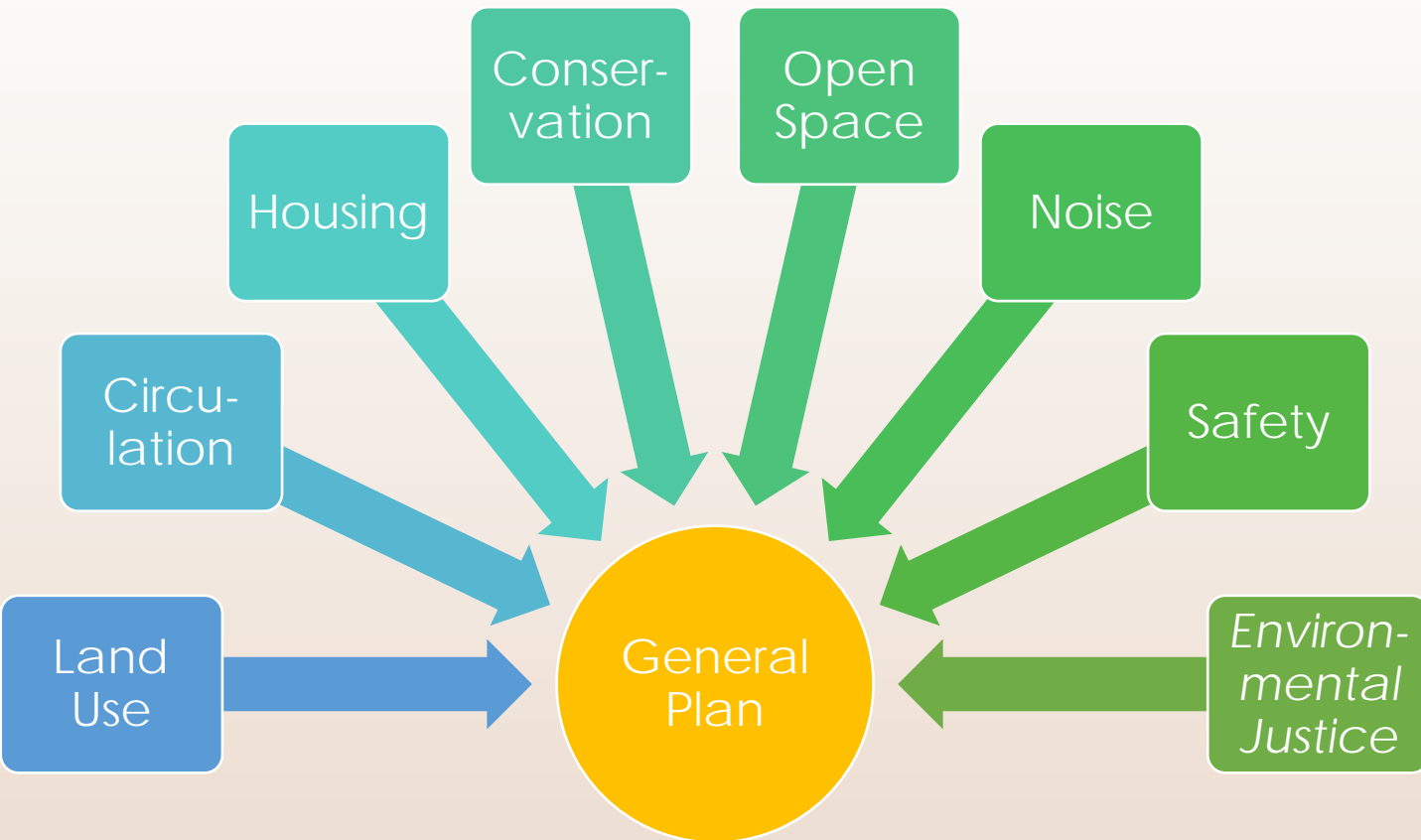


2023-2031 City of Pinole Housing Element Update



City Council Adoption Hearing
January 17, 2023

Housing Element Purpose



- Ensures the availability and fair distribution of housing throughout the City
 - All income levels and life stages, e.g.:
 - Small and large multifamily homes, and
 - Single-family homes
 - Special needs (seniors, veterans, disabilities, homelessness)
- Plan to accommodate Regional Housing Needs Assessment (RHNA)



RHNA Allocations

Income Category	2022 Annual Income 4-person household	Maximum Rent	Maximum Purchase Price	RHNA City of Pinole
Extremely Low Income < 30% of Median Income	< \$42,850	\$1,071	\$133,383	60 units
Very Low Income 30 - 50% of Median Income	\$42,850 to \$71,400	\$1,785	\$222,254	61 units
Low Income 50-80% of Median Income	\$71,400 to \$109,600	\$2,740	\$341,163	69 units
Moderate Income 80-120% of Median Income	\$109,600 to \$171,350	\$4,284	\$533,378	87 units
Above Moderate Income >120% of Median Income	> \$171,350	-	-	223 units
TOTAL				500 units

Source:

1. HCD 2021 Income Limits
2. Final ABAG RHNA Allocation Report



Housing Element Contents

Review of Accomplishments:
Evaluation of previous housing element

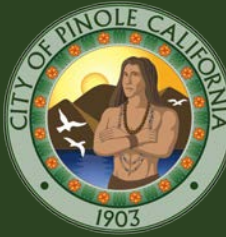
Needs Assessment:
Analysis of existing and projected housing needs

Housing Resources:
Inventory of available land for housing

Constraints:
Analysis of potential constraints on housing (e.g., permit processing procedures, fees)

Affirmatively Furthering Fair Housing:
Assessment of fair housing conditions, commitment to "meaningful actions" that improve fair housing

Implementation Plan:
Goals, policies, and implementation programs to meet unmet housing needs



Project Timeline



Housing Plan & Programs



Housing Element Plan

3 main components:

1. **Goals** – broad objectives and desires and outcomes
2. **Policies** – general commitments, strategies, approaches
3. **Actions** – measurable outcomes, metrics, timelines, responsible parties, and funding



Draft Housing Element Goals

1. Housing Production and Adequate Sites to Meet Regional Housing Needs
2. Housing to Meet the Needs of All Income Levels and Special Needs Groups
3. Removal of Governmental Constraints
4. Conserve, Preserve, and Improve the Housing Stock
5. Affirmatively Furthering Fair Housing
6. Housing Education and Community Outreach

Housing Production Programs



1. Provision of Adequate Sites and Site Inventory Monitoring
2. Publicize and Promote Residential Sites Inventory
3. Outreach and Technical Assistance to Applicants
4. Facilitate ADU Production



Housing Production Program Highlights: ADU Production

Program 4: Facilitate ADU Production

- Updated ADU Ordinance
- ADU Tracking
- ADU Fast Track Program
- ADU Amnesty Program
- Fee Waivers for Affordable ADUs (upon securing funding)

Quantified Objective: Increased ADU production from 3 to 5 annually

Geographic Targeting: Promotion in east Pinole or areas where fewer ADUs are being built

Housing to Meet the Needs of All Income Levels and All Special Needs Groups Programs



5. Incentives for Mixed-Use Developments
6. Development of Housing Successor Agency's Low- and Moderate-Income Housing Asset Fund Policy
7. Affordable Housing Incentives
8. Housing for Extremely Low-Income Households and Persons with Disabilities
9. Senior Housing Incentives
10. Home Sharing and Tenant Matching

Special Needs Program Highlights: Housing for ELI Households and Persons with Disabilities



Program 8: Housing for Extremely Low-Income Households and Persons with Disabilities

- Housing Successor Agency's Low- and Moderate-Income Housing Asset Fund Policy (per Program 6)
- Fee waiver for building permits to qualified households assist in improvements for universal designs
- Reduce parking standards for ELI development
- Contact with developers and service providers, including annual housing workshop for developers



Special Needs Program Highlights: Senior Housing Incentives

Program 9. Senior Housing Incentives

- Reduced parking for senior developments
- Permit fee waivers for elderly residents to assist aging in place
- Enhanced rebate incentives to make it feasible to undertake energy efficient weatherization projects (per Program 18)
- Promote the home matching and shared housing program for homeowners (Program 10)

Constraint Removal Programs



- 11. Zoning Amendments
- 12. Objective Design Standards and SB 35 Streamlining
- 13. Fee Evaluation and Publicization
- 14. Permit Streamlining



Constraint Removal Program Highlights: Zoning Amendments

Program 11. Zoning Amendments

- Amend the Emergency Shelter ordinance to comply with AB 139
- Amend zoning ordinance to allow for Low Barrier Navigation Centers by right in mixed-use and nonresidential zones that allow multi-family uses
- Update zoning ordinance to permit manufactured homes on permanent foundations in RMU
- Amend zoning ordinance to comply with SB 9 standards
- Update zoning ordinance to comply with state density bonus law

Conserve, Preserve, and Improve the Housing Stock



15. Rehabilitation Assistance

16. Acquisition/Rehabilitation of Properties

17. Below Market Rate Regulations and Conversions

Affirmatively Furthering Fair Housing



- 18. Place-Based Improvements
- 19. Fair Housing Resources and Services
- 20. Displacement Prevention/Housing Mobility





AFFH Program Highlights: Fair Housing Resources and Services

Program 19. Fair Housing Resources and Services

- Advertise services and collaborate with County's fair housing provider
- Provide education resources to tenants, landlords, and homeowners
- Make fair housing resources available online, at the public information counter, at the library and Senior Center
- Refer fair housing complaints to a qualified fair housing provider
- Provide translation services as needed at City events and at the front counter

Housing Education and Community Outreach



21. Housing Resources Education

22. ADU, JADU, and SB 9 Education and Promotion



Education & Outreach Program Highlights: Resources and Education

Program 21. Housing Resources and Education

- Information regarding housing resources on City website
- Pamphlets at City Hall and other community locations such as the Senior Center and Library
- Information through articles in local newspaper and with cable TV public service announcement
- Advertising housing resources through social media
- Presence at a booth in community events at least once a year
- Provision of materials in multiple languages, in coordination with Program 19

Housing Element Revisions (following 11/15/22 Council Direction)



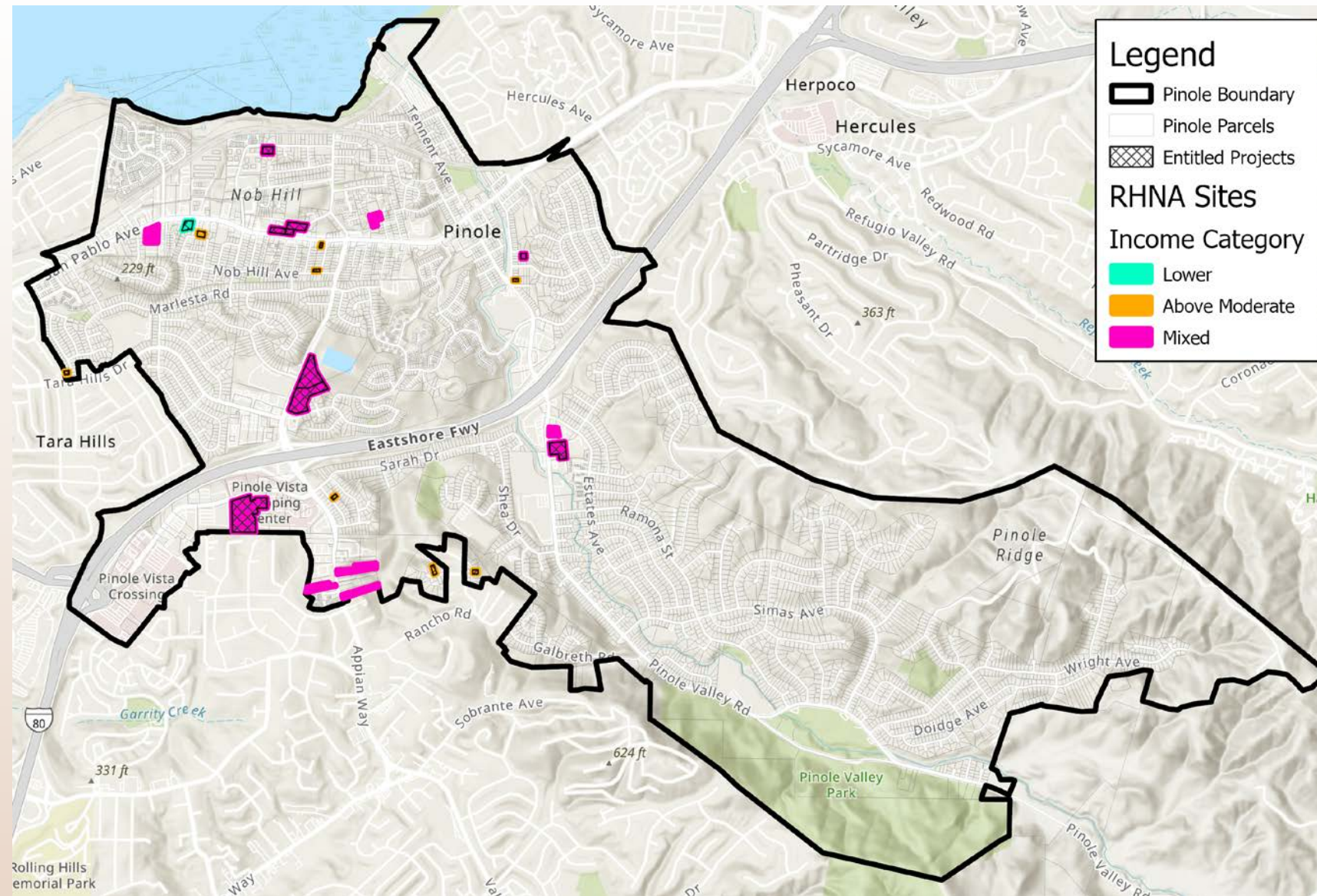
Housing Element Revision Summary

1. RHNA Sites Inventory
2. AFFH Chapter
3. Glossary
4. Translation Services
5. Construction Cost Estimates
6. Community Engagement
7. Public Review & Revisions Summary
8. Housing Plan Programs



Housing Element Revision Summary

- Added Kmart/Pinole Vista Site
- Revised sites map, list, and AFFH and Sites chapters
- Added No Net Loss backup inventory





RHNA Strategy Revisions

Row Identifier	Category	Income Level				Total
		<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	
A	RHNA Requirement	121	69	87	223	500
B	Pending Projects	49	165	62	359	635
C	ADUs	7	7	7	3	24
D	Unmet RHNA (A – B – C)	65	-	18	-	83
E	Unmet RHNA + 20% Buffer (D x 1.2)	78	-	22	-	100
F	Vacant Opportunity Site Capacity	45	-	15	-	60
G	Non-Vacant Opportunity Site Capacity	40	-	12	-	52
H	Total Identified Capacity (B + C + F +G)	141	172	96	362	771
<i>I</i>	Opportunity Site Capacity Buffer ([F +G] / D)	31%	-	50%	-	-

Public Engagement Efforts

- Project Website
- Email Contact & List
- Postcards, flyers, banners
- Pinole TV Ads
- Social Media Posts
- Online Survey (four languages)
- Translation and Interpretation
- Stakeholder Interviews
- Eight Workshops and Hearings



Environmental Review

Common sense exemption - CEQA Guidelines Section 15061(b)(3)



- The project does not provide entitlements to land use development projects and does not change the zoning or land use of any parcel within the City in any manner.
- Future development proposals on RHNA sites identified during this planning cycle, as well as ordinances adopted to implement programs identified in the Housing Element, would be subject to environmental review pursuant to the provisions of CEQA, as appropriate.

Recommended and Future Actions



Recommended and Future Actions

Recommended Actions

- Adopt Resolution (Attachment A) which:
 1. Amends the City of Pinole General Plan to incorporate the 6th Cycle 2023-2031 Housing Element (Attachment A – Exhibit A); and
 2. Adopts a Notice of Exemption (Attachment A – Exhibit B) from expanded environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3).

Future Actions

- Possible Re-adoption: A subsequent amendment to the Housing Element may be necessary based on feedback from HCD. Element could be re-adopted along with Environmental Justice and Safety Element (May/June timeframe)

