



SOLANO COUNTY
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Bill Emlen, Director
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MEMORANDUM

Agenda Item No. 1

TO: Solano County Planning Commission
FROM: Matt Walsh, Principal Planner
DATE: August 7, 2014
SUBJECT: Status Update for the 2014 Housing Element Update

RECOMMENDATION

That the Planning Commission:

1. Receive a status report on the Housing Element update process, and take public testimony concerning housing needs in unincorporated Solano County; and
2. Provide staff with comments or direction regarding the update of the Housing Element.

BACKGROUND and DISCUSSION

The Housing Element is one of seven elements mandated under state law to be included in the General Plan. The purpose of the Housing Element is to establish a comprehensive plan to address housing needs in the unincorporated area of Solano County. The Element addresses the housing needs of all economic segments of the county including low and moderate income households and populations with special housing needs. Solano County is required to submit its updated Housing Element to the State for certification by January 31, 2015.

The Housing Element is considered the primary policy document for any given jurisdiction to guide the development, rehabilitation, and preservation of housing for all economic segments of the County's population. Accordingly, the County's Housing Element includes the identification and analysis of the existing and projected housing needs of the County. The document also contains goals, policies, and objectives along with implementation programs for the preservation, improvement, and development of

the range of housing needs. Per HCD's guidelines, the Association of Bay Area Governments (ABAG) determined that the County's new housing need over the next Housing Element planning period of 2014-2022 totals 106 dwelling units through the Regional Housing Needs Allocation process (RHNA). State housing law requires that the County's Housing Element include site-specific data showing that adequate land is available to meet its housing need as determined by ABAG.

It is important to note that the Housing Element does not require the County to develop housing, as this is largely a product of the marketplace and real estate economics, including the demand for various types of housing. The requirement is for the County to identify and make available sites for housing development that could serve a variety of income levels.

At its Regular Meeting of April 22, 2014, the Board of Supervisors approved a contract for professional services with PMC, authorizing PMC to work with the County in updating its Housing Element.

After the Planning Commission Housing Element status update with public testimony, PMC will examine, refine, update, and incorporate policies and programs, as necessary, to the Housing Element that will focus the County's efforts on removing constraints and taking the most effective steps towards meeting the housing needs of the community over the next five years. Once completed, a draft Housing Element will be generated and provided to both the Planning Commission and Board of Supervisors for comments, prior to being submitted to HCD for their initial review.

MEETING OBJECTIVE

The objective of the Planning Commission status update is to solicit Planning Commission and public comments relating to housing needs in unincorporated Solano County and how the current policies and programs may need to be updated. A copy of the current Housing Element is attached for the Planning Commission's reference. PMC staff will provide a general review of Housing Element requirements and address any questions at the meeting.

ENVIRONMENTAL DETERMINATION

Upon completion of the draft Housing Element, an Initial Study and Negative Declaration will be prepared for circulation and adoption with the Housing Element.