

TO: James L. App, City Manager

FROM: Ed Gallagher, Community Development Director

SUBJECT: Housing Element Update: Joint City Council/Planning Commission Workshop

DATE: June 3, 2014

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Needs: Consider scheduling a joint public workshop with the Planning Commission on the draft Housing Element Update to occur on July 8, 2014 (Regular Planning Commission meeting date).

Facts:

1. State Law requires that the City's Housing Element be updated by June 30, 2014. The City will not meet this deadline, but is not far behind it. The current Housing Element was adopted in June 2011, nearly 21 months past its deadline.
2. Staff has prepared a draft updated Housing Element and intends to publish it for public review on June 9. Staff has already notified agencies and organizations with an interest in affordable housing of the intended publication date and tentative public workshop date.
3. State Law requires that the City seek the public's input on general plan amendments and updates.
4. State Law requires that draft Housing Element be submitted to the Department of Housing and Community Development (HCD) for its review for conformance with State Law at least 90 days prior to adoption. The same law provides that HCD may take up to 60 days to review and comment on a draft Housing Element.
5. For this cycle of Housing Element Updates, HCD has provided a streamlined (i.e., less than 60 days) review process for those jurisdictions that have HCD-approved Housing Element (from the prior cycle) and which have adopted ordinances to provide density bonuses, emergency shelters, and reasonable accommodations for disabled persons. The City meets all of those requirements for streamlined review.
6. The purpose of a public workshop would be to receive any comments on the draft Housing Element prior to sending it to HCD for its review. This would give the Commission and Council an opportunity to direct staff to make revisions to the draft element if they see fit.

7. Following receipt of HCD's comments on the draft Housing Element (in August or September), staff would make any necessary revisions suggested by HCD and schedule public hearings before the Planning Commission and City Council, hopefully in September and October, respectively, to consider adoption of the updated Housing Element.

#### Analysis &

Conclusion: The draft updated Housing Element is essentially an update of statistics and status of action items from the 2011 element. The draft element does suggest two new action items: (1) a reduction of amount of land designated for Residential, Multi-Family use at 20 units per acre (RMF-20) in the Beechwood and Olsen Ranch Specific Plan areas and (2) adoption of an ordinance to update Zoning Code definitions for Transitional and Supportive Housing to make them consistent with recent legislation (SB 745, Statutes of 2013). A reduction of the amount of land designated RMF-20 can be considered because the City's Regional Housing Needs Allocation for lower income households has decreased substantially (from 1,094 to 200 units) since 2001.

As part of the streamlined updated process, the draft 2014 Housing Element will be posted on-line on the city's web site in two formats: "clean" and "red-line"; the latter will show all of the additions and deletions to the 2011 Housing Element.

#### Policy

Reference: State Law General Plan Law (Government Code Sections 65300 et seq.)

- Options:
- a. Set July 8, 2014 as noticed joint meeting of the Planning Commission and City Council for discussion of the draft Housing Element Update.
  - b. Amend, modify or reject the foregoing option.