



City of San Juan Bautista

The “City of History”

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PLANNING COMMISSION SPECIAL MEETING & PUBLIC WORKSHOP THURSDAY, JUNE 29, 2023, 6:00 P.M.

City Hall, Council Chambers
311 Second Street, San Juan Bautista, California

AGENDA

PUBLIC COMMENT

Public comments are limited to items on this special meeting agenda pursuant to California Government Code section § 54954.3(b).

Public comments are generally limited to three (3) minutes per speaker; the Chair may further limit the time for public comments depending on the agenda schedule.

Written comments may be submitted via mail to the Deputy City Clerk at City Hall (P.O. Box 1420, San Juan Bautista, CA 95045), or emailed to deputycityclerk@san-juan-bautista.ca.us no later than 3:00 p.m. on the day of the meeting. Written comments will be read into the record provided that the reading does not exceed three (3) minutes.

1. CALL TO ORDER

- A. Pledge of Allegiance
- B. Roll Call

2. 2023-2031 GENERAL PLAN HOUSING ELEMENT UPDATE & FAIR HOUSING ANALYSIS

3. ADJOURNMENT

Elizabeth Soto, Deputy City Clerk

AGENDA MATERIAL / ADDENDUM

Any addendums will be posted within 72 hours of regular meetings or 24 hours of special meetings, unless otherwise allowed under the Brown Act. Planning Commission reports may be viewed at the City of San Juan Bautista City Hall at 311 Second Street San Juan Bautista, and are posted on the City website www.san-juan-bautista.ca.us subject to Staff's ability to post the documents before the meeting, or by emailing deputycityclerk@san-juan-bautista.ca.us or calling the Deputy Clerk (831) 623-4661 during normal business hours.

In compliance with the Americans with Disabilities Act, and Govt. Code 54953(e)(1)(A), the City will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the Deputy City Clerk a minimum of 48 hours prior to the meeting at (831) 623-4661.

PUBLIC NOTIFICATION

This agenda was posted on Tuesday, June 27, 2023, on the bulletin board at City Hall, 311 Second Street, the bulletin board at the City Library, 801 Second Street, the bulletin board at the entrance to the United States Post Office, 301 The Alameda, and the City's website.

Meetings are streamed live at <https://www.facebook.com/cityofsanjuanbautista/> and televised live on local Channel 17 on the date of the regularly scheduled meeting.



CITY OF SAN JUAN BAUTISTA PLANNING COMMISSION STAFF REPORT

DATE: JUNE 29, 2023

**TITLE: PUBLIC WORKSHOP REGARDING 2023-2031 HOUSING ELEMENT
UPDATE & FAIR HOUSING ANALYSIS.**

BY: BRIAN FOUCHT, COMMUNITY DEVELOPMENT DIRECTOR

RECOMMENDED ACTION(S):

Staff recommends that the Commission:

1. Invite staff and Consultant to present the staff report;
2. Open the Public Meeting for Comments and take testimonies; and
3. Advise staff as necessary.

PROJECT DESCRIPTION:

The city has retained Realty Planners Group as the consultant to prepare the 6th Cycle Housing Element of the City of Ridgecrest. An important component of the update process is conducting public outreach for the purpose of receiving community input on several housing issues that might have to be addressed.

Today's meeting was published in the newspaper and the housing stakeholders were notified and invited to participate in today's proceedings.

At today's meeting, staff and Realty Planners Group, the City's Consultants, will make a PowerPoint presentation outlining the key requirements of state law concerning the housing element update, observations about demographic and employment characteristics of the community, and seek input from the community and the Planning Commission for inclusion in the Housing Element.

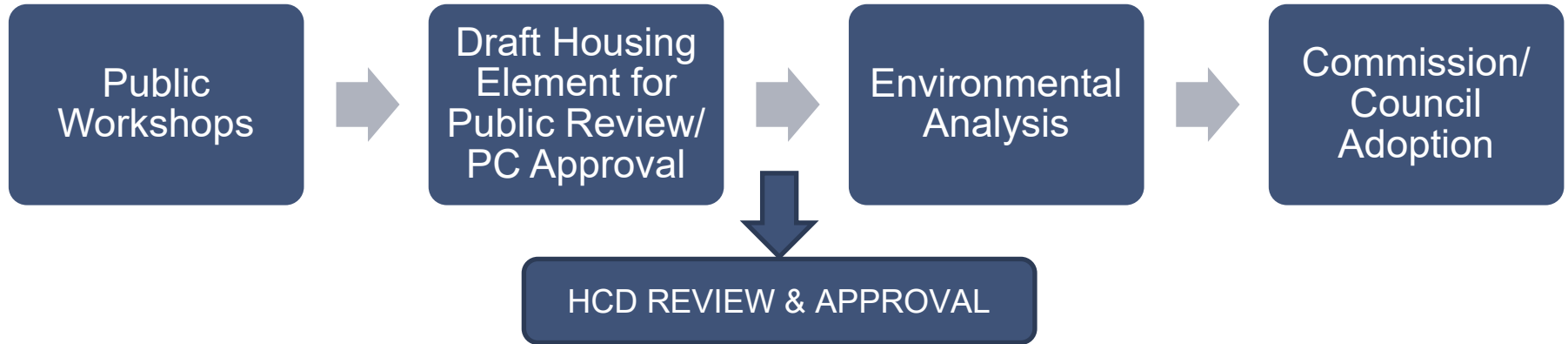
PUBLIC WORKSHOP 2023-2031 HOUSING ELEMENT & Fair Housing Analysis

**Planning Commission, June 27, 2023
6:00 P.M.**





PLANNING PROCESS





COMMUNITY PARTICIPATION

Workshop – June
27, 2023



Public Review -
Draft HE & Fair
Housing
Analysis, July
2023



HE Adoption
Nov. 2023

What is a Housing Element?

A housing element is a City's vision and a plan on how best to provide housing for all income groups within the City and affirmatively furthering fair housing.

The housing element must be updated every eight years.

Steps in Updating Housing Element?

- Review and revise the Housing Element
- Incorporate new programs into the existing format
- Perform Site Inventory
- Include affordability level in Site Inventory (New)
- Include Programs to **Affirmatively Further Fair Housing**

What is Fair Housing Analysis?

1. Outreach
2. Assessment of Fair Housing
 - a. Key Data and Background Information
 - b. Fair Housing Enforcement and Outreach Capacity
 - c. Integration and Segregation Patterns and Trends
 - d. Racially or Ethnically Concentrated Areas of Poverty
 - e. Disparities in Access to Opportunity
 - f. Disproportionate Housing Needs in the Jurisdiction
 - g. Displacement Risk
3. Sites Inventory
4. Identification of Contributing Factors, Goals and Actions



PRELIMINARY OBSERVATIONS

Preliminary Observations of the Housing Element and Fair Housing Analyses are as follows:

DEMOGRAPHIC DATA

- Population (2020 Decennial): 2,089
- Hispanic or Latino: + 60%
- Households (2021 ACS): 699
- Owner occupied (2021 ACS): 56.37%
- Persons per HH (2021 ACS): 2.68
- Median HH Income (2021 ACS) - \$92,404
- Poverty (2021 ACS – 6.7% (All female headed households).

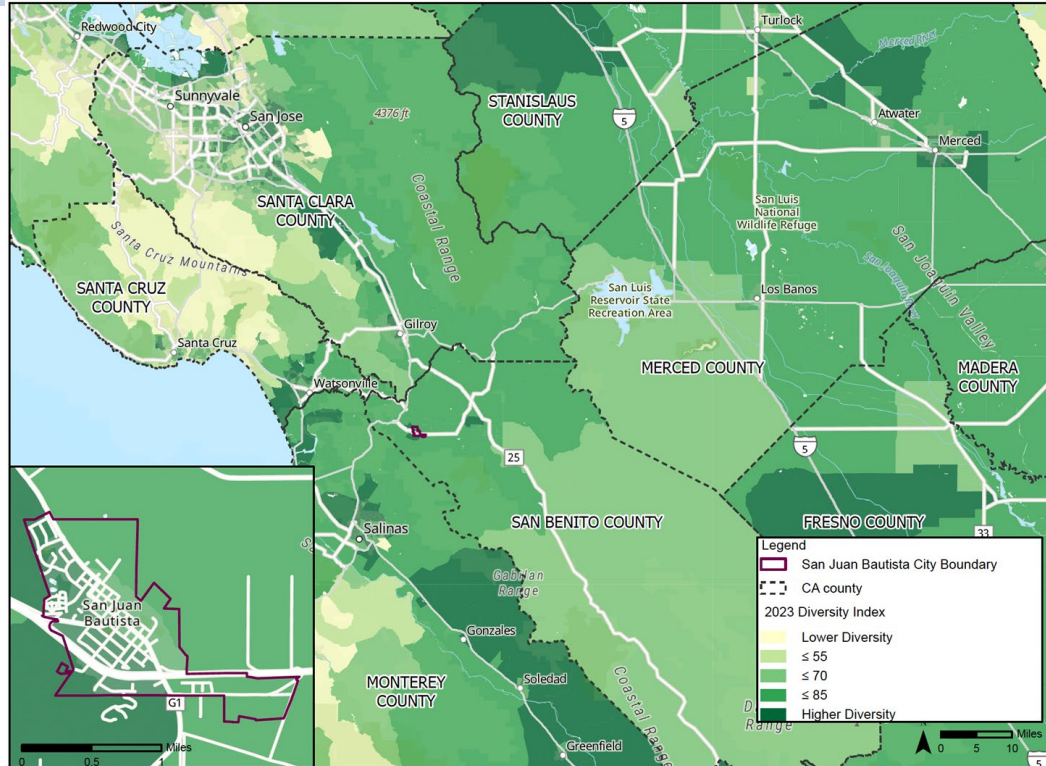


FAIR HOUSING INDICATORS

1. Diversity Index (Racial and Ethnic Diversity): 1 to 100%
2. GINI Index (Income Disparity): 1 to 10
3. Dissimilarity Index (uneven distribution of racial or ethnic populations in different neighborhoods). Index is available at County level (0.50 out of 1).



Diversity Index





FAIR HOUSING INDICATORS

4. Racially or Ethnically Concentrated area of Poverty (R/ECAP).

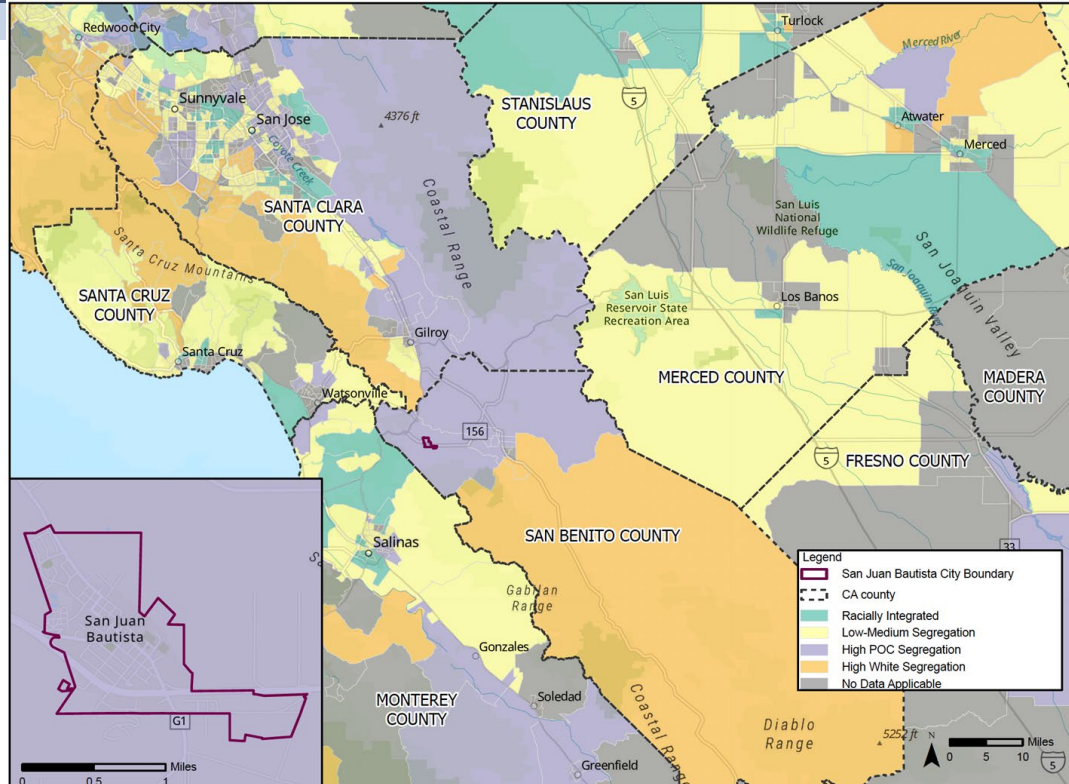
The correlation assumes that the lower the income, the higher the diversity of population.

5. Racially Concentrated Areas of Affluence (RCAA):

Any census block in the city with a median household income of \$125,000 and a population that is 80 percent or more white.

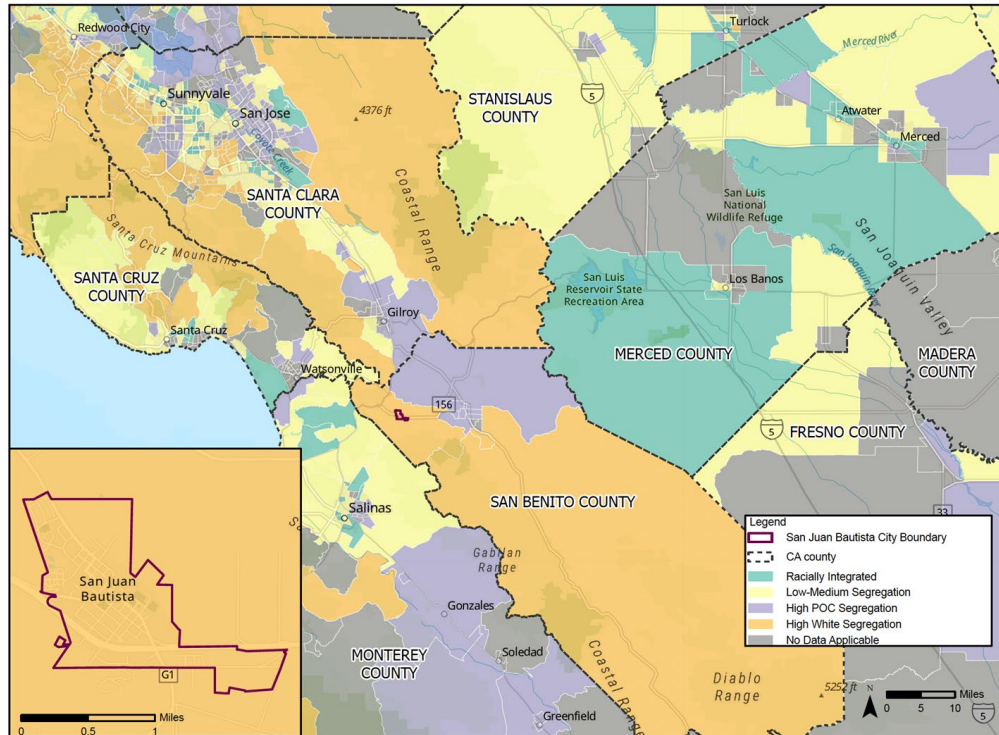


Racial Segregation/Integration - 2020



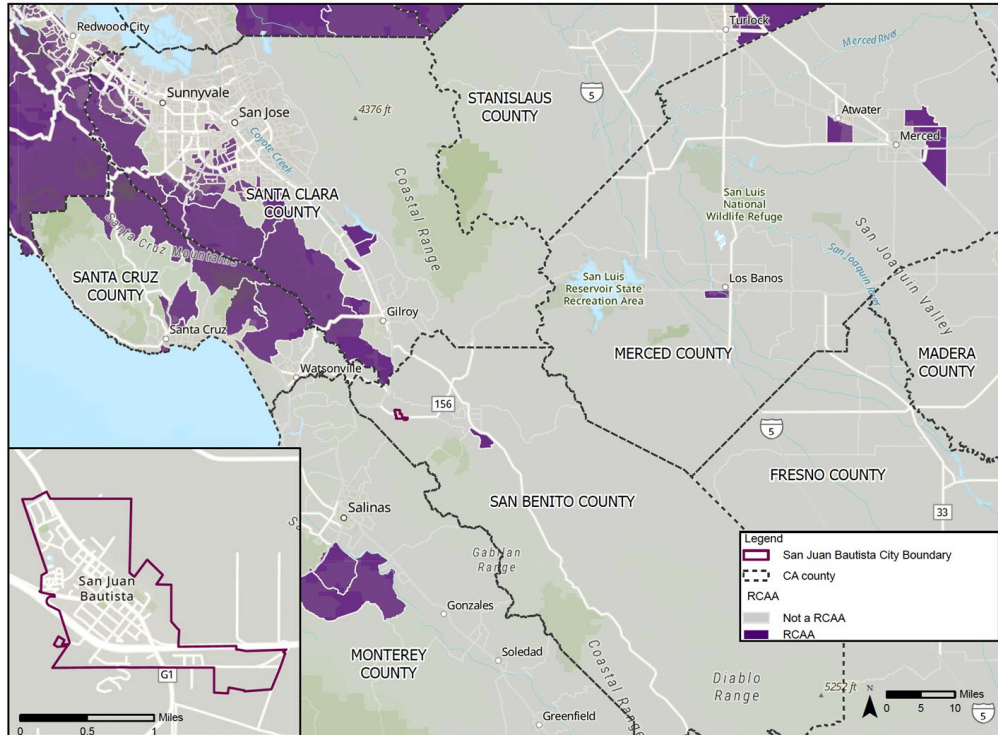


Racial Segregation/Integration - 2010





Racially Concentrated Areas of Affluence





FAIR HOUSING INDICATORS

6. Disparities in Access to Opportunities:

Census tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty.





FAIR HOUSING INDICATORS

7. Disproportionate Housing Needs.

Over payment, Cost burdens

8. Displacement

Displacement occurs when households are forced to move because they are evicted or their building was torn down, often to make way for new and more expensive development.



FAIR HOUSING INDICATORS

9. Site Inventory

The RHNA sites not concentrated in areas with high racial or ethnic populations, persons with disabilities, female-headed households, senior households, or Low-and-moderate income (LMI) households.



FAIR HOUSING INDICATORS

10. Identification of Contributing Factors, Goals and Actions:

The programs in the Housing Element previously discussed are created in light of the findings of the fair housing analysis and needs of the community.



6th CYCLE RHNA ALLOCATION

	Very-Low	Low	Mod.	Above-Mod.	Total
San Benito County	1,110	890	947	2,058	5,005
Hollister	846	678	826	1,813	4,163
San Juan Bautista	18	14	18	38	88
Unincorp. San Benito	246	198	103	207	754



QUANTITATIVE HOUSING OBJECTIVES

Housing/Type	Extremely Low Income	Very Low Income	Low Income	Moderate & Above Moderate Income	Total
RHNA 6 th Cycle Allocation					
Remaining Obligations from 5 th Cycle					
Total Housing Obligations					
New Construction					
Rehabilitation					
Conservation/Rehabilitation					



GENERAL PLAN CONSISTENCY

- **Update and ensure that the housing element amendments are internally consistent and compatible with the other elements of the general plan.**



- **California Environmental Quality Act (CEQA)**
- **Common Sense Exemption, CEQA Guidelines Section 15061(b)(3)).**



COMMUNITY INPUT

- **Questions from the participants at the workshop**
- **What are the housing challenges facing the City?**
- **What opportunities are available to the City to support housing needs?**
- **What should the top five priorities be?**
- **Fair Housing issues, complaints and recommendations.**

OPEN PUBLIC MEETING

- Staff recommends that the Planning Commission open the floor for public comments.



NEXT STEPS

PREPARE DRAFT
HE and FHA



HCD REVIEW,
CITY'S
RESPONSE AND
HCD APPROVAL



CITY COUNCIL
ADOPTION



HCD
CERTIFICATION



Thank you

Please send your comments by mail or email to the City of San Juan Bautista as follows:

Mail: Housing Element Update, City of San Juan Bautista, 311
Second Street, San Juan Bautista

Email: deputycityclerk@san-juan-bautista.ca.us

City Hall Contact Number: (831) 623-4661