

City of Soledad Community Workshop

Housing Element





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Project Team

- City of Soledad Planning Division
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 - Tencia Vargas, Economic Development & Housing Program Coordinator
 - Ariana Mora-Jacobo, Assistant Planner
 - Jesus Valenzuela, Community Engagement Manager
 - Dina Uribe, Community Engagement Coordinator
- Consultant Team (PlaceWorks)
 - Amy Sinsheimer, Project Director
 - Nicole West, Project Manager
 - Lucy Rollins, Assistant Project Manager
 - Karla Martinez, Project Planner



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Agenda

- **Housing Element Overview/Contents**
- **Regional Housing Needs Allocation (RHNA)**
- **Schedule**



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Housing Element Overview

- One of the eight mandated elements of the General Plan
- Must be updated every 8 years
- Adoption Deadline: December 31, 2023
- 6th Cycle Planning Period: June 30, 2023 – December 31, 2031
- 5th Cycle Planning Period: December 31, 2015 – December 31, 2023
- Plan for accommodating the City's "fair share" of the regional housing need



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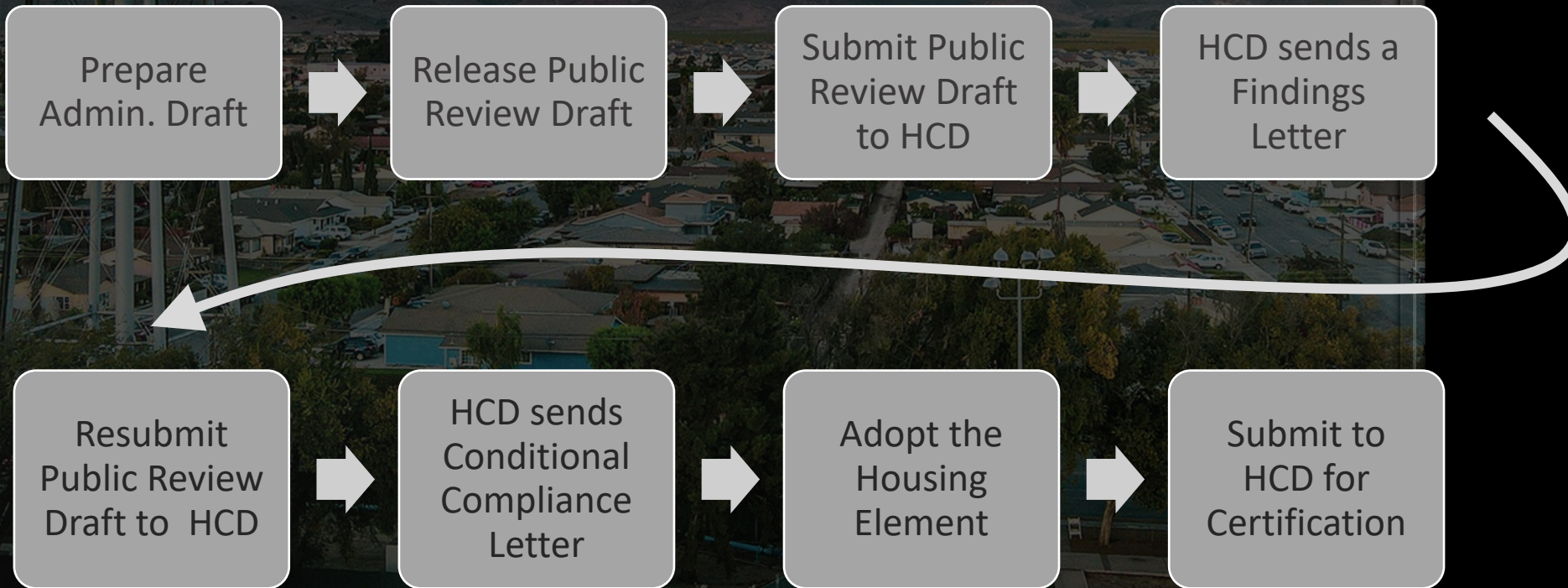
About the Housing Element

- Plans for housing needs of all economic segments of the community
 - Must have adequate zoning to meet the housing needs
 - Must include goals and policies to ensure the City provides adequate housing support for the entire community, including special needs households.
- Does not:
 - Require the City to build the units
 - Provide funding to build units
 - Approve specific residential developments or projects



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Typical Housing Element Update Schedule



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Housing Element Contents

- Analysis of existing and projected housing needs
- Assessment of fair housing
- Inventory of available land for housing
- Analysis of potential constraints on housing
- Evaluation of the previous housing element
- Goals, policies, and programs



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Key Terms and Acronyms

- **HCD: California Department of Housing and Community Development**
- **COG: Council of Government**
- **AMBAG: Association of Monterey Bay Area Governments**
- **RHNA: Regional Housing Needs Allocation**
- **AFH / AFFH: Assessment of Fair Housing / Affirmatively Furthering Fair Housing**
- **AMI: Area Median Income**
- **APR: Annual Progress Report**
- **SB / AB: Senate Bill / Assembly Bill**



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How is RHNA Determined?

State

- The State projects future housing needs at various income levels and allocates units to COGs Statewide

Regional

- AMBAG develops a methodology to evaluate factors for distribution of units to each jurisdiction
- AMBAG RHNA: 33,274 units

Local

- Every City and County must plan to accommodate its “Fair Share” of the regional housing need

Soledad RHNA:
6th Cycle: 724 | 5th Cycle: 191



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Accommodating the RHNA

- Cities and counties must show adequate land zoned for housing to accommodate the RHNA at each income level
- Default density standard for lower-income housing (Section 65583.2(c)(3)(B)):

Type of Jurisdiction	Default Density
Metropolitan jurisdictions	30 units per acre
Suburban jurisdictions	20 units per acre
Nonmetropolitan jurisdictions with a micro-metropolitan area	15 units per acre
Nonmetropolitan jurisdictions	10 units per acre



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RHNA Breakdown

Income Category	RHNA	Income Range for household of four*	Applicable Zoning
Very Low-Income	100	≤\$56,850	R-3 High Density Multifamily Residential
Low-Income	65	\$56,851 - \$91,000	
Moderate-Income	183	\$91,001 - \$108,100	R-2 Medium Density Multifamily Residential CR Commercial Residential
Above Moderate-Income	376	>\$108,100	R-1 Single-Family Residential R-1.5 Low Density Multifamily Residential
Total	724		

*Source: HCD State Income Limits for Monterey County, 2022
Median Income for a household of four = \$90,100



Housing Types and Affordability

Low Density

Housing Element Basic Assumption: Density = Affordability

High Density



Large-Lot
Single Family
Home



Accessory
Dwelling Unit
(ADU)



Townhome



Multifamily Housing,
Rental Apartments, Condominiums,
Mixed-Use Developments



Small-Lot Single
Family Home



Duplex



Mobile/ Manufactured Home



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Strategies to Meet the 6th Cycle RHNA

Starting with sites from the 5th cycle element

Focus on sites larger than 0.5 acres and smaller than 10 acres

Look and vacant and underutilized sites

Projected Accessory Dwelling Units (ADU)

Pipeline Projects



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Building Progress During the 5th Cycle

Income Category	2014 - 2017	2018	2019	2020	2021	Total Building Permits	5 th Cycle RHNA Goal
Very Low-Income	48	0	0	0	0	48	76
Low-Income							
Moderate-Income	55	0	0	0	0	55	35
Above Moderate-Income	415	131	0	0	0	546	80
Total	518	131	0	0	0	649	191



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Schedule

Task	Proposed Timeline
Project Kick off Meeting	January 5, 2023
Service Provider Interviews	March – April
Community Workshop	April 11
Planning Commission/City Council Study Session	April 18
Release Public Review Draft	July/August
Planning Commission/City Council Meeting	August/September
Submit Draft to HCD	October – January
Submit 2 nd Draft to HCD	February – April
Adoption Hearings	April/May
HCD Certification Review	June - August



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Thank
You!

