

Creating Healdsburg's

HOUSING ACTION PLAN

Community Housing Committee Meeting

June 27, 2016

Purpose of Tonight's Meeting

Receive Update on Council Actions from June 20th

Review & Discuss:

- HAP Section 4: Implementation
- HAP Appendix: Amendment & Review Process

Update on Council Actions from June 20th

Information only - No action required

- Expressed support for Draft Housing Action Plan
- Provided Direction on:
 1. Inclusionary Housing Ordinance:
 - Generally supported proposed revisions
 - Directed Staff draft Ordinance & take to Planning Commission
 - Requested additional information on Housing Impact Fee to be assessed on new rental units
 2. Transient Occupancy Tax (TOT)
 - 2% increase TOT dedicated to affordable housing
 - Approved placement on November ballot
 3. City Council Growth Management Regulation Tool
 - 1.5% growth rate 2017-2022, prioritizes multi-family units
 - Requested clarification on allocation procedures & pipeline projects
 - Directed Staff draft Ordinance & take to Planning Commission

HAP Section 4: Implementation (Financing) For Review & Discussion

Identifies two primary approaches to meet Objectives:

1. Private Contributions: Units constructed by private sector as required or incentivized by City policies (e.g. *affordable housing incentives, secondary dwelling units, updated impact fee schedule, etc.*)
2. Public Contributions: Units constructed by public-private partnership with public subsidy (e.g. *land donation, loan, etc.*)
 - *Funding Sources: ~\$3.1 million currently available; 2% TOT estimated to generate ~\$530k annually*

HAP Section 4: Implementation (Financing) For Review & Discussion

Achieving Our Objectives

Objective	Private Contributions	Public Contributions
Objective 1.0 Increase the Quantity and Quality of Deed-Restricted Affordable Housing	Increase the Inclusionary Housing Requirement to require construction of new Affordable Housing units in conjunction with Market Rate units (PR-2, PR-3)	2% TOT increase to create a long term funding source; Inclusionary Housing Fees (PR-2, PR-5)
Objective 2.0 Encourage and Facilitate Private Development of SDUs	Provide relief in Impact Fees for SDU, create homeowner education series on how to fund and build SDU (PR-4, SR-2.3)	Provide fee offset to SDUs that deed restrict rental rates (SR-2.3)
Objective 3.0 Develop Middle Income Housing Across a Range of Product Types	Making middle income housing part of the IHO requirement, providing incentives for projects that provide mixed products and incomes (PR-1, SR-5.1)	Provide incentives for projects that exceed minimum requirements (SR-1.5)
Objective 4.0 Encourage Appropriately Scaled Multi-Family Rental Units	Direct allocations to multi-family rental units (PR-6)	Provide incentives for projects that exceed minimum requirements (SR-1.5)
Objective 5.0 Encourage Development of Mixed Product Types that Represent Creative Density	Direct allocations to multi-family rental units, provide incentives for projects that provide mixed products and incomes (PR-6, SR-5.1)	Provide incentives for projects that exceed minimum requirements (SR-1.5)

HAP Appendix: Amendment & Review For Review & Discussion

- Progress Summary (completed 2018)
 - Review of progress achieving Objectives & Targets
 - Assessment of challenges & opportunities
 - Summary of planned projects & alignment with Targets
- Report Card (completed 2020, 2021)
 - Quantitative & qualitative assessment of progress
 - Recommendations to adjust HAP as may be needed to meet Targets

Objective	Units in discussion	Units approved but not built	Units constructed/ receiving C of O	2022 Target	Variance
1.0 – Affordable Housing Units				200	
2.0 – Secondary Dwelling Units				125	
3.0 – Middle Income Housing Units				135	
4.0 – Multi-Family Rental Units				100	
5.0 – Mixed Density Units				210	

Next Workshop:

Wednesday, June 29 @ Council Chamber 6:00 pm

	Section 1	Section 2	Section 3	Section 4	Section 5	
	Intro +Vision	Priority Recommendations	Objectives & Targets	Supporting Recommendations	Funding	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 Community Indicators & Key Performance Indicators Approve Section 3	NA	NA
June 27	Done	Done	Done	Done	Discuss Implementation & HAP Review Process	Parking Presentation by Planning
July 6	Done	Done	Done	Done	Approve Section 4 & Appendix	SDU Presentation by Planning
July 11	Done	Done	Done	Done	Done	Vote on Final HAP

Community Workshop on Draft HAP: June 29
Recommended HAP to Council: July 18