

# Housing Element 2023-2031

Recommendation to City Council to adopt



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CITY OF HERCULES PLANNING COMMISSION MEETING

NOVEMBER 18, 2024

# Community Engagement

## Stakeholder Interviews

## Community Workshops

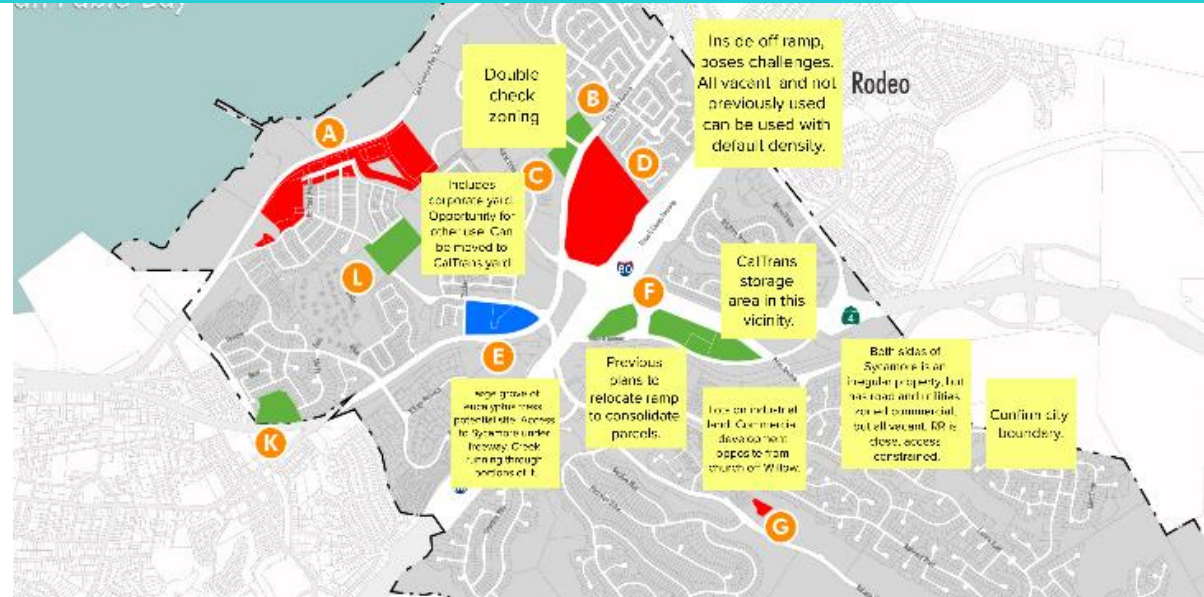
- February and April 2022
- Mapping exercise
- Sites inventory

## Survey

- 112 responses

## Tribal Consultation

- Required by state law for all General Plan Amendments
- Notified 8 tribes with connections to Hercules
- Consulted with Confederated Villages of Lisjan Nation



# Housing Element Process

## **Plan Preparation**

- Consultants began work August 2021
- First draft posted July 2022 and submitted to HCD for review (comments November)
- CEQA document filed August 2022

## **Plan Revisions in Response to HCD Comments**

- Second draft posted December 2022 and submitted to HCD (comments March)
- Third draft posted March 2023 and submitted to HCD (comments June)
- Fourth draft posted November 2023 (comments January 2024)
- Informal review/technical assistance meetings March – July 2024
- Fifth draft posted August 2024 and submitted to HCD
- HCD substantial compliance letter received October 21, 2024

# Regional Housing Needs Allocation (RHNA)

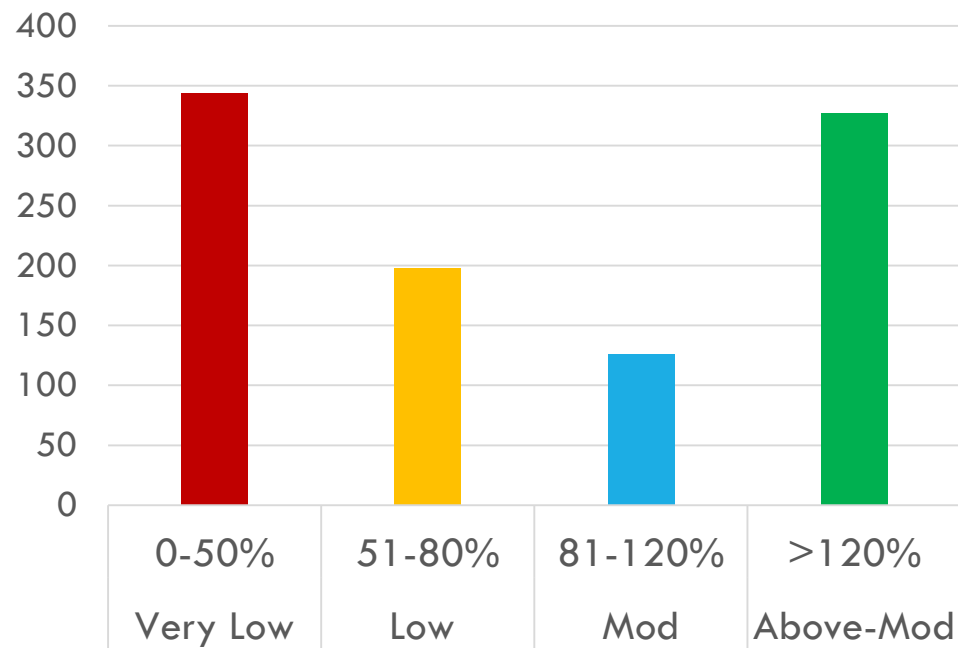
Based on statewide and regional growth projections and housing needs

Assigned to cities by Association of Bay Area Governments (ABAG)

Separate allocations for different income categories

Affordability levels based on Area Median Income (AMI), currently \$155,700 for a family of 4 in Contra Costa County

|        | Very Low | Low    | Mod     | Above-Mod |       |
|--------|----------|--------|---------|-----------|-------|
| % AMI: | 0-50%    | 51-80% | 81-120% | >120%     | total |
| RHNA:  | 344      | 198    | 126     | 327       | 995   |

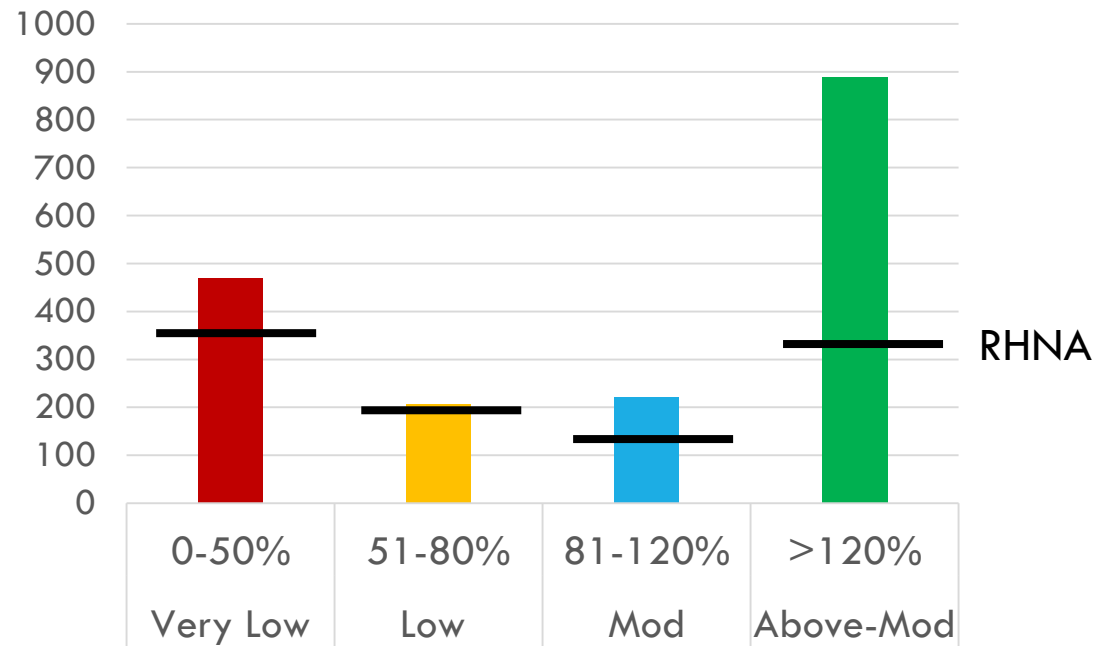


# Housing Plan

City is required at all times to maintain a supply of vacant or redevelopable land sufficient to accommodate RHNA in each income category, per state law

Approved housing plan does not require any rezoning or General Plan amendments

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| Plan:  | 469      | 207    | 220     | 888       | 1,784 |

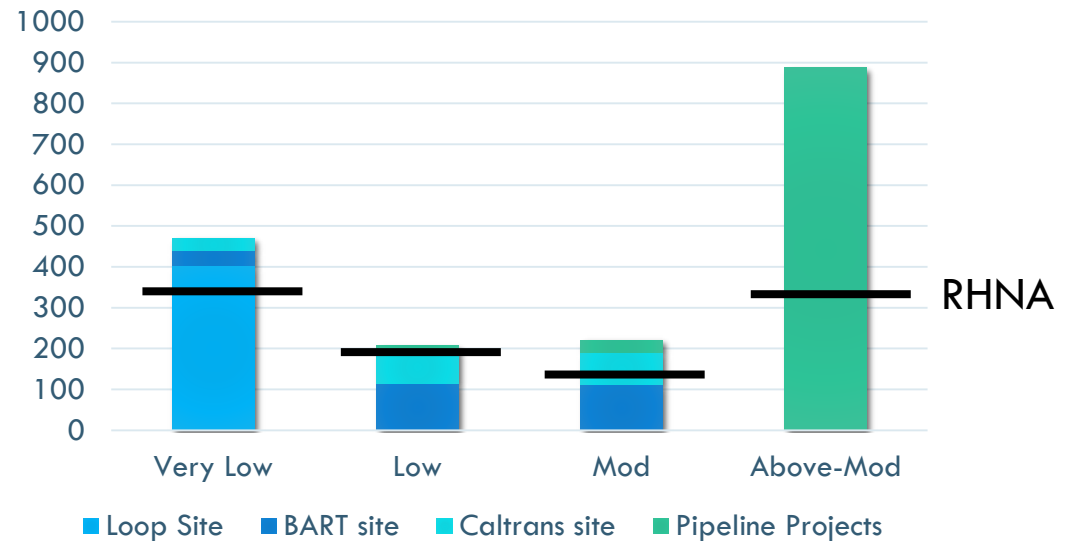


# Housing Sites

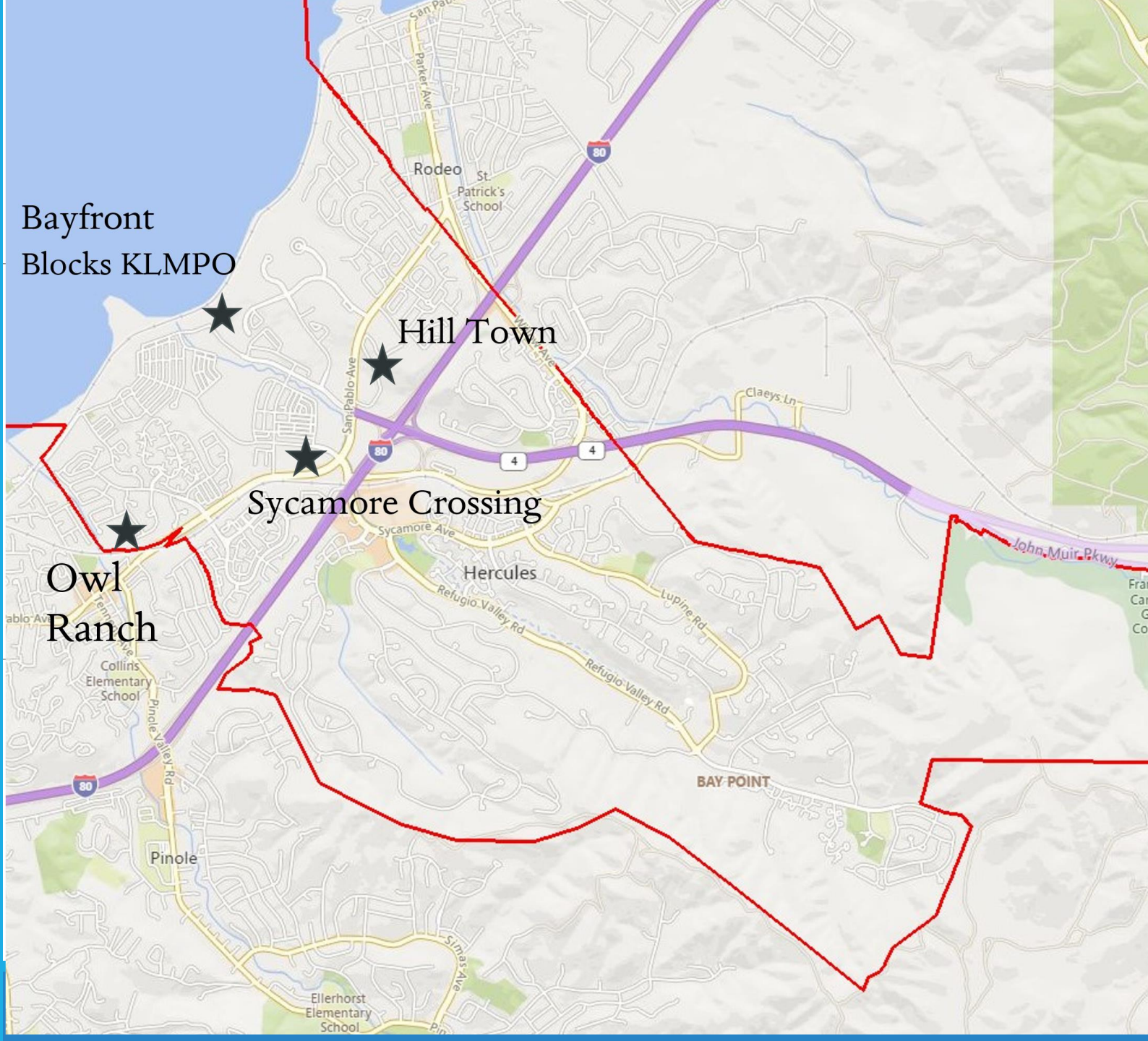
“Pipeline” projects were approved with 0-5% of units at 60-80% AMI

All very-low and low-income units located on New Town Center sites (Loop site, BART park and ride, Caltrans maintenance yard)

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| % AMI: | 0-50%    | 51-80% | 81-120% | >120%     | total |
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# Pipeline Projects



# Owl Ranch

Approved residential subdivision of 40 single-family residential lots on a 7.44-acre site at 215 Skelly, the former McLeod Ranch property.

Developer: D.R. Horton

38 Above-Moderate

1 Moderate

1 Low





# Bayfront Blocks KLMP&O

Application for 171 townhomes (incl. 22 work/live) within the approved 90-acre mixed-use Bayfront project

Master developer: Leducor

Under review



CROSSWALKS



4. STREETSCAPE PLANT

162 Above-Moderate

9 Moderate

0 Low

# Sycamore Crossing

Approved for 120 multifamily units

Master Developer: The Lewis Group

Pursuing partnership with BlackPine Communities

120 Above-Moderate

0 Moderate

0 Low





# Hill Town

Approved 598-unit multi-family residential development on former tank farm site

Developer: SCVHG

Entitlements extended to 2029

568 Above-Moderate

30 Moderate

0 Low



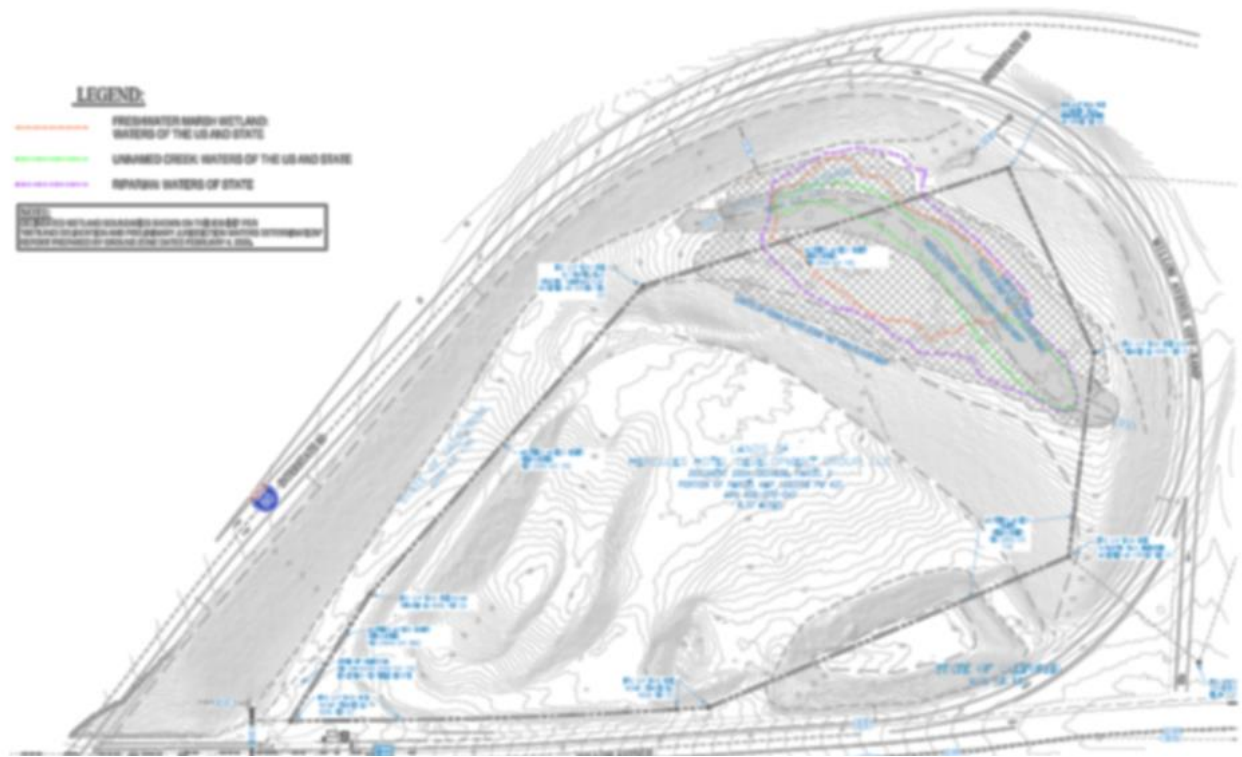
# New Town Center Sites

Zoning allows  
residential/mixed-use at  
30-75 units per acre

Environmental Impact Report  
adopted 2008

“Red Barn” development  
project never moved forward





# Loop Site

Vacant

Actively marketed for residential development

6.7-acre parcel, 5.1-acre developable site

## HOUSING PLAN:

0 Above-Moderate

0 Moderate

402 Low



# BART Site

BART-owned Hercules Transit Center

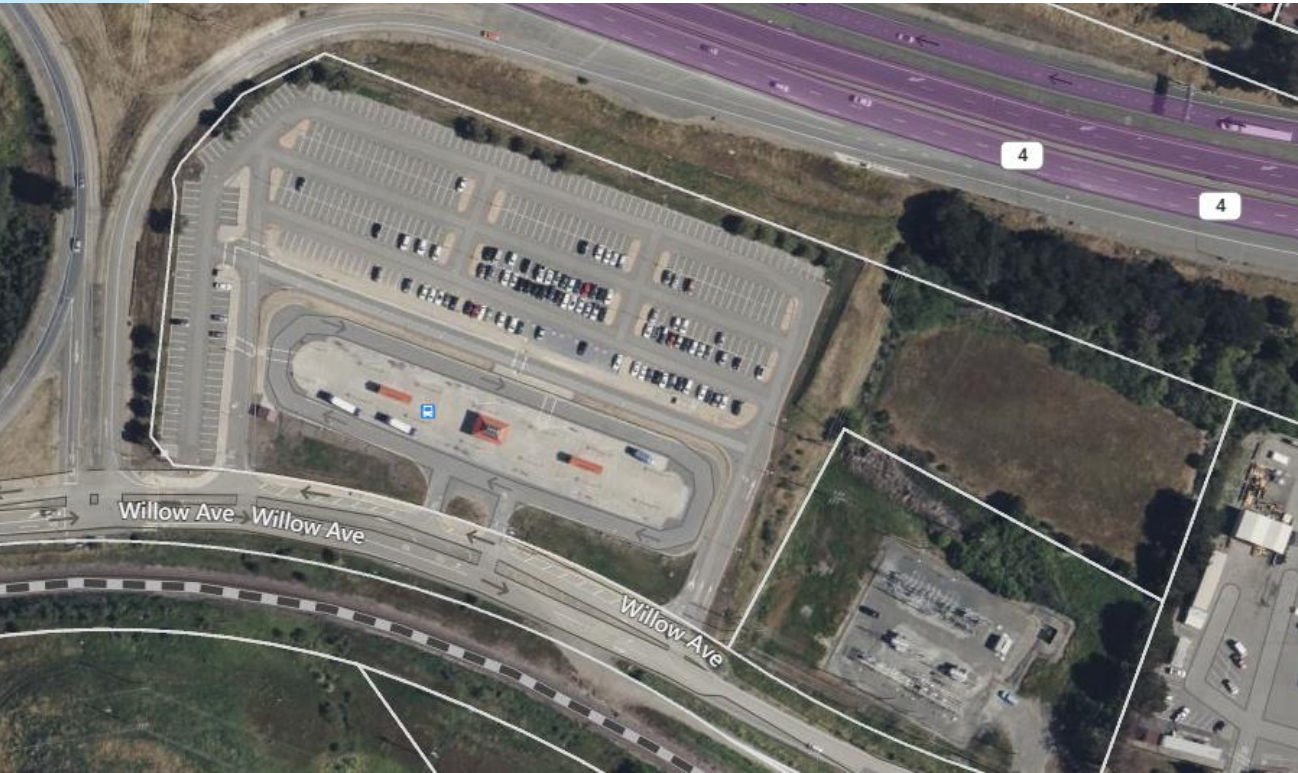
8.7-acre parcel, 1.7 acres vacant

## HOUSING PLAN:

78 Above-Moderate

82 Moderate

28 Low



# Caltrans Site

Caltrans Hercules Maintenance Center

Owner: Caltrans

6.4-acre parcel

HOUSING PLAN:

78 Above-Moderate

82 Moderate

28 Low

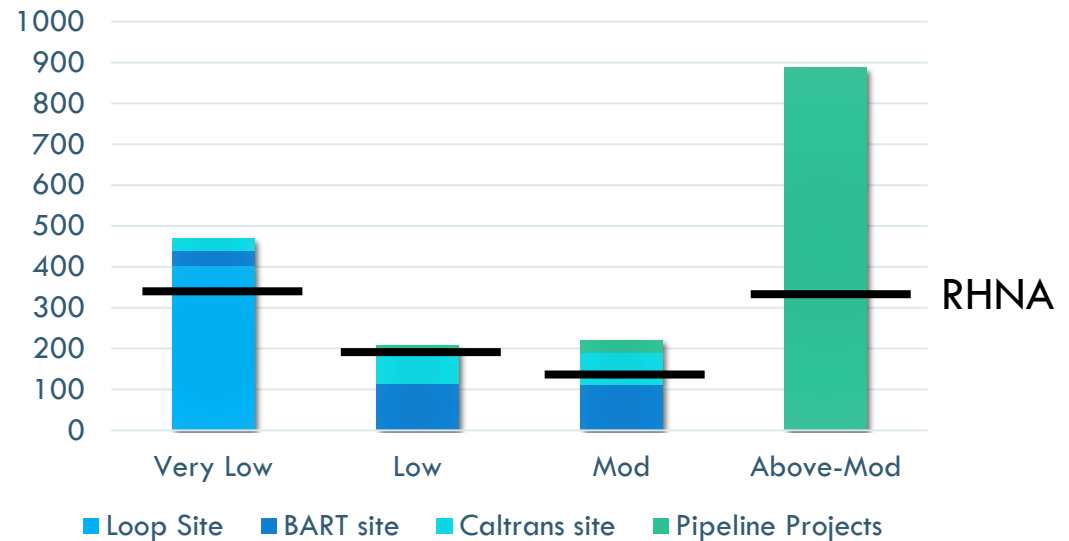


# Housing Sites

“Pipeline” projects were approved with 0-5% of units at 60-80% AMI

All very-low and 95% of low-income units located on New Town Center sites (Loop site, BART park and ride, Caltrans maintenance yard)

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# Affirmatively Furthering Fair Housing (AFFH)

## **Fair Housing Outreach and Enforcement**

- Develop materials, attend events, conduct or attend developer convenings

## **Housing Mobility**

- Refer 12 households annually to Down Payment Assistance Program
- Increase Housing Choice Voucher use by 10% from 2023

## **New Housing Opportunities in High Resource Areas**

- Support development of 16 ADUs by 2031
- Facilitate development of 995 housing units, including 542 affordable units

## **Place-Based Strategies for Neighborhood Improvement**

- Assist 16 lower-income households per year with financial assistance for minor repairs

## **Tenant Protection and Anti-Displacement**

- Monitor and preserve all 485 affordable units in Hercules

# Zoning Code Amendments

## **Promoting Approval Certainty**

- Remove use permit requirements for residential uses in residential zones
- Amend subjective design review findings
- Amend reasonable accommodation findings

## **Implementing New State Housing Laws**

- Update/streamline definitions of manufactured housing, residential care facilities, supportive and transitional housing
- Remove restrictive standards for SB 9 two-unit development
- Update numbering of ADU sections of state law

## General Plan Amendment

Recommendation to Council to adopt IS/ND, repeal 2015-2023 Housing Element and adopt 2023-2031 Housing Element

## Zoning Code Amendments to Implement

Coming to Commission in December 2024

## Environmental Determination

A Notice of Availability of a draft Initial Study/Negative Declaration (ISND) for the City of Hercules 6th Cycle Housing Element Update was posted on the state CEQA clearinghouse website, and the ISND was posted on the City website, on August 25, 2022. Comments received during the 30-day public review period were considered in the CEQA analysis.

# Conclusion & Recommendation

- City was required to adopt a compliant 6<sup>th</sup> Cycle Housing Element by January 31, 2023
- HCD review process required five drafts and took 2.5 years
- Updated Element found to be substantially consistent with state Housing Element law
- Staff recommends that the Planning Commission consider and approve a resolution recommending City Council adopt the ISND, repeal the 2015-2023 Housing Element, and adopt the 2023-31 Housing Element