



**2023 – 2031 Housing Element Update and
2023 Public Health and Safety Element Update
Planning Commission Hearing
February 28, 2023**

Agenda



Housing Element Overview



Housing Element Progress



Revisions to Address HCD comments



Public Health and Safety Element Overview



Project Schedule

Recommended Motion

- » The Development Services Department recommends the Planning Commission adopt the Resolution recommending that the City Council determine a “common sense” exemption under State CEQA Guidelines Section 15061(b)(3) and adopt the updated Housing Element and Safety Element. The City Council will consider final adoption on March 21, 2023.



Housing Element



Housing Element Overview

» **Adoption Deadline: January 31, 2023**

- 6th Cycle Planning Period: January 31, 2023 – January 31, 2031
- 5th Cycle Planning Period: January 31, 2015 – January 31, 2023

» **Required element of the General Plan**

» **State-mandated update schedule**

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



» **Plan for accommodating a jurisdiction’s “fair share” of the regional housing need**

Housing Element Progress with HCD

Milestone	Date
Submitted to HCD – 90 days	October 4, 2022
Call with HCD to discuss draft Housing Element	December 7, 2022
Revised Housing Element and posted revisions on City’s website	December 21, 2022
Submitted Revisions to HCD	December 27, 2022
Findings letter received from HCD	December 28, 2022

Key Changes to Outreach and Review of Programs

- » **Clarified** the content of public feedback received and how it was incorporated into the Housing Element.
- » **Expanded** on efforts by the City to address special housing needs.
- » **Clarified** details of the rezone completed to satisfy Program 1.A.1 from the 2015 – 2023 Housing Element.



Key Changes to Housing Element Programs

Programs	Revision Made
Program 1.A	Expanded to fully meet rezone requirements from previous Program 1.A.1.
Program 1.B	Revised to increase allowable residential component in the CMU zone or to establish a residential minimum.
Program 1.E	Expanded to seek developer input on draft Inclusionary Housing Ordinance.
Program 1.G	Removed “consider” from language to seek funding for a First-Time Homebuyer program.
Program 1.H	Clarified how the City will encourage ADU construction.

Key Changes to Housing Element Programs

Programs	Revision Made
Program 1.L	Removed “consider” from language to commit to developing objective design standards.
Program 2.D	Added language to complete a Housing Conditions Survey.
Program 3.A	Added language to provide incentives for construction of affordable units with multiple bedrooms.
Program 3.B	Added language to monitor the migrant student population to assess need for farmworker housing.
Program 3.E	Expanded to monitor the demographic composition of the homeless population to identify targeted needs.

Key Changes to Housing Element Programs

Programs	Revision Made
Program 4.A	Expanded to allow mobile and manufactured homes and employee housing in compliance with State law and to reduce parking for studio and one-bedroom units.
Program 4.E	New program monitor the impact of nongovernmental constraints on residential development.
Program 5.A	Expanded to provide targeted outreach on affordable opportunities, prioritize investment in underserved areas, and provide multilingual access to programs.
Program 1.C, 1.D, 1.E, 1.F, 1.K, 2.C, 4.C	Expanded fair housing targeting to improve housing mobility opportunities, reduce displacement risk, and improve access to resources for all households.

Key Changes to Housing Needs Assessment

- » **Expanded** analysis of non-English speaking households and need for translation services.
- » **Expanded** discussion of potential rehabilitation need.
- » **Expanded** analysis of cost burden for senior households.
- » **Expanded** analysis of farmworkers in Suisun City and housing need.
- » **Expanded** analysis of extremely low-income housing need.
- » **Revised** discussion of the homeless population to address 2022 PIT.
- » **Expanded** on specific demographic characteristics of Suisun City.



Key Changes to Fair Housing Analysis

- » **Expanded** analysis of income patterns in the city.
- » **Expanded** analysis of access to opportunities compared to region.
- » **Expanded** analysis of female-headed households and high rates of disabilities.
- » **Revised** analysis of housing conditions to identify areas of need.
- » **Updated** homelessness analysis and identified available resources.
- » **Added** analysis of the influence of historic growth patterns.
- » **Added** analysis of the distribution of RHNA sites by unit capacity.



Key Changes to Constraints

- » **Added** analysis of the cumulative impacts of development standards on residential development.
- » **Clarified** parking requirements for studio and one-bedroom units and in the Waterfront District Specific Plan area.
- » **Clarified** how manufactured homes are permitted.
- » **Expanded** on how the City can accommodate and meet the need for emergency shelters and homeless services.



Key Changes to Constraints

- » **Confirmed** that site improvement requirements are not a constraint on development.
- » **Identified** the typical processing times and procedures by project type.
- » **Analyzed** design guidelines in the Waterfront District Specific Plan.
- » **Confirmed** compliance with the Permit Streamlining Act and CEQA streamlining requirements.
- » **Identified** local providers of dry utilities (i.e., electricity, phone, internet).
- » **Analyzed** efforts to address nongovernmental constraints.



Key Changes to Sites Analysis

- » **Identified** sites used in two previous housing element cycles.
- » **Expanded** analysis of realistic capacity for development based on development standards.
- » **Removed** park and ride sites due to barriers to residential development.
- » **Clarified** the current status and next steps of approved and pending projects.



Public Health and Safety Element



Safety Element Overview

- » Required component of the General Plan.
- » Addresses physical hazards: flood, severe weather, and seismic risks.
- » State requires updates for emergency egress, climate change vulnerability, and evacuation routes.
- » Incorporates the LHMP by reference.



New Appendix to the General Plan

- » **Public Health and Safety Background Report**
 - Evaluation of public safety issues
 - Healthy Communities
 - Hazardous Materials
 - Flooding
 - Fire Risk
 - Geologic, Soils, and Seismic Hazards
 - Emergency Response
 - Climate change hazards
 - Updated mapping
 - Regulatory framework/agencies
 - Past events and future risks
- » **Climate Change Vulnerability Assessment**
 - Required by State law
 - Identify most vulnerable populations and community assets
 - Results integrated into Background Report

Public Health and Safety Element

» Public Health

- Noise (minor changes)
- Air Quality and GHGs (minor changes)
- Water Quality (minor changes)
- Healthy Communities (minor changes)



» Safety

- Hazardous Materials (updated)
- Flooding (updated and expanded)
 - Sea Level Rise and Shoreline Flooding (new section)
- Fire Risk (updated)
- Geologic and Seismic Hazards (updated and expanded)
- Climate Change Hazards (new section)
 - Drought
 - Extreme Heat
 - Severe Weather
 - Agriculture and Ecosystem Pests
- Emergency Response (updated and expanded)
 - Evacuation (new section)

Goals/Policies

» New Goals/Policies

- Goal PHS-15: Climate Change Hazards
 - Drought
 - Extreme Heat
 - Severe Weather

» Updated Goals/Policies

- Goal PHS-3: Air Pollutants
- Goal PHS-4: Greenhouse Gas Emissions
- Goal PHS-5: Water Quality
- Goal PHS-7: Healthy Lifestyles
- Goal PHS-9: Economic Health and Opportunity
- Goal PHS-10: Hazardous Materials
- Goal PHS-11: Flooding
- Goal PHS-12: Fire
- Goal PHS-14: Geologic Hazards
- Goal PHS-16: Emergency Response and Evacuation



Schedule



Project Schedule

Milestone	Date
2022	
Released Public Draft Housing Element (30-40 days)	August 17
Submitted Housing Element to HCD	October 4
Letter received from HCD	December 28
2023	
Planning Commission Hearing – Recommend Adoption	February 28
City Council Hearing – Adoption	March 21
Submit Final Adopted Housing Element to HCD – Certification (60 days)	April - May

We are here



Recommended Motion

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Thank You