

Housing Element Implementation FAQs

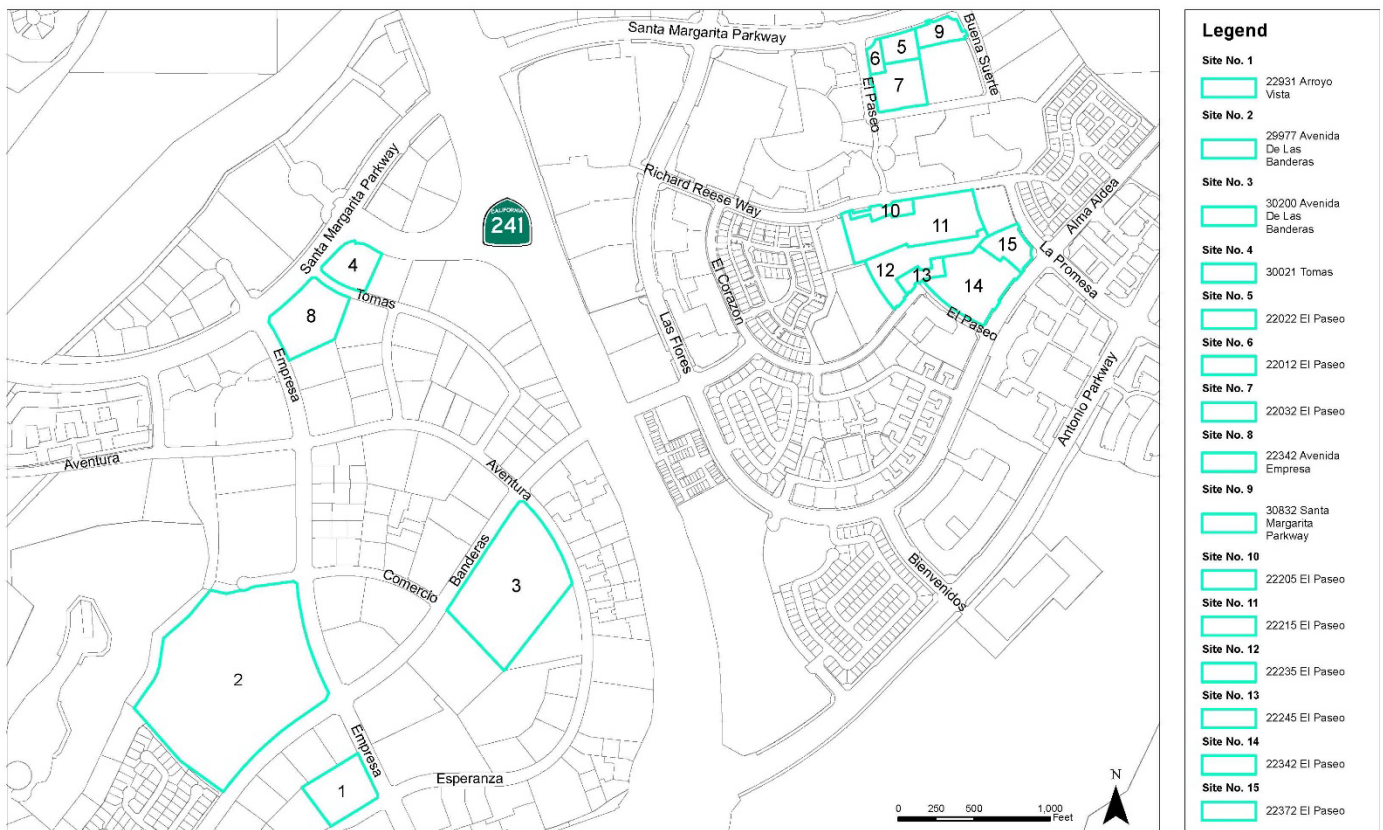
Q: The City has adopted the 6th Cycle Housing Element. What's next?

A: The Housing Element contains many programs which will be implemented over the next eight years. First among those is the rezoning of properties to accommodate the Regional Housing Needs Allocation (RHNA)¹.

The City has hired RRM Design Group to assist with the **Housing Element Rezoning Program** and **Objective Development Standards** for multi-family residential projects. Both will be subject to review and adoption by the City Council.

Q: What is the Housing Element Rezoning Program?

A: A primary purpose of the Housing Element is to ensure that the City has policies and programs in place to accommodate its share of regional housing growth. Because the City of RSM is built-out and does not contain any vacant land designated for residential development, rezoning will be necessary to comply with State law. The Housing Element includes a program to rezone fifteen properties to accommodate residential growth. The sites to be rezoned are known as the "Housing Element Sites Inventory" and are illustrated on the following map.



2021-2029 Housing Element Sites Inventory

¹ Visit <http://www.cityofrsm.org/622/Housing-Element-Update-2021> for a full discussion of RHNA.

Q: How will rezoning occur?

A: The City will complete a Zone Change for the properties on the Housing Element Sites Inventory. The Zone Change process includes public hearings before the Planning Commission and City Council. Draft zoning documents and illustrations will be available for public review in advance of the hearings.

Business Park/Workforce Housing: A zoning overlay will be added to sites 1, 2, and 3 to allow for the addition of residential development. The overlay will not modify the existing Business Park Zoning, but will add a new list of uses and development standards which are applicable to only those sites.

General Commercial/Mixed-Use Housing: The zoning for properties 4-15 will be changed to Mixed-Use. The Mixed-Use designation will allow the addition of homes in combination with commercial and office uses. Existing commercial uses and development standards will remain in place, and new standards for residential uses and combination projects will be provided.

Q: What will the rezoning allow?

A: The rezoning must accommodate the development of new residential units to meet the City's RHNA of 680 units. The zoning for Mixed-Use and Workforce Housing will include development standards to ensure compatibility among the allowable land uses. In addition, minimum standards per State law and Housing Element program commitments will be included, such as allowable density at 35 dwellings per acre, and allowances for streamlined approvals pursuant to SB 35. None of the standards adopted through this process would alter the requirement to comply with Building Codes.

Q: When will rezoning occur?

A: The rezoning is tentatively scheduled for Planning Commission and City Council review during the first quarter of 2023, but can occur no later than October 2024.

Q: How can I participate?

A: Additional information will be posted on the Housing Element Rezone Project web page throughout the process to notify the public of engagement opportunities. The Planning Commission and City Council will hold public hearings before making any final decisions.