

Housing Element Programs

Open House

December 18, 2023



1

Introductions

City of Dunsmuir

Dustin Rief
 City Manager
 Phone: 530-235-4822 ext 103
 Email: citymanager@ci.dunsmuir.ca.us

Wendy Perkins
 Deputy City Clerk
 Phone: 530-235-4822 ext 102
 Email: wperkins@ci.dunsmuir.ca.us

Planwest Partners, Inc.

Vanessa Blodgett
 Principal Planner
 Office: (707) 825-8260
 Email: vanessab@planwestpartners.com

Michelle Nielsen
 Senior Planner
 Office: (707) 825-8260
 Email: michellen@planwestpartners.com

2

2

Meeting Purpose

- Housing Element 101
- How we got here and next steps
- Draft Housing Element 2023-2031 Contents
- Review Recommended Housing Element Programs and Key Themes
- Questions, Ideas, and Discussion

3

3

Housing Element 101 – What is a housing element?

- A mandatory element of the General Plan
- Updates required by State law on eight year “cycles.”
- The 2023-2031 Housing Element is Dunsmuir’s “6th cycle” housing element
- A certified housing element is needed to access certain State funding programs.



4

4

Housing Element 101 – What does a housing element do?

- Provides an assessment of both current and future housing needs for all income groups
- Identifies opportunities and constraints on housing production
- Establishes goals, policies, and programs to meet housing needs
- Updates City policies, programs, regulations, and procedures to reflect new State laws



5

5

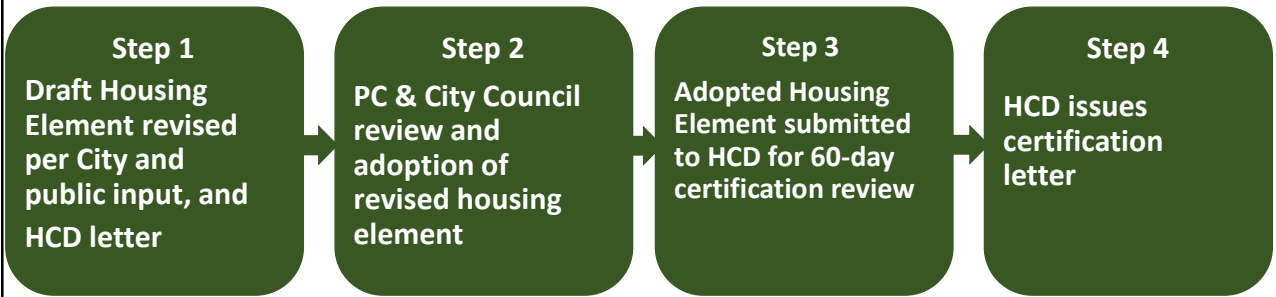


How We Got Here



6

Next Steps:



7

7

The 2023-2031 Housing Element Consists of 3 Chapters and 5 Appendices

Chapters

1. Introduction

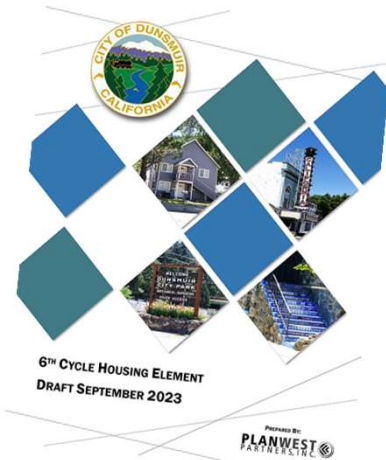
Overview of the update process, regulatory context, public participation, general plan consistency, looking ahead, and key definitions and acronyms,

2. Goals, Policies, and Programs

Identifies goals, policies, and proposed implementation programs

3. Analysis of Previous Housing Element

Evaluation of previous Housing Element programs



8

8

- **Appendix A – Assessment of Housing Needs and Fair Housing**

- **Appendix B – Housing Constraints and Needs**

- **Appendix C – Inventory of Sites**

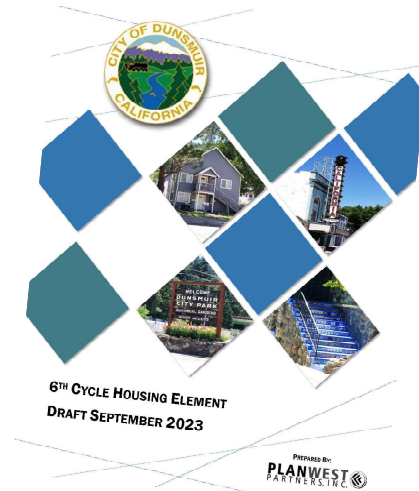
Meets requirements for providing a variety of housing types, and Regional Housing Needs Assessment (RHNA) allocation.

- **Appendix D – Funding Resources**

Identifies governmental funding programs available the support housing development.

- **Appendix E – Glossary**

Contains technical language and jargon found in the Housing Element. Chapter 1 contains a subset of terms found in the Glossary.



9

9

To comply with State law, a housing element must identify strategies and programs that:

- Assist in the development of workforce housing, and housing affordable to lower income households
- Promote fair and equal housing opportunities, including addressing disparities in housing needs and access to opportunity
- Conserve and improve existing housing
- Maximize housing opportunities throughout the community
- Remove governmental and other constraints to housing maintenance, improvement and development for all income levels

10

10

Decoding the Housing Element Programs



= Programs that fulfill a specific State housing law requirement



= Programs that are meaningful actions to affirmatively further fair housing

11

11

Key Themes for Discussion and Input in the Housing Element's Programs

Accessory Dwelling Units (ADUs)

“Missing Middle” Housing & Zoning

Adaptive Reuse

Housing Trust Fund

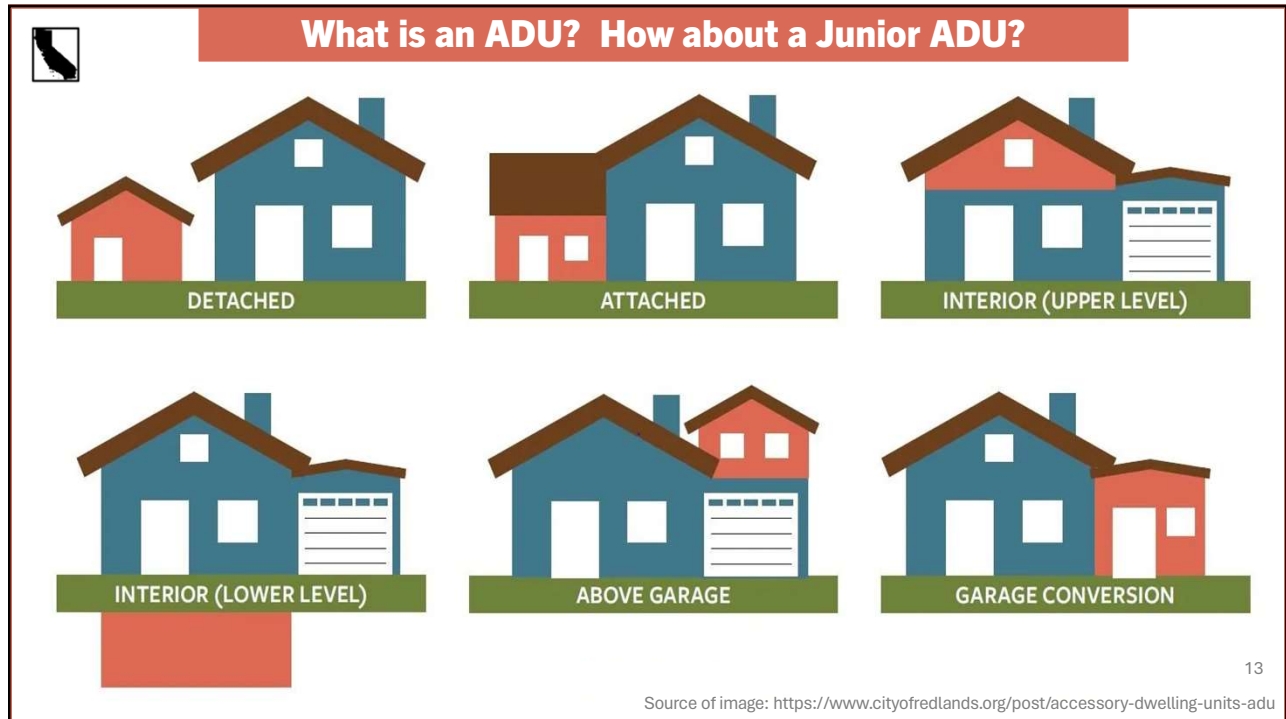
Short-term Rentals and Vacant Units

Density Bonus and Inclusionary Housing

Veterans Housing

12

12



13

State law requires localities to encourage J/ADUs.

Existing Zoning Code provides for J/ADUs consistent with State law.

Current Programs in Housing Element:

- Program HE.2.1.1: Encourage ADU and Junior ADU development by conducting proactive public outreach to improve community awareness.
- Program HE.2.3.2: Amend Zoning Code to allow J/ADUs to be developed on parcels with existing dwelling units and existing second dwelling units.

14

What is "Missing Middle" housing?

- Small-to-medium (2–10 housing units) housing types that fall between single-family and mid-rise apartment buildings.
 - townhomes, duplexes, triplexes, and courtyard clusters
- An opportunity to fit more housing in a smaller area without compromising the residential character of neighborhoods.



15

15

Examples of Missing Middle housing

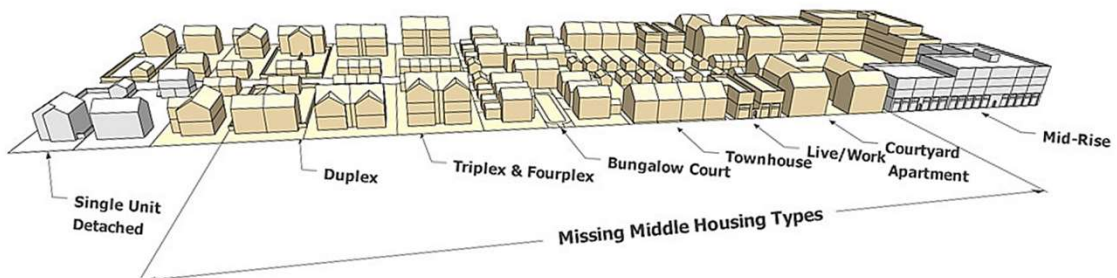


Cottage Court

4-Plex

Duplex

Multiplex



16

16

Existing Zoning Code allows for missing middle type housings in the R-2, R-3, MU-1, MU-2, and MU-3 zones.

Add housing programs that expressly target missing middle housing types:

- Update Zoning Code to improve the allowance for residential development configured as cottage courts.
- Consider developing local guide that illustrates missing middle housing.
- Consider creating a visual zoning guide to serve as a resource to illustrate and clarify the City's Zoning Code for missing middle housing types.

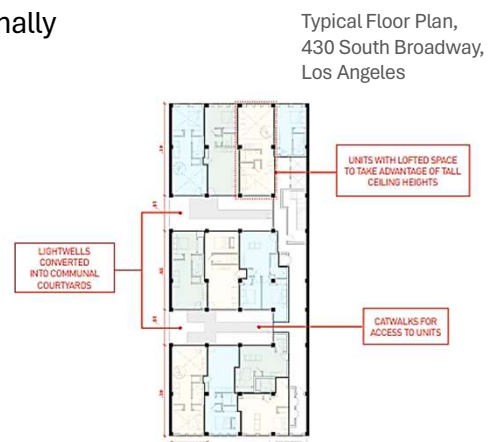
17

17

What is adaptive reuse?

The conversion or refurbishing of existing structures to a use other than the use the existing structure was originally built for.

- Reuse of underutilized commercial buildings with the potential to provide quality, infill residential units, particularly in places that lack vacant sites for new housing developments.

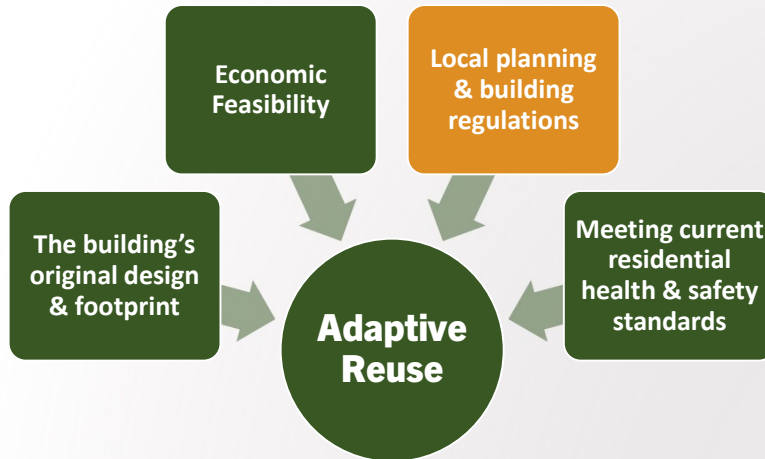


Source: <https://turnercenter.berkeley.edu/wp-content/uploads/2021/11/Adaptive-Reuse-November-2021.pdf>

18

18

Key factors that affect feasibility of adaptive reuse:



19

19

Existing Zoning Code enables adaptive reuse of existing buildings in the Town Center, MU-2 and MU-3 zones.

Adaptive reuse would complement downtown revitalization effort and current economic development planning.

No buildings have undergone adaptive reuse in Dunsmuir to date.

20

20

What is a Housing Trust Fund?

- Dedicated funds that are to provide affordable housing and held in trust.
- Receives ongoing revenues, usually from dedicated sources, and are not dependent on annual appropriations.
- Can include other sources of funding that are in addition to the funds that are restricted.
- Administered by a local housing department, a multi-city agency, a tribe, or a private non-profit organization.

What does a Housing Trust Fund do?

- Provide direct financing and leverage other funds.
- Reduce the cost of borrowing.
- Preserve and maintain affordable housing.
- Provide long-term rental assistance and prevent foreclosures.
- Partner with service providers.

21

Source: https://www.ca-ilg.org/sites/main/files/file-attachments/resources_Local_Housing_Trust_Fund_0.pdf

21

Current housing element programs that commit the City to working with non-profits to improve housing production, rehabilitation and conservation, and fair housing:

- HE.3.1.2 , HE.4.3.1, and HE.7.1.1

Explore the potential for a local or regional housing trust fund?

22

22

What are short term rentals (STRs)?

- Furnished living spaces available for short time periods (less than 30 days)
- Operators must register with the City and pay transient occupancy tax (TOT)



23

23

Highlights of Nov. 2023 Planning Commission staff report

- As of Sept. 2023, 88 registered STRs operating in Dunsmuir.
 - Approx. 8.5% of Dunsmuir's supply of single-family dwellings
- Duplexes and apartments: approx. 2.2% to 4.7%
- The number of dwellings purchased for short-term rental use steadily increased, sharp increases in 2021 and 2022

24

24

Short-Term Rentals and Vacancy

Current Programs in Housing Element:

- Program HE.2.3.2: Amend Zoning Code to expressly prohibit second dwelling units that have been converted to ADUs to revert to a second dwelling unit.
 - Continue Planning Commission's work on STRs
- Develop a Strategy to Reduce the Vacancy of Existing Housing Units including STRs (see AFFH Action Plan Program D in Appendix A)

25

25

Density Bonus and Inclusionary Housing



A density bonus is an increase in the density of a development project that's granted to the developer if the project contains affordable housing units (owner or renter), senior housing, shared housing units, or other qualifying units or amenities.

- May apply for a waiver or modification of local development standards, typically height restrictions, setback, or parking requirements.
- Local ordinance can focus on local application procedures and timelines.
- Cities and counties are required to comply with State Density Bonus Law.

Inclusionary Housing the developer constructs housing for lower-income households as part of market-rate housing development. To partially offset the cost of providing affordable units, the city's policy offers developers one or more incentives such as tax abatements, parking reductions, or the right to build at higher densities.

- Local policy must provide developers alternative means to comply, e.g., in-lieu fee, land dedication, etc.
- Relies on market growth to produce new affordable housing; may not be successful in communities that are not experiencing or anticipating growth.*
- Local policy subject to HCD review.
- Inclusionary housing is not mandated by State law.

26

Source: <https://inclusionaryhousing.org/common-questions/>

26



Existing Zoning Code incorporates current State Density Bonus Law provisions.

No density bonus applications have been filed with the City of Dunsmuir in recent years.

Density bonus program in the current Housing Element: Program HE.2.3.1

- Commits the City to providing density bonuses in accordance with State law
- Increasing property owner and developer awareness by improved marketing
- Monitoring State law for changes

27

27

What is Veteran's Housing



- VA Home Loans for veterans, servicemembers, and eligible surviving spouses.
 - Loans are provided by private lenders, such as banks and mortgage companies.
- Housing and housing assistance that is offered to support veterans who are at-risk, low-income, experiencing homelessness, have a disability, or otherwise part of the special needs population.
 - This housing can be temporary or permanent, depending on the situation.
 - Supportive housing established for general populations and for special needs populations typically is supportive of Veterans in addition to other special needs groups.

28

28



Current programs in the Housing Element that support veterans:

HE.2.1.1	<ul style="list-style-type: none"> Marketing of the City's reasonable accommodation procedures.
Policy HE2.3	<ul style="list-style-type: none"> Facilitate workforce and affordable housing: <ul style="list-style-type: none"> ➤ Expediting and streamlining permits, density bonus and development incentives ➤ Work with market rate and affordable housing developers
HE.4.2.1	<ul style="list-style-type: none"> Permitting of low barrier navigation centers (type of emergency shelter) in MU-1, MU-2, MU-3, and T-C zones as a by-right use as required by State law.
HE.4.2.2	<ul style="list-style-type: none"> Improve allowances for residential care homes and residential care facilities servicing to ensure nondiscriminatory permit application requirements and objective findings.
HE.4.3.1	<ul style="list-style-type: none"> Support increasing the supply of emergency and permanent housing options. Support the organizations and agencies providers services strategies to provide services, shelter, and housing. Assess housing needs for seniors, people with disabilities, and low-income residents.

29

29

Community Feedback and Key Questions for Discussion

- How can the city encourage more housing and different types of housing? For example, J/ADUs, missing middle, etc.
- Where could more housing go in Dunsmuir?
- What should be the City's housing priorities?
- Should the city do more to encourage missing middle and adaptive reuse?
- Explore establishing a housing trust soon?
- Is inclusionary housing a good idea for Dunsmuir now?
- How about STRs and vacant units?



30