

Draft 6th Cycle Housing Element Update

Community Workshops

July 30 & 31, 2024



Guide for a productive discussion

- We are happy you can join us!
 - To ask questions and provide input, please raise your hand
 - Help make sure that everyone has equal opportunities to contribute
 - Keep input concise and focused so that others have time to participate
 - Actively listen to others to understand their perspectives
 - Enjoy this collaborative space
-



Agenda

1. Welcome and Team Introductions
2. Housing Element Process and Overview
3. Draft Housing Element Background Report
 - Community Feedback
4. Draft Housing Element Housing Plan
 - Community Feedback
5. Next Steps

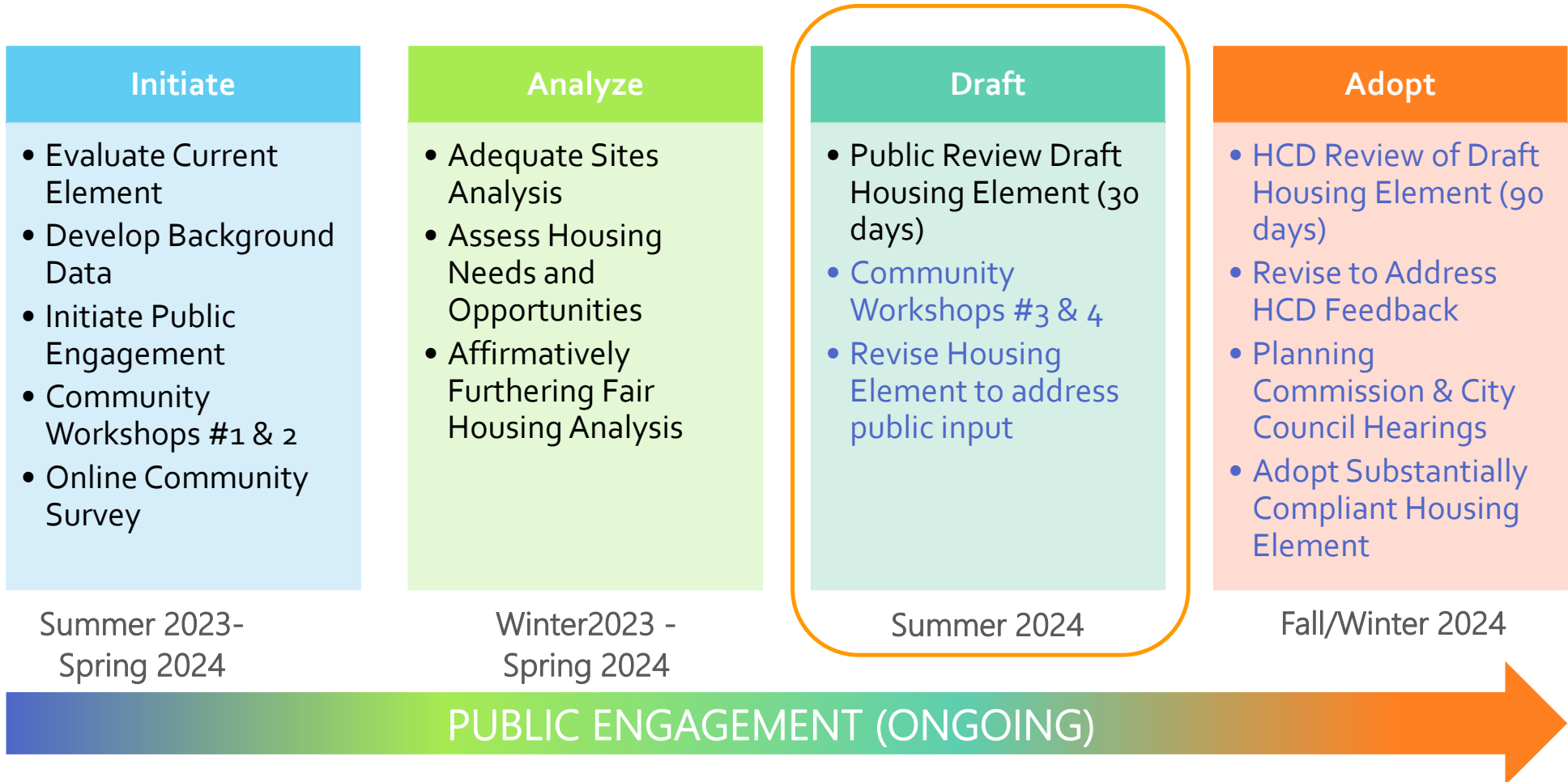
Introductions

Housing Element Basics



Community Engagement

Overview of Housing Element Timeline





What is a Housing Element?

- In 1969, a Housing Element became required by State law, which compels all local governments to do their “fair share” of planning for adequate housing
- The Housing Element is a required section of the City’s General Plan and analyzes housing needs of the community and constraints to housing development
- It lays out the City’s housing policies and identifies goals and programs that guide housing related actions



Housing Element Contents



Housing Element Parts

Housing Plan

- Introduction
- Goals and Policies
- Programs

Background Report

- Introduction
- Housing Needs Assessment
- Housing Constraints
- Housing Inventory
- Affirmatively Furthering Fair Housing
- Evaluation of the 2015-2023 Housing Element
- Other Requirements

Appendices

Housing Element Background Report

Background Report

Housing Needs Assessment

- Analyze data on the housing needs of all residents including special needs groups
- Determine the characteristics of the housing stock; how well does existing housing meet the needs of current and future residents?

Previous Housing Element

- Evaluate performance of policies and programs from the previous Housing Element
- Identify achievements during the previous Housing Element planning period

Housing Constraints Analysis

- Analyze potential constraints to the production of a variety of housing types, such as:
 - Zoning regulations
 - Market constraints (e.g., land cost)
 - Environmental hazards (e.g., wildfire)

Housing Resources

- Describe the resources available for the development and preservation of housing:
 - Funding for new construction
 - Funding for housing rehabilitation
 - Funding to preserve subsidies for assisted units

Sites Inventory

- Prepare an inventory of vacant and underutilized sites with residential development potential to accommodate the 6th Cycle RHNA



Special Housing Needs

- Seniors
- Persons with a disability, including developmental disability
- Large households
- Female heads of household with children present
- Farmworkers
- Homeless

Background Report

- Affirmatively Furthering Fair Housing assessment to overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.
- Analysis must address:
 - ✓ Fair Housing Outreach and Enforcement Capacity
 - ✓ Patterns of Segregation/Integration
 - ✓ Racially and Ethnically Concentrated Areas of Poverty
 - ✓ Disparities in Access to Opportunities
 - ✓ Disproportionate Housing Needs and Displacement



AFFIRMATIVELY FURTHERING FAIR HOUSING

1

Analyze patterns and trends of disparate housing needs and disproportionate access to opportunities



Outreach Efforts

+



Assessment of Fair Housing

+



Sites Inventory

2

Identify and **Prioritize** significant contributing factors to fair housing choice

3



Establish strategic policies, goals, and actions to AFFH based on analysis contributing factors



Regional Housing Needs Allocation

SJCOG's RHNA Methodology

- SJCOG allocates housing targets to each jurisdiction in the region based on methodology, which include the following factors:
 - Jobs-Housing Fit (improve local balance between low-wage jobs and units affordable to low-wage earners)
 - Regional Income Parity (jurisdictions with a lower-than-average share of lower income households receive an increased adjustment of lower-income units and those with a higher-than-average share receive a decreased adjustment)
 - Affirmatively Furthering Fair Housing (jurisdictions with a higher-than-average share of high opportunity housing units received an upward adjustment of lower income units and those with a lower-than-average share received a downward adjustment)

Jurisdiction	Lower Income RHNA	Moderate/ Above Mod. RHNA	TOTAL
Escalon	146	221	367
Lathrop	3,884	4,518	8,402
Lodi	1,533	2,377	3,909
Manteca	3,654	4,651	8,306
Ripon	565	859	1,424
Stockton	4,014	8,660	12,673
Tracy	4,873	3,957	8,830
Unincorporated	2,969	5,839	8,808
TOTAL	21,637	31,082	52,719



- Ripon's RHNA for the 2023-2031 Planning Period is 1,424 units
- Ripon must identify enough realistic sites to accommodate its RHNA, but it is not responsible for building the housing itself

Income Level	SJCOG RHNA	Ripon RHNA	County Median Income Range (4-person household)
Very Low-Income (0-50% AMI)	13,293	347	\$0 - \$41,400
Low-Income (50-80% AMI)	8,344	218	\$41,401 - \$66,200
Moderate-Income (80-120% AMI)	9,231	255	\$66,201 - \$102,000
Above Moderate-Income (>120% AMI)	21,851	604	\$102,000 +
Total	52,719	1,424	

Ripon's 6th Cycle RHNA

Housing affordability

Household Size	Annual Income and Housing Costs	Very Low Income (0-50% AMI)	Low Income (50-80% AMI)	Moderate Income 80-120% AMI
One Person Household	Annual Income	\$29,000	\$46,350	\$71,400
	Monthly Housing Cost ¹	\$725	\$1,159	\$1,785
Two Person Household	Annual Income	\$33,150	\$53,000	\$81,600
	Monthly Housing Cost ¹	\$829	\$1,325	\$2,040
Three Person Household	Annual Income	\$37,300	\$59,600	\$91,800
	Monthly Housing Cost ¹	\$933	\$1,490	\$2,295
Four Person Household	Annual Income	\$41,400	\$66,200	\$102,000
	Monthly Housing Cost ¹	\$1,035	\$1,655	\$2,550

¹ Maximum housing costs are assumed to be a 30% of annual income. A household is considered to be overpaying for housing (or cost burdened) if it spends more than 30% of its income on housing. Maximum housing costs are rounded to nearest \$10.



How is the City Currently Addressing our Housing Needs?



- Ripon permitted 371 units during the 5th Cycle through 2023.

5^h Cycle RHNA Progress

Income Level	5th Cycle RHNA	Total Units Permitted	Shortfall/ Surplus
Very Low-Income (0-50% AMI)	82	0	82
Low-Income (50-80% AMI)	96	0	96
Moderate-Income (80-120% AMI)	225	35	190
Above Moderate-Income (>120% AMI)	500	336	164
Total	908	371	537



Meeting Ripon's Housing Needs

Housing Element Sites Inventory



- The City must demonstrate enough land, zoned at suitable densities, to accommodate the RHNA
- One of the most challenging components of the Housing Element is identifying the sites for housing (inventory of residential sites)
- Ripon “sets the stage” for housing developers to build projects in line with the City’s General Plan, zoning ordinance, and other planning documents like Specific Plans
- If the City does not have adequate sites, it must include a program to rezone adequate sites within 1 year of Housing Element adoption

Housing Types – Scale & Density

- Homes come in a variety of different scales and densities
- Different people and lifestyles are attracted to different types of housing choices
- Communities can offer a variety of housing types to meet the various needs of their residents



Site Suitability Criteria

Sites to be rezoned to accommodate the Very Low and Low Income RHNA must meet the following requirements:

- 0.5 - 10 acres in size
- Adequate density for affordable housing development (at least 20 units per acre)
- Have a reasonable expectation for development

1. Existing Site Condition
(occupied sites require special analysis)

2. Realistic Capacity Potential (sites are not assumed to develop at maximum density)

Acceptable Site

3. Site Size and Ownership (large sites require special programs)

4. Demonstrated History of Successful Development



- To accommodate very low and low income units, vacant and underutilized sites must be zoned to allow at least 20 units per acre or the City must demonstrate that development projects have provided very low and low income units at the identified density.

General Plan Designations that allow at least 20 dwelling units per acre (du/ac)

Very High Density Residential	28 du/ac
Mixed Use	No Maximum
Commercial and Office	No Maximum

Implementing Zoning Districts

R4-U	28 du/ac
C1, C2, C3	No Maximum
PO	No Maximum
MU	No Maximum

Density and Assumed Affordability

Inventory of Sites

Table 4-1: Comparison of RHNA to Inventory of Sites, Approved Projects, and ADUs					
Category	Very Low	Low	Moderate	Above Moderate	Total
2023-2031 RHNA (Table 2-49)	347	218	255	604	1,424
Approved Projects					
Approved Projects with occupancy post June 30, 2023	0	2	27	230	257
Vacant Sites by Zoning District					
R1	0	0	0	7	7
R1A	0	0	0	4	4
R1C	0	0	0	13	14
R1U	0	0	0	13	13
R1UC	0	0	0	4	4
R3	0	0	177	0	177
R4U	305	202	4	0	525
MU	40	28	11	21	99
C2	0	0	33	33	66
Subtotal Vacant Sites	346	230	225	151	965
Underutilized Sites by General Plan / Zoning District					
R1E	0	0	0	38	38
R4U	0	0	0	0	0
UR	0	0	0	86	86
MU*	15	10	132	517	673
Subtotal Underutilized Sites	15	10	132	641	797
Accessory Dwelling Units					
ADUs	8	8	16	48	80
Total Inventory Capacity (Inventory, plus Approved Projects, plus ADUs)					
TOTAL CAPACITY	367	248	398	1,064	2,087
Shortfall	0	0	0	0	0
Excess Capacity*	20	30	143	460	663
*Underutilized sites provide excess capacity and increase housing choice; these underutilized sites are not necessary to accommodate the RHNA					

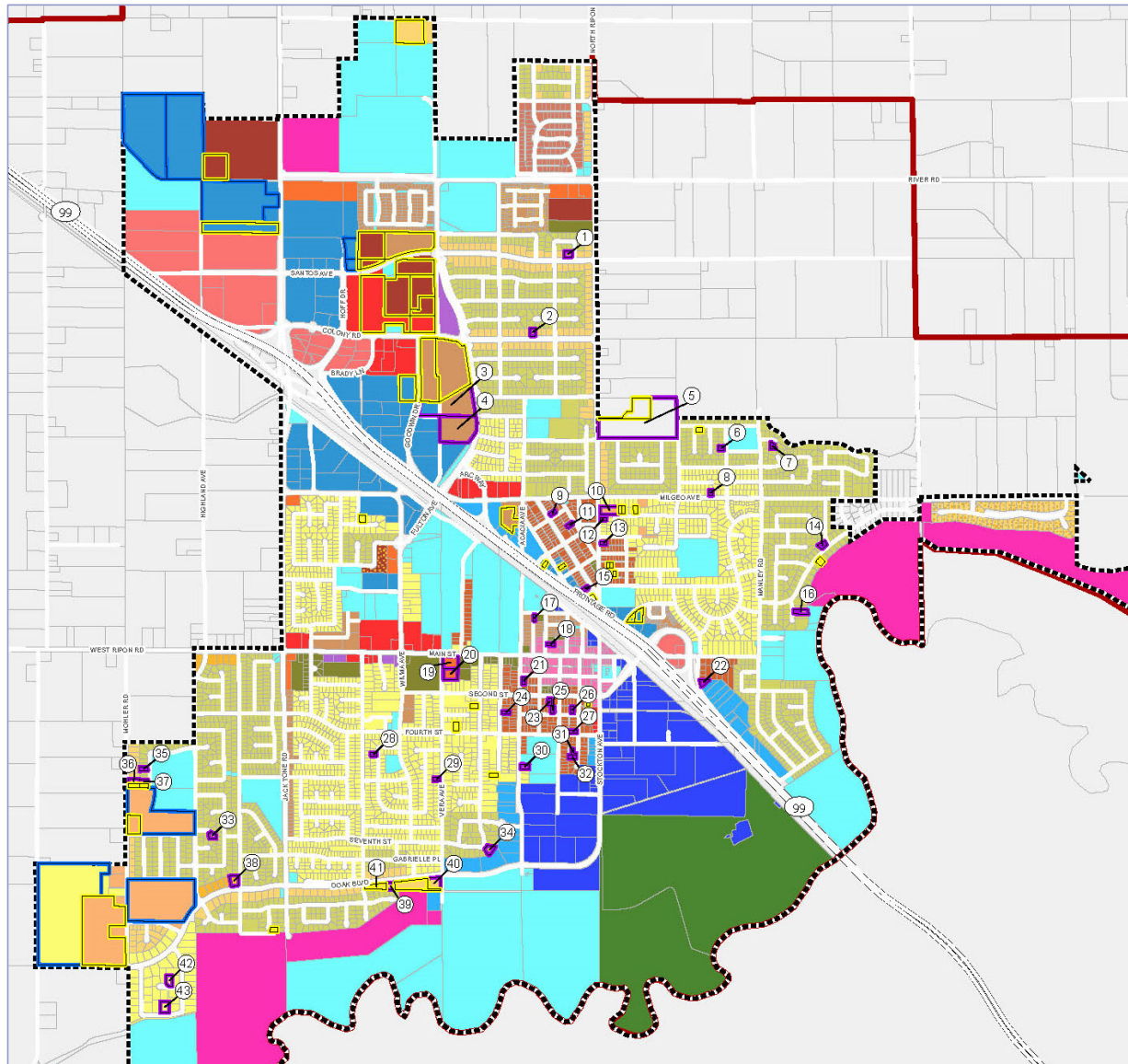




Approved Projects

Approved and Proposed Projects: Number of Units

Project	Very Low/Low Income	Moderate Income	Above Moderate Income	Total
Cottages at Acacia & Pine	0	0	4	4
Meadowood Subdivision	2	6	80	88
N. Elm Townhomes	0	3	0	3
Pereira Subdivision	0	4	43	47
Terraces at Bethany	0	8	74	82
Various in-fill single family units and accessory dwelling units	0	6	29	35
TOTAL	2	27	230	259



Legend

- Vacant
- Underutilized
- Projects
- Ripon City Limits
- Ripon SOI

City of Ripon Zoning

- R1E
- R1C
- R1C/PD
- R1A
- R1L
- R1
- R1UC
- R1U
- R2
- R3
- R3/PD
- R4
- R4U
- R4U/PD
- C1
- C2
- C3
- C4
- C5
- PO
- M1
- M2
- MU
- UR
- PS
- RC



RHNA and the General Plan

- The General Plan considers full buildout of the City, including the Sphere of Influence. HCD requires more conservative assumptions, particularly related to realistic capacity of a site and the use of underutilized sites and sites that allow nonresidential uses.
- Underutilized sites anticipated to redevelop with more intense or different uses at buildout of the General Plan may not be realistic for the short-term development addressed by the 6th Cycle Housing Element.
- While the City has adequate sites designated for residential and mixed uses to accommodate the RHNA, there may be a need to rezone a portion of mixed use sites (approximately 10 acres) to require a minimum amount of residential development.

Community Feedback



Guide for Productive Input

- We are happy you can join us!
- Actively participate – we need your input!
- Listen for understanding
- Be concise
- Be courteous and respect differences
- Have fun!



Questions to Consider When Providing Input

- Do the housing sites create opportunities where needed?
- Are there other housing opportunities that should be addressed?

Housing Element Housing Plan



Housing Element Parts

Housing Plan

- Introduction
- Goals and Policies
- Programs

Background Report

- Introduction
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- Housing Constraints
- Housing Inventory
- Affirmatively Furthering Fair Housing
- Evaluation of the 2015-2023 Housing Element
- Other Requirements

Appendices

Slide 34

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The font became a bit wacky when I updated this, so anticipate you'll get the font and color just how you want it :-)

Guest User, 2022-08-29T23:23:05.787

JT0 0

updated

Jenna Tourje, 2022-08-30T18:49:42.697



Goals and Policies

- The **Goals** and **Policies** specify the City's plans for meeting the existing and projected comprehensive housing needs of Ripon
- The **Programs** specify the actions the City will take to ensure housing needs are met
- The Housing Element must:
 1. Ensure there is adequate land to meet the housing needs
 2. Facilitate affordable and special needs housing development
 3. Provide for housing rehabilitation and preservation
 4. Mitigate government constraints on housing development
 5. Promote equal access to housing





Goals and Policies

- Goal A:** Provide and maintain adequate sites to accommodate the City's housing needs for each income levels, special needs groups, and a variety of household types.
- Goal B:** Foster development of a variety of housing types, densities, and prices to meet Ripon's housing needs for people and households of all income levels, including extremely low, very low, low, and moderate income households, and special needs households through removal of constraints, designation of adequate sites, and encouragement of a variety of housing types.



Goals and Policies

- Goal C:** Promote the conservation, maintenance, and improvement of Ripon's existing housing stock and preservation of affordable units.
- Goal D:** Affirmatively further fair and equal housing opportunities throughout the community for all persons, including special needs populations and all classes protected under Federal and State fair housing laws, so that safe and decent housing is available to all persons and all income levels
- Goal E:** Encourage energy conservation in residential development



New & Revised Programs

Plan-wide revisions to encourage availability of affordable housing throughout the community, to consolidate programs, and to promote equitable access to areas of opportunity, amenities, and housing at a range of affordability levels to affirmatively further fair housing

Program Implementation

- There are 24 programs in the Housing Plan
- Each program includes the following:
 - Title
 - Description
 - Responsible Department/ Agency
 - Funding Source
 - Program Objectives/ Timeframe

Example



PROGRAM 16: HOUSING REHABILITATION AND NEIGHBORHOOD IMPROVEMENT	
Through the Planning Department, Police Department, and Code Enforcement Division, the City will connect areas in need of housing rehabilitation, neighborhood improvements, and abatement of unsafe conditions with rehabilitation and repair resources.	
Responsible Party:	Planning Department; Police Department; Code Enforcement Division; San Joaquin Urban County (CDBG) and HOME Consortium
Funding Sources:	General Fund; San Joaquin Urban County (CDBG) and HOME Consortium
Objectives and Timeframe:	<ul style="list-style-type: none"> • Continue to actively participate in the San Joaquin Urban County (CDBG) and HOME Consortium and coordinate with San Joaquin County to apply for supplemental grant funding through available State programs at least twice during the planning period (2027, 2030) to ensure funds for housing rehabilitation, weatherization, and emergency repair are available to extremely low, very low, and low income households. • To the extent that funding and staffing is available, provide technical assistance to developers and nonprofit organizations in the application for local, state and federal funding for rehabilitation of existing housing stock and conservation/preservation of affordable housing. • Use Capital Improvement Program funds to improve streets, sidewalks, curb, gutters, and the water distribution and sewage collection systems when needed and to the extent funds are available in aging neighborhoods. • Review code enforcement records on a bi-annual basis (2025, 2027, 2029, 2031) to identify areas requiring special attention. If areas with less stable housing conditions are identified (e.g., code violations, significant deferred maintenance, illegal occupancy), perform targeted outreach within one year to the neighborhood and areas to ensure property owners and residents are aware of available housing rehabilitation and improvement programs. • As part of code enforcement activities, staff will provide property owners, residents, and Homeowners' Associations with referral information to applicable housing rehabilitation and improvement programs. • Quantified Objective: Rehabilitation or emergency repair of 3 extremely low, 3 very low, and 3 low income units.



Program Implementa- tion

- 1: Manage Available Residential Land
- 2: Annexing Land
- 3: Adequate Infrastructure and Facilities
- 4: Partnerships and Assistance for Affordable Housing
- 5: Priority Sewer and Water for Affordable Housing
- 6: Encourage Variety in New Subdivisions
7. Assist First Time Homebuyers
8. Below Market Rate Housing Program
- 9: Accessory Dwelling Units and Junior Accessory Dwelling Units
10. Monitor Federal and State Housing, Planning, and Zoning Laws
- 11: Growth Accommodation and Residential Building Cap
- 12: Reasonable Accommodation Procedures



Program Implementa- tion

- 13: Regulatory Amendments
- 14: North Pointe Specific Plan
- 15: Preservation of Existing Affordable Housing
- 16: Housing Rehabilitation and Neighborhood Improvement
- 17: Housing Element Monitoring/Annual Reporting
- 18: Ongoing Community Education, Resources, and Outreach

- 19: Universal Design and Accessibility
- 20: Access to Housing for Special Needs Households
- 21: Replacement Housing
- 22: Homeless Continuum of Care
- 23: Affirmatively Further Fair Housing
- 24: Energy Conservation Initiatives

Community Feedback



Guide for Productive Input

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Questions to Consider When Providing Input

- Do the Housing Plan programs adequately address the current and future housing needs for the City of Ripon?
- What is missing from the programs identified in the Housing Element?
- What programs can be improved or changed?

Next Steps

What's Next?

- Public Review Draft Housing Element
 - **Housing Workshop: July 31st - 5:30 p.m. at City Hall (in-person)**
 - Comment period closes **August 16, 2024**
 - Revised Housing Element will be submitted to the Department of Housing and Community Development for a 90-day review period (September-December 2024)
 - Adoption Draft Housing Element will be brought to the Planning Commission and City Council for consideration (January 2025)
 - Website
 - www.cityofripon.org/housingelement
-

Comments or Questions

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