



2023 – 2031 Housing Element Update and 2023 Public Health and Safety Element Update

City Council Hearing
March 21, 2023

Agenda



Housing Element Overview and Contents



Housing Element Outreach



Regional Housing Needs Allocation (RHNA)



Revisions to Address HCD comments



Public Health and Safety Element Overview



Project Schedule

Recommended Motion

- » It is recommended by the Development Services Department and the Planning Commission that the City Council determine a “common sense” exemption under State CEQA Guidelines Section 15061(b)(3) and adopt the 2023 – 2031 Housing Element and 2023 Public Health and Safety Element and authorize staff to submit the Housing Element to HCD for certification review.



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 Contents

Housing Element

- Review of 5th Cycle Programs
- 6th Cycle Housing Programs
- Sites Analysis
- Housing Constraints

Appendices

- Appendix 1 – Regional Outreach
- Appendix 2 – Regional Housing Needs Assessment
- Appendix 3 – Regional and Local Fair Housing Assessment

Housing Element Public Outreach

Activity	Dates
Stakeholder Consultations	January – June 2022
Planning Commission Study Session	January 11, 2022
Regional Housing Element Introduction Workshops	January 26 and 27, 2022
Countywide Housing Survey	March 17 – June 16, 2022
Regional Housing Needs Assessment Workshops	March 30, 2022
Regional Fair Housing Workshops	June 1, 2022
Joint PC/CC Study Session	August 23, 2022
Planning Commission Meeting (recommend adoption)	February 28, 2023
City Council Meeting (Adoption)	March 21, 2023

Suisun City's 6th Cycle RHNA

Income Group	Income Range	2023 – 2031 6 th Cycle RHNA	Density Needed
Very Low	Up to \$48,550	160	20+ du/acre
Low	\$48,551 – \$77,600	95	
Moderate	\$77,601 – \$119,150	98	10-20 du/acre
Above Moderate	More than \$119,150	267	2-8 du/acre
Total		620	

Source: HCD Income Limits 2021, ABAG, 2021

*Based on a four-person household

Strategies to Meet the RHNA

Started with sites from the 5th cycle element

Focused on available sites larger than 0.5 acres and smaller than 10 acres

Looked at currently zoned Vacant and Underutilized sites

Projected Accessory Dwelling Units (ADU)

Considered Pipeline Projects

No rezones needed

Plan to Meet the 6th Cycle RHNA

Income	6 th Cycle RHNA	Approved Projects	Vacant Site Capacity	Projected ADU's	Total Capacity	Unit Surplus
Very Low	160	0	325	7	332	77
Low	95					
Moderate	98	0	331	4	335	237
Above	267	384	1	1	386	119
Total	620	384	657	12	1,053	433

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 Address HCD Comments

HCD Comment: Unaccommodated Need and Shortfall of Sites from Prior Planning Periods

- » Revisions were made to Table 3, Program 1.A.1 to state how this program was completed during the 5th cycle.



Key Changes to Address HCD Comments

HCD Comment: Evaluate Actions Meeting Special Housing Needs

- » Expanded analysis of efforts the city took during the 5th cycle to address special housing needs, which included:
- » The Downtown Waterfront Specific Plan was amended to allow High-Density Residential to facilitate multifamily development
- » The City Reduced parking requirements for the Marina Village project, a 160-unit affordable rental housing project

Key Changes to Address HCD Comments

HCD Comment: Quantification of Housing Needs

- » Expanded analysis in Appendix 2 on the following: population growth, employment, tenure, overpayment, overcrowding, housing unit types, extremely low-income households and all special needs households.



Key Changes to Address HCD Comments

HCD Comment: Progress toward the Regional Housing Need Allocation (RHNA)

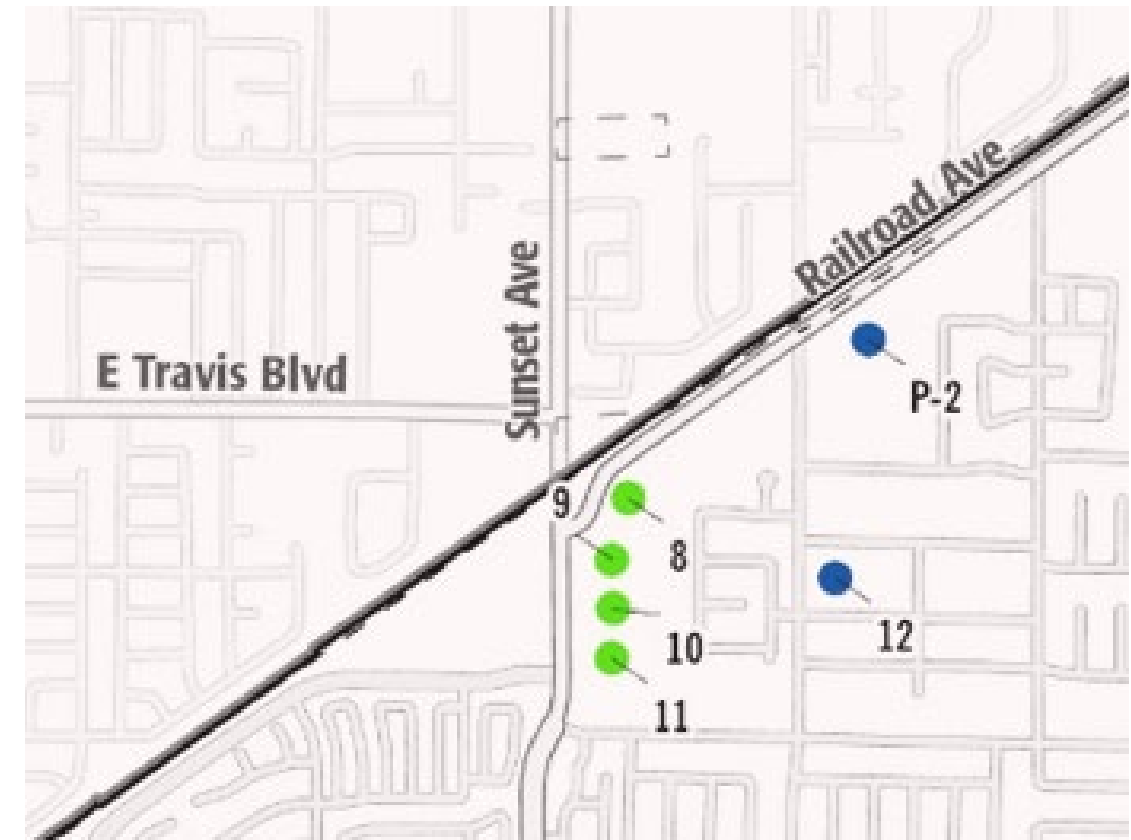
- » Additional information was included to specify the next steps needed for project approval, and issuance of building permits.



Key Changes to Address HCD Comments

HCD Comment: Realistic Capacity

- » The City is relying on sites within the CMU to meet the RHNA – must promote development.
- » Program 1.B was revised to state that the City will create a residential overlay that allows 100 percent residential and/or require at least 50 percent of the FAR is residential in mixed use projects. The overlay will be applied to four sites (sites 8, 9, 10, and 11 in Table 7) in the Housing Element to meet a portion of the City's RHNA.



Key Changes to Address HCD Comments


HCD Comment: Environmental Constraints

- » A footnote was added to Table 7 stating that there are no known environmental constraints or issues with shape, contamination, easements, conditions, compatibility.




Key Changes to Address HCD Comments

HCD Comment: Zoning for a Variety of Housing Types (Emergency Shelters)

- » Language was added to clarify that approval on an emergency shelter in the CSF zone, is a by-right process, with no discretionary review.
- » Clarification was added regarding the potential reuse opportunities of existing underutilized warehouses in the RM and CSF zones. Specifically, along Railroad Avenue.
-  » No emergency shelters are being proposed with this housing element.

Key Changes to Address HCD Comments

HCD Comment: Local Processing and Permit Procedures

- » Analysis was included to specify all approvals for a typical multifamily and single-family development
- » Additional information was added to discuss the Planned Unit Development (PUD) process within the Waterfront Specific Plan.
- » Discussion was added to state that the City is in compliance with the  permit streamlining act and California Environmental Quality Act streamlining.

Key Changes to Address HCD Comments

HCD Comment: Affirmatively Furthering Fair Housing (AFFH)

» Further discussion was added to address the following:

- Income patterns in the city.
- Access to opportunities compared to region.
- Female-headed households and high rates of disabilities.
- Housing conditions to identify areas of need.
- Identified available resources for persons experiencing homelessness.
- The influence of historic growth patterns.
- The distribution of RHNA sites by unit capacity.



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



Recommended Motion

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Thank You