

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

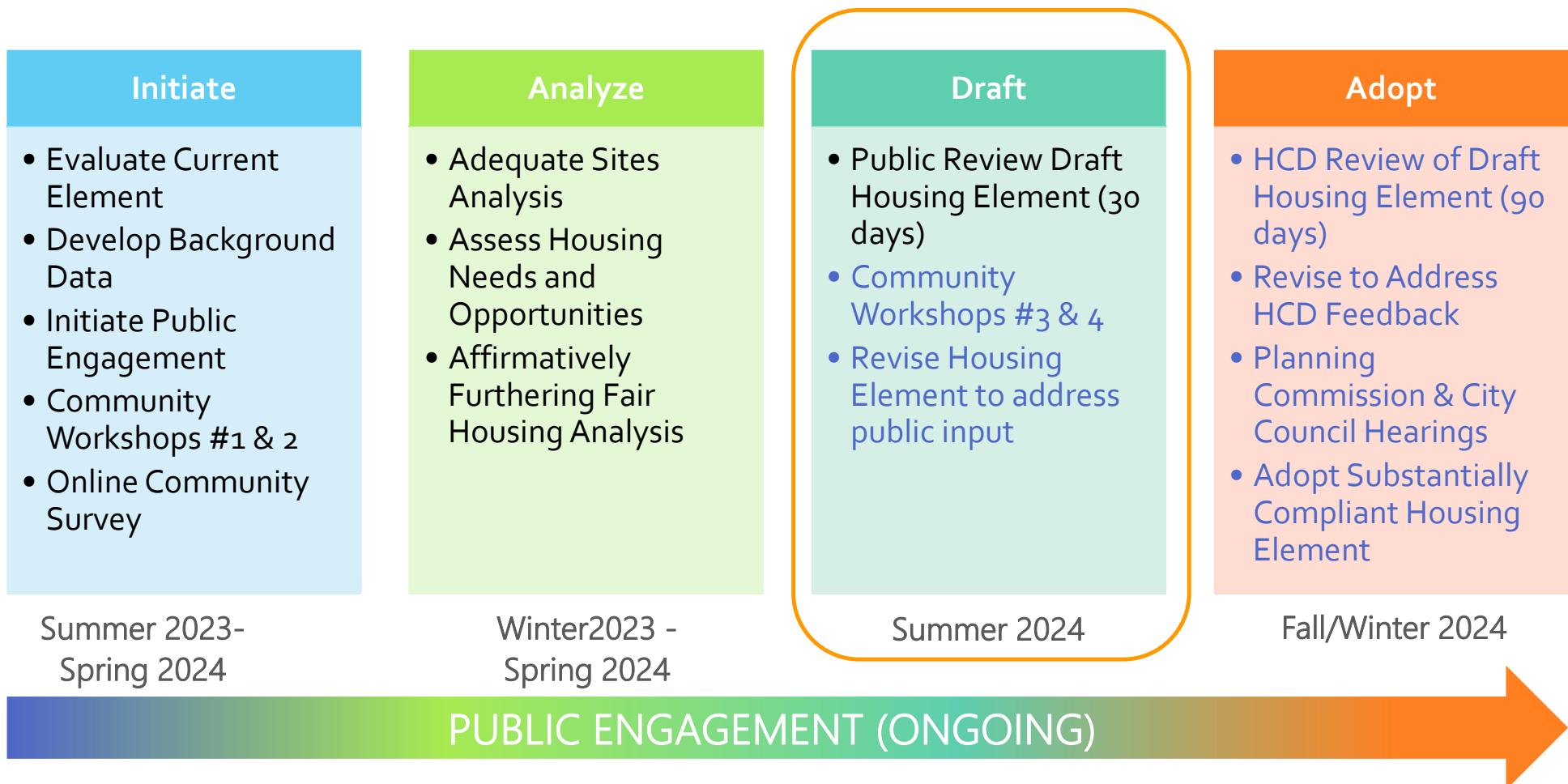
Introductions

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 | Previous Housing Element | Housing Constraints Analysis | Housing Resources | Sites Inventory |
|---|---|---|---|--|
| <ul style="list-style-type: none">Analyze data on the housing needs of <u>all</u> residents including special needs groupsDetermine the characteristics of the housing stock; how well does existing housing meet the needs of current and future residents? | <ul style="list-style-type: none">Evaluate performance of policies and programs from the previous Housing ElementIdentify achievements during the previous Housing Element planning period | <ul style="list-style-type: none">Analyze potential constraints to the production of a variety of housing types, such as:<ul style="list-style-type: none">Zoning regulationsMarket constraints (e.g., land cost)Environmental hazards (e.g., wildfire) | <ul style="list-style-type: none">Describe the resources available for the development and preservation of housing:<ul style="list-style-type: none">Funding for new constructionFunding for housing rehabilitationFunding to preserve subsidies for assisted units | <ul style="list-style-type: none">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 6th Cycle RHNAs

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

| Income Level | SJCOG RHNAs | Ripon RHNAs | 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 | |



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

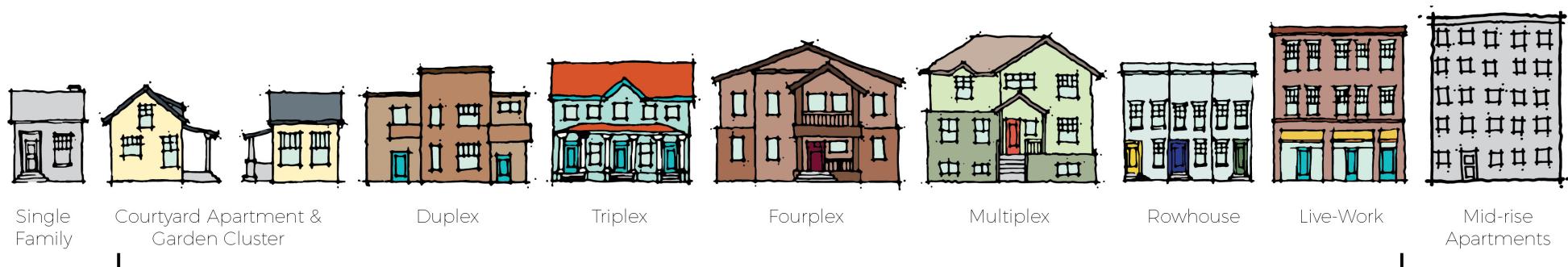
Housing Element Sites Inventory

- 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



MISSING MIDDLE HOUSING

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

Density and Assumed Affordability

- 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 |

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 |
| <i>Subtotal Vacant Sites</i> | <i>346</i> | <i>230</i> | <i>225</i> | <i>151</i> | <i>965</i> |
| 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 |
| <i>Subtotal Underutilized Sites</i> | <i>15</i> | <i>10</i> | <i>132</i> | <i>641</i> | <i>797</i> |
| 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 |
| <i>Excess Capacity*</i> | <i>20</i> | <i>30</i> | <i>143</i> | <i>460</i> | <i>663</i> |

*Underutilized sites provide excess capacity and increase housing choice; these underutilized sites are not necessary to accommodate the RHNA

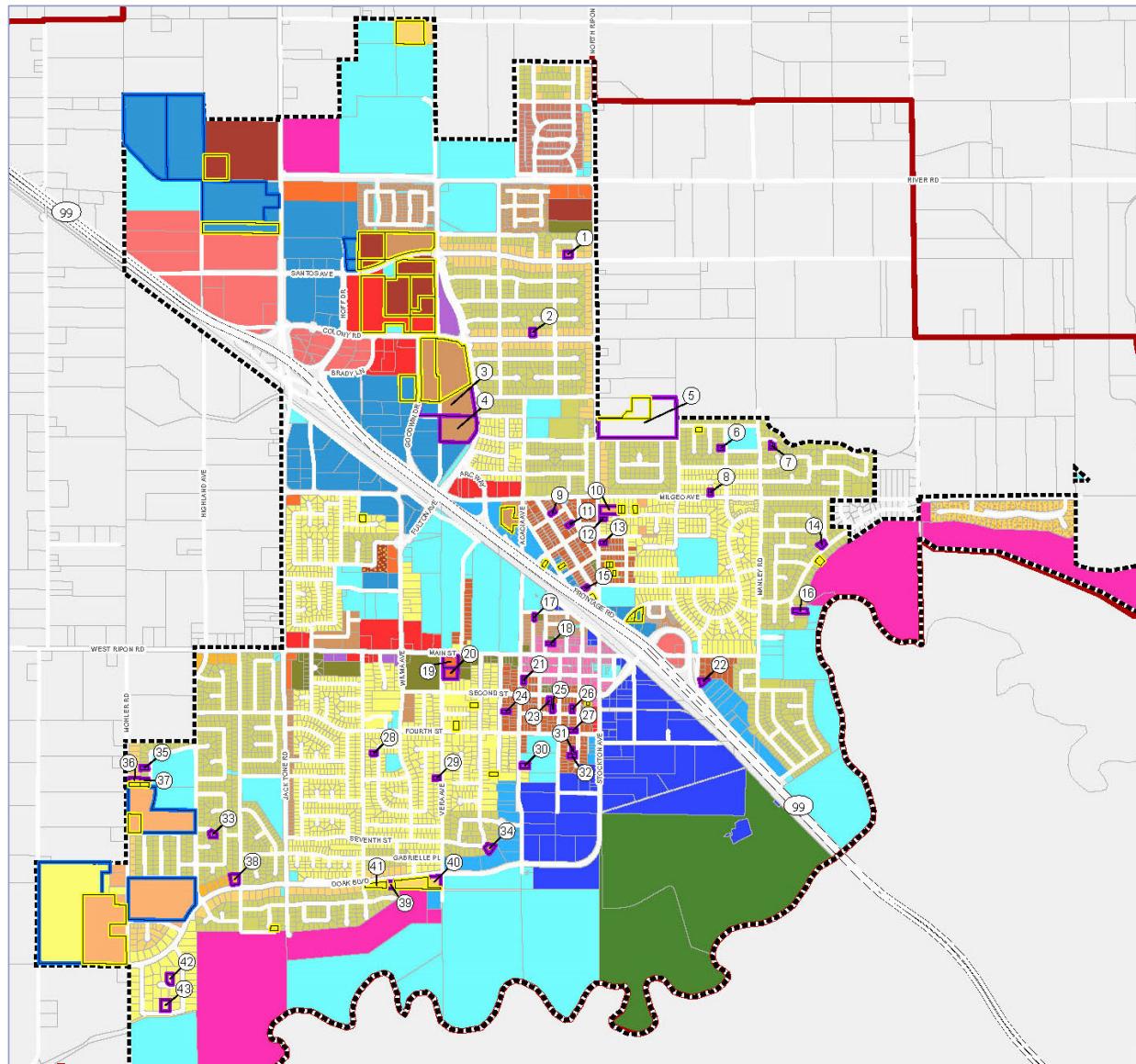




Approved Projects

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
- P0
- 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
- Housing Needs Assessment
- Housing Constraints
- Housing Inventory
- Affirmatively Furthering Fair Housing
- Evaluation of the 2015-2023 Housing Element
- Other Requirements

Appendices

Slide 34

GU0 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 | | | |
|---|---|--|--|
| Responsible Party: | 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. | | |
| Funding Sources: | Planning Department; Police Department; Code Enforcement Division; San Joaquin Urban County (CDBG) and HOME Consortium | | |
| Objectives and Timeframe: | <ul style="list-style-type: none">• General Fund; San Joaquin Urban County (CDBG) and HOME Consortium• 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 an 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 16: HOUSING REHABILITATION AND NEIGHBORHOOD IMPROVEMENT | | | |

Program Implementation

- 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 Implementation

- 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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