



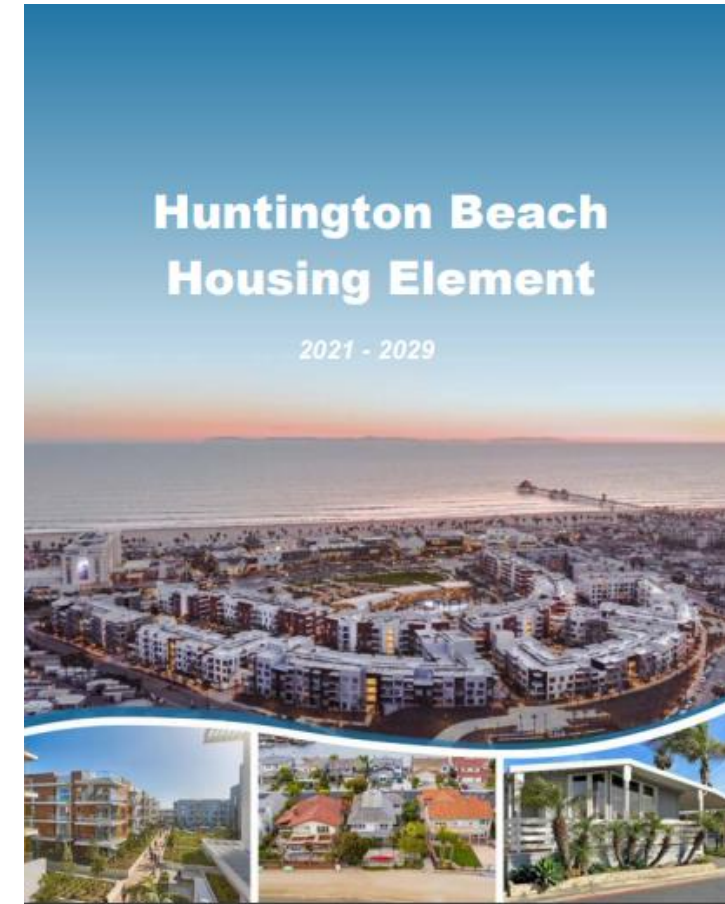
2021-2029 Housing Element Update

City Council Study Session
November 1, 2022

- 1. CC Clarifying Questions**
- 2. Public Comments**
- 3. CC Discussion**

Housing Element Update

- Two main components
 - Housing Element
 - Policy and planning document
 - Mandated element of the General Plan
 - Implementation Actions
 - Accommodates the City's plan for housing through zoning
 - Rezoning & Overlays



Housing Element Update Process & Public Participation

- March 1, 2021: Joint PC and CC Study Session
- April 22, 2021: Community Workshop Meeting #1
- April 28 – May 31, 2021: Online Survey open – 2,141 surveys received
- June 2021: Small Group Meetings
 - School Districts
 - BIA
 - Housing Advocates and Community Organizations
 - Housing Developers
 - Faith-Based Organizations
- June 5, 2021: Spanish Language Outreach Event at Oak View Neighborhood Cleanup
- June 24, 2021: Community Townhall Meeting
- August 19, 2021: Public Scoping Meeting for SEIR
- November 10, 2021: Community Workshop Meeting #2

Ongoing

Updates to Housing Element page on City website

Email/mail notifications to Housing Element Update interest list (454 individuals, groups, interested parties)



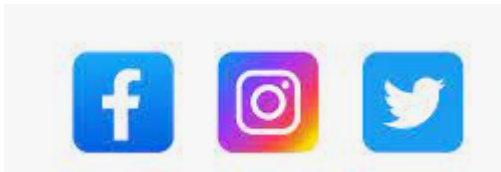
Housing Element Update Process & Public Participation

- October 28 – November 29, 2021: First Draft 6th Cycle Housing Element (H.E.) public review and comment period
- April 1, 2022: Second Draft H.E. released for public review
- May 27, 2022: Third Draft H.E. released for public review
- June 29 – August 15, 2022: Draft Subsequent EIR public review and comment period
- July 22, 2022: Fourth Draft H.E. released for public review
- September 23, 2022: Fifth Draft H.E. released for public review
- Methods of advertising: website, email and direct mail interest list, digital advertisements, social media – Facebook, Twitter, Instagram, fliers distributed with meal program at Senior Center, HBTV, Golden West College marquees, City calendar event, doorhangers

Ongoing

Updates to Housing Element page on City website

Email/mail notifications to Housing Element Update interest list (454 individuals, groups, interested parties)



HCD Review & Certification

- Housing Element on an 8-year update cycle
- HCD is tasked with reviewing and certifying Housing Elements compliance with Housing Element law
- The City must complete RHNA implementation programs to obtain HCD certification
- **Huntington Beach received substantial compliance letter from HCD on September 30, 2022**



California Department of
**Housing and Community
Development**



Benefits of HCD Certification

- Presumption of a legally adequate Housing Element
- Eligibility for State funding programs for housing, transportation and infrastructure that require a compliant Housing Element:

Community Development Block Grant

Infill Infrastructure Grant

Local Housing Trust Fund

Affordable Housing and Sustainable Communities

Permanent Local Housing Allocation

Caltrans Sustainable Communities Grant



Housing Element Contents



Population and housing profile of Huntington Beach

Evaluation of housing constraints and resources

Evaluation of existing programs and policies

Identification of sites appropriate to accommodate the City's RHNA Allocation

Policies, programs and quantified objectives to achieve the City's housing goals

Households - Overview

Table 2-10: Changes in Household by Type

Household Types	2010	2015	2019
Married-couple Family Households	48.7%	50.4%	49.3%
Female headed Household, No Spouse Present	10.0%	10.6%	10.6%
Non-Family Household	36.4%	33.9%	34.9%
Householders 65 years or above	13.4%	14.6%	16.1%
Total Households	75,220	74,460	76,911

Source: American Community Survey, 5-Year Estimates, 2010, 2015, 2019.

Note: Percentages do not add to 100 percent, there are additional categories and household types that are reported by the Census.



Households – Special Needs Groups

Table 2-18: Special Needs Groups in Huntington Beach

Special Needs Groups	# of Persons or Households	Percent of Total Population	Percent of Total Households
Households with Seniors (60 years and over)	32,456 Households	--	42.2%
Seniors Living Alone	8,383 Households	--	10.9%
Persons with Disabilities	19,003 Persons	9.5%	--
Large Households (5 or more persons per household)	5,872 Households	--	7.6%
Single-Parent Households	3,712 Households	--	4.8%
Single-Parent, Female Headed Households with Children (under 18 years)	2,666 Households	--	3.5%
People Living in Poverty	16,065 Persons	8%	--
Farmworkers ¹	754 Persons	0.4%	--
Homeless*	349 Persons	0.2%	--

Source: American Community Survey, 5-Year Estimates, 2019, and Orange County Point in Time Count, Everyone Counts Report

*The Everyone Counts Report is updated annually. The most recent available data is from 2019.

1. Farmworkers include persons employed in agriculture forestry, fishing, and hunting



2022 HCD Income Thresholds Orange County

Household Size	Extremely Low Income (≤30% AMI)	Very Low Income (31–50% AMI)	Low Income (51–80% AMI)	Moderate Income (81– 120% AMI)	Above Moderate Income (>120% AMI)
4-person Area Median Income: \$119,100	Less than \$40,650	Up to \$67,750	Up to \$108,400	Up to \$142,900	Over \$142,900

Single food service worker with three children.
\$32,613 annual income.

Married construction worker with stay at home spouse and two children.
\$62,616 annual income.

Married sales worker and admin support worker with two children.
\$98,593 annual income.

Married school teacher and sales worker with two children.
\$123,649 annual income.



Employment Base

Top employment sectors 2019

1. Education services, health care, and social assistance (20%)
2. Professional, scientific, management, and administrative services (13%)
3. Retail (11%) and Manufacturing (11%)
4. Arts, entertainment, recreation, accommodation, and food services (10%)
5. Finance and insurance, and real estate and rental leasing (8%)

2022 HUD Orange County AMI \$119,100

Table 2-8: Mean Salary by Occupation in Orange County, 2020

Occupation	Salary
Management	\$139,225
Legal	\$147,030
Healthcare Practitioners and Technical	\$101,125
Architecture and Engineering	\$99,403
Computer and Mathematical	\$96,051
Life, Physical and Social Sciences	\$84,611
Business and Financial Operations	\$80,107
Education, Training and Library	\$72,247
Arts, Design, Entertainment, Sports and Media	\$65,620
Construction and Extraction	\$62,616
Community and Social Service	\$58,617
Protective Services	\$57,788
Installation, Maintenance and Repair	\$56,597
Sales	\$51,402
Office and Administration Support	\$47,191
Production	\$42,181
Transportation and Material Moving	\$38,010
Building, Grounds Cleaning, and Maintenance	\$35,880
Farming, Fishing and Forestry	\$34,876
Healthcare Support	\$34,790
Personal Care and Service	\$34,724
Food Preparation and Serving Related	\$32,613



Source: California Employment Development Division, Occupational Wage data, 2020.

Housing Costs

Huntington Beach Rental Market

- Average cost of a rental unit increased by 31% from 2014 (\$1,829) to 2020 (\$2,401)
- Extremely low, very low, and low-income households cannot afford market rate rentals without substantial cost burden
- Moderate income households at the upper levels of the income limit (\$115k+) can generally afford market rates

Huntington Beach For-Sale Market

- Median home value \$771,100 (2019)
- All income groups cannot afford market rate ownership without substantial cost burden



Who in Huntington Beach Needs Affordable Housing?

- People who work in City and cannot afford to live here
Teachers, nurses, retail, hospitality, childcare providers
 - Approx. 82% of primary jobs in Huntington Beach held by people living outside of Huntington Beach

Source: US Census LEHD Dataset, 2019

- Special needs households
Seniors, disabled persons, single-parent households

- Children of long-time Huntington Beach residents



What is Affordable Housing in HB?



What is Affordable Housing in HB?



Affirmatively Furthering Fair Housing (AFFH)

- New requirement for 6th Cycle
- AB 686 (2019) requires jurisdictions identify sites in a manner that is consistent with its duty to AFFH
- AFFH requirements difficult to understand/apply due to new status
- Meaningful actions that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity for all people regardless of race, religion, familial status, disability, etc.



Affirmatively Furthering Fair Housing (AFFH)

- Summary of AFFH in Huntington Beach
 - Data & mapping analysis of access to opportunity (jobs, transit, environment, schools, daily needs) that contribute to upward mobility
 - Majority of census tracts have a moderate to high level of access to opportunity
 - 0 census tracts are classified as “High Segregation and Poverty”
 - 2 census tracts are classified as “Low Resource”
 - Contributing factors to fair housing:
 - Availability of affordable housing/high housing costs
 - Regional composition & location
 - Access to opportunity

Conclusion: Identification of sites intentionally improves conditions for lower income households within Huntington Beach.



Housing Goals & Programs

Section 4: Housing Plan includes 40 programs proposed to support the 9 goals.

1. Maintain and enhance the quality and affordability of existing housing
2. Provide adequate sites to accommodate projected housing unit needs at all income levels identified by the RHNA.
3. Provide for safe and decent housing for all economic segments of the community.
4. Reduce governmental constraints to housing production, with an emphasis on improving processes for developments that provide on-site affordable units.
5. Promote equal housing opportunities for all residents, including the City's special needs populations.
6. Promote a healthy and sustainable City through support of housing at all income levels that minimizes reliance on natural resources and automobile use.
7. Maximize solutions for those experiencing or at risk of homelessness.
8. Improve quality of life and promote place-making.
9. Affirmatively further fair housing.



Regional Housing Needs (RHNA)

- RHNA = Regional Housing Needs Allocation
- Initiates the Housing Element Update process
- Quantifies housing needs, by income category, within each County and City in the SCAG region

HE Goal 2 Provide adequate sites to accommodate projected housing unit needs at all income levels identified by the RHNA.



2021 – 2029 Huntington Beach RHNA

Income Category	% of Median Family Income	2022 Annual Income Range		RHNA Allocation (Housing Units)
		Min.	Max.	
Very Low Income	0 - 50% MFI	--	\$67,750	3,661 units
Low Income	51 – 80% MFI	\$67,751	\$108,400	2,184 units
Moderate Income	81 – 120% MFI	\$108,401	\$142,900	2,308 units
Above Moderate Income	>120% MFI	\$142,901	>\$142,901	5,215 units
Total:				13,368 units

RHNA Strategy

	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
RHNA Target	3,661	2,184	2,308	5,215	13,368
Approved/Pending Projects	17	285	82	1,371	1,755
ADU	307		170	10	487
Hotel/Motel Conversion	415		0	0	415
Total	1,024		252	1,381	2,657
RHNA Met?	NO		NO	NO	NO
Remaining RHNA	4,821		2,056	3,834	10,711

Adequate Sites Program

Required to meet lower income RHNA

Housing Element law requirements

- 20% lower income = residential permitted by right
- Allow min. “default density” of 30 du/acre = zoning for lower income RHNA
- Must allow exclusively residential uses
- Site capacity for 16 units (common ownership, lot consolidation program)
- May include non-residential zoned sites that can be rezoned for residential uses



Sites to Accommodate the RHNA

1. Site Inventory

- AB 1397 (2017) Non-vacant sites
 - More than 50% of lower income RHNA accommodated on non-vacant sites requires detailed site analysis
 - Substantial evidence (e.g. – property owner letter, development trends, FAR, existing building condition, economic analysis)
 - Size analysis (between ½ acre & 10 acres)
 - Must demonstrate existing uses not an impediment to development during planning period
- AB 686 (2018) AFFH
 - Proximity to transit, access to health care facilities, grocery stores, community services, jobs and schools access, availability of infrastructure

2. Site Capacity

- Environmental constraints, density, past performance
- SB166 (2017) No Net Loss
 - Assume less than max. density



Adequate Sites Overview

Identified sites to accommodate the RHNA primarily:

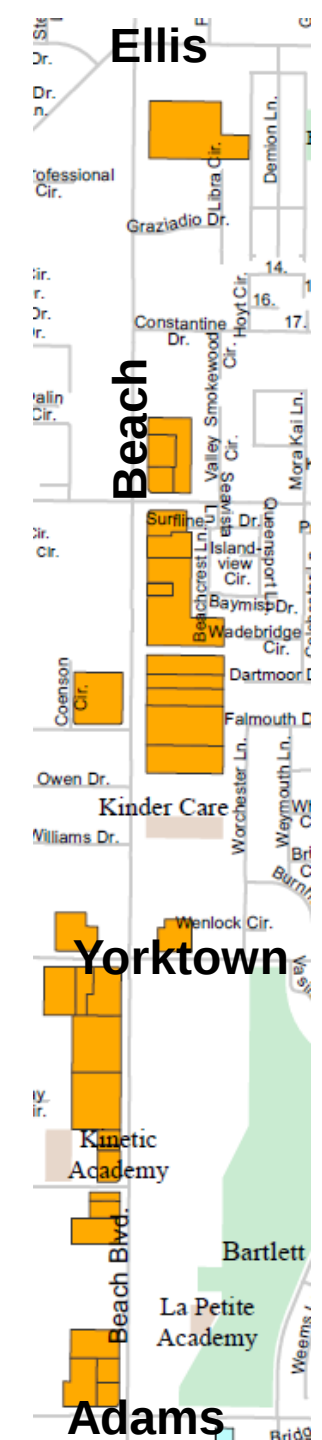
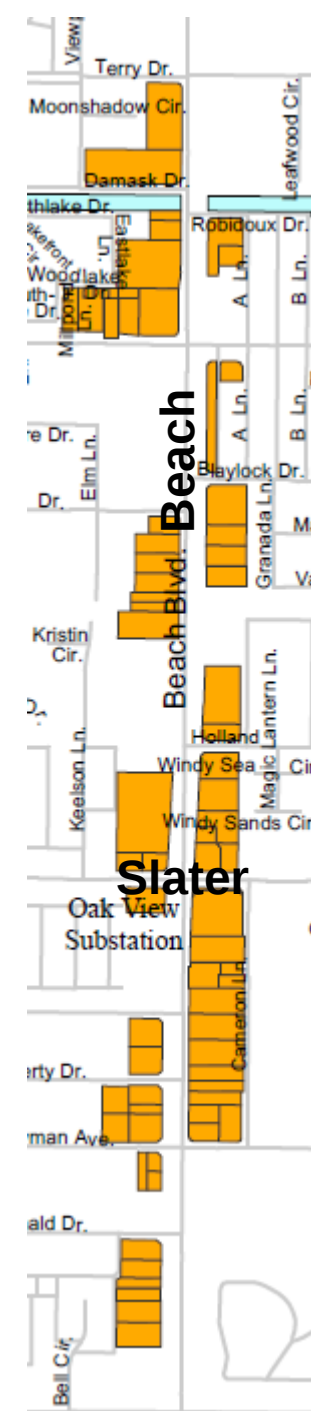
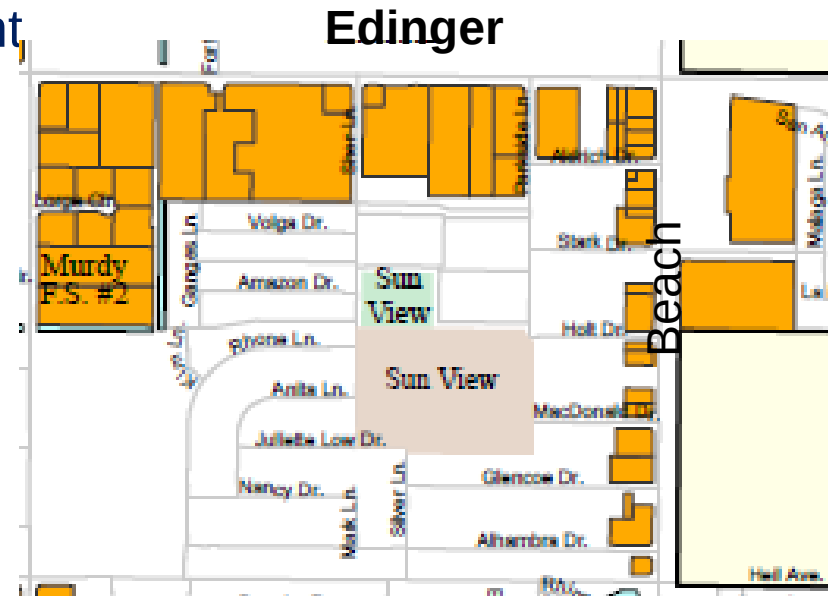
1. Proposed expansion of existing Affordable Housing Overlay within Beach and Edinger Corridor Specific Plan (SP 14)
2. Proposed Affordable Housing Overlay
 - Gothard Avenue corridor
 - Industrial and oil-related properties at Goldenwest St. & Garfield Ave (SP9)
 - Golden West College
3. Proposed RH-Overlay - former South Coast Supply site on Goldenwest St. (SP7)
4. RMH Rezoning
 - Chuck E Cheese: 15511 Edwards (Mcfadden & Edwards)
 - Frontier Yard: 7354 Slater (Slater & Gothard)



BECSP Affordable Housing Overlay (ZTA No. 22-009)

Housing Element identifies sites due to potential for development during the planning period

- Underutilized commercial
- Potential lot consolidation
- Access to services, jobs, freeway
- Expands existing Affordable Housing Overlay in BECSP
- Applies to all BECSP properties that allow residential uses
- No changes to existing BECSP standards





Affordable Housing Overlay

- **Properties retain base land use & zoning**
- Establishes new Overlay zoning district in HBZSO (Chapter 229)
- Max. 70 du/ac
 - Capacity assumptions based on 56 du/ac
- Standards allow for development at proposed density per state law
- 4 story building height
- Must provide 20% low income on site
- Sunsets at end of 6th cycle

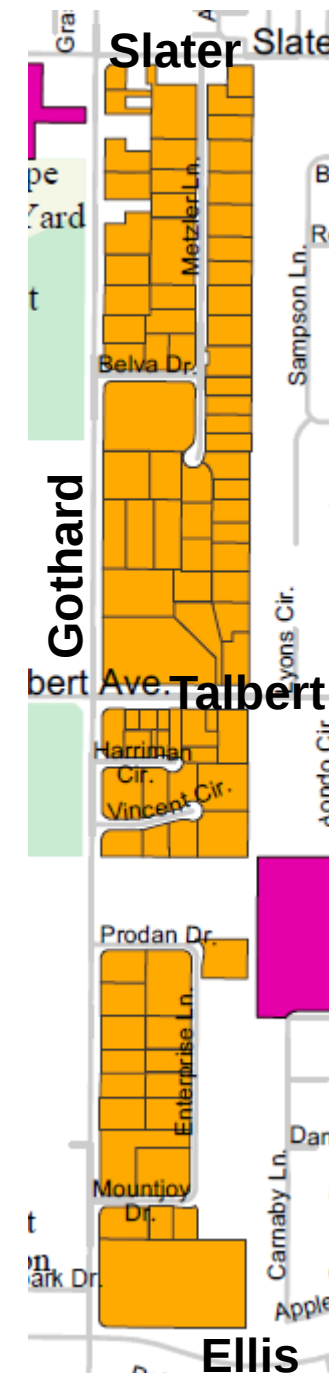
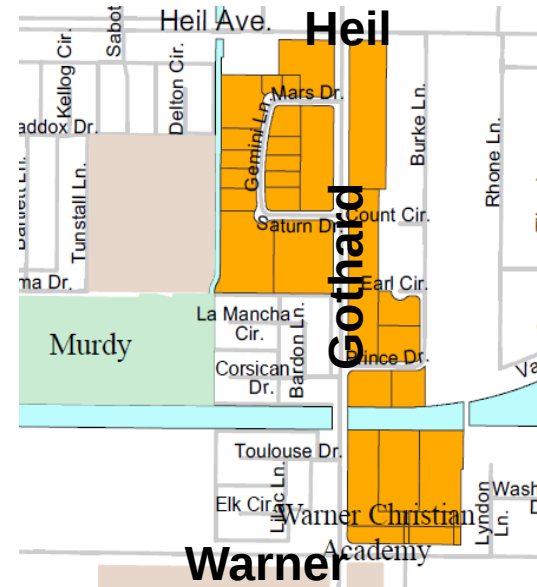


Affordable Housing Overlay (ZMA No. 22-002) – Gothard Corridor

- Existing Zoning: RT
- Proposed Zoning: RT with Affordable Housing Overlay

Housing Element identifies sites due to potential for redevelopment during the planning period

- Underutilized properties
- Potential lot consolidation
- Access to services, jobs, retail, schools, parks



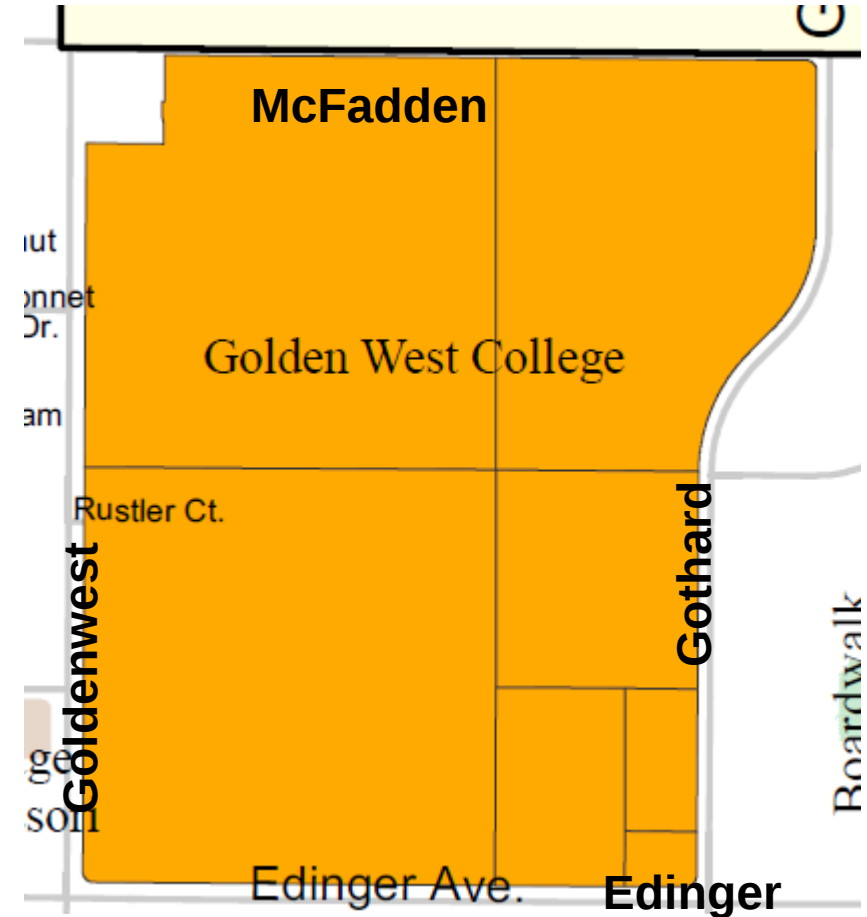
Affordable Housing Overlay (ZMA No. 22-002) - Golden West College

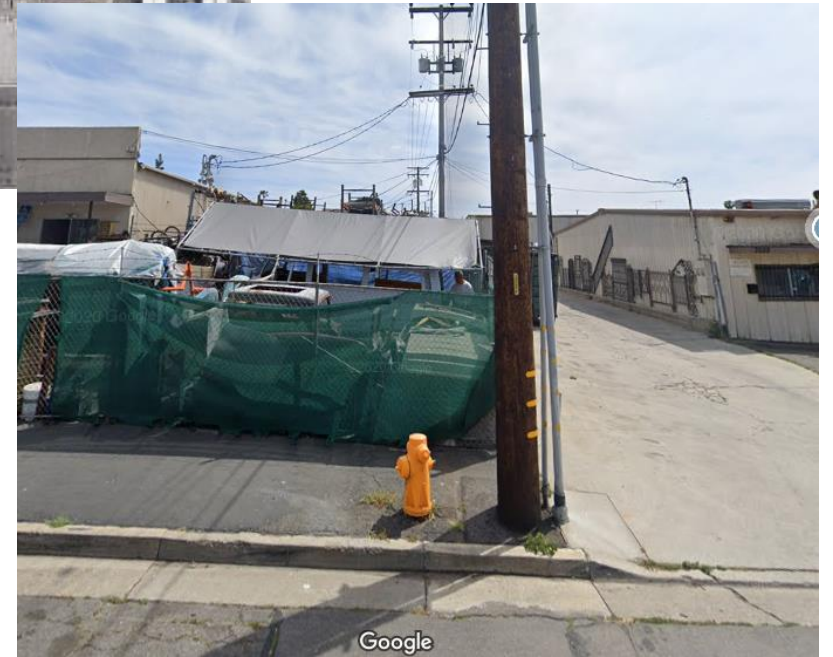
Existing Zoning: PS

Proposed Zoning: PS with
Affordable Housing Overlay

Housing Element identifies sites due to potential for development during the planning period

- GWC intent to construct housing in 2030 Master Plan
- Large area under single ownership
- Access to services, jobs, retail, schools, parks





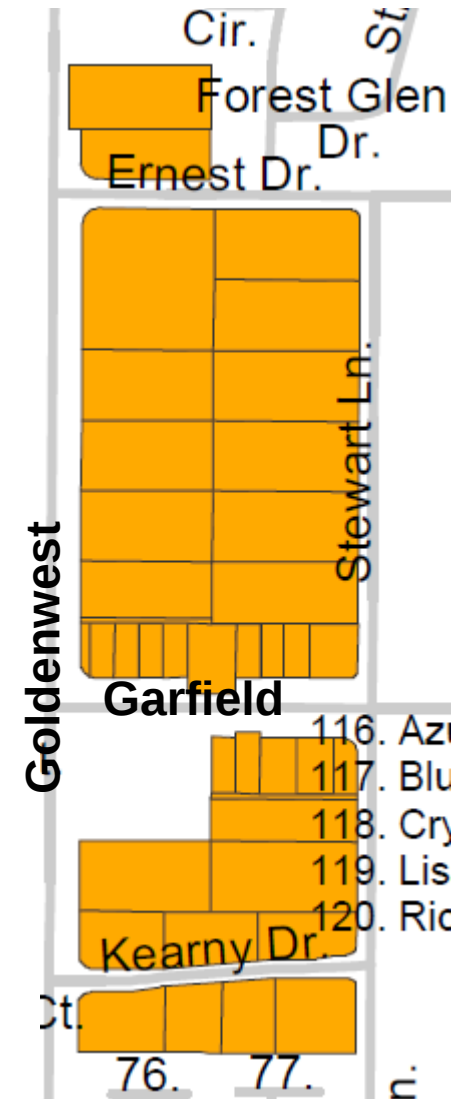
Affordable Housing Overlay Holly Seacliff Specific Plan (ZTA No. 22-007)

Existing Zoning: SP9 – I

Proposed Zoning: SP9 – I with Affordable Housing Overlay

Housing Element identifies sites due to potential for development during the planning period

- Portions of overlay area under single ownership
- Access to services, jobs, retail, schools, parks
- Underutilized properties
- Potential for lot consolidation
- Arterial access
- Proposed Ch. 229 Affordable Housing Overlay standards would apply



RH 30 Overlay

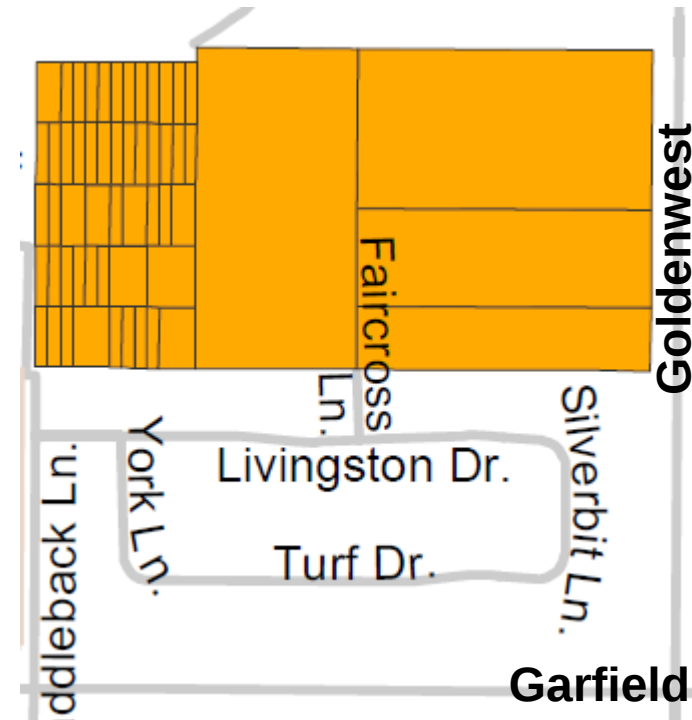
Ellis-Goldenwest Specific Plan (ZTA No. 22-006)

Existing Zoning: SP7 – RL3

Proposed Zoning: SP7 – RL3 with RH30 Overlay

Housing Element identifies sites due to potential for development during the planning period

- Two primary owners
- Underutilized
- Potential for lot consolidation
- Access to services, jobs, retail, schools, parks
- Access to arterial (Goldenwest St.)
- 35' Max. building height
- 50% Lot coverage max.
- Open space, design, and trail requirements of SP7 apply





Housing Element Implementation Actions

- The Housing Element is **not** a construction mandate
- No development or construction is proposed on any site
- Affordable Housing Overlays **do not change** the base zoning of any property – everything that is currently allowed will still be allowed
 - Adds allowance for multi-family residential development if 20 percent of the units are affordable



RHNA Strategy

	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
RHNA Target	3,661	2,184	2,308	5,215	13,368
Approved/Pending Projects	17	285	82	1,371	1,755
ADU	307		170	10	487
Hotel/Motel Conversion	415		0	0	415
Rezoning Sites	0		71	167	238
Affordable Housing Overlays	5,477		2,620	9,785	17,882
Total	6,501		2,943	11,333	20,777
RHNA Met?	YES		YES	YES	YES

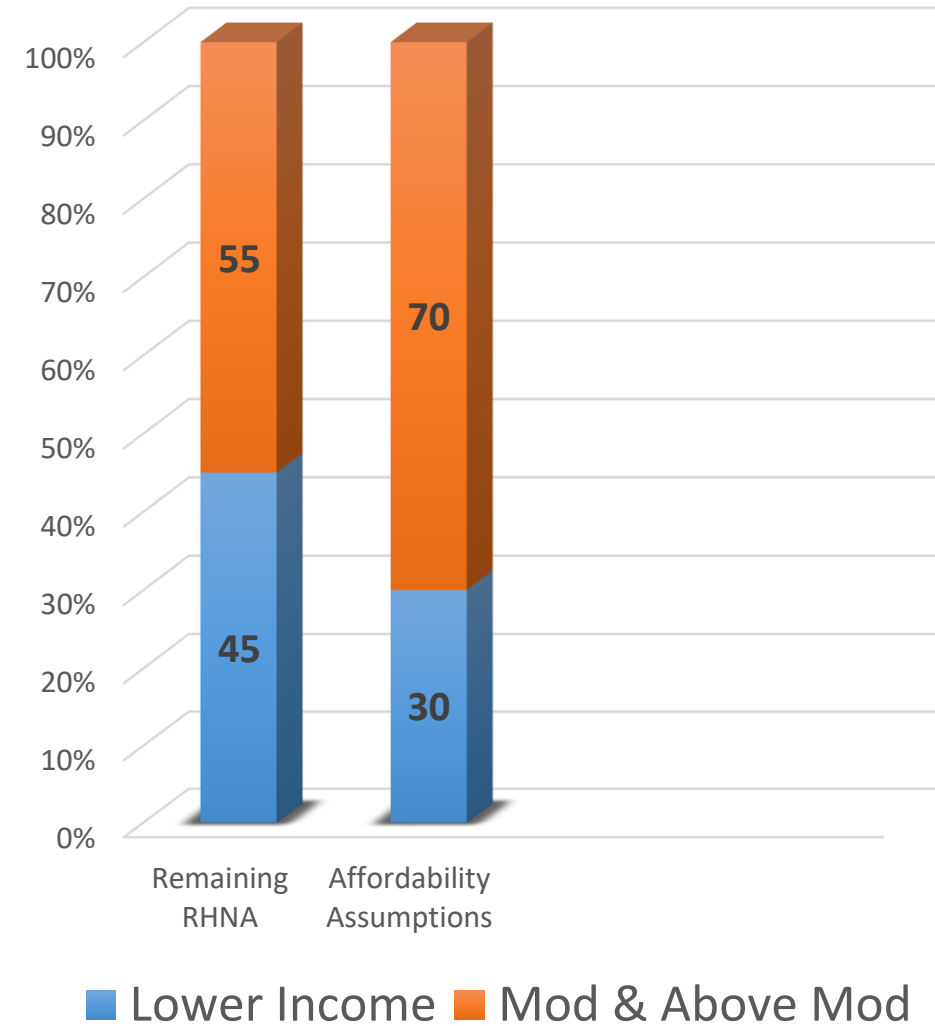
Affordability Assumptions & No Net Loss

- Affordability Assumptions
 - City owned sites: 100% lower income
 - 30 du/ac: 30% lower income, 15% moderate income, 55% above moderate – [Affordable Housing Overlay sites](#)
 - <30 du/ac: 30% moderate income, 70% above moderate – [Rezoning sites](#)
- Affordability assumptions consider that some sites will be developed as 100% affordable (lower income) projects & some sites will increase affordability to utilize density bonus
- **No Net Loss** means that the City must maintain sites to accommodate the RHNA by income level throughout the planning period
- HCD recommends a 15% to 30% buffer

Why do we plan for more units than the RHNA?

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Remaining RHNA	4,821	2,056	3,834	10,711	

Example: 100 unit project
30% lower income = 30 units
70% moderate & above moderate income = 70 units



Public Comments Received FAQ

- Can the City challenge the State so HB doesn't have to comply with State Law?
 - City can sue the State...winning against the State is uncertain...and will likely get sued by others
 - HCD expanded enforcement authority via AB72 (2017) can refer non-compliant jurisdictions to State Attorney General's Office
 - HB was sued by State of California for noncompliant HE in 2019

California Sues Huntington Beach Over Lack of Affordable Housing

By Gail Kalinoski

January 30, 2019



[Affordable Housing](#) [Featured](#) [News](#) [Orange County](#) [More](#)

4 min read

Daily Pilot

NEWS



Huntington Beach loses housing case with state of California



LEGAL SUITS AND ATTORNEY FEES

Cities with noncompliant housing elements are vulnerable to litigation from housing rights' organization, developers, individuals, and HCD. If a jurisdiction faces a court action stemming from its lack of compliance and either loses or settles the case, it often must pay substantial attorney fees to the plaintiff's attorneys in addition to the fees paid to its own attorneys. Potential consequences of lawsuits include: mandatory compliance within 120 days, suspension of local ability to issue building permits, and court approval of housing developments.



Public Comments Received FAQ

- What happens if HB doesn't have a compliant Housing Element?

LOSS OF PERMITTING AUTHORITY

Courts have authority to take over cities' ability to issue residential and nonresidential permits until the City's General Plan and housing element is in compliance with State Law.

FINANCIAL PENALTIES

Local governments are subject to court-issued judgements and can fine jurisdictions up to \$100,000 per month, and if they are not paid, multiply that by a factor of six.

COURT RECEIVERSHIP

Courts may appoint an agent with all powers necessary to remedy identified housing element deficiencies and bring the cities housing element into substantial compliance with housing element law.



Public Comments Received FAQ

What is “Builder’s Remedy”?

- Under state law, developers in cities whose housing plans fall out of state compliance can turn to filing so-called “builder’s remedy” projects that do not require the usual consent of municipal councils or planning commissions.

This is not theoretical. This is very real and it’s happening. These are projects that, as long as they include 20 percent on-site affordable or a 100 percent moderate [-income housing], we must approve those projects ... The consequences are already in effect.

- Jing Yeo, Santa Monica Planning Manager



STREAMLINED MINISTERIAL APPROVAL PROCESS

Proposed developments in localities that have not yet made sufficient progress towards their required allocation of regional housing need are now subject to less rigorous “ministerial” approvals (ie. no public hearings) in order to hasten the production of housing and bring a jurisdiction into compliance with its state-determined housing need allocation.





THE ORIGINAL_ **FIGHTING FOR LOW-INCOME HOUSING IN REDONDO BEACH, CALIFORNIA** **NBC NEWS NOW**

#NBCNews #California #Beach

California Beach Community Fights Over Low-Income Housing

218,640 views Oct 13, 2022 California's Redondo Beach community has been struggling to meet state low-income housing requirements. NBC News' Jake Ward reports on how the owner of ...more

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Inflation and high housing costs spur more baby boomers to fin...
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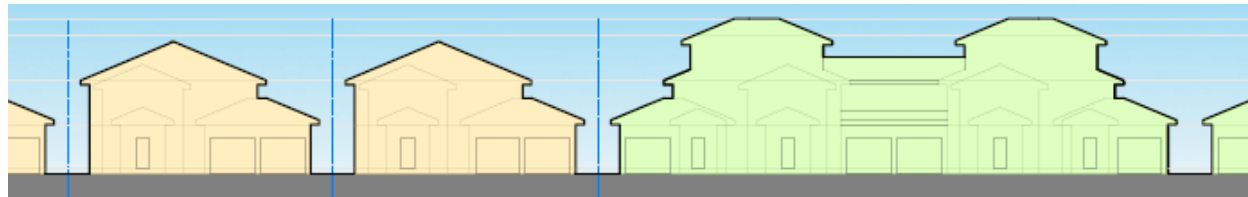
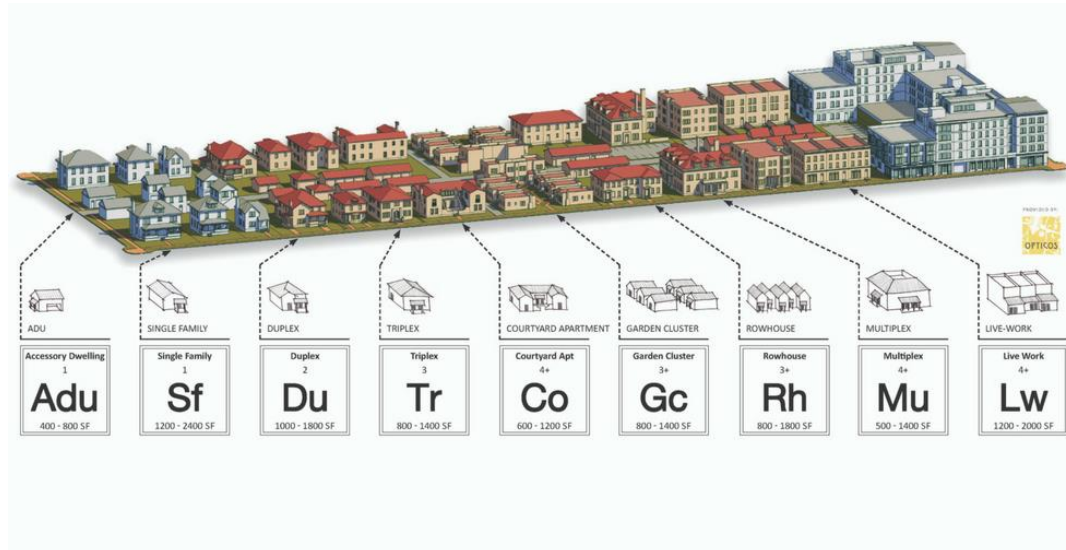
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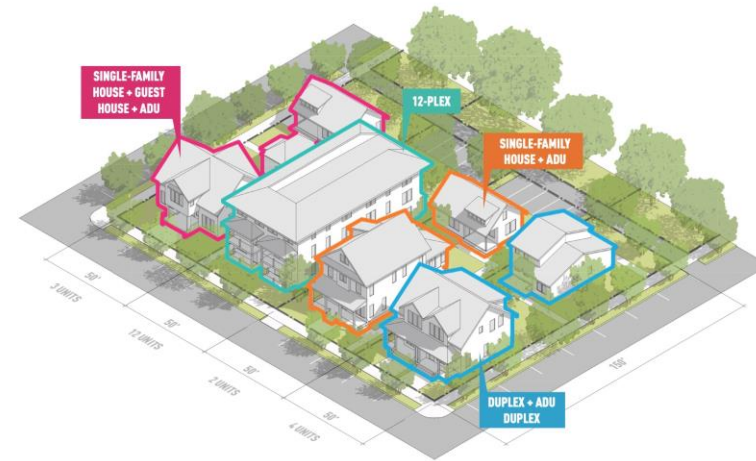
Inflation and high housing costs spur more baby boomers to fin...
PBS NewsHour
1.2M views · 3 months ago

Public Comments Received FAQ

- Why is the City proposing high density housing next to estate lots?
 - The proposed overlay for SP 7 includes a density of 30 DU/AC but keeps the 35' height limit, 50% lot coverage, and other development standards contained within SP 7, including required open space corridors & horse trails.
 - For reference, Elan is 100 DU/Ac



HOUSING CHOICE EXAMPLES



Public Comments Received FAQ

- Can the apartments on Warner (or another location) be redeveloped in order to accommodate HB's RHNA?
 - The State will not accept increasing density on existing housing sites as a valid 'potential' for new housing. Sites must have a realistic potential to convert to housing, or increase the amount of housing without demolishing the existing units, to be considered.
- Are there any options to the proposed sites recommended for City Council consideration?
 - Alternatives will be presented during tonight's Study Session.



Options to Accommodate RHNA

Less Challenging	Somewhat Challenging	Most Challenging
Time Budget HCD Acceptance Site Criteria	Time Budget HCD Acceptance Site Criteria	Time Budget HCD Acceptance Site Criteria

Option 1: Reconfigure proposed SP 7 Overlay

HCD Approved SP 7 Overlay: 18.6 acre site and accommodates 493 units (113 L, 63 M, 317 AM)



- Option reduces site area from 18.6 acres to 9.1 acres
- Increases allowable density on the site to 45 du/ac max.
 - Capacity assumptions based on 40 du/ac)
- Development standards: proposed Chapter 229
- Max. bldg. height: 4 stories
- Process and timing can be completed within current budget and schedule

Option 1: Reconfigure proposed Overlay



SP 7: Reduces area & increases density from 30 DU/AC to 40 DU/AC

SP 9: No change

	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
RHNA Target	3,661	2,184	2,308	5,215	13,368
Approved/Pending Projects	17	285	82	1,371	1,755
ADU	307		170	10	487
Hotel/Motel Conversion	415		0	0	415
Rezoning Sites	0		71	167	238
Affordable Housing Overlays	5,473		2,612	9,670	17,516
Total	6,497		2,935	11,218	20,411
RHNA Met?	YES		YES	YES	YES

PROCESS: LESS CHALLENGING

Minor modification to site already approved by HCD. Change accommodates all RHNA income levels. Site included in Subsequent EIR; no substantial affect on capacity analyzed in SEIR; revisions can likely be completed within current timeline and budget.

Option 2: Increase density at Frontier Site

HCD Approved Frontier Site: 10.17-acre site and accommodates 202 units (60 M, 142 AM)



- Site proposed for RMH rezoning (25 du/ac max.)
- Increases allowable density on the site to 70 du/ac max.
 - Capacity assumptions based on 56 du/ac)
- Development standards: proposed Chapter 229
- Max. bldg. height: 4 stories
- Process and timing can be completed within current budget and schedule
- This option would enable removal of SP7 Overlay or a reduction in density of the SP9 Overlay from AHO-70 to RH-Overlay

Option 2: Increase Density at Frontier Site



SP 7: Eliminates

OR

SP 9: Reduces density from 70 DU/AC to 30 DU/AC

	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
RHNA Target	3,661	2,184	2,308	5,215	13,368
Approved/Pending Projects	17	285	82	1,371	1,755
ADU	307		170	10	487
Hotel/Motel Conversion	415		0	0	415
Rezoning Sites	0		11	25	36
Affordable Housing Overlays	5,534		2,642	9,780	17,956
Total	6,558		2,905	11,186	20,649
RHNA Met?	YES		YES	YES	YES

PROCESS: LESS CHALLENGING

Removes Frontier Site as a rezone (25 DU/AC). Adds Frontier as AHO (70 DU/AC). Site already approved by HCD; however, analysis as a large site accommodating low income required. Change accommodates all RHNA income levels. Site included in Subsequent EIR; no substantial affect on capacity analyzed in SEIR; revisions can likely be done within current schedule and budget.

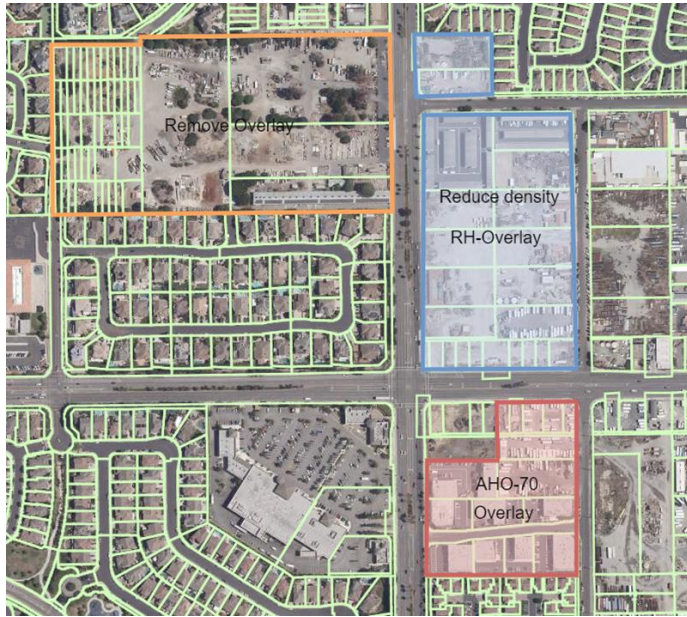
Option 3: Mixed density within SP9 plus Frontier site to AHO-70 Overlay

SP 9: approx. 21-acre site and accommodates 1,101 units (316 L. 160 M, 625 AM)



- SP 9 N/of Garfield: Reduces density to City's existing RH zone (35 du/ac max)
 - Capacity assumptions based on 30 du/ac
 - Development standards: City's existing RH zoning standards
 - Max. bldg. height: 35 feet
- SP 9 S/of Garfield: remains AHO-70
 - Development standards: proposed Chapter 229
 - Max. bldg. height: 4 stories
- May be completed within existing schedule and budget
- Removes SP 7 Overlay when combined with Option 2

Option 3: Mixed Density w/in SP 9 PLUS Frontier Site to AHO-70 Overlay



SP 7: Eliminates
SP 9: Reduces density from 70 DU/AC to 30 DU/AC north of Garfield; remaining area stays at 70 DU/ AC

	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
RHNA Target	3,661	2,184	2,308	5,215	13,368
Approved/Pending Projects	17	285	82	1,371	1,755
ADU	307		170	10	487
Hotel/Motel Conversion	415		0	0	415
Rezoning Sites	0		11	25	36
Affordable Housing Overlays	5,433		2,599	9,591	17,623
Total	6,457		2,862	10,997	20,316
RHNA Met?	YES		YES	YES	YES

PROCESS: LESS CHALLENGING

Combines Option 2 and reduces density north of Garfield in SP 9. Sites already approved by HCD; however, additional large site analysis of Frontier required. Proposed change accommodates all RHNA income levels. Sites included in Subsequent EIR; no substantial affect on capacity analyzed in SEIR; revisions can likely be done within current schedule and budget.

Option 4: Reduced density



- Reduces SP 7 Overlay area by half
- Expands area of SP 9 Overlay to Industrial additional 4.75 acres
- Reduces density to City's existing RH zone (35 du/ac max)
 - Capacity assumptions based on 30 du/ac)
- Adds RH Overlay to Frontier site
- Densities based on 30 du/ac for all 3 sites/areas: SP 7, SP 9, and Frontier
- Development standards: City's existing RH zoning standards
- Max. bldg. height: 35 feet
- Requires some new site analysis; schedule and budget depends on HCD feedback & CEQA analysis

Option 4 continued: Reduced density



- Reduces SP 7 Overlay area by half
- Expands area of SP 9 Overlay to Industrial additional 4.75 acres
- Reduces density to City's existing RH zone (35 du/ac max)
 - Capacity assumptions based on 30 du/ac)
- Adds RH Overlay to Frontier site
- Densities based on 30 du/ac for all 3 sites/areas: SP 7, SP 9, and Frontier
- Development standards: City's existing RH zoning standards
- Max. bldg. height: 35 feet
- Requires some new site analysis; schedule and budget depends on HCD feedback & CEQA analysis

Option 4: Reduced Density



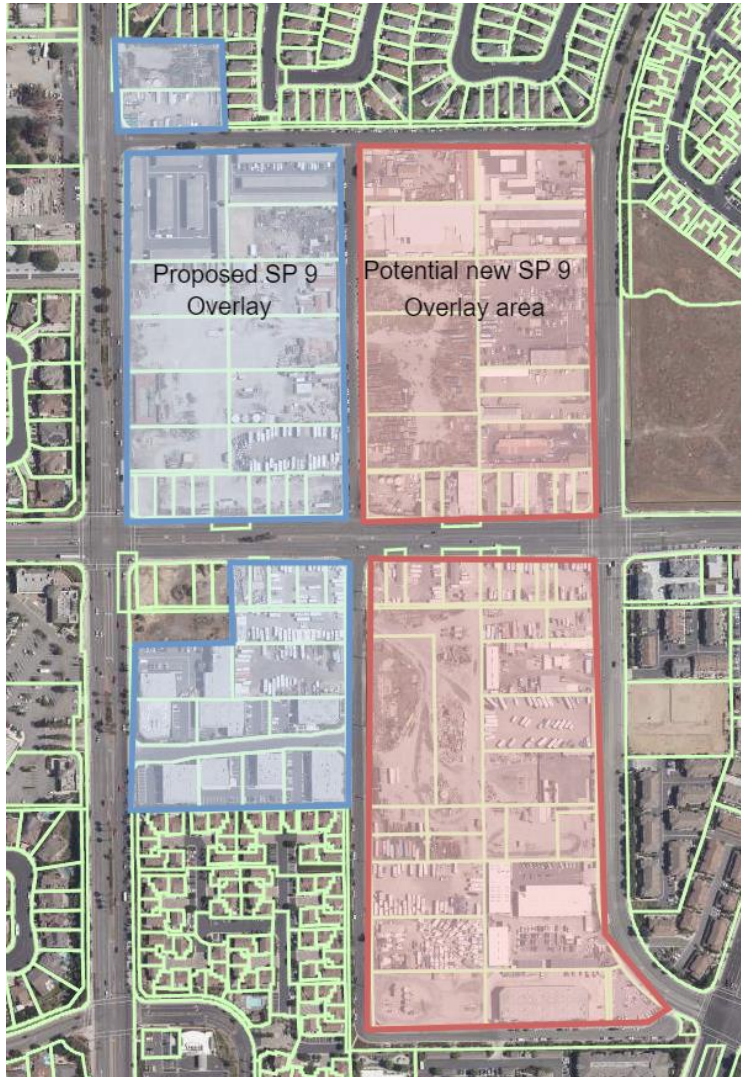
SP 7: Reduces area by half at 30 DU/AC
SP 9: Increases area by 4.75 acres but reduces density from 70 DU/AC to 30 DU/AC over entire area

	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
RHNA Target	3,661	2,184	2,308	5,215	13,368
Approved/Pending Projects	17	285	82	1,371	1,755
ADU	307		170	10	487
Hotel/Motel Conversion	415		0	0	415
Rezoning Sites	0		11	25	36
Affordable Housing Overlays	5,442		2,608	9,573	17,263
Total	6,466		2,871	10,979	20,316
RHNA Met?	YES		YES	YES	YES

PROCESS: SOMEWHAT CHALLENGING

Option 4 results in no density over 30 du/ac and is a combination of adjusting SP 7, SP 9 and Frontier. This option requires new sites analysis for the additional 4.75 acres in the SP 9 area. Proposed changes accommodate all RHNA income levels. Sites included in Subsequent EIR with the exception of the new 4.75 acres; no substantial affect on capacity analyzed in SEIR. Option 4 could be completed within 1 – 2 months and may require additional budget.

Option 5: Increase area within SP9 and reduce density



- Expands area of SP 9 Overlay to Industrial areas east of Stewart, west of Gothard
- Reduces density of entire area to City's existing RH zone (35 du/ac max)
 - Capacity assumptions based on 30 du/ac)
- Development standards: City's existing RH zoning standards
- Max. bldg. height: 35 feet
- Requires additional analysis and time
- Requires HCD review of new sites analysis & CEQA analysis
- This option would enable removal of SP 7 Overlay

Option 5: Increase SP 9 and Reduce Density



SP 7: Eliminates
SP 9: Increases area by 17.1 acres but reduces density from 70 DU/AC to 30 DU/AC over entire area

	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
RHNA Target	3,661	2,184	2,308	5,215	13,368
Approved/Pending Projects	17	285	82	1,371	1,755
ADU	307		170	10	487
Hotel/Motel Conversion	415		0	0	415
Rezoning Sites	0		71	167	238
Affordable Housing Overlays	5,420		2,583	9,525	17,528
Total	6,444		2,906	11,073	20,423
RHNA Met?	YES		YES	YES	YES

PROCESS: SOMEWHAT CHALLENGING

This option requires new sites analysis and environmental review for the additional 17.1 acres. Proposed change accommodates all RHNA income levels. Uncertain if Option 5 would require recirculation of SEIR. May be completed within 2 – 5 months and would require additional budget.

Option 6: Civic Center Site Program

Immediate Actions

- Adds new Housing Element program for redevelopment of Civic Center site
- Combine with Option to Adopt HCD approved Housing Element and RHNA implementation

Future Actions

- Conduct community-based re-envisioning effort, as well as site and CEQA analysis to rezone Civic Center
 - Concurrent with actions to remove overlays from SP 7 and SP 9 and/or other adjustments
- Potentially issue request for proposal for development of approved vision for Civic Center site
- Requires additional time and budget



Planning Commission Public Hearing

October 11, 2022 recommended approval to the City Council

Housing Element Update	Rezoning	Affordable Housing Overlay
GPA No. 21-003	ZMA No. 22-001	GPA No. 22-001 ZMA No. 22-002 ZTA No. 22-006 ZTA No. 22-007 ZTA No. 22-008 ZTA No. 22-009

CEQA: SEIR No. 22-002 covers all of the above applications

Process to modify sites

Process	HCD Approved HEU	Options 1, 2, 3	Option 4, 5	Option 6
Planning Commission Public Hearing	Completed 10/11/22	Mid-November 2022	December – January 2023	August – September 2023
City Council Public Hearing	11/15/22	11/29/22	January – February 2023	September – October 2023
Ordinance Adoption	12/6/22	12/6/22	February 2023	October 2023
Additional Budget Required?	No	No	\$	\$\$





Conclusion

CC Clarifying Questions
Public Comments
CC Discussion