

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

**5:30 PM – Special Meeting
David B. Roberts Council Chambers**

In response to Governor's Executive Order N-29-20 and the Resolution Declaring the Existence of a Local Emergency Relating to the COVID-19 Pandemic adopted by the City of Rancho Cordova, the City is following the state guidelines on social distancing until further notice.

This meeting will also be available to the public via the Internet using ZOOM Video Conferencing or Telephone. Please note that if you are attending the meeting via ZOOM or Telephone and you would like to speak under Public Comment, we will only be accepting public comment via email. Members of the public are encouraged to submit their public comment by email to CityClerk@cityofranhocordova.org no later than 5:00 p.m. on Tuesday, June 23, 2020.

Tuesday, June 23, 2020

**City Hall
2729 Prospect Park Drive, Rancho Cordova**

**Zoom Meeting Link:
<https://cityofranhocordova.zoom.us/j/95576155566?pwd=ZW5ET0lRc2hIWtN3RnFFNS8yaDUwZz09>**

**or Call in Number: US: +1 669 900 6833 or 888 475 4499 (Toll Free)
Webinar ID: 955 7615 5566
Password: 063501**

AGENDA

- 1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL**
Council Members Budge, Gatewood, McGarvey, Terry and Mayor Sander.

2. PUBLIC COMMENT

At a special meeting, citizens wishing to address the Council for any matter on the agenda may do so at the time the matter is discussed. Under the provisions of the California Government Code, the City Council is prohibited from discussing or taking action on any item not on the agenda.

Please note that if you are attending the meeting via ZOOM or Telephone and you would like to speak under Public Comment, we will only be accepting public comment via email. Members of the public are encouraged to submit their public comment by email to CityClerk@cityofranchocordova.org no later than 5:00 p.m. on Tuesday, June 23, 2020.

3. SPECIAL MEETING

3.1. **Subject:** 2020/2021 Housing Division Activities and Projects.

Recommendation: Receive Housing Workshop presentation from the Housing Division detailing new housing legislation, regional housing needs allocation updates, housing planning initiatives and projects, and affordable housing development project discussion.

4. ADJOURNMENT

ADDITIONAL INFORMATION

SPECIAL MEETINGS LISTED BELOW ARE SUBJECT TO CHANGE/CANCELLATION WITHOUT FURTHER NOTICE.

The agenda items are accessible on the City's website at www.cityofranchocordova.org on Thursdays or Fridays prior to the Regular City Council Meeting.

UPCOMING MEETINGS

July 6, 2020	4:00 PM Special Meeting/Regular Meeting
July 20, 2020	5:30 PM Regular Meeting
August 3, 2020	4:00 PM Special Meeting/Regular Meeting
August 17, 2020	5:30 PM Regular Meeting
August 25, 2020	5:30 PM Special Meeting/Work Session
September 8, 2020	4:00 PM Special Meeting/Regular Meeting
September 21, 2020	5:30 PM Regular Meeting
September 29, 2020	5:30 PM Special Meeting/Work Session

If you have any technical questions related to the agenda items, please contact City Hall at (916) 851-8700.

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (916) 851-8720 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Stacy Leitner, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the June 23, 2020 Special Meeting of the Rancho Cordova City Council was posted and available for

review on June 19, 2020 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranhocordova.org.

Signed June 19, 2020 at Rancho Cordova, California.

A handwritten signature in blue ink that reads "Stacy Leitner". The signature is written in a cursive, flowing style.

Stacy Leitner, CMC
City Clerk

MEMORANDUM



ITEM 3.1.

DATE: June 23, 2020
TO: Honorable Mayor and Council Members
FROM: Stefan Heisler, Housing Manager
SUBJECT: 2020/2021 HOUSING DIVISION ACTIVITIES AND PROJECTS

RECOMMENDATION

Receive Housing Workshop presentation from the Housing Division detailing new housing legislation, regional housing needs allocation updates, housing planning initiatives and projects, and affordable housing development project discussion.

RESULT OF RECOMMENDED ACTION

Staff will continue to implement housing projects and initiatives as directed and focus efforts towards the affordable housing development project(s) selected by Council.

BACKGROUND

Fiscal Year 2020/2021 will be a busy year for the Housing Division. New state laws, multiple planning grant funded projects and initiatives, the 2021-2029 Housing Element Update, continuing work on the Civic Center project, and pursuing additional development projects are all in the works.

Many of these items have individually come before Council in the past several months. This housing workshop presentation will compile the major grant funded housing planning projects into one comprehensive update for Council. Additionally, this workshop will provide a brief overview of new state housing legislation and a look forward at the upcoming regional housing needs allocation (RHNA) conversation later in 2020. The RHNA conversation will be a high-level summary of what is to come and what to expect. More in-depth discussion regarding specific site selections will be conducted later this summer.

Lastly, this workshop will include a discussion of affordable housing development project priorities. Through the HOME Consortium that the City joined in 2017 and the new SB-2 funded permanent source PLHA program, there is now enough grant funding to seriously contemplate another affordable housing development project. Staff is seeking Council direction on what project or project(s) to prioritize with these funding sources over the next five years.

FISCAL IMPACT AND FUNDING SOURCE

There is no fiscal impact.

ATTACHMENT(S)

1. Housing Workshop Presentation

HOUSING WORKSHOP

June 23, 2020



Workshop Agenda

New Housing Legislation

- Streamline approvals
- Limits to project denials
- No net loss and surplus lands
- ADUs and Density Bonuses

Housing Planning Activities Update

- SB-2
- LEAP
- REAP

Regional Housing Needs Allocation

- New Cycle
- Expectations
- Timeline

Affordable Housing Development Project Priority Discussion

- Funding Available
- Project Type
- Location

Housing Legislation

QUICK UPDATES



New Housing Laws

Project Streamlining

- Ministerial approval for qualifying projects (SB 35 and others)
- Application “Completeness” (SB 330)

Accountability and Enforcement

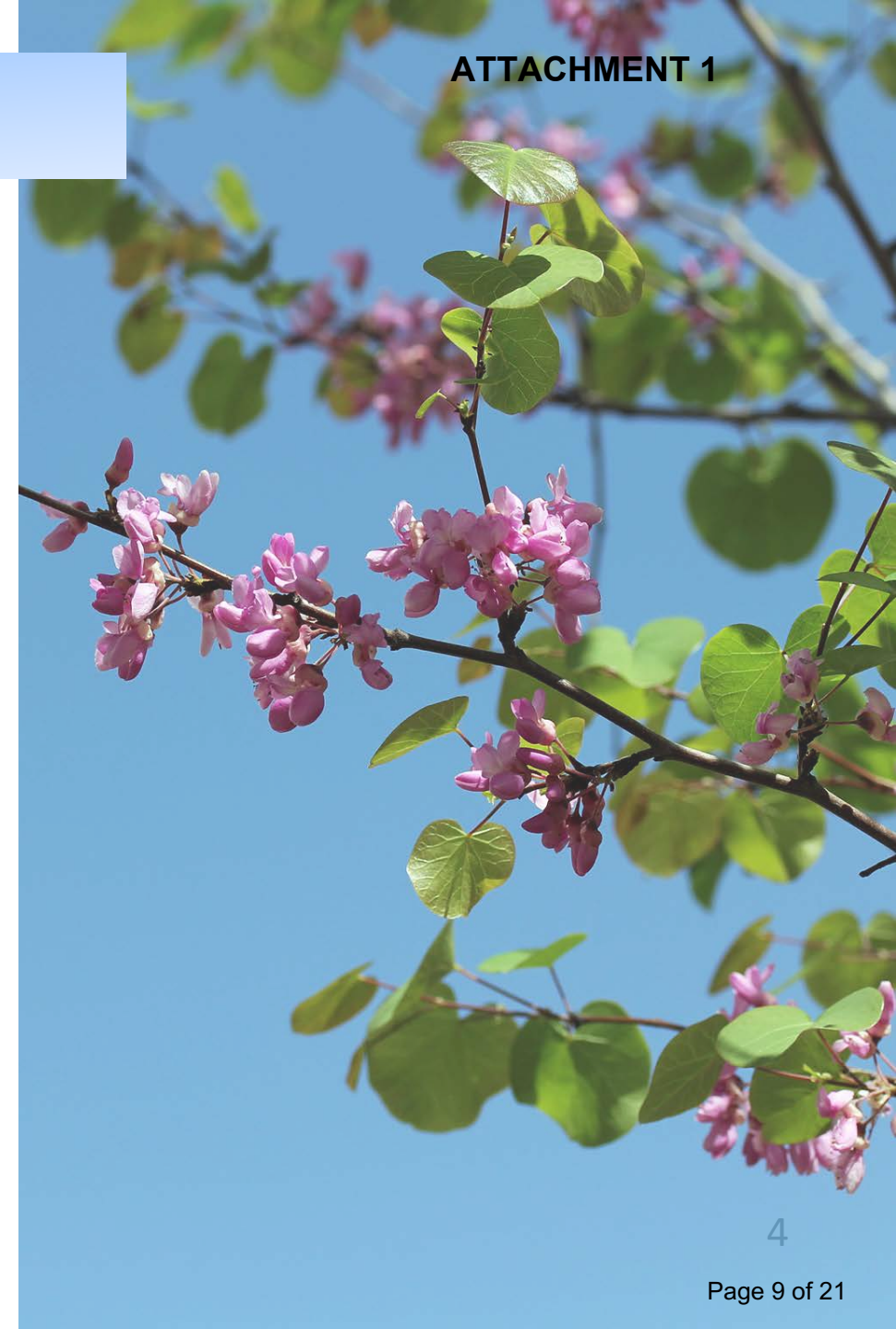
- Limits to housing project denials (AB 678, AB 1515, AB 3194)
- New annual reporting to HCD (AB 879)

Planning/Fair Housing/RHNA

- Affirmatively Further Fair Housing (AB 686)
- No Net Loss (SB 166)
- Surplus Land process (AB 1486)

Facilitate Housing Projects

- Big changes for ADUs (AB 68, AB 881, SB 13, AB 587)
- New density bonuses (AB 1763, SB 1227)



Housing Planning Activities

Upcoming Projects



ITEM 3.1. Housing Planning Activities

ATTACHMENT 1

SB-2 Planning Grant Program

- Amount: \$310,000
- Timeline: Summer 2020 – Fall 2021
- **Activities:** Housing Element Update, Zoning Code/Development Standards Updates, Preapproved Multifamily Design (Pattern) Booklet

Local Early Action Planning (LEAP)

- Amount: \$300,000
- Timeline: Fall 2020 – Spring 2022
- **Activities:** Integrated Development Study, Artist Housing Feasibility and Market Study, Climate Action Plan

Regional Early Action Planning (REAP)

- Amount: \$140,000 noncompetitive, up to \$199,000 competitive TBD
- Timeline: Fall 2020 – Fall 2022
- **Activities:** Housing Element Update, & TBD project related to 2019's Civic Lab or Single-family focused pattern book



Zoning/Development Code Update

City has contracted with Interwest Consulting Group
Based in Roseville, CA

- **Goals:** Update Zoning Code and Development Standards, Comply with new State laws, Keep up with progressive development trends
 - Remove subjective standards
 - Discuss policy priority areas and revise codes
 - Housing use tables
 - Housing density
 - Floor area ratios
 - Parking requirements
 - Accessory dwelling unit (ADU) standards
- 2 Council meetings scheduled during the process
- Timeline: Summer 2020 – Summer 2021



Design (Pattern) Booklet



City has contracted with Torti Gallas + Partners
Based in Los Angeles, CA

- **Goal:** Preapproved Multifamily Design (Pattern) Booklet
 - At least 4 architectural styles
 - Across multiple building types (midrise, courtyard, mixed use, etc.)
 - Preapproved designs will allow developers to select from booklet to bypass the City's Design Review Process
- 4 Council meetings scheduled during the process
- Timeline: Summer 2020 – Summer 2021

Integrated Development Planning



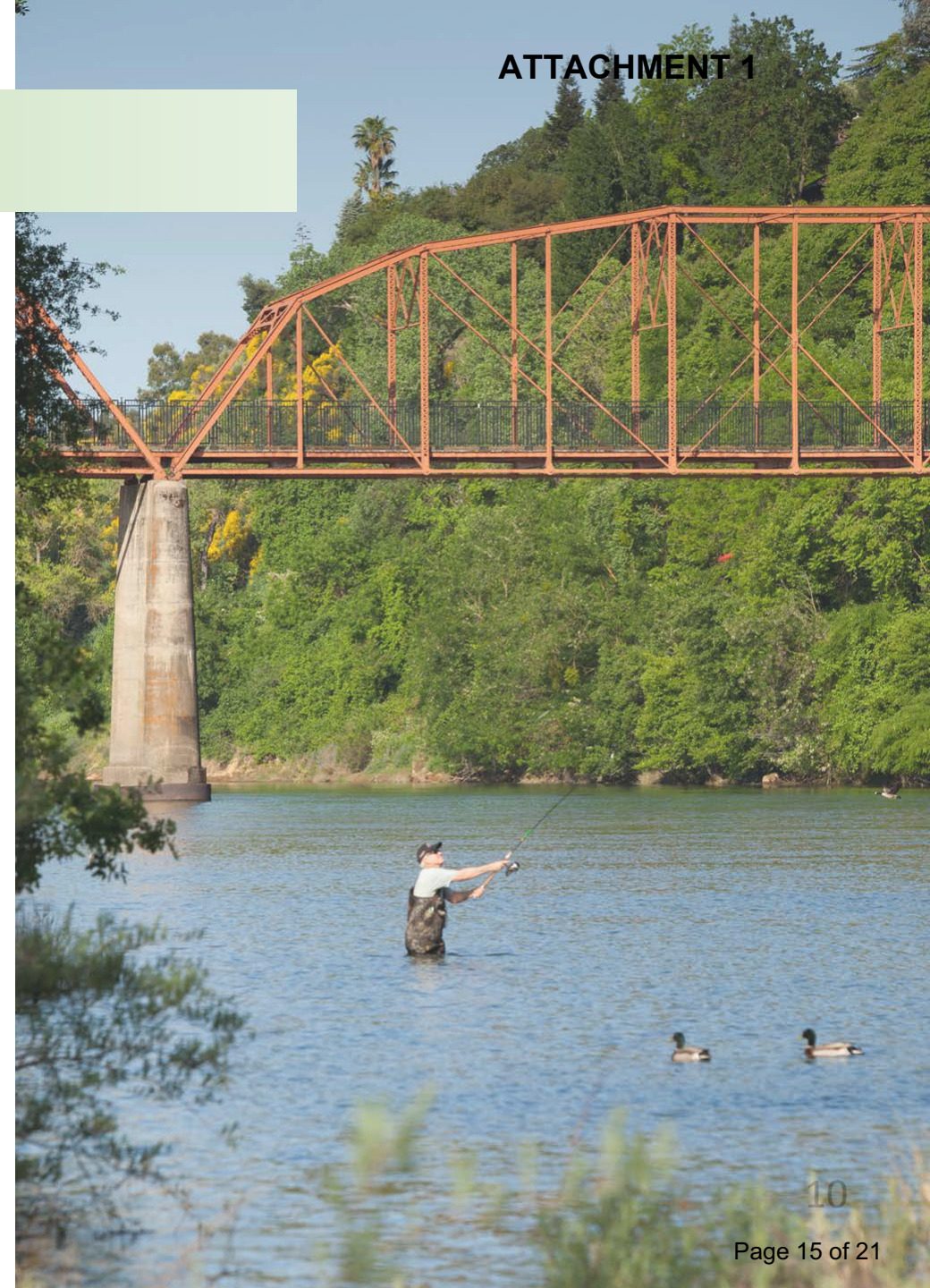
Local Early Action Planning (LEAP) funded Application to be submitted to HCD by July 1

- **Goal:** Analysis, Feasibility, and Upzoning to Integrate Housing into Core office areas
 - Analyze existing office parcels and remaining vacant sites for housing yield analysis
 - Develop zoning and development standards appropriate to integrating housing along with office and commercial
 - Visualization of conceptual use integration

Climate Action Plan

Local Early Action Planning (LEAP) funded
Application to be submitted to HCD by July 1

- **Goal:** Prepare a Climate Action Plan
 - Identify existing sources of GHG emissions
 - Outline specific activities to reduce GHG emissions
 - Streamline the environmental review process for future development projects – minimizing subsequent project-level analysis
 - Predominantly supporting infill projects



Regional Housing Needs Allocation

Looking Ahead at Cycle 6 - 2021-2029



RHNA Cycle 6 – What to Expect

Regional Housing Needs Allocation (RHNA) requires **Identifying** sufficient land to accommodate a designated number of housing units at all income levels.

	Above Moderate	Moderate	Low/Very Low
• Cycle 5 RHNA:	3,087	1,303	2,618
• Cycle 6 RHNA*:	3,994	1,684	3,389**

- Approximate additional acres of low-income housing that will need to be identified: **30 - 40 acres** (at 26 units/acre)

Expectation: Vacant Commercial/Office sites will likely be analyzed for low-income housing. Staff will work to minimize.

Timeline for Cycle 6 RHNA discussions:

- Sites inventory conversation expected **August – October 2020**
- Housing Element Adoption in March 2021

RHNA Methodology must Further:

Increasing Housing Supply and Mix of Housing Types

Promote, Infill, Equity, and Environment

Jobs Housing Balance

Regional Income Parity

New: Affirmatively Furthering Fair Housing

*Rancho Cordova 5th highest total RHNA in SACOG Region

**Low/Very Low typically 40% of RHNA allocation – Rancho Cordova's 6th Cycle is 37.4% - 15th highest in SACOG Region (Folsom highest at 56.1%)

Affordable Housing Development Project

Priority Project Discussion



ITEM 3.1. Development Project Options

ATTACHMENT 1

Noncompetitive Affordable Housing Funding available over the next five years: **Approximately \$5,000,000**

HOME Consortium (approx. \$300,000/year)

- Can only be used for new construction
- Can advance several years of funding

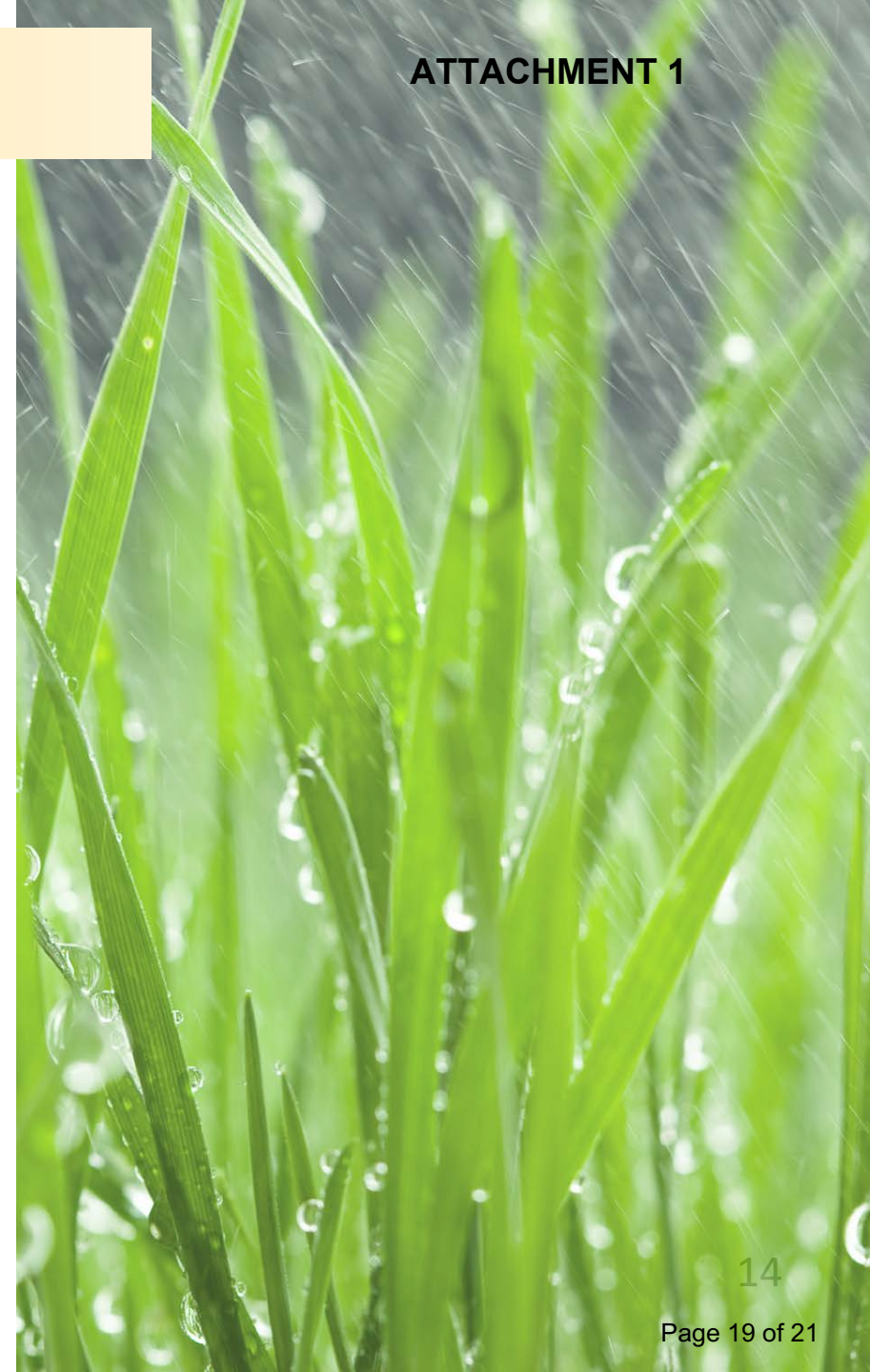
PLHA permanent source funding from SB-2 (approx. \$250,000/year)

- New Construction
- Single family home rehabilitations or roof repairs
- First-time homebuyer program
- Homeless placement funding
- Foreclosed home purchase program

Will leverage State/Federal sources for remaining 60%+ project costs

Estimated number of units feasible: **50 – 100**

Number of Projects: **1 - 2**



Development Project Options

Project Types:

- Affordable Artist/Maker Housing
- Senior Housing
- Veterans Housing
- Permanent Supportive Housing (Homeless)
- Large Family

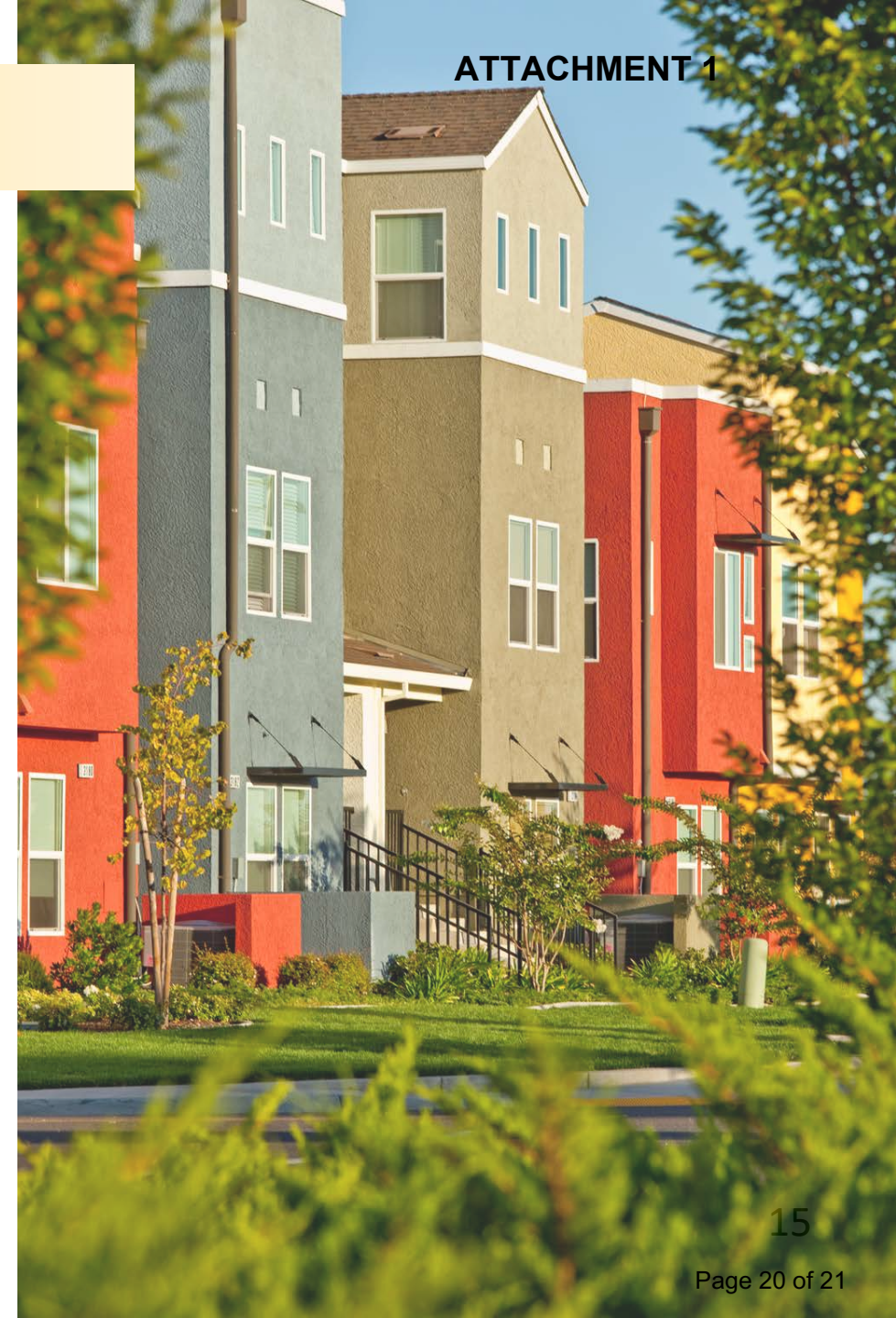
Locations:

- Transit Oriented Development
- City owned sites
- Mather Air Force Base
- Motel Conversion
- High Opportunity Area (Anatolia)

Questions for Council:

Which project or projects should staff prioritize over the next five years?

Which location or locations should staff prioritize over the next five years?



Map of City Owned Sites

Sites:

1. Folsom Blvd at Woodberry Way
2. Folsom Blvd adjacent to Fire Station 61
3. Kilgore site adjacent to police station
4. Anatolia Drive

