



CITY OF SAN RAMON

COMMUNITY DEVELOPMENT

CITY UPDATE

PLANNING FOR HOUSING IN SAN RAMON

FEBRUARY 19, 2021

PRESENTATION OUTLINE



- **Overview of development process**
- **State legislation influence on housing**
- **SB 330 - Housing Crisis Act**
- **How we plan for housing – Regional Housing Needs Allocation process**

DEVELOPMENT PROCESS



- **Concept review**
 - Informal process to screen project concept
 - Early feedback provided by PC and staff
 - Engage residents early in the planning process
- **Application Review (Entitlement Process)**
 - Compliance, Design and Environmental Review
 - Public Engagement through Public Hearings
 - Decision/Findings including Conditions of Approval

CONTROLLED GROWTH



■ Growth Strategy:

- Urban Growth Boundary
- Growth limited to areas of infill and contiguous to developed areas within the City
- Development can only occur if performance standards are met
- General Plan creates long-term vision for controlled growth



STATE HOUSING LEGISLATION INFLUENCE ON PROCESS



- **State of California has fallen behind in housing production**
- **Goal focused on increasing housing production**
- **Cities can plan and approve housing; has limited control over construction**
- **Construction of housing is market-driven**
 - **May take years to construct**
 - Dougherty Valley
 - CityWalk

STATE LAW CONTEXT – SB 330: HOUSING CRISIS ACT



- **Boost homebuilding in CA for 5 years (expires in 2025) by expediting the development approval process**
- **Applies to all cities and counties in California**
- **Applies to all housing development that is:**
 - Consistent with General Plan, Zoning and Subdivision Standards (no personal or subjective judgment)
- **Housing Development defined as:**
 - All residential, or
 - All mixed use projects where at least 2/3 of sq. ft. is residential, or
 - Transitional or supportive housing

SB 330: HOUSING CRISIS ACT – IMPACT TO CITY REVIEW



- **Maximum 5 public hearings** for a housing development project
- **“Public Hearing” is broadly defined as:**
 - Any public hearing, workshop, or similar meeting
- **Preliminary Application Completeness Review:**
 - Allows a “preliminary application” review process to lock rules, regulations, and fees earlier than the standard review process
- **Standard Application Completeness Review:**
 - Requires a reduced timeline for application review
- **Reduced time to approve/disapprove a project**
 - 60, 90 or 180 days depending on environmental review

SB 330: HOUSING CRISIS ACT – IMPACT TO CITY REVIEW (CONT.)



- **If a Housing Development project that complies with a City's standards is **denied**:**
 - Burden of proof on the City to demonstrate the project would have a specific, adverse impact on public health or safety
 - “welfare of the community” not a criteria for denial
 - No feasible method to mitigate or avoid an identified adverse impact
- **Fines of \$10k to \$50k/unit paid by City if the court determines inappropriate denial and the court may approve the project anyway**

WHAT IS RHNA?



- **RHNA – Regional Housing Needs Allocation**
 - Eight year cycle - Upcoming cycle plans for housing needs in 2023-2031
- **State law requires all jurisdictions plan to meet the housing needs of everyone in the community**

RHNA ROLES AND RESPONSIBILITIES



■ State's role:

- Identifies how many housing units (by income category) the Bay Area must plan for between 2023-2031

■ Bay Area Regional Planning Agency ABAG's role:

- Creates methodology for allocating the Bay Area's total housing need to each of the 101 cities and nine counties in the Bay Area

■ San Ramon's role:

- Plan and program the City's share of the RHNA through the update of the General Plan Housing Element (certified by the State)



INCOME CATEGORIES: WHAT IS “AFFORDABLE”? AND FOR WHOM?



- Established by State (Contra Costa County Area Median Income):

Household Income Category	Percent of AMI*	Max. Annual Income (One Person Household)	Example Occupations (Mean Annual Salary)†
Extremely Low	0 – 30%	\$27,450	
Very Low	31 – 50%	\$45,700	Retail Salesperson (\$32,938); Restaurant Cook (\$33,128); Paramedic (\$45,479)
Low	51 – 80%	\$73,100	Dental Assistant (\$47,580); First-Year Teacher with Master’s Degree (\$55,667)
Area Median Income (AMI)	-	\$83,450	-
Moderate	81 – 120%	\$100,150	Carpenter (\$71,089); School Guidance Counselor (\$77,461)
Above Moderate	>120%	>\$100,150	Software Developer (\$127,336)

*HCD may adjust amount due to special County considerations

†State Employment Dev. Dept., 2019 1st Quarter Occupational Wage Survey for Contra Costa County & SRVUSD

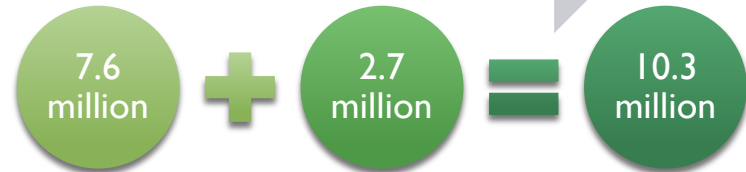
REGIONAL CONTEXT



Plan Bay Area 2050 Final Blueprint Growth Forecast:



Population



Jobs



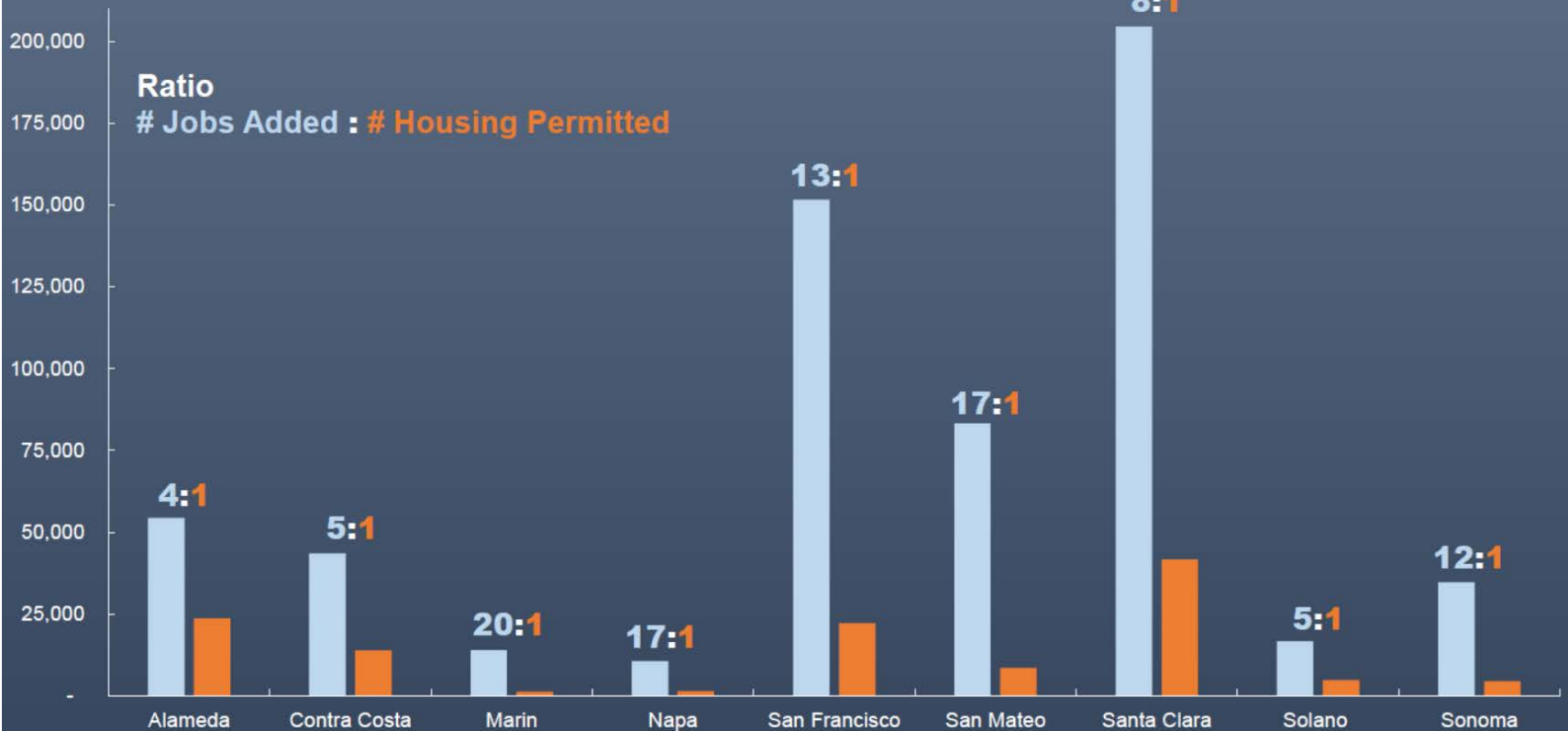
Housing Units



REGIONAL CONTEXT – WHY PLAN FOR HOUSING?



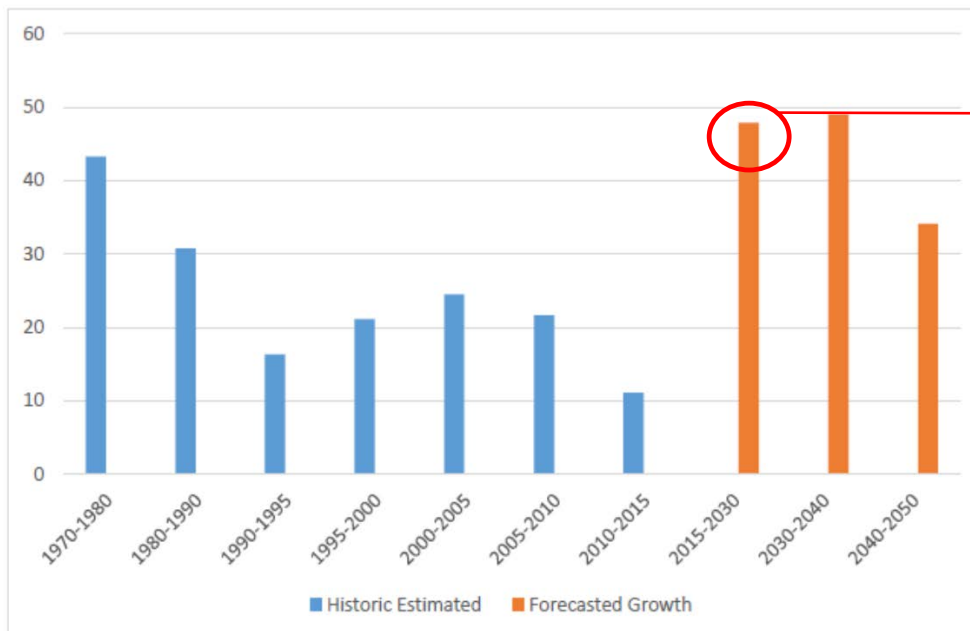
Job Growth Far Surpassed New Housing Between 2010 to 2016



REGIONAL CONTEXT – HOUSING UNIT PRODUCTION



Bay Area Annual Housing Unit Production,
Historic and Projected (thousands of housing units)



Source: MTC/ABAG household and housing unit analysis

Production has not been meeting
this target:

2015: 15.8k
2016: 18.5k
2017: 14.8k
2018: 15.4k

- Less than 9% of the Region's projected housing need through 2030 has been constructed
- Will create pressure to increase production

REGIONAL CONTEXT – HOUSING UNIT PRODUCTION



■ Factors contributing to drop in housing production

- The Great Recession – 2008 economic recession
- Rising construction and land costs
- Limited land availability
- Labor shortage
- Loss of Redevelopment Agency funds
- Expiration of existing Affordable Housing Agreements
- Local governmental restrictions and constraints
- Opposition to development
- Limited central funding sources (i.e. State funding)
- Entitlement fees

BAY AREA REGIONAL HOUSING NEED



Household Income Category	2015-2023 RHNA Cycle – Bay Area Housing Need (Percent Total)	2023-2031 RHNA Cycle – Bay Area Housing Need (Percent Total)
Very Low	46,680 Units (25%)	145% ↑ 114,442 Units (26%)
Low	28,940 Units (15%)	127% ↑ 65,892 Units (15%)
Moderate	33,420 Units (18%)	117% ↑ 72,712 Units (16%)
Above Moderate	78,950 Units (42%)	138% ↑ 188,130 Units (43%)
Total	187,990 Units (100%)	135% ↑ 441,176 Units (100%)

SAN RAMON RHNA ALLOCATIONS



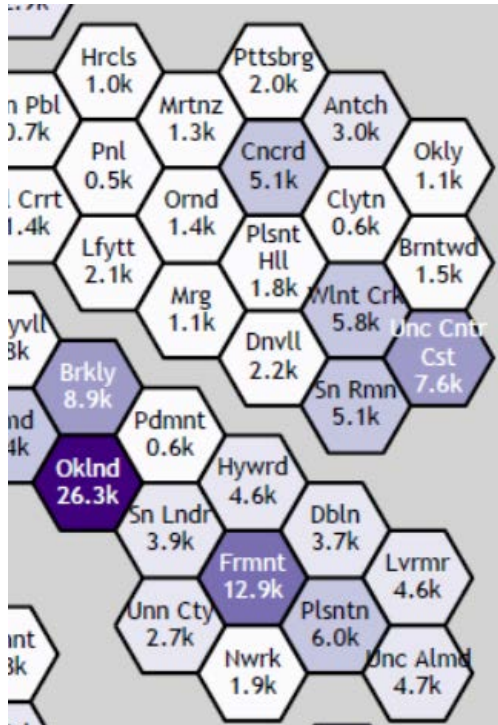
Household Income Category	Current RHNA Cycle – San Ramon Allocation (Percent Total)	Upcoming RHNA Cycle – Draft (Jan. 2021) San Ramon Allocation (Percent Total)
Very Low	516 Units (36%)	1,497 Units (29%)
Low	279 Units (20%)	862 Units (17%)
Moderate	282 Units (20%)	767 Units (15%)
Above Moderate	340 Units (24%)	1,985 Units (39%)
Total	1,417 Units (100%)	5,111 Units (100%)

San Ramon’s 2015-2023 RHNA: 76% of Total Units Allocated as Affordable
San Ramon’s 2023-2031 RHNA: 61% of Total Units Allocated as Affordable

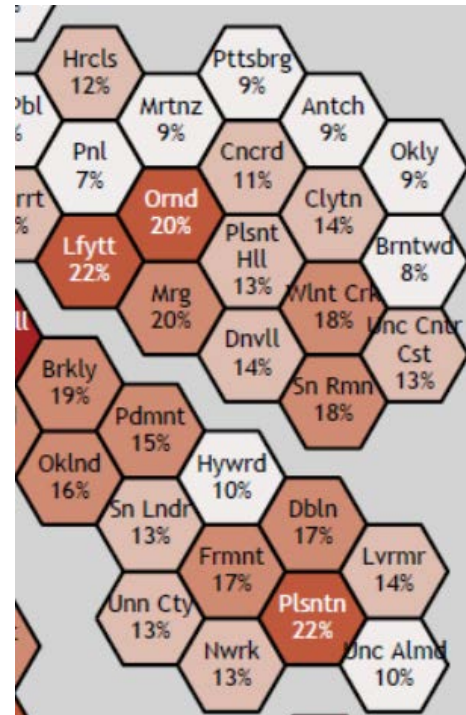
ABAG - TRI-VALLEY 2023 - 2031 DRAFT RHNA ALLOCATIONS



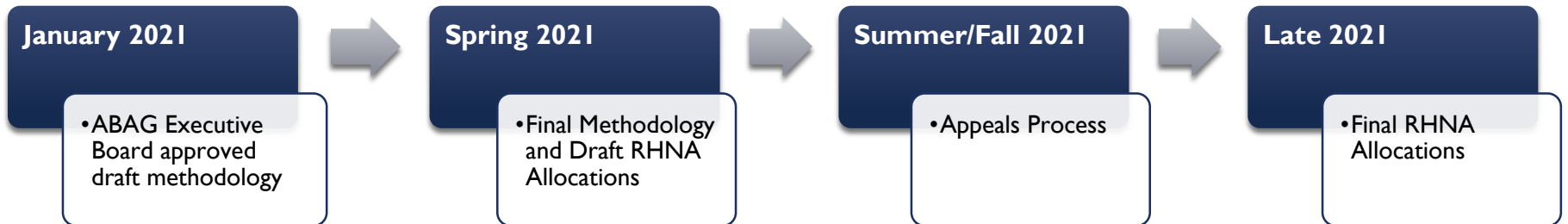
**Draft Total
2023 - 2031 RHNA Units**



**Growth Rate from
2023 - 2031 RHNA Compared to 2020 Households**



2023 – 2031 RHNA REMAINING TIMELINE



HOUSING ELEMENT UPDATE TIMELINE



- **General Plan and Housing Element Comprehensive Update**
 - Comprehensive update to all General Plan Elements, including the Housing Element
 - Climate Action Plan Update
 - Associated Zoning Ordinance Update
 - Fiscal Impact Analysis, Retail Analysis Update
 - Environmental Impact Report
 - Extensive public outreach and engagement process

Spring / Summer 2021

- Issue RFP for preparation of GP/HE Update
- Select Consultant

Late 2021

- Final RHNA Issued by ABAG

2021 - 2022

- Public Outreach / Engagement
- Public Hearing review process with appropriate Committees / Commissions / City Council

Late 2022

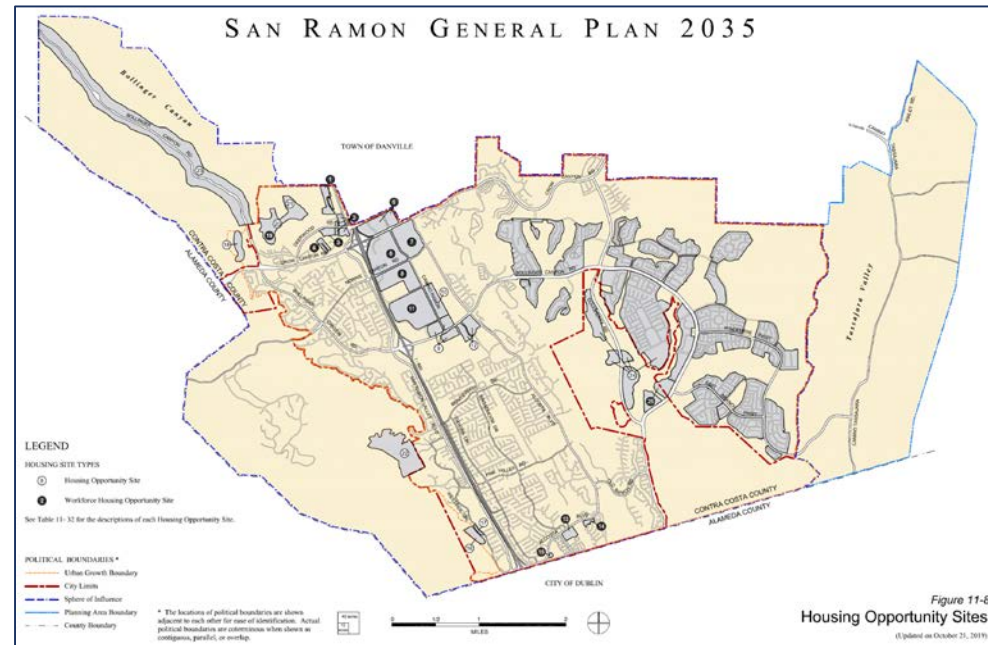
- Submit adopted Housing Element to HCD

HOUSING ELEMENT UPDATE – FINAL RHNA



■ Update will focus on:

- How to satisfy City's RHNA
- Inventory of developable land
- Infill development, especially within the City's core
- Combining a mix of uses: place housing closer to jobs, retail, and services
- Evaluate housing opportunity sites



HOUSING ELEMENT UPDATE – LONG TERM HOUSING GOALS



- **Housing constraints analysis**
- **Create local goals, policies, programs, and quantified objectives**
- **Inclusionary Housing Ordinance**
- **State Mandate Obligations**
 - Density Bonus laws
 - SB 330 – Housing Crisis Act
 - SB 35 – Streamlined Housing Approval Process
 - Accessory Dwelling Unit (ADU) laws to increase production

STATE LEGISLATION UNDER CONSIDERATION



- **SB 9 (Atkins) – Duplexes & Lot Splits**
 - Require local governments to ministerially approve a housing development containing two residential units (duplex) in single-family zones
 - Require local governments to ministerially approve an urban lot split

- **SB 10 (Wiener) – Housing Development Density**
 - Authorize a local government to pass an Ordinance to zone any parcel for up to 10 housing units if located in a transit-rich area, jobs-rich area, or urban infill site
 - Exempt from CEQA

- **SB 6 (Caballero) – Neighborhood Homes Act**
 - A housing development project deemed an allowable use on a neighborhood lot within an office or retail commercial zone, not adjacent to industrial uses
 - Require a minimum 20 housing units per acre for suburban jurisdictions

- **AB 115 (Bloom) – Commercial Zoning for Housing Developments**
 - Under certain conditions, require a housing development be an authorized use on any properties zoned for commercial uses

BOTTOM LINE: INCREASE HOUSING PRODUCTION



- **Using RHNA and State law to increase housing production:**
 - Expand housing sites to increase housing construction (SB 9, AB 115)
 - Eliminate local/state restrictions and constraints (SB 35, SB 330, ADU, Standards, CEQA Streamlining)
 - Streamline housing approval (SB 35, SB 330, AB 678, Housing Accountability Act)
 - Increase funding for affordable housing (SB 2, SB 3, LEAP & REAP grants)
 - Eliminating/Freezing fees (SB 330, SB 13)
 - Housing Element accountability (SB 828, AB 879, AB 1397)

SAN RAMON CONTACTS



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General Plan and Housing Element information:

- https://www.sanramon.ca.gov/general_plan_housing_element

General Questions: planning@sanramon.ca.gov and (925) 973-2560

