

Creating Healdsburg's

HOUSING ACTION PLAN

Community Housing Committee Meeting

June 8, 2016

Purpose of Tonight's Meeting

Review & Vote on:

- Final Targets
- Final Supporting Recommendations
- HAP Section 2: Priority Recommendations

Final HAP Targets

For Review & Vote

- Discussed at:
 - February 8th CHC meeting
 - February 25th Public Workshop
 - March 31st Public Workshop
- Included in May Agenda Packet

Final HAP Targets

For Review & Vote

Objective 1.0	Increase the quantity and quality of deed-restricted Affordable Housing at all levels, from Extremely Low to Moderate income categories.
2022 Target = 200 new units	
Objective 2.0	Encourage and facilitate private development of Secondary Dwelling Units (SDUs) in order to create additional housing stock that more efficiently uses existing infrastructure, creates opportunities for seniors to 'age-in-place' and provides housing that is affordable by design.
2022 Target = 125 new units	
Objective 3.0	Develop Middle Income Housing across a range of product types, including multi-family and single family homes, and designed for a range of households including families, individuals and seniors.
2022 Target = 135 new units	
Objective 4.0	Encourage appropriately scaled multi-family, rental units averaging less than 850 SF.
2022 Target = 50 new rental units, in at least 2 developments	
Objective 5.0	Encourage development of mixed product types that represent creative density housing types including but not limited to small lot, cottage court, and co-housing.
2022 Target = 50% of all new units built reflect some product type other than SFD	
Objective 6.0	Create a fact-based understanding of the impact of vacant homes on the community's housing stock and neighborhood dynamics.
2022 Target = Create an accurate database of homes without full time residents	

Final HAP Supporting Recommendations

For Review & Vote

Objective 1.0: Increase the quantity and quality of deed-restricted Affordable Housing at all levels, from Extremely Low to Moderate income categories.

SR-1.1 Implement local preference clauses on all new affordable housing units to serve local residents and employees first

SR-1.2 Partner with third party non-profit developers experienced in leveraging local funds and tax credits to create new housing at scale

SR-1.3 Mix income levels within individual housing developments (to the extent external funding sources permit)

SR-1.4 Identify and prioritize acquisition/or partnering for Affordable Housing on vacant or underutilized sites within 1/2 mile of transit stops and daily good and services

SR-1.5 Work with developers of sites in prime locations to increase the Affordable Housing component utilizing incentives and funding support

***Supporting Recommendations are in addition to Priority Recommendations approved on June 2nd**

Final HAP Supporting Recommendations

For Review & Vote

Objective 2.0: Encourage and facilitate private development of Secondary Dwelling Units (SDUs) in order to create additional housing stock that more efficiently uses existing infrastructure, creates opportunities for seniors to 'age-in-place' and provides housing that is affordable by design.

SR-2.1	Review successful SDU programs for lessons learned, evaluate existing Healdsburg SDU regulations, and adopt revisions needed to accelerate construction of additional units
SR-2.2	Inventory existing SDUs within City limits to confirm total number and location
SR-2.3	Create homeowner education tools that explain what SDU's are, relative costs and potential financing techniques
SR-2.4	Pursue grant funding for SDU program

***Supporting Recommendations are in addition to Priority Recommendations approved on June 2nd**

Final HAP Supporting Recommendations

For Review & Vote

Objective 3.0: Develop Middle Income Housing across a range of product types, including multi-family and single family homes, and designed for a range of households including families, individuals and seniors.

SR-3.1	Require housing units built through the Inclusionary Housing Ordinance include a component of units deed-restricted to families making between 121-160% AMI
SR-3.2	Explore use of tools such as prioritized local buyer offerings for non-deed restricted units.

***Supporting Recommendations are in addition to Priority Recommendations approved on June 2nd**

Final HAP Supporting Recommendations

For Review & Vote

Objective 4.0: Encourage appropriately scaled multi-family, rental units averaging less than 850 SF.

SR-4.1	Create a rental unit registration program to inventory all rental units within City Limits to understand level of stock and type of unit
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***Supporting Recommendations are in addition to Priority Recommendations approved on June 2nd**

Final HAP Supporting Recommendations

For Review & Vote

Objective 5.0: Encourage development of mixed product types that represent creative density housing types including but not limited to small lot, cottage court, and co-housing.

SR-5.1	Create incentives that will encourage development of alternative product types consistent with community need and interest.
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***Supporting Recommendations are in addition to Priority Recommendations approved on June 2nd**

Final HAP Supporting Recommendations

For Review & Vote

Objective 6.0: Create a fact-based understanding of the impact of vacant homes on the community's housing stock and neighborhood dynamics.

SR-6.1 Based on data from SR 4.1, and ownership tax data, determine level of second home ownership.

SR-6.2 Develop a series of opportunities to engage second home owners in the community through more directed outreach.

***Supporting Recommendations are in addition to Priority Recommendations approved on June 2nd**

Final Section 2: Priority Recommendations

For Review & Vote

- Approve overall content and information presented
- Final word-smithing and design to be completed by Staff
- Complete document will be returned to CHC for final approval on July 11th

Next Meeting:

Monday, June 13 @ Council Chamber 6:00 pm

	Section 1	Section 2	Section 3	Section 4	Section 5	
	Intro +Vision	Priority Recommendations	Objectives & Targets	Supporting Recommendations	Financing	Related Actions
May 3rd	Discuss Intro, Approve Vision	Introduce Concept, discuss	Introduce Objectives 1-6	NA	NA	NA
June 2	Approve Section 1	Approve Priority Recommendations EPS IHO prez	Approve Objectives	NA	NA	NA
June 8	Done	Approve Section 2	Discuss & Approve Targets	Discuss & Approve Supporting Recommendations (w/Consensus)	NA	NA
June 13	Done	Done	Done	Discuss & Approve Remaining Supporting Recommendations Approve Section 3	NA	NA
June 27	Done	Done	Done	Done	Discuss Funding findings by staff	Parking Presentation by Planning Approve IHO
July 6	Done	Done	Done	Done	Approve Section 4	Presentation by Planning & Discuss SDUs & Related Actions
July 11	Done	Done	Done	Done	Done	Vote on Final HAP

THE PLAN RECOMMENDATIONS		THE PLAN OBJECTIVES					
Fast Track GMO Contingent	Recommendation	Objective 1.0	Objective 2.0	Objective 3.0	Objective 4.0	Objective 5.0	Objective 6.0
		Increase Deed Restricted Affordable Housing Stock	Facilitate development of SDU's	Build Middle Income Housing	Increase Rental Housing	Encourage Mixed Product Types and Creative Density	Reduce Neighborhood Impacts of Vacant Homes
PRIORITY RECOMMENDATIONS							
PR-1	<input checked="" type="checkbox"/> Expand the definition of Affordable Housing in the Land Use Code to include Middle Income	n		n		☐	
PR-2	<input checked="" type="checkbox"/> Revise the Inclusionary Housing Ordinance to require 30% Affordable Housing	n	☐	n	☐	☐	☐
PR-3	<input checked="" type="checkbox"/> Expand Affordable Housing Incentives	n		☐	☐		
PR-4	Revise the City's current impact fee schedule to scale with unit size		n	n	n	n	
PR-5	<input type="checkbox"/> Create a long term funding source for Affordable Housing	n		n	☐		
PR-6	<input checked="" type="checkbox"/> Implement a transitional growth regulation tool				☐	☐	☐
PR-7	Update parking regulations to scale requirements to location and product size	☐	☐		n	n	☐
PR-8	Update City's Design Guidelines to address community concerns for scale and character of new development	☐	n	☐	☐	☐	☐
	KEY	n	Directly supports	☐	Indirectly Supports		

SUPPORTING RECOMMENDATIONS							
SR-1.1	Implement local preference clauses on all new affordable housing units to serve local residents and employees first	n					
SR-1.2	Partner with third party non-profit developers experienced in leveraging local funds and tax credits to create new housing at scale	n					
SR-1.3	Mix income levels within individual housing developments (to the extent external funding sources permit)	n					
SR-1.4	Identify and prioritize acquisition/or partnering for Affordable Housing on vacant or underutilized sites within 1/2 mile of transit stops and daily good and services	n					
SR-1.5	Work with developers of sites in prime locations to increase the Affordable Housing component utilizing incentives and funding support	n					
SR-2.1	Review successful SDU programs for lessons learned, evaluate existing Healdsburg SDU regulations, and adopt revisions needed to accelerate construction of additional units		n				
SR-2.2	Inventory existing SDUs within City limits to confirm total number and location		n				
SR-2.3	Create homeowner education tools that explain what SDU's are, relative costs and potential financing techniques		n				
SR-2.4	Pursue grant funding for SDU program		n				
SR-3.1	Require housing units built through the Inclusionary Housing Ordinance include a component of units deed-restricted to families making between 121-160% AMI			n			
SR-3.2	Explore use of tools such as prioritized local buyer offerings for non-deed restricted units.			n			
SR-4.1	Create a rental unit registration program to inventory all rental units within City Limits to understand level of stock and type of unit				n		
SR-5.1	Create incentives that will encourage development of alternative product types consistent with community need and interest.					n	
SR-6.1	Based on data from SR 4.1, and ownership tax data, determine level of second home ownership						n
SR-6.2	Develop a series of opportunities to engage second home owners in the community through more directed outreach						n