not a mandate to construct homes

# Solano County RHNA

- **Solano County formed a subregion to distribute its RHNA**
  - » The subregion established a methodology to distribute the units to each jurisdiction (10,992)
  - » Approved by HCD and the Solano County City County Coordinating Council in 2021



Pie chart: Solano County RHNA distribution

- Unincorporated Solano County 5% — 315
- City of Benicia 7% — 750
- City of Dixon 4% — 416
- City of Fairfield 28% — 3,069
- City of Rio Vista 2% — 327
- City of Suisun 5% — 620
- City of Vacaville 23% — 2,595
- City of Vallejo 26% — 2,900

# Vallejo RHNA Allocation

| Income Category | Income Range (Household of 4) | RHNA | Example of Designations and Zones with Applicable Density |
|---|---|---|---|
| **Very Low Income*** (<50% of Median Income) | <$48,550 | 690 | • Residential High Density 30 units per acre or greater (RHD zoning district allows up to 40 units per acre) |
| **Low Income** (50-80% of Median Income) | $48,551- $77,600 | 369 | • Mixed use 30 units per acre or greater (NMX zoning district allows up to 30 units per acre; DMX and WMX zoning districts allow up to 90 units per acre) |
| **Moderate Income** (80-120% of Median Income) | $77,601- $119,150 | 495 | • Residential Medium Density 9-25 units per acre |
| **Above Moderate Income** (>120% of Median Income) | >$119,150 | 1,346 | • Low Density Residential 1-9 units per acre |
| **Total** | | **2,900** | |

*It is assumed that 50 percent of very low-income units will be for extremely low-income households.
HCD 2021 Median Income for a household of four in Solano County: $99,300
Source: California Department of Housing and Community Development, State Income Limits for Solano County, 2021; Solano County Subregion Final RHNA Plan

# Density to Accommodate RHNA

- Cities and counties must show adequate land zoned for housing to accommodate the RHNA at each income level

- To accommodate the lower-income RHNA, sites must be in zones that meet the minimum "Default Density" standard set by State law:

  - ***30 units per acre for metropolitan jurisdictions: Vallejo, Vacaville, Fairfield***

  - 20 units per acre for suburban jurisdictions: Benicia, Dixon, Fairfield, Rio Vista, Suisun City, and Unincorporated Solano County

  - 15 units per acre for nonmetropolitan w/micropolitan area jurisdictions

  - 10 units per acre for nonmetropolitan jurisdictions

# Ways to Accommodate the RHNA

Start with sites from the 5$^{th}$ cycle element
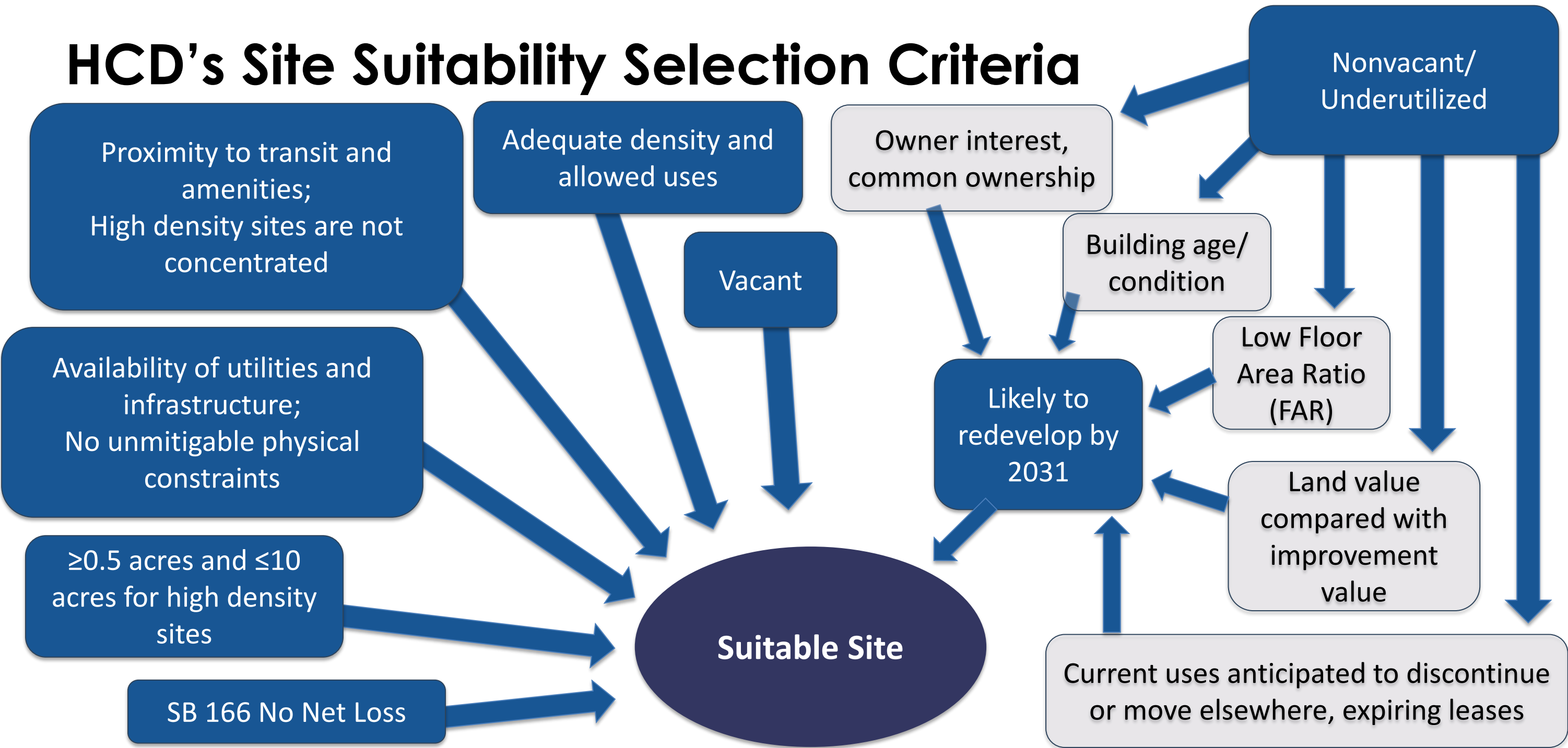
Look for suitable vacant and underutilized sites

Estimate Accessory Dwelling Units (ADUs) production

Account for pipeline projects

# HCD's Site Suitability Selection Criteria

Proximity to transit and amenities;
High density sites are not concentrated

Adequate density and allowed uses

Vacant

Owner interest, common ownership

Nonvacant/ Underutilized

Building age/ condition

Availability of utilities and infrastructure;
No unmitigable physical constraints

Likely to redevelop by 2031

Low Floor Area Ratio (FAR)

≥0.5 acres and ≤10 acres for high density sites

**Suitable Site**

Land value compared with improvement value

SB 166 No Net Loss

Current uses anticipated to discontinue or move elsewhere, expiring leases

# New Laws

# State Regulatory Environment, Since 5<sup>th</sup> Cycle

- **The State of California is focused on housing supply and affordability:**
  - » Accessory Dwelling Units (Multiple updates to state law in last 5 years)
  - » Density Bonus Law Updates (AB 2753, AB 2372, AB 1227, AB 2345 and others)
  - » Housing Accountability Act (AB 3194, AB 72 and others)
  - » Supportive Housing Updates (AB 2162)
  - » Low Barrier Navigation Centers (AB 101)
  - » Government-Subsidized Affordable Units (SB 1521)
  - » Sites Inventory Updates (AB 879, AB 1397)
  - » Streamlined Approval for Housing Projects (SB 35 and SB 330)
  - » No Net Loss of Housing (SB 166)
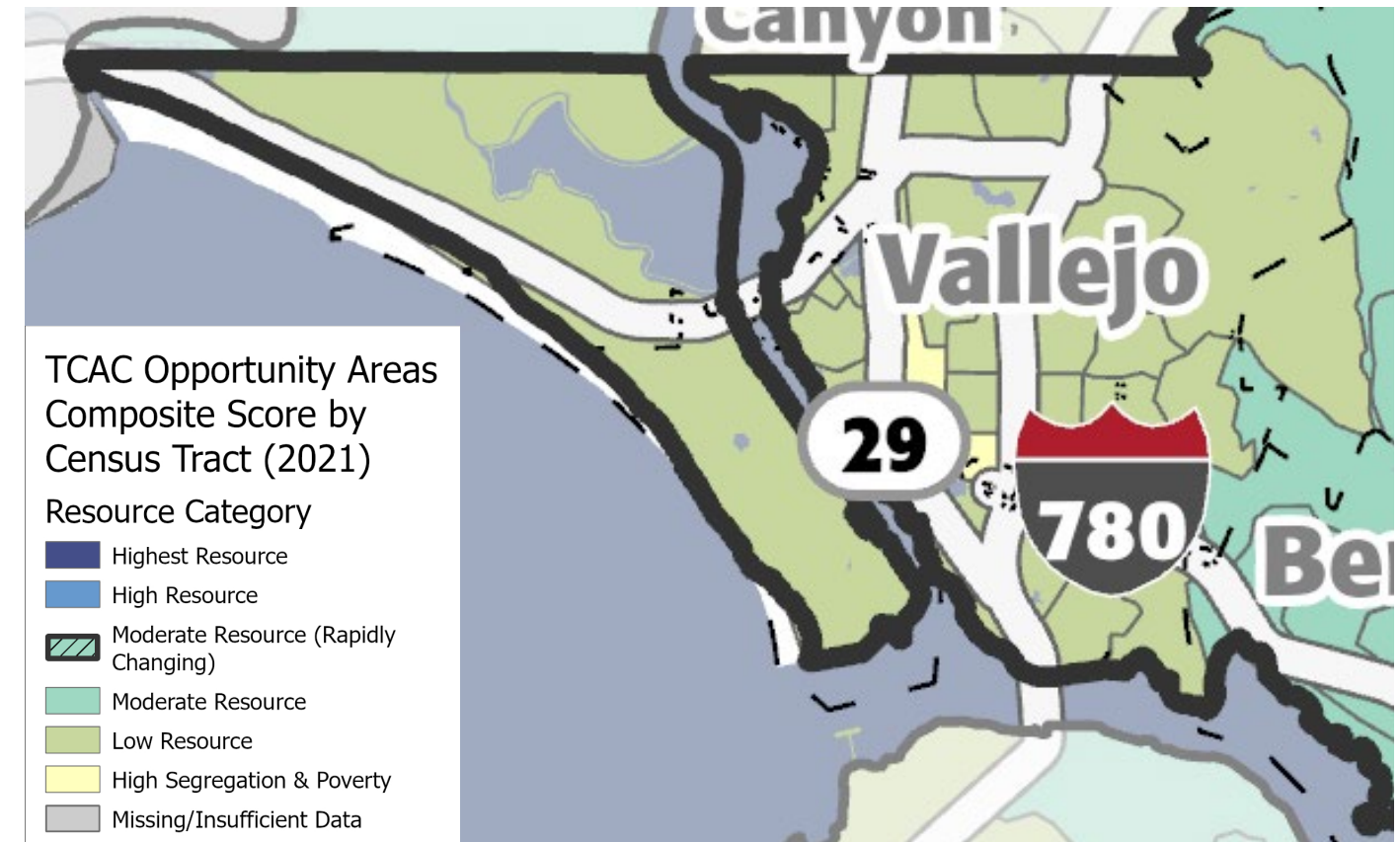  - » Affirmatively Furthering Fair Housing (AB 686)

# AB 686 – Affirmatively Further Fair Housing

- Housing elements must:
  - » Assess fair housing issues in the community
  - » Analyze areas of opportunity and access to resources
  - » Identify housing sites that foster an inclusive community and provide equitable access to resources
  - » Identify strategies to address barriers to fair housing and combat discrimination
  - » Include a program to implement these strategies

# TCAC/HCD Opportunity Areas

- **High/Highest Resource Areas**
  - » Abundance of job opportunities, short commutes
  - » High quality schools
  - » Distance from environmental hazards (i.e. landfills)
- **Moderate Resource Areas**
  - » Slightly lower indicators in all categories
- **High Segregation & Poverty Areas**
  - » 30 percent of the population is below the federal poverty line
  - » Racially concentrated area compared to County

TCAC Opportunity Areas Composite Score by Census Tract (2021)

**Resource Category**

- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource
- High Segregation & Poverty
- Missing/Insufficient Data

# Public Outreach

# Public Participation to Date

- **Collaborative Community Workshops**
  - » January 26th and 27th – Introduction to Regional Housing Element Effort
  - » March 30th – Housing Needs Assessment
  - » June 1st – Fair Housing
- **Consultations**
  - » 21 total consultations with stakeholders across the region completed between November 2021 and March 2022
    - Including 7 stakeholders that directly serve Vallejo residents
- **Vallejo-Specific Community Engagement**
  - » April 18th – City Council and Planning Commission Study Session
  - » April 30th – Pop-Up Booth at Children's Day / Día de los Niños
  - » June 25th – Pop-Up Booth at Farmers Market
  - » June 30th – Environmental Justice Element Stakeholder Meeting

# Solano Countywide Efforts

- Check out the Countywide Housing Element Collaborative Website to keep up to date with upcoming opportunities to get involved: solhousingelements.com

# Stay Updated about the Housing Element

- City's Housing Element webpage: https://www.myvallejo.com/3eu
- Contact the Planning Division at:
  - (707) 648-8604
  - margaret.kavanaugh-lynch@cityofvallejo.net

# Questions and Answers

Group Discussion

# Group Discussion: General Questions

- Who has the greatest need for housing in Vallejo?

- What gaps in services for the homeless or other vulnerable lower-income groups exist in Vallejo?

- What are the biggest barriers to housing lower-income or vulnerable communities?

- Do you have any additional comments to share?

# Group Discussion: Service Provider Questions

- If you are a service provider, what services have been most successful in serving vulnerable communities in Vallejo?

- What resources do housing service providers need to further help lower-income and vulnerable populations in Vallejo?

- Do you have any suggestions on policies or programs that the Housing Element could have that would help service providers in Vallejo?

# Group Discussion: Housing Developer Questions

- If you are a developer, have you or your firm considered, or already constructed, housing in Vallejo?
  - » If yes, have you constructed housing for lower income or other special needs groups?
  - » If you considered developing housing in Vallejo but ultimately chose not to, what were the reasons?
- What is the biggest challenge to building homes that are affordable to lower- and moderate-income households in Vallejo?
- Do you or your firm have examples of successful projects where housing for lower- and moderate-income households have been built? In what communities did that happen? What makes projects successful in those communities?
- What types of policies or programs could the Housing Element include that would help your firm's development of affordable or workforce housing in Vallejo?
- Is your firm interested in building non-traditional housing, such as ADUs, JADUs, tiny homes, or other (note: some of these typologies may meet RHNA standards and some may not)?
- In your opinion, how can the City's RHNA of 2,900 housing units best be met?