



CITY COUNCIL
Mayor
Alma Hernandez, Mayor Pro-Tem
Jane Day
Michael J. Hudson
Wanda Williams

CITY COUNCIL MEETING

First and Third Tuesday
Every Month

A G E N D A

SPECIAL JOINT MEETING OF THE SUISUN CITY COUNCIL AND PLANNING COMMISSION

TUESDAY, AUGUST 30, 2022

6:00 P.M.

SUISUN CITY COUNCIL CHAMBERS -- 701 CIVIC CENTER BOULEVARD -- SUISUN CITY, CALIFORNIA

NOTICE

Pursuant to Government Code Section 54953, subdivision (b), and in accordance with the provisions of SB 361 (2021), the following Council/Successor Agency/Housing Authority meeting includes teleconference participation by: Council/Board Members Jane Day, Michael Hudson, Wanda Williams, Mayor Pro Tem Alma Hernandez. Teleconference locations are on file at City Hall, 701 Civic Center Blvd., Suisun City, CA 94585.

FACE MASKS ARE RECOMMENDED FOR MEMBERS OF THE PUBLIC WHILE IN CITY FACILITIES IF NOT FULLY VACCINATED. IF YOU DO NOT HAVE A FACE MASK, ONE WILL BE PROVIDED FOR YOU.

THE CITY COUNCIL HAS RESUMED IN-PERSON MEETINGS IN ADDITION TO ZOOM. A LIMITED NUMBER OF SEATS ARE AVAILABLE, TO RESERVE A SEAT PLEASE CONTACT THE CITY CLERK AT clerk@suisun.com OR 707 421-7302.

ZOOM MEETING INFORMATION:

WEBSITE: <https://zoom.us/join>

MEETING ID: 880 9508 9987

CALL IN PHONE NUMBER: (707) 438-1720

**REMOTE PUBLIC COMMENT IS AVAILABLE FOR THE CITY COUNCIL MEETING
BY EMAILING CLERK@SUISUN.COM (PRIOR TO 6 PM) OR
VIA WEBSITE OR PHONE APPLICATION, ZOOM**

*(If attending the meeting via phone press *9 to raise your hand and *6 to unmute/mute for public comment.)*

(Next Ord. No. – 796)

(Next City Council Res. No. 2022 – 129)

Next Suisun City Council Acting as Successor Agency Res. No. SA2022 - 04)

(Next Housing Authority Res. No. HA2022 – 03)

DEPARTMENTS: AREA CODE (707)

ADMINISTRATION 421-7300 ■ PLANNING 421-7335 ■ BUILDING 421-7310 ■ FINANCE 421-7320
FIRE 425-9133 ■ RECREATION & COMMUNITY SERVICES 421-7200 ■ POLICE 421-7373 ■ PUBLIC WORKS 421-7340
SUCCESSOR AGENCY 421-7309 FAX 421-7366

ROLL CALL

Council Members / Planning Commissioners

Pledge of Allegiance

Invocation

CONFLICT OF INTEREST NOTIFICATION

(Any items on this agenda that might be a conflict of interest to any Councilmembers / Commissioners should be identified at this time.)

REPORTS: (Informational items only)

1. City Manager/Executive Director/Staff

PUBLIC COMMENTS

(Request by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3. Comments are limited to no more than 3 minutes unless allowable by the Mayor/Chair. Speaker cards are available on the table near the entry of the meeting room and should be given to the City Clerk. By law, no prolonged discussion or action may be taken on any item raised during the public comment period, although informational answers to questions may be given and matters may be referred for placement on a future agenda.)

COUNCIL/PLANNING COMMISSION COMMENTS

2. Council Updates
3. Planning Commission Comments

GENERAL BUSINESS

Joint City Council / Planning Commission

4. Public Review of 2023-2031 General Plan Draft Housing Element – (Kearns: jkearns@suisun.com).

REPORTS: (Informational items only)

5. Non-Discussion Items

ADJOURNMENT

A complete packet of information containing staff reports and exhibits related to each item for the open session of this meeting, and provided to the City Council, are available for public review at least 72 hours prior to a Council /Agency/Authority Meeting at Suisun City Hall 701 Civic Center Blvd., Suisun City. Agenda related writings or documents provided to a majority of the Council/Board/Commissioners less than 72 hours prior to a Council/Agency/Authority meeting related to an agenda item for the open session of this meeting will be made available for public inspection during normal business hours. An agenda packet is also located at the entrance to the Council Chambers during the meeting for public review. The City may charge photocopying charges for requested copies of such documents. Assistive listening devices may be obtained at the meeting

PLEASE NOTE:

1. The City Council/Agency/Authority hopes to conclude its public business by 10:00 P.M. Ordinarily, no new items will be taken up after the 10:00 P.M. cutoff and any items remaining will be agendized for the next meeting. The agendas have been prepared with the hope that all items scheduled will be discussed within the time allowed.
2. Suisun City is committed to providing full access to these proceedings; individuals with special needs may call 421-7300.
3. Agendas are posted at least 72 hours in advance of regular meetings at Suisun City Hall, 701 Civic Center Boulevard, Suisun City, CA. Agendas may be posted at other Suisun City locations including:
 - Suisun City Fire Station, 621 Pintail Drive, Suisun City, CA;

- Suisun City Senior Center, 318 Merganser Drive, Suisun City, CA;
- Joe Nelson Center, 611 Village Drive, Suisun City, CA;
- Harbor Master Office, 800 Kellogg Street, Suisun City, CA.

I, Donna Pock, Deputy City Clerk for the City of Suisun City, declare under penalty of perjury that the above agenda was posted and available for review, in compliance with the Brown Act.

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AGENDA TRANSMITTAL

MEETING DATE: August 30, 2022

JOINT CITY COUNCIL/PLANNING COMMISSION AGENDA ITEM: Public Review of 2023-2031 General Plan Draft Housing Element

STRATEGIC PLAN IMPACT: Provide Good Governance

FISCAL IMPACT: The consulting contract for this project is paid through the State of California Local Early Action Planning (LEAP) grant program. This contract was authorized on July 6, 2021. There is no impact to the General Fund.

BACKGROUND: Since 1969, California has required that all cities and counties adequately plan to meet the housing needs of everyone in the community. This is accomplished through the adoption of a Housing Element, which is a required component of a local government's General Plan. The General Plan is a long-term planning document that helps craft the vision of the city. The purpose of a Housing Element is to identify current and projected housing needs, and to set goals, policies, and programs to address those needs.

Unlike other Elements of the General Plan, which may be updated at the discretion of each jurisdiction, California Government Code Sections 65580-65589.8 requires local jurisdictions to update the Housing Element of their General Plans every eight years, subject to the review and approval of the State of California Housing and Community Development Department (HCD). The City's current Housing Element ("5th Cycle") was adopted in 2014 and covers the period from 2015 to 2023.

For this next cycle ("6th Cycle"), an updated Housing Element covering the period from 2023 to 2031 must be adopted by January 31, 2023. Please note, there is a 120-day grace-period, until May 31, 2023, to accommodate for delays. On July 6, 2021, the City Council authorized the City Manager to enter into a funding agreement with the Solano Transportation Authority (STA) to hire the consultant group, Placeworks, to prepare the updated Draft Housing Element as part of the Solano County Collaborative. They have been working with staff to conduct public outreach and draft the Housing Element.

This draft Housing Element Update process was guided by public input and was launched with a public Planning Commission meeting on January 11, 2022, two kickoff workshops (January 26 and 27), an afternoon and evening community workshop held on March 30 regarding housing needs, two workshops held on June 1 regarding Fair Housing, and stakeholder consultations throughout the Spring 2022.

We are at the public draft review stage of the Housing Element. The public review period is from August 17 – September 16, 2022. The Draft Housing Element can be found online (link is provided in the attachments section of staff report) and paper copies are available at City Hall.

PREPARED BY:
REVIEWED BY:
APPROVED By:

John Kearns, Principal Planner
 Jim Bermudez, Development Services Director
 Greg Folsom, City Manager

Staff will be incorporating Planning Commission, City Council, and the public's input and then submitting to the HCD. HCD will comment on the draft, staff will need to respond to this feedback. It is staff's goal to present a Final Housing Element Update during the first part of 2023. The Final Housing Element Update will address the public and the States comments and will return to the Planning Commission and City Council for a request to adopt at a Public Hearing in April 2023. The Final Draft will be submitted to HCD for certification in the Spring of 2023.

STAFF REPORT: Staff has divided this staff report into three sections (or key components) to assist the City Council, Planning Commission, and Public in understanding:

- Regional Housing Needs Allocation (RHNA)
- Sites Inventory
- Goals, Policies, and Programs

Regional Housing Needs Allocation (RHNA)

One of the primary purposes of the Housing Element update is to demonstrate that the city can meet its Regional Housing Needs Allocation (RHNA). HCD determines the amount of housing needed in each region of the state over the eight-year planning period, Suisun City participates in the Association of Bay Area Governments (ABAG) region, which includes all jurisdictions in Solano County. ABAG is then required to develop a RHNA methodology to distribute the regional housing allocation to local jurisdictions. Once each jurisdiction is allocated their RHNA units, the jurisdictions are required to update their housing elements and identify sites to accommodate the units. If the RHNA units cannot be accommodated under the current zoning, the housing element must identify areas to rezone to accommodate all the units assigned to the jurisdiction. Housing law establishes factors to use in the RHNA allocation methodology. The 12 RHNA factors for consideration when creating a distribution methodology include:

1. Jobs and Housing Relationship
2. Opportunities and constraints on additional housing development, including capacity for sewer and water service, availability of land suitable for development, lands preserved or protected from development, and county policies to preserve prime agricultural land
3. Opportunities to maximize transit and existing transportation infrastructure
4. Policies directing growth toward incorporated areas
5. Loss of units contained in assisted housing developments
6. High housing cost burdens
7. Rate of Overcrowding
8. Housing needs of farmworkers
9. Housing needs of University of California and California State University students
10. Loss of units during an emergency
11. Senate Bill 375 Greenhouse Gas Reduction Targets
12. Other factors adopted by Council of Governments (COGs)

ABAG was assigned 187,990 units during the 5th cycle; this time ABAG was assigned 441,176 units. Similar increases are typical throughout the State of California. Table 1 provides the City's RHNA allocation for the 2023-2031 planning period.

Table 1: Regional Housing Needs Allocation by Income Group

Income Group	2023 – 2031 RHNA (6th Cycle) - Units	Density Required
Very Low	160	20+ du/acre
Low	95s	
Moderate	98	10-20 du/acre
Above Moderate	267	2-8 du/acre
Total	620	

The Draft Housing Element includes a Housing Sites Analysis which provides an inventory of land suitable for residential development. State law requires each jurisdiction to demonstrate that sufficient land is zoned to provide housing capacity that is adequate to meet the RHNA for each income level. The Draft Housing Element Sites Analysis demonstrates that an adequate number of appropriately zoned sites exist to meet the City’s RHNA obligation, which is demonstrated through pending and approved residential projects, vacant sites which are zoned for low, medium, and high-density housing, and projected Accessory Dwelling Units (ADUs).

Site Inventory

The next key component of draft element is the sites inventory. This is place where jurisdictions must identify suitable sites which can accommodate the densities that could lead to development of properties which meet certain income categories. For the HCD to approve the sites listed, they must be fully zoned and ready for development. There are other sites that may have the potential for housing development, even though they couldn’t be relied upon to meet the RHNA.

Based on the ABAG calculation, the city is required to allocate a total of 620 units in various income categories. After accounting for approved and pending projects, vacant site capacity, and projected ADUs, the City inventory for potential affordable units totals 1,296 units which results in 676 surplus units. This surplus or buffer is critical to ensure the Draft Housing Element follows State law if identified sites develop at a different density or income level from what was identified in the Sites Inventory. Table 2 provides an analysis of the projected development of the Site Inventory, Anticipated ADUs, as well as showing the surplus of units.

Table 2: Plan to Meet the 6th Cycle RHNA

Income Level	RHNA (6 th Cycle)	Approved Projects	Vacant Site Cap.	Projected ADU’s	Total Cap.	Surplus
Very Low	160	0	428	7	435	180
Low	95					
Moderate	98	0	437	4	441	343

Above	267	384	35	1	420	153
Total	620	384	900	12	1,296	676

The City's Draft Housing Element is considering that the housing units would be developed within 29 sites throughout the city. A map of the City's current vacant and underutilized sites, and current available sites can be found on Page 45-47 of the draft Housing Element.

Sites were selected based on a variety of factors, including the existing land uses on and surrounding the site, existing zoning, parcel size, and property owner interest. The majority of sites identified in the inventory is vacant sites. New state requirements (AB 1397, 2017) require substantial analysis to demonstrate that nonvacant sites could realistically redevelop during the planning period, including an analysis of the nonvacant site's existing use as an impediment to future development, the jurisdiction's past experience converting existing uses to higher density residential, and market trends and conditions.

As previously mentioned, public input is important to the success of updating the Housing Element. The city recognizes a need for community review and feedback regarding the approach and outcome of the Site Inventory.

The current and proposed Housing Element includes a vacant property identified as Site 1 (APN: 0032-281-060). Site 1 is located at the northwest intersection of Lotz Way and Marina Boulevard and comprises both commercial and high-density residential zoning. The site currently reflects that it can accommodate 44 units (22 for Moderate and Lower Income each). At the March 1, 2022, City Council meeting, a community group expressed their desire to remove the site from the current Housing Element. In response, the City Council directed staff and informed the community group that additional information is needed to contemplate the removal of the property in the updated Housing Element. Since that meeting, staff has maintained contact with the community group by sending informational and status update letters in March and August 2022. As demonstrated, the city has an adequate surplus of units. Still, removing or transferring units is an exercise that comes with both administrative and legal considerations moving forward. Should there be some consideration after the evaluation of any site to modify the proposed site inventory, the staff is requesting that direction be made before submitting the draft Housing Element to HCD.

Goals and Policies

The last key component of the draft element is identification and discussion of goal, policies, and programs. These are all approaches that jurisdictions have found to be successful and HCD has found suitable to address certain housing related issues. Many of the programs have either been proposed to be carried over or modified from the prior element. There are a total of 27 programs in which ten are identified as "new" policies. Attachments 3 has been included to this staff report listing the policies, including the pages the discussion on each can be found in the draft element. Attachment 4 has been included to this staff report to identify programs which have been added in response to state law. Both attachments include pages numbers where the reader can find a more thorough discussion in the draft housing element.

The public comment period is open until September 16, 2022. The final draft including response to comment will be uploaded on the City's website. Staff will continue to keep the Planning

Commission, City Council, and public informed as the process moves forward. The public is encouraged to email any public comments on the draft housing element to jkearns@suisun.com.

RECOMMENDATION: It is recommended that the City Council and Planning Commission take any public comments on the draft housing element, and provide staff direction regarding any changes to the document prior to submission to HCD.

ATTACHMENTS:

1. PowerPoint Presentation
2. Draft Housing Element (<https://www.suisun.com/joint-city-council-planning-commission-meeting-scheduled-for-august-30-2022-to-review-draft-housing-element-update/>)
3. Continued, Modified, and New Programs
4. Programs to Address State Law

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Agenda



Housing Element Requirements



Housing Element Outreach



Regional Housing Needs Allocation (RHNA) and Sites Inventory Capacity



Housing Element Programs



Project Schedule

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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

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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

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Importance of Compliance

- » Maintain local discretion over affordable housing projects
- » Must be certified for adequate General Plan
- » RHNA added to next Housing Element RHNA
- » Potential legal challenges
- » Disqualification from various grants and loan programs
- » Lawsuits and legal fees

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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

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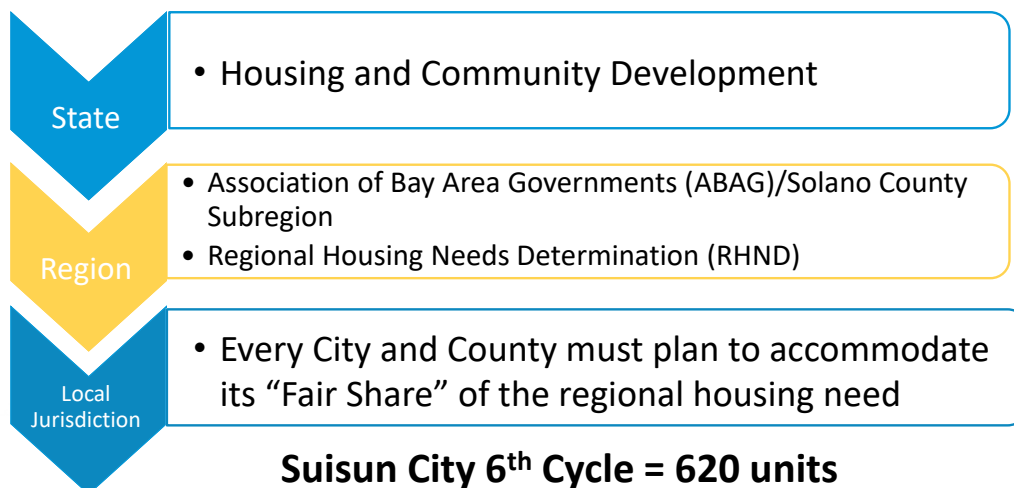
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Regional Housing Needs Allocation (RHNA)



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Regional Housing Needs Allocation (RHNA)



Suisun City 6th Cycle = 620 units
5th Cycle = 505 units

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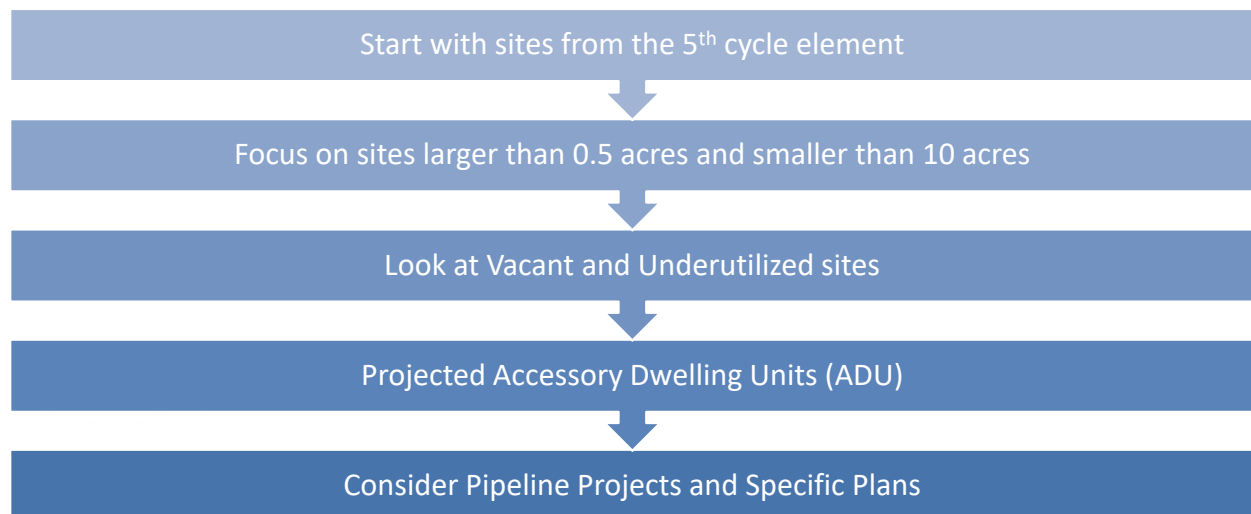
Suisun City's RHNA

Income Group	2023 – 2031 6 th Cycle RHNA	Density Needed
Very Low	160	20+ du/acre
Low	95	
Moderate	98	10-20 du/acre
Above	267	2-8 du/acre
Total	620	

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Strategies to Meet the RHNA



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Approved Project Capacity

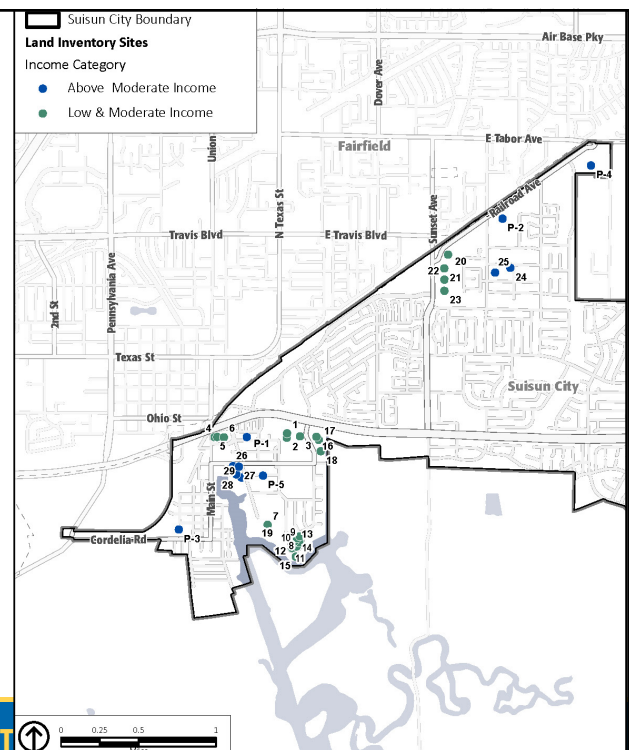
Site ID	Project Name	Affordability	Acres	Project Status	Total Units
P-1	Lotz Residences	Above Mod.	3.83	Approved - 2022	16
P-2	Blossom Apartments	Above Mod.	9.09	Approved – 2021	180
P-3	Meridan West	Above Mod.	7.44	Approved – 2017	71
P-4	Olive Tree Ranch	Above Mod.	10.25	Pending – 2023	70
P-5	Almond Gardens	Above Mod.	3.19	Pending – 2023	47
Total Units					384

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Site Capacity – Vacant and Underutilized

Income Group	Unit Capacity
Lower	428
Moderate	437
Above Moderate	35
Total	900



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Projected Accessory Dwelling Units (ADU)

» Relying on HCD's Projection Methodology

» ABAGs Affordability Methodology

Income	ADU Permits
2017	0
2018	0
2019	0
2020	0
2021	6
Annual Avg.	1.2
Projected Over 8 Years	12

Income	Projected Affordability	Capacity
Lower	60%	7
Moderate	30%	4
Above Moderate	10%	1
Total	100%	12

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Plan to Meet the 6th Cycle RHNA

Income	6 th Cycle RHNA	Approved Projects	Vacant Site Capacity	Projected ADU's	Total Capacity	Surplus
Very Low	160	0	428	7	435	180
Low	95					
Moderate	98	0	437	4	441	343
Above	267	384	35	1	420	153
Total	620	384	900	12	1,296	676

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Housing Element Programs



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Housing Element Programs

» **2023-2031 Housing Element includes 27 Programs:**

- 7 programs continuing
- 10 modified programs
- 10 new programs

» **Proposed changes to the actions were made as a result of public comments received, along with changes in State Law**

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6th Cycle Housing Element Programs

Continued Programs (7)

Program 1.D: Site Coordination
Program 1.E: Inclusionary Housing Ordinance
Program 1.F: Mortgage Credit Certificate Program
Program 1.H: Accessory Dwelling Units
Program 1.I: Corner Lot Development
Program 1.J: Annual Review of the Housing Element
Program 2.B: Housing Choice Vouchers

Modified Programs (10)

Program 1.A: Review of Available Sites
Program 1.B: Encourage Mixed-Use Projects and Residential in Commercial Zones
Program 1.C: Assist with Affordable Housing Development
Program 1.L: Objective Design Standards
Program 2.A: Preservation of At-Risk Housing Units
Program 3.A: Support Affordable Housing Development
Program 3.D: Large Unit Development
Program 4.B: Reasonable Accommodations
Program 5.A: Fair Housing Program
Program 6.A: Promote Energy Conservation

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6th Cycle Housing Element Programs

New Programs (10)

Program 1.G: First Time Homebuyer Program
Program 1.K: Streamlined Approval (SB 35)
Program 2.C: Housing Rehabilitation
Program 2.D: Code Enforcement
Program 3.B: Extremely Low-Income Housing
Program 3.C: Support Housing for Residents with Developmental Disabilities
Program 3.E: Regional Homeless Issues
Program 4.A: Amend Development Standards to Remove Constraints
Program 4.C: Density Bonus
Program 4.D: Development Review and Processing Procedures

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Programs to Address State Law

- » SB 166: Requires local governments to maintain enough land to meet the RHNA.
[Programs 1.A – Review of Available Sites]
- » AB 868: Requires local governments to include a goal and policies to affirmatively further fair housing
[Programs 5.A – Fair Housing Program]
- » AB 1397: Allow housing developments with at least 20 percent affordable housing by-right, consistent with objective development and design standards, on lower-income vacant sites identified in the sites inventory that have been counted in two previous housing cycles or lower-income nonvacant sites counted in one previous housing cycle.
[Policy H-1.4 – Comply with Government Code Section 65583.2(c).]

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Programs to Address State Law

[Program 4.A – Amend Development Standards to Remove Constraints]

- » **Family Definition:** Amend the definition of “family” to be consistent with state law.
- » **Residential Care Facilities:** Allow residential care facilities, regardless of size, in all zones that permit residential uses of the same type, in accordance with the City’s revised definition of family.
- » **Transitional and Supportive Housing:**
 - Amend the municipal code to ensure that transitional and supportive housing types permitted as a residential use and are only subject to those restrictions that apply to other residential dwellings of the same type in the same.
 - Allow supportive housing as a permitted use without discretionary review in zones where multifamily and mixed-use developments are permitted, including nonresidential zones permitting multifamily uses
- » **Emergency Shelters:** Allow sufficient parking to accommodate all staff working in the emergency shelter
- » **Low-Barrier Navigation Center:** Allow low-barrier navigation centers for the homeless by right in zones that allow for mixed-use and nonresidential zones permitting multifamily uses.

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Programs to Address State Low

[Program 4.B – Reasonable Accommodations]

- » Continue to allow and reasonable accommodations and encourage developers to include mobility accessibility in projects.
- » Review and revise findings for approving reasonable accommodation requests to ensure they do not pose any barriers to housing for persons with disabilities.

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Schedule

Task	Timeframe
2021	
Project Kick off Meeting	October 18
Service Provider Interviews	November/December
2022	
Planning Commission Study Session	January 11
Regional Community Workshops	January, March, and June
Release Public Review Draft Housing Element (30 days)	August 17 – September 16
Joint Planning Commission and City Council Meeting	August 30
Incorporate and Consider Public Comments (10 business days)	September 19 – September 30
Submit Housing Element to HCD for Review (90 days)	October 3– December 30
2023	
Submit Draft Housing Element to HCD (2 nd review 60-days) – if needed	January-March
Planning Commission and City Council for Adoption hearings	April
Submit Final Adopted Housing Element to HCD – Review and Certification (60 Days)	May - June

We are
here

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Site Discussion

- » **Site 1 – APN: 0032-281-060**
- » **Should this site remain in the Housing Element Inventory?**
- » **Currently accommodating 44 units:**
 - 22 units for Moderate Income RHNA
 - 22 units for Lower Income (ELI, VLI, LI) RHNA
- » **Surplus for Lower and Moderate would go down, if removed**

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Recommendation

- » **It is recommended by the Planning & Economic Development Department the Planning Commission receive and provide input on the Draft Housing Element.**
- » **Receive direction on Site 1**

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HOUSING ELEMENT PROGRAMS – CONTINUED, MODIFIED, AND NEW

Continued Programs

- Program 1.D – Site Coordination (Page 26)
- Program 1.E – Inclusionary Housing Ordinance (Page 27)
- Program 1.F – Mortgage Certificate Bond Program (Page 27)
- Program 1.H – Accessory Dwelling Units (Page 28)
- Program 1.I – Corner Lot Development (Page 29)
- Program 1.J – Annual Review of Housing Element (Page 29)
- Program 2.B – Housing Choice Vouchers (Page 31)

Modified Programs

- Program 1.A – Review of Available Sites (Page 25)
- Program 1.B - Encourage Mixed-Use Projects and Residential in Commercial Zones (Page 25)
- Program 1.C – Assist with Affordable Housing Development (Page 26)
- Program 1.L – Objective Design Standards (Page 30)
- Program 2.A – Preservation of At-Risk Housing Units (Page 30)
- Program 3.A – Support Affordable Housing Development (Page 32)
- Program 3.D – Large Unit Development (Page 34)
- Program 4.B – Reasonable Accommodations (Page 36)
- Program 5.A – Fair Housing Program (Page 38)
- Program 6.A – Promote Energy Conservation (Page 40)

New Programs

- Program 1.G - First Time Homebuyer Program (Page 28)
- Program 1.K - Streamlined Approval (SB 35) (Page 29)
- Program 2.C – Housing Rehabilitation (Page 31)
- Program 2.D – Code Enforcement (Page 31)

Program 3.B – Extremely Low-Income Housing (Page 33)

Program 3.C - Support Housing for Residents with Developmental Disabilities (Page 34)

Program 3.E - Regional Homeless Issues (Page 35)

Program 4.A - Amend Development Standards to Remove Constraints (Page 35)

Program 4.C – Density Bonus (Page 37)

Program 4.D - Development Review and Processing Procedures (Page 37)

PROGRAMS TO ADDRESS STATE LAW

[Programs 1.A – Review of Available Sites] (Page 25)

SB 166: Requires local governments to maintain enough land to meet the RHNA.

[Programs 5.A – Fair Housing Program] (Page 38)

AB 868: Requires local governments to include a goal and policies to affirmatively further fair housing

[Policy H-1.4 – Comply with Government Code Section 65583.2(c).] (Page 28)

AB 1397: Allow housing developments with at least 20 percent affordable housing by-right, consistent with objective development and design standards, on lower-income vacant sites identified in the sites inventory that have been counted in two previous housing cycles or lower-income nonvacant sites counted in one previous housing cycle.

[Program 4.A – Amend Development Standards to Remove Constraints] (Page 35)

- **Family Definition:** Amend the definition of “family” to be consistent with state law.
- **Residential Care Facilities:** Allow residential care facilities, regardless of size, in all zones that permit residential uses of the same type, in accordance with the City’s revised definition of family.
- **Transitional and Supportive Housing:**
 - Amend the municipal code to ensure that transitional and supportive housing types permitted as a residential use and are only subject to those restrictions that apply to other residential dwellings of the same type in the same.
 - Allow supportive housing as a permitted use without discretionary review in zones where multifamily and mixed-use developments are permitted, including nonresidential zones permitting multifamily uses
- **Emergency Shelters:** Allow sufficient parking to accommodate all staff working in the emergency shelter
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[Program 4.B – Reasonable Accommodations] (Page 36)

- Continue to allow and reasonable accommodations and encourage developers to include mobility accessibility in projects.
- Review and revise findings for approving reasonable accommodation requests to ensure they do not pose any barriers to housing for persons with disabilities.