

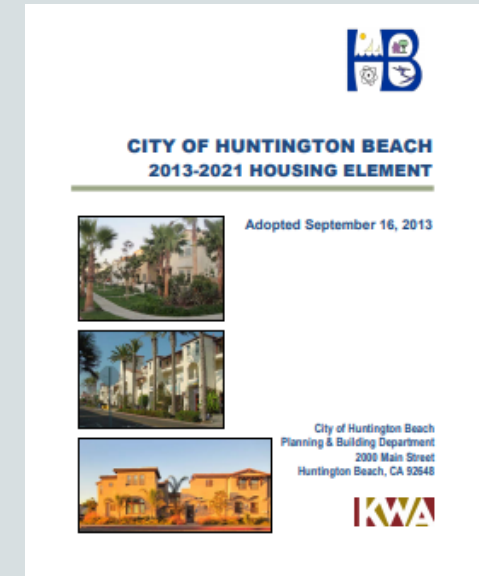
HOUSING ELEMENT AMENDMENT & BEACH AND EDINGER CORRIDORS SPECIFIC PLAN AMENDMENT



City Council Public Hearing
February 3, 2020

REQUEST

- GPA 19-003: Housing Element Amendment
 - Proposal to amend the 2013-2021 Housing Element to identify sites to accommodate the City's remaining lower income RHNA
 - City Council directed amendment on 11/4/19
 - Pursue HCD certification in order to be eligible to receive SB 2 funds
- ZTA No. 19-006: Beach and Edinger Corridors Specific Plan (BECSP) Amendment
 - Proposal to amend the BECSP to establish an Affordable Housing Overlay consistent with program actions identified in the Housing Element amendment to accommodate the City's remaining lower income RHNA
- Planning Commission recommended approval to City Council on January 14th



HOUSING ELEMENT & RHNA

- Housing Element is required element of the City's General Plan
- 4 Major Components:
 - ❖ Housing Needs Assessment
 - ❖ Evaluation of Constraints to Housing
 - ❖ Program Strategies to Address Needs
 - ❖ Identification of residential sites
 - ❖ RHNA
 - ❖ Zoning for share of regional housing need
- Each California city required to update subject to the statutory schedule
 - ❖ Currently in 5th Cycle (2014-2021)
- Review by State HCD for compliance with State law



CURRENT RHNA STATUS

Income Group	RHNA Targets	Building Permits (post 12/31/13 occupancy)	Approved Units (post 12/31/13 occupancy)	Vacant/ Under-Utilized Sites	Total Site Capacity (credit towards RHNA)	RHNA Shortfall under Current Zoning
Very Low	313	50	0	22	120	413
Low	220	47	1			
Moderate	248	274	9	215	498	-
Above Moderate	572	2,574	266	147	2,987	-
Total	1,353	2,945	276	384	3,605	413

ACCOMMODATING THE LOWER INCOME RHNA SHORTFALL

- Adequate Sites Program
 - State Law Qualifying Criteria to Make Up Sites Shortfall:
 - Parcel large enough to accommodate minimum 16 units
 - Residential permitted by-right (site plan review, no CUP)
 - Allow min. “default density” of 30 du/acre for lower income credit
 - At least 50% of shortfall must be accommodated on sites allowing exclusively residential uses

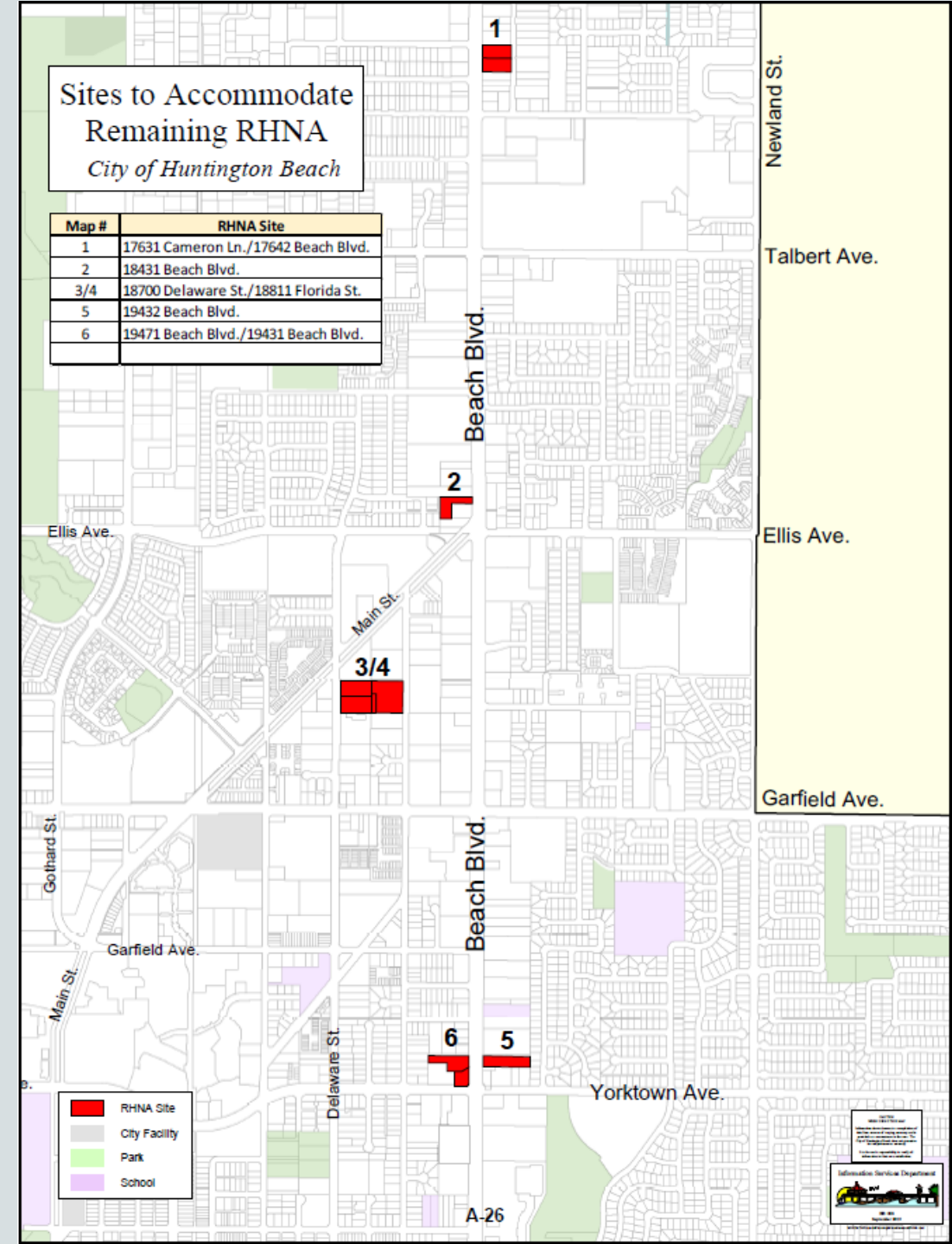


BECSP AMENDMENT – AFFORDABLE HOUSING OVERLAY

- Allow for residential development to accommodate the entire lower income RHNA shortfall through the planning period
- Projects that propose minimum 20% lower income units on site (no in lieu fees allowed)
 - Not subject to MAND
 - Use is permitted/No CUP requirement
 - Citywide multi-family parking standards
 - Allow 100% residential projects (no commercial component required)



- Affordable Housing Overlay Sites
 - Capacity to accommodate entire remaining RHNA
 - All sites already zoned for residential uses
 - All sites meet default density requirements
 - All sites are either vacant or underutilized with realistic potential to develop
 - Representative of sites that have been developed within the BECSP
 - Most of the sites are already identified in the adopted Housing Element



HCD REVIEW

- City submitted for 60-day HCD review based on City Council 11/4/19 direction
 - November 14, 2019 – January 13, 2020
- Concurrent 30-day public review
 - November 14, 2019 – December 13, 2019
 - Stakeholder meeting December 5, 2019
 - Planning Commission study session December 10, 2019
- HCD is required to receive and consider any written public comments during review
- 1/10/20 HCD Letter
 - Determines that Housing Element meets statutory requirements and HCD will certify upon adoption by the City Council
 - Conditioned upon concurrent implementation of ZTA No. 19-006



OTHER HOUSING ELEMENT PROGRAM CHANGES & HOUSING ELEMENT PROGRESS REPORT

- Changes reflect updated status of programs
 - Homeless Assistance/ Accessory Dwelling Units/ Inclusionary Housing Ordinance / Tenant Based Rental Assistance
- Housing Element Progress Report
 - Required for SB 2 funding eligibility and other state funding programs

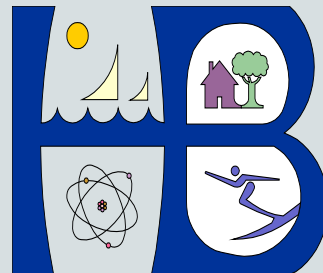


HOUSING ELEMENT PROGRESS REPORT

Income Level	RHNA Target	Total Units (2013-2019)	Total Remaining RHNA	% Achieved
Very Low	313	50	263	16%
Low	220	47	173	21%
Moderate	248	285	0	115%
Above Moderate	572	2,701	0	472%
Total RHNA	1,353	3,083	436	
Total Units				

RECOMMENDATION

- Recommend approval of Housing Element and BECSP amendments (GPA No. 19-003 and ZTA No. 19-006) and adoption of resolutions
- Recommend filing Housing Element Progress Report with HCD and OPR
- Transmit adopted Housing Element to HCD



QUESTIONS

