

The background of the slide is a wide landscape photograph showing a river or stream winding through green, rolling hills. The sky is filled with large, white and grey clouds, suggesting a bright but slightly overcast day. The water reflects the sky and the surrounding greenery.

**DOWNTOWN PARKING PLAZAS 1, 2, & 3  
DISPOSITION & DRAFT RFQ FOR AFFORDABLE HOUSING**  
November 19, 2024



## HOUSING ELEMENT BACKGROUND

- Required 6<sup>th</sup> Cycle Housing Element Update
  - Plan for city's housing needs from 2023 to 2031
  - Updates made to goals, policies, and programs to preserve, improve, and develop housing for all income categories and affirmatively further fair housing
  - Certified by state in March 2024



## 2023-2031 RHNA

- City's required housing production increased almost 350% from previous planning period

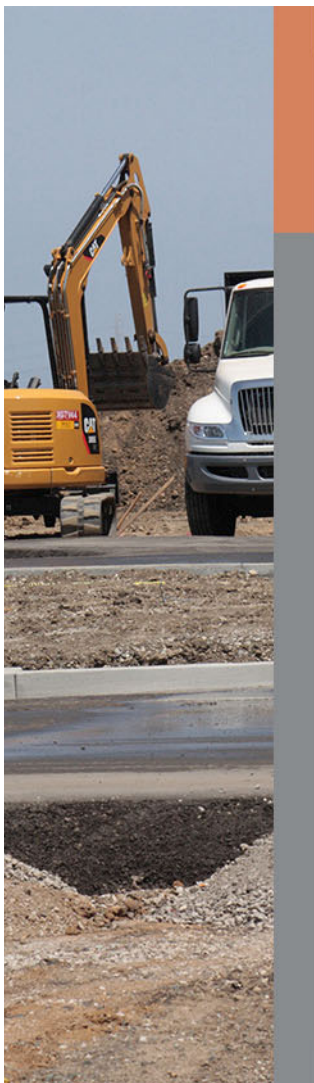
Income Category	2015-2023	2023-2031
Very Low (50% Area Median Income (AMI))	233	740
Low (80% AMI)	129	426
Moderate (120% AMI)	143	496
Above Moderate	150	1,284
Total	655 units	2,946 units

- \$186,600 is current AMI for household of 4
  - Very Low AMI is up to \$97,900



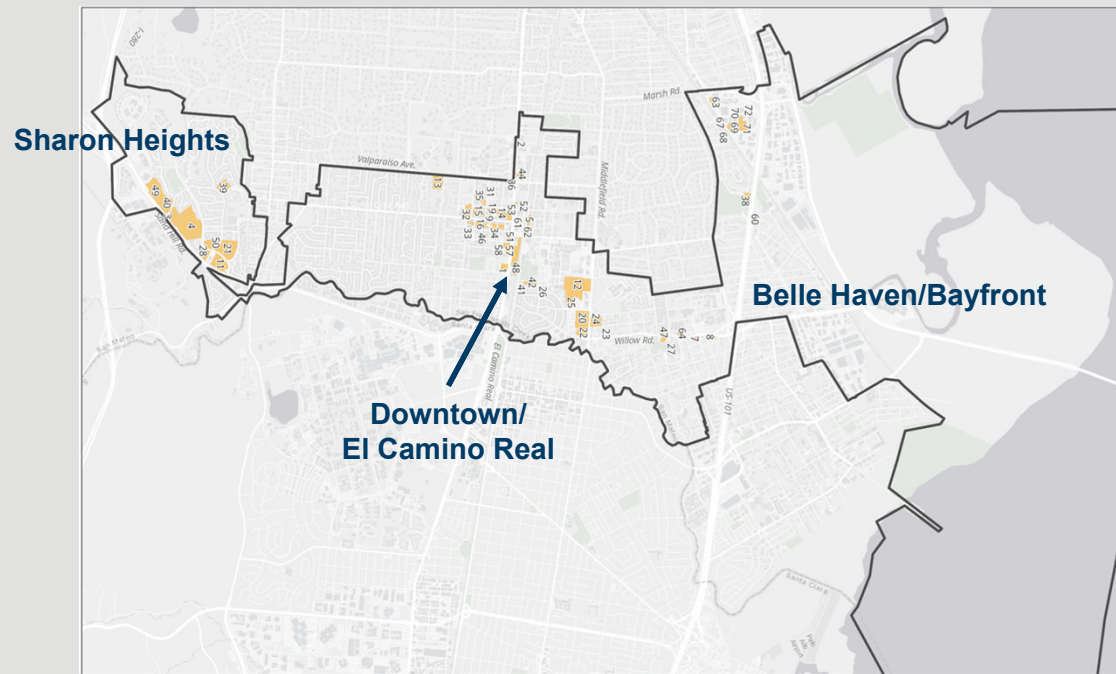
## SITE SELECTION FACTORS

- Ideal site size of 0.5 acres to 10 acres
- Distribution throughout city
  - Council Districts 2 through 5
- Close to transit, schools, and other services
- Realistic development potential
- 30 dwelling units per acre density
  - Density set by state to provide low and very low income housing



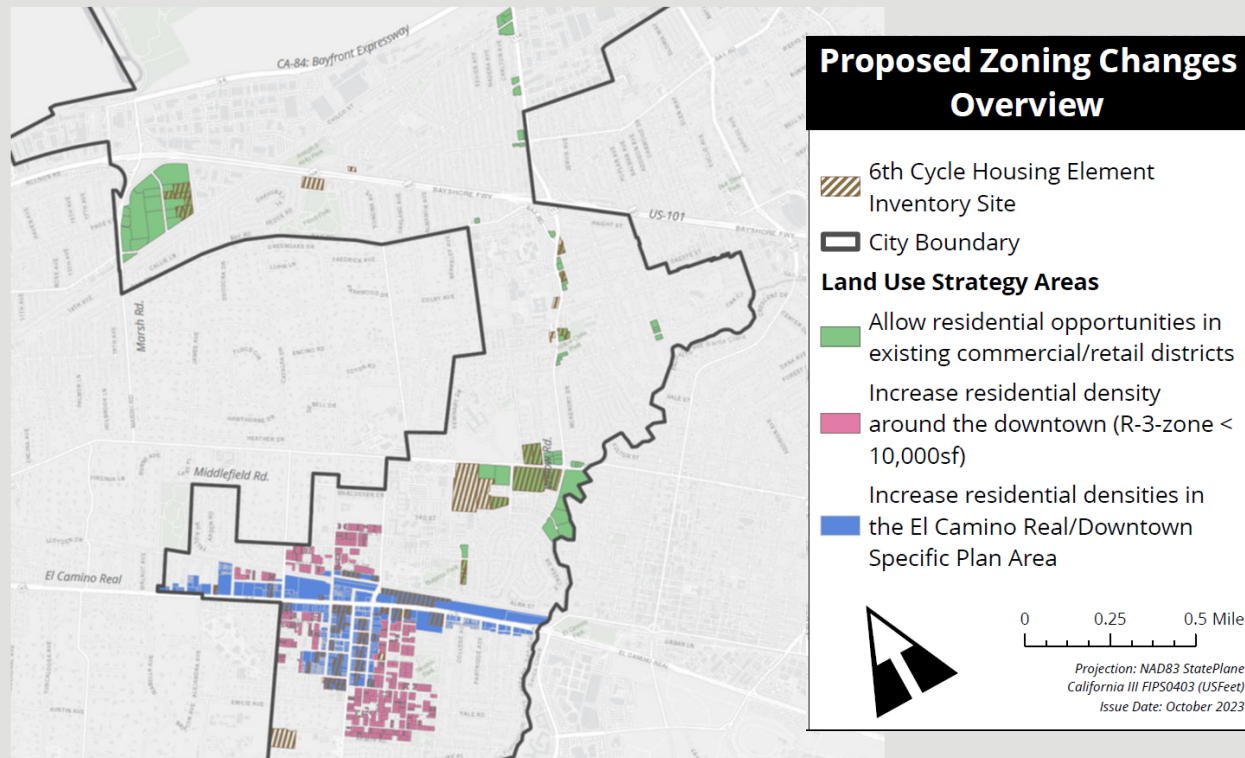


# OPPORTUNITY SITES



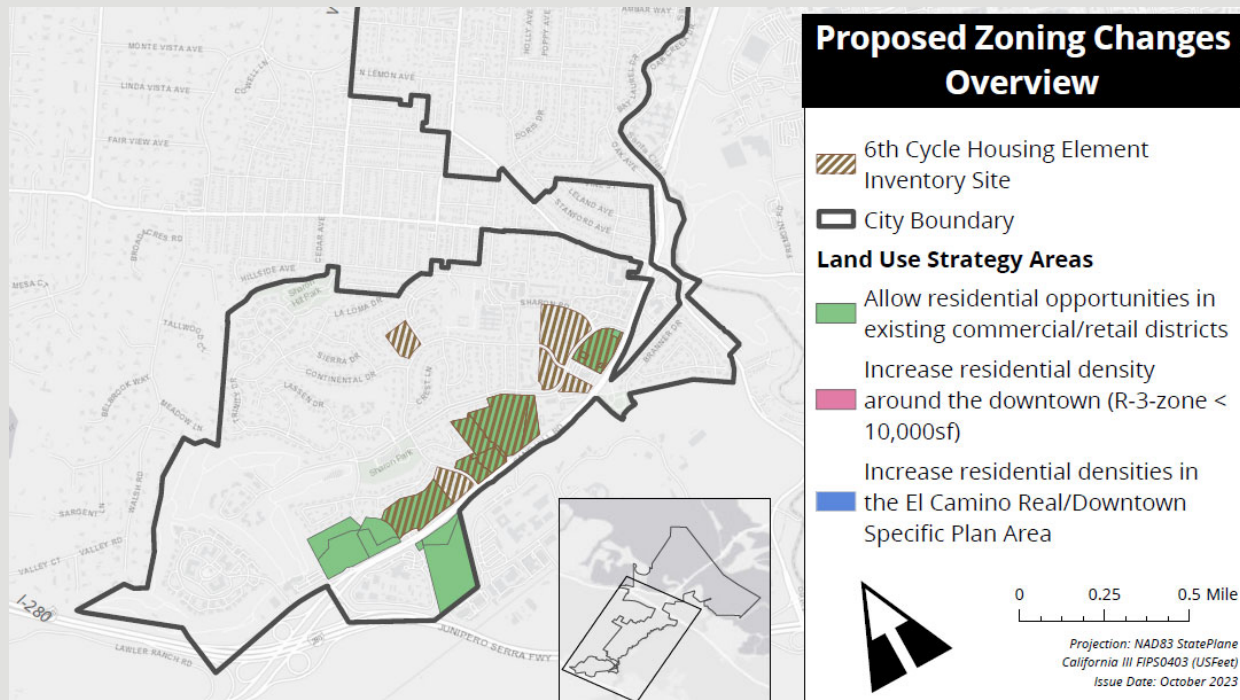


# ZONING CHANGES - NORTH



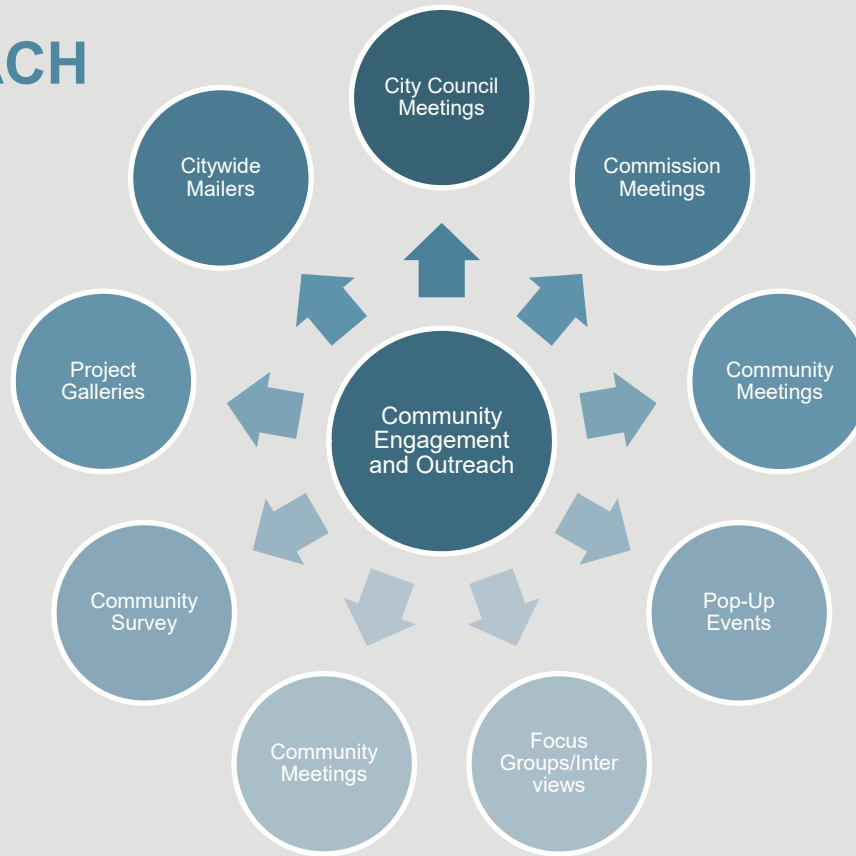


# ZONING CHANGES - SOUTH





# OUTREACH





## Slide 8

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CC2

Enlarge text size

Chan, Calvin, 11/13/2024

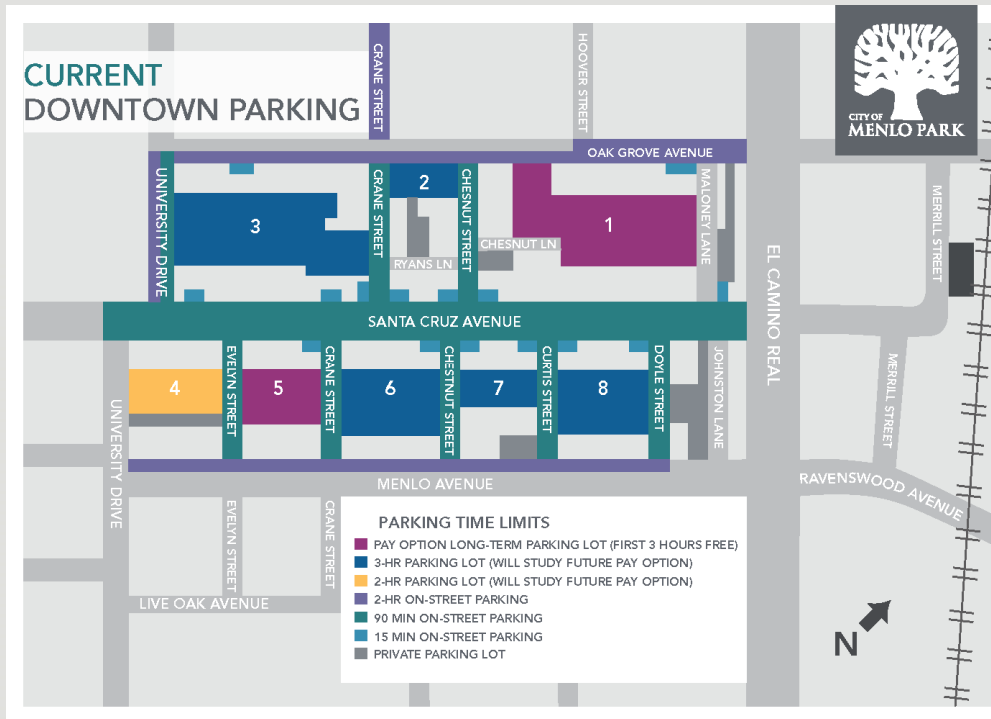


## PROGRAM BACKGROUND

- Program H4.G prioritizes development of 345+ very low-income units on downtown City-owned parking lots
- Key to meeting Regional Housing Needs Allocation (RHNA)
- Timeline
  - Feasibility study (completed Aug. 2024)
  - Issue RFP, or other selection process (2024)
  - Complete entitlements (2025)
  - Develop 345+ units (2027)
- City Council directed focus on Parking Plazas 1, 2, and 3 at Aug. 27 City Council meeting



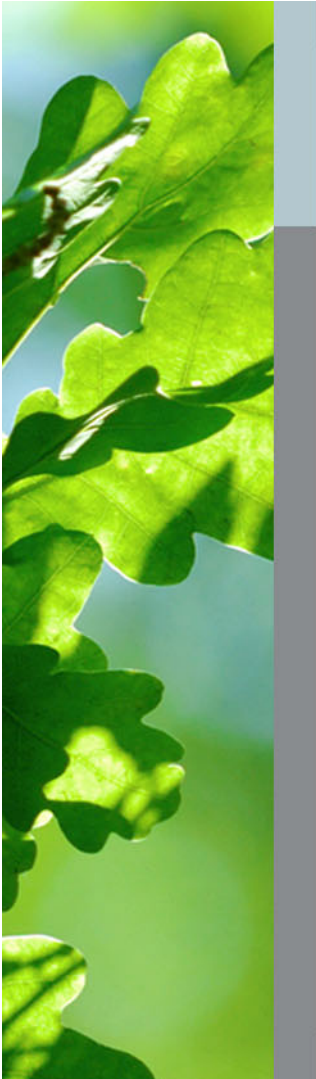
# PARKING PLAZA MAP





## KEY INFORMATION

- 345-unit goal from Housing Element
- Three selected plazas could accommodate 483+ units at bonus level density
  - Affordable Housing Overlay (AHO) and state laws could increase totals
- Any development should balance housing goals with downtown parking needs
  - Downtown parking study underway



## FEEDBACK

- Nov. 6: Housing Commission meeting
  - Consider downtown parking needs, other modes of travel
  - Evaluate parking maximums for residents of new affordable housing
  - Allow commercial ground floor uses, but do not require
- Nov. 14: downtown business community meeting
  - Ensure adequate downtown parking at pre-pandemic levels with added buffer
  - Provide parking for new residents, separate from customers and employees
  - Broaden community engagement efforts
  - Consider other sites to meet Housing Element goals
  - Provide service lanes and loading zones
- Community correspondence
  - Concerns regarding changes to parking and downtown vitality impacts
  - Concerns regarding type and massing of housing development
  - Requests for more outreach and additional time
  - Some letters of support for affordable housing and Housing Element implementation



## DISPOSITION PROCESS

- Must follow state Surplus Land Act
- Exemptions available when City's affordable housing goals align with state priorities
- City Council asked staff to prepare an exemption at Aug. 27 City Council meeting
  - 80%+ of land area for residential uses
  - 40%+ of units for households making 60% of AMI or less, inclusive of 20%+ units for households making 50% of AMI or less
  - Affordability restrictions for 30+ years
- HCD reviewed exemption and confirmed applicability with minor revisions



## DRAFT RFQ PARAMETERS

Minimum requirements:

1. 345+ very low-income units
2. Replacement public parking spaces
3. Compliance with Specific Plan development standards

Development objectives:

1. Maximum affordable units through density bonuses
2. Community engagement in development process, especially local businesses
3. Deeper affordability levels
4. Diverse unit mix with multiple bedrooms
5. Sustainable design features
6. Public open space





## STAFF RECOMMENDATION

- Approve Surplus Land Act exemption for Parking Plazas 1, 2, and 3
- Provide feedback on draft RFQ
- Authorize staff to finalize and issue RFQ





## NEXT STEPS

- If approved, next steps would be:
  - Early Dec.: RFQ issuance
  - Winter 2025: City Council review of submittals, direction to staff
  - SLA exemption would be sent to HCD when a qualified developer is selected



**THANK YOU**