

# City of Soledad Study Session

## Housing Element









# City of Soledad Study Session

## Project Team

- City of Soledad Planning Division
  - Bryan Swanson, Community and Economic Development Director
  - 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





# City of Soledad Study Session

## Agenda

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





# City of Soledad Study Session

## 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





# City of Soledad Study Session

## About the Housing Element

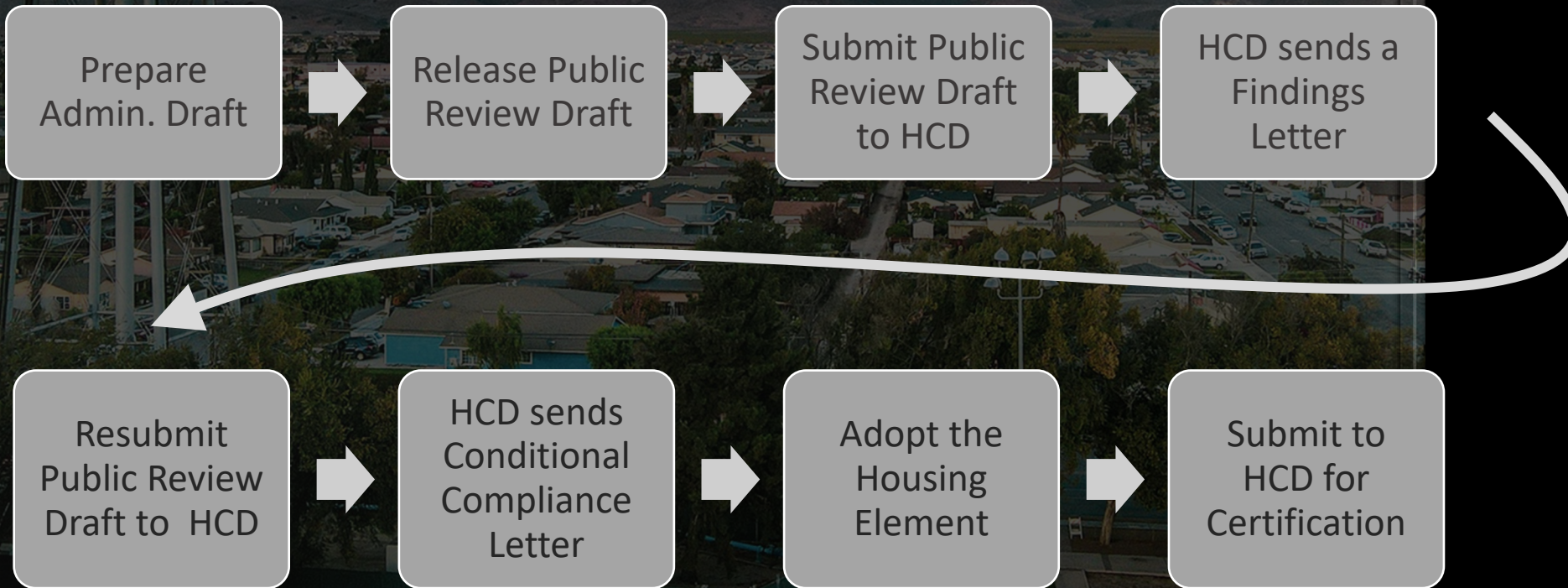
- Plans for housing needs of all economic segments of the community
  - Must have adequate zoning to meet the housing needs
  - Must include goals and policies to ensure the City provides adequate housing support for the entire community, including special needs households.
- Does not:
  - Require the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





# City of Soledad Study Session

## Typical Housing Element Update Schedule





# City of Soledad Study Session

## 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





# City of Soledad Study Session

## 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**





# City of Soledad Study Session

## 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:**  
**6<sup>th</sup> Cycle: 724 | 5<sup>th</sup> 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
<b>Total</b>	<b>724</b>		

\*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 6<sup>th</sup> Cycle RHNA

Starting with sites from the 5<sup>th</sup> cycle element

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

Look at vacant and underutilized sites

Projected Accessory Dwelling Units (ADU)

Pipeline Projects





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## Building Progress During the 5<sup>th</sup> Cycle

Income Category	2014 - 2017	2018	2019	2020	2021	Total Building Permits	5 <sup>th</sup> 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
<b>Total</b>	<b>518</b>	<b>131</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>649</b>	<b>191</b>





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## Community Workshop Overview

- April 11, 2023, at Hartnell College
- 25 community members attended
- Community members participated in an interactive activity that asked the following questions:
  - What type of housing is needed in the City of Soledad ?
  - Which housing groups do you think Soledad needs to focus on and provide housing for?





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## Community Workshop Overview of Comments

- Attendees expressed that state income limits are not representative of local incomes
- Attendees expressed a need for more housing for extremely low-income households
- Attendees voiced that there is severe overcrowding in the City
- Attendees expressed that the rising cost of homes limits local families from becoming homeowners
- Attendees would like support from the City to become homeowners
- Attendees expressed that the inclusionary housing project of “Las Viviendas” limits future homeowners from acquiring equity from selling their home





# City of Soledad Study Session

## Community Workshop Overview of Comments

- Attendees asked the City to advertise affordable housing units when they become available
- Attendees asked if the City has a designated person to assist with affordable housing applications and processes?
- Attendees asked why sale prices in the City are so high and if the City can build housing that is more affordable to residents?
- Attendees asked what role the Miramonte project will play in providing more housing for residents?
- Attendees asked how the review process is conducted for selecting residents to buy a home in “Las Viviendas” housing project?









# City of Soledad Study Session

## Schedule

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





SOLEDAD

Thank  
You!

