DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
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February 11, 2021

Stefan Heisler, Housing Manager
Community Development Department
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Dear Stefan Heisler:

RE: Review of Rancho Cordova's 6th Cycle (2021-2029) Draft Housing Element

Thank you for submitting the City of Rancho Cordova's (City) draft housing element received for review on December 15, 2020, along with revisions received on January 28, 2021 and February 2 and 9, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by various communication with you and your consultant Cynthia Walsh. In addition, HCD considered comments from Sacramento Housing Alliance and citizens Angel Ball and Fayzah Mughal pursuant to Government Code section 65585, subdivision (c).

The draft element addresses many statutory requirements; however, the following revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code).

1. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).*

   Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-

room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).

Large Sites-Multiple Sites: Sites larger than 10 acres cannot be deemed adequate to accommodate the housing need of lower-income households unless the element demonstrates similar sites developed affordable to lower-income households or other evidence is provided. The element lists several sites larger than 10 acres and also in most cases, indicates this acreage on multiple parcels. HCD understands these sites have not yet been parceled according to the approved land uses. As a result, the element should include additional description of the land uses (e.g., higher density) and size of sub areas to determine whether parcels will likely be appropriately sized and include programs as appropriate to facilitate parcel sizes (e.g., 0.5 to 10 acres) to accommodate housing for lower-income households.

Realistic Capacity: For non-residential zoned sites (e.g., mixed-use, commercial), the residential capacity methodology must account for the likelihood of residential development. While the element mentions some recent residential development (Appendix A, Page 32) on non-residentially zoned sites, it does not capture the likelihood for non-residential development. For example, the element does not discuss the full scope of recent development in the identified non-residential zones and what portion included a residential component. To address this requirement, the element must be expanded to address the likelihood for residential development and add or revise programs as appropriate. Further, given the reliance on non-residentially zoned sites, the element should revise Action H.3.1.2 to remove or replace the conditional use permit process for multifamily uses in the appropriate non-residential zones.

2. *The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit… (Gov. Code, § 65583, subd. (a)(4)(A)(ii)).*

   The element currently does not describe a zone available to permit emergency shelters without discretionary action. While the element commits to amend the light industrial (M-1 zone), it will not be found in compliance until the appropriate zoning is adopted with sufficient capacity to accommodate the need for emergency shelters.

3. *Affirmatively further fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2. The program shall include an assessment of fair housing… (Gov. Code, § 65583, subd. (c)(10)(A)).*

   Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).

The element includes a variety of information and analysis related to affirmatively furthering fair housing; however, additional information is necessary to address this requirement, as follows:

Assessment of Fair Housing: In addition to discussing trends and patterns at a local and regional level, the element should address other relevant factors that contribute to patterns of socio-economic concentration. Examples of other relevant factors include changes and barriers in zoning and land use rules and presence and history of place-based investment. This discussion should also incorporate the public participation process.

Contributing Factors to Fair Housing Issues: The element lists and prioritizes contributing factors to fair housing issues such as insufficient supply of accessible units, mobility constraints and lack of high-quality education. In addition, the element should also consider the lack of public investments in specific neighborhoods particularly related to the concentration of housing choice vouchers and the location and type of affordable housing related to anticipated future development in larger special planning areas.

Goals and Actions: The element must be revised to add or modify goals and actions based on the outcomes of analysis described above. Goals and actions must specifically respond to the analysis and identified and prioritized contributing factors to fair housing issues. Also, please note, several actions could be modified to affirmatively further fair housing. For example, code enforcement, acquisition/rehabilitation, home repair and complete streets programs could target concentrated areas of poverty. The accessory dwelling unit and other programs could target high resource opportunity areas HCD welcomes the opportunity to assist the City in re-visiting existing programs from the perspective of affirmatively furthering fair housing.

In addition, promoting and integrating housing choices and affordability in larger special planning areas, generally located south of Highway 50, is an important piece of addressing the City's duty to affirmatively further fair housing. As a result, the element should consider re-evaluating Action H.1.2.1 to enhance and facilitate a range of housing choices and affordability above a minimum of 5 percent.

The element will meet the statutory requirements of State Housing Element Law once it has been revised to comply with the above requirements.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate. For example, the City must proactively make any draft revisions available to the public such as directly sending revisions to stakeholders or directly noticing stakeholders (beyond noticing in the newspaper) and individuals regarding the availability of revisions.

To remain on an eight-year planning cycle, the City must adopt its housing element within 120 calendar days from the statutory due date of May 15, 2021 for Sacramento Area Council of Governments localities. If adopted after this date, Government Code section 65588, subdivision (e)(4), requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit our website at: http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375_final100413.pdf

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

HCD appreciates your hard work and dedication in preparation of the City's housing element and looks forward to receiving the City's adopted housing element. If you have any questions or need additional technical assistance, please contact Irvin Saldana, of our staff, at Irvin.Saldana@hcd.ca.gov.

Sincerely,

Shannan West
Land Use & Planning Unit Chief