

Written materials relating to an item on this agenda that are distributed to the legislative bodies within 72 hours before the item is to be considered at its regularly scheduled meeting will be made available for public inspection at the City Clerk's Office, 300 West Third Street 4th Floor during customary business hours. Agenda reports are also on the City of Oxnard web site at www.oxnard.org.



AGENDA
OXNARD CITY COUNCIL
COMMUNITY SERVICES, PUBLIC SAFETY, AND
HOUSING & ECONOMIC DEVELOPMENT COMMITTEE
Council Chambers, 305 West Third Street
March 9, 2021

Regular Meeting - 6:45 to 8:15 PM
(TEMPORARY MEETING TIME CHANGE)

This meeting is held pursuant to the State Emergency Services Act, the Governor's Emergency Declaration, and Governor's Executive Order N-29-20 to allow members of the City Council or staff to participate via teleconference.

As a precautionary measure to help slow the spread of COVID-19, the City Council facilities are temporarily closed to the public. The public is encouraged to view the meeting from home on the City's website at Oxnard.org/city-meetings, Spectrum channel 10, Frontier channel 35, or YouTube at [Youtube.com/oxnardnews](https://www.youtube.com/oxnardnews). Video recordings are typically available online immediately following the meeting. *Please see the link for the Measure M pre-recorded presentation video for each agenda item below.

The public may provide comments to the City Council via email at cityclerk@oxnard.org no later than 2:00 p.m. on the day of the meeting. Please identify the committee name, meeting date, and agenda item in the email Subject line.

A telephone option for public comments is also available at this time. Requests to speak must be submitted no later than 2:00 p.m. on the day of the meeting. Use the form on the city's website to submit your request: Oxnard.org/city-meetings, or call the City Clerk's Office at (805) 385-7803, or email your request to cityclerk@oxnard.org.

*The City has filed pre-election and post-election lawsuits regarding the validity of Measure M. The judge has not yet ruled on the legal sufficiency of Measure M.

A. ROLL CALL, POSTING OF AGENDA, FLAG SALUTE

B. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

At this time, the legislative body will consider public comments for a maximum of thirty minutes. A person may address the legislative body only on matters not appearing on the agenda and within the subject matter jurisdiction of the legislative body. Speaker requests shall be submitted as set forth on the first page of this agenda. Speakers are limited to three minutes. If the allotted 30 minute time period expires before all speakers have had the opportunity to speak, the remaining speakers will be given an opportunity to speak prior to adjournment of the meeting. The legislative body cannot enter into a detailed discussion or take action on any items presented during public comments at this time. Such items may only be referred to the City Manager/Executive Director/Secretary for administrative action or scheduled on a subsequent agenda for discussion. Persons wishing to speak on public hearing items should do so at the time of the hearing.

C. CONSENT AGENDA

D. REPORTS

In compliance with the Americans with Disabilities Act, if you require special assistance to participate in a meeting, please contact the City Clerk's Office at 385-7803. Notice at least 72 hours prior to the meeting will enable the City to reasonably arrange for your accessibility to the meeting.

Agenda Item time estimates: (Presentation / Committee Discussion / Public Comment)

1. Community Development Department

SUBJECT: Update on 6th Cycle (2021-29) Housing Element and Consideration of Institutional Land Use Housing Opportunity Program. (0/5/5)

RECOMMENDATION: That the Community Services, Public Safety and Housing & Economic Development Committee:

1. Receive a report on the status of the City's update to the 2021-2029 Housing Element (6th Cycle Housing Element), including an update on the sites inventory, schedule, and next steps; and
2. Provide input regarding a proposed new Housing Element program, conceptually titled: Institutional Land Use Housing Opportunity Program.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/piTM96reKDg>

Contact: Vyto Adomaitis, 8053857868

E. ITEMS FOR FUTURE AGENDAS

F. ADJOURNMENT



PUBLIC SAFETY COMMITTEE AGENDA REPORT

REPORTS AGENDA ITEM NO. D.1

DATE: March 9, 2021

TO: Public Safety Committee

FROM: Vyto Adomaitis, Community Development Director, 8053857868, vyto.adomaitis@oxnard.org

SUBJECT: Update on 6th Cycle (2021-29) Housing Element and Consideration of Institutional Land Use Housing Opportunity Program. (0/5/5)

RECOMMENDATION

That the Community Services, Public Safety and Housing & Economic Development Committee:

1. Receive a report on the status of the City's update to the 2021-2029 Housing Element (6th Cycle Housing Element), including an update on the sites inventory, schedule, and next steps; and
2. Provide input regarding a proposed new Housing Element program, conceptually titled: Institutional Land Use Housing Opportunity Program.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/piTM96reKDg>

BACKGROUND

The City's 6th Housing Element is required to be adopted by the City Council no later than October 15, 2021. Staff, in coordination with the City's consultant, PlaceWorks, Inc, has been working on this update since mid-2020. In September and October 2020, the Housing and Economic Development Committee (HEDC) and City Council provided input on key policy questions; this direction established key policy approaches which have assisted in directing the Housing Element update. To summarize, HEDC and Council direction/input was as follows:

- Discontinue the all-affordable housing opportunity program (AAHOP), and instead rezone select housing element sites to the State default density of 30 units per acre to reach the total 2021-2029 Regional Housing Needs Assessment (RHNA) lower income allocation;
- Utilize up to 1,000 ADUs & Jr. ADUs during the next 2021-2029 Housing Element cycle to achieve compliance with 2,911 lower income RHNA;
- Study local preference in the City Inclusionary Housing Ordinance where feasible;
- Study revision to the Inclusionary Housing percentage requirement;
- Develop a program to look at housing in the Business and Research Park (BRP) zones, and targeted commercial centers pending input from property owners; and
- Develop a program to look at housing in the one High Quality Transit Corridor (HQTC) in the City which extends from Hwy 101, down Oxnard Blvd. to roughly Channel Islands Blvd.

On February 22, 2021, SCAG announced the following 6th cycle RHNA numbers which will be approved on March 4, 2021 by the SCAG board. The new RHNA numbers are:

	Draft RHNA Was	Final RHNA Proposed*
Lower Income (Very Low/Low	2,902	2,9011
Moderate	1,535	1,538
Above Moderate	4,092	4,100
Total 6th Cycle RHNA	8,529	8,549

*To be approved by SCAG on March 4, 2021

The purpose of this report is to provide the Committee with an update regarding work on the 6th Cycle Housing Element, include information on new Housing Element laws and to receive input regarding a proposed new Housing Element program, conceptually titled: Institutional Land Use Housing Opportunity Program. Following Committee input, additional public engagement and solicitation will begin regarding the Draft Housing Element.

An overview of the City's RHNA is provided in Attachment A. It's noted that the City's RHNA increased by 20 units across all income categories on February 22, 2021.

Housing Element Status Report, and Sites Inventory Update

The State of California Department of Housing and Community Development (HCD) requires that each jurisdiction ensure it has sufficient zoning and enough adequate sites in its draft Housing Element to accommodate lower, moderate, or above moderate-income housing for the eight year housing planning allocation - in other words sites to accommodate the 8,549 dwelling units. For this reason, the Draft Housing Element includes an inventory of land zoned for housing that identifies specific sites, describes existing uses on the sites the densities permitted based on existing or proposed zoning, and identifies how many dwelling units can be accommodated on each site to show that the RHNA can be accommodated. The inventory must also identify whether the site is suitable for housing at densities that would accommodate affordable housing for lower income households. The Draft Housing Element will include the sites inventory of identified lower income housing sites.

Program Question

Question: Does the Community Services, Public Safety and Housing & Economic Development Committee support the creation of an Institutional Housing Opportunity Program?

As part of the sites inventory process, staff identified a number of vacant and underutilized parcels associated with institutional properties. Many of these parcels are associated with religious institutions and include land associated with large parking fields. Institutional properties are properties owned by organizations having a social, educational, or religious purpose such as a school, church, hospital, club or lodge, and are located within various zones throughout the City. Many of these properties are underutilized, close to resources and transit, and could accommodate much needed affordable housing or provide shelter services. Within the Draft 6th Cycle Housing Element, City staff did not assume achieving any of the 6th cycle housing allocation through the potential Institutional Housing Program. However, over the next eight years, despite identifying excess lower income housing capacity on specific sites (15% above the lower income housing allocation), housing inventory may be lost. The study and creation of this program could provide an additional avenue for achieving the City's RHNA.

The City has received input from nonprofit institutions that are interested in developing affordable housing, supportive housing or shelters on underutilized portions of their property as part of their mission/community outreach and in conjunction with their existing assembly use. Accordingly, the City could evaluate a program to allow institutional properties that are located in residential zones and in specific commercial and industrial zones to build affordable housing, supportive housing and/or homeless shelters on their property in conjunction with their existing assembly/institution use.

If supported by HEDC, the Draft Institutional Housing Policy recommends development of the following program during Fiscal Years 2023-2024. The potential language could be:

“Evaluate a program to allow institutional properties (properties owned by organizations having a social, educational, or religious purpose such as a school, church, hospital, club or lodge) to build housing affordable to lower income households and/or homeless shelters on their property as part of their mission/community outreach and in conjunction with their existing development use on their property. In concept, the program should reference existing City Code standards in Section 16-360 et seq. Attached Dwelling Unit Development Standards, at densities allowable in the underlying zone. Flexibility in application of development standards should be considered where demonstrated by the applicant to the Community Development Director to be appropriate and compatible with adjacent land uses, including, but not limited to, yard setbacks, shared tandem parking, visitor parking, and building spacing requirements. Program elements would be explored over the next three years.”

6th Housing Element State Laws

In addition to the above program question, Staff wanted HEDC to be aware of a number of new State laws which will impact the City's Housing Element preparation. Inclusion of these programs in the 6th Cycle Housing Element is mandatory, with some guidance provided by HCD on how to implement the programs. Generally, HCD encourages cities to implement them taking into consideration the City's local conditions. The Draft 2021-2029 Housing Element (6th Cycle Housing Element) includes approximately twelve new programs and augmentation to the existing programs to address the recent changes in Housing Element law. These new programs are summarized in Attachment B, and pertain to the following State housing laws:

Site Inventory Density Requirements - (AB 879, AB 1397, SB 6) - New State laws require jurisdictions to rezone parcels to allow sufficient density that will accommodate the economies of scale needed to produce affordable housing. The state requires that properties that were in the prior planning period's Housing Element (2013-2021) be permitted 'by right' to be developed at a density of up to 30 dwelling units per acre, provided that a minimum of 20% of the units are restricted as affordable to lower income households. A similar 'by right' provision is required for new Housing Element inventory sites used to address the lower income RHNA that are not rezoned prior to the beginning of the 6th cycle planning period (October 15, 2021). The new laws also added requirements for jurisdictions to demonstrate that all inventory sites show realistic development potential to accommodate housing development over the 8-year Housing Element cycle. There are more requirements on non-vacant sites and the definition of a non-vacant site has expanded. For example, a parking lot is considered non-vacant.

- The City has written preliminary programs in the Draft Housing Element to meet the State requirements (see Programs 3, 32 & 33 in Attachment B).
- The necessary General Plan land use and zoning map and text amendments will accompany the City

Council's review of the Final Housing Element to preserve the City's review authority.

Adequate Housing Inventory through Site Selection, No Net Loss - (SB 166) - Government Code 65863 requires that each jurisdiction maintain adequate site inventory capacity to accommodate RHNA targets during the entire 8-year housing element cycle. Jurisdictions must add sites if land use decisions or development results in a shortfall of sufficient sites to accommodate the remaining housing targets for each income category. HCD therefore recommends creating a 15% buffer to accommodate lower-income RHNA.

- The City has identified lower income sites to meet the City's projected lower income RHNA. To account for changes in housing construction affordability, and to take into consideration that not all sites will develop with affordable units, the City designated 15% more than the projected lower income housing unit allocation in the event sites do not develop as affordable housing sites over the 8 year window. With that in mind, the City has designated capacity for 3,348 lower income (very low and low dwelling units) on approximately 97 parcels.
- The City has written preliminary programs in the Draft Housing Element to meet the State requirements (See Programs 3, 6 & 42 in Attachment B).
- The necessary General Plan land use and zoning map and text amendments will accompany the City Council's review of the Final Housing Element to preserve the City's review authority.

Housing Accountability (SB 330) - In 2019, Governor Gavin Newsom signed the Housing Crisis Act of 2019 to promote housing development throughout the State. One of the core components of this legislation is that jurisdictions may not change an existing land use designation to prohibit residential development or lower the intensity of residential development unless there is a concurrent increase in capacity elsewhere in the city, a concept known as "No Net Loss". This means that the City cannot lose affordable housing sites without having equivalent replacement affordable housing sites available to meet the projected need. The decision that must be made in the City's Housing Element is how to distribute the 8,549 housing units to produce the greatest benefit for the city. Additional requirements in SB 330 include permit streamlining to reduce the time for housing approvals, and prohibiting subjective decision-making for residential development.

- The City has written a preliminary program in the Draft Housing Element to meet the State requirements (see Program 6 in Attachment B).

Affirmatively Furthering Fair Housing (AB 686) - New State law requiring jurisdictions to develop a plan for Affirmatively Furthering Fair Housing (AFFH) to address significant disparities in housing needs and opportunities.

- The City has written a preliminary program in the Draft Housing Element to meet the State requirements (see Program 34 in Attachment B).

Accessory Dwelling Unit (ADU) Plan (AB 671) - Government Code Section 65583 was amended in 2019 to require a program in the Housing Element to incentivize and promote the creation of ADUs.

- The City has written preliminary programs in the Draft Housing Element to meet the State requirements (see Programs 40, 41 & 42 in Attachment A).

Low Barrier Navigation Centers and supportive housing (AB 101) - A "Low Barrier Navigation Center" is a temporary living facility that connects individuals experiencing homelessness to income, public benefits, shelter, and other resources. Supportive housing combines affordable housing with coordinated services to help

people struggling with physical and mental health issues. The new law requires that navigation centers be approved 'by right' in areas zoned for mixed uses and nonresidential zones permitting multifamily development. The new law also requires that supportive housing be permitted by right in all zones where multifamily and mixed uses are permitted.

- The City has written preliminary programs in the Draft Housing Element to meet the State requirements (see Program 6, 14, 17, 23 in Attachment B).

Streamline Affordable Housing (SB 35) requires streamlined approval for housing development that meets certain parameters, such as compliance with the General Plan and Zoning standards, provision of 10-50% lower income housing, and commitment to paying prevailing wages.

- The City has written preliminary programs in the Draft Housing Element to meet the State requirements (see Programs 7 & 37 in Attachment B).

Next Steps and Schedule

As recommended by the City's Housing Element consultant, in March the City will submit to HCD a document which will outline the City's approach to achieving the 6th RHNA. In order to meet the HCD mandated 6th Housing Element adoption deadline, the following are upcoming meetings scheduled:

- Mid March - Draft Housing Element released for public review
- March 10, 2021 - Presentation to House Farmworker Committee
- March 11, 2021 - Virtual community meeting on Draft Housing Element
- March 18, 2021 - Planning Commission public hearing on the Draft Housing Element
- April 29, 2021 - City Council public hearing on Draft Housing Element
- Early May - Submit Draft Housing Element to HCD for review (60 days)
- March - May 2021 - Prepare required environmental document
- July 2021 - Revise Draft Housing Element per HCD recommendations
- August 2021 - Planning Commission Hearing on Final Housing Element
- September 2021 - City Council Hearing & Adoption on Final Housing Element

STRATEGIC PRIORITIES

This agenda item supports the Quality of Life strategy. The purpose of the Quality of Life strategy is to build relationships and create opportunities within the community for safe and vibrant neighborhoods, which will showcase the promising future of Oxnard. This item supports the following goals and objectives:

Goal 2. Address homelessness through the development and implementation of a multi-tiered strategy.

Goal 3. Strengthen neighborhood development, and connect City, community and culture.

Objective 3a. Create a renewed focus on establishing a positive outlook and orientation of our City, neighborhoods and overall community.

This agenda item supports the Economic Development strategy. The purpose of the Economic Development strategy is to develop and enhance Oxnard's business climate, promote the City's fiscal health, and support economic growth in a manner consistent with the City's unique character. This item supports the following

goals and objectives:

Goal 1. Create vibrant and economically sustainable commercial, industrial and retail industries throughout the City.

FINANCIAL IMPACT

There is no fiscal impact associated with this staff report. The City's work to prepare the 6th Cycle Housing Element is being funded by General Plan Maintenance funds and SB 2 grant funds.

Prepared by: Kathleen Mallory, Planning & Sustainability Manager, Heather Davis, Contract Planner

ATTACHMENTS

1. Attachment A - Summary of City Final RHNA
2. Attachment B - Summary of NEW Housing Element Programs
3. Presentation - Update on 6th Cycle (2021-29) Housing Element and Consideration of Institutional Land Use Housing Opportunity Program. 03.09.21

ATTACHMENT A

Housing Element Overview

State law requires all regional councils of government to determine the existing and projected housing need for its region. The Southern California Association of Governments (SCAG) Regional Council adopted the final RHNA on March 4, 2021. The City's RHNA allocation for the "6th Cycle" projection period between June 30, 2021 and October 15, 2029, is shown in the following table along with a comparison to the 5th Housing Element cycle:

Updated 6th Housing Element RHNA Numbers for Oxnard (as of February 22, 2021)

Regional Housing		5th Cycle		Constructed, Approved or Under Construction		6th Cycle	
Needs Assessment		2013 to 2021		2013 to 2020		2021 to 2029	
Income Level	2020 Income for Family of 4*	Units	Percent of Total	Units	Percent of Total	Units	Percent of Total
Very Low 30% to 50% AMI	To \$56,450	1,688	23.2%	184	11.1%	1,840	21.5%
Low 50% to 80%	To \$90,350	1,160	15.9%	743	44.9%	1,071	12.5%
Subtotal Lower Income < 80% AMI	To \$90,350	2,848	39.0%	927	56.0%	2,911	34.0%
Moderate 80% to 120% AMI	To \$117,350	1,351	18.5%	418	25.2%	1,538	18.0%
Above Moderate > 120% AMI	> \$117,350	3,102	42.5%	854	18.7%	4,100	48.0%
Total all Income Levels		7,301		2,199		8,549	

Generally, affordable housing and housing policies are aimed at addressing housing disparities for the following income categories based on the annual Ventura County Area Median Income (AMI)*: **Based on 2020 Ventura County AMI for a four-person household of \$97,800.*

Attachment B

Draft - 6th Housing Element Programs, Mandated by State Law

New state laws require the majority of the new programs to be addressed in the City's Housing Element with little flexibility.

- **Program 3 (Replacement Program): Utilize State Default Zoning of 30 Units per Acre to Meet the Lower Income RHNA Allocation**

To address the 2021–2029 RHNA, the City will amend the General Plan and the Zoning Code, as needed, and as detailed in Section F, Achieving the RHNA Allocation, to provide adequate site(s) for at least 2,903 lower-income units and allow 30 dwelling units per acre or greater on certain sites or in certain zones. The City intends to amend the General Plan Land Use map and text, as well as Chapter 16 of the Oxnard Municipal Code (Zoning Code) and zoning map as part of this program, for the Assessor's Parcel Numbers (APNs) listed in Supplement 2 of this Housing Element. Rezoning will be completed prior to the start of the planning period, which is October 15, 2021. (This program replaces Programs 3 and 26 in the 2013-2021 Housing Element.)

- **Program 32: Vacant Repeat Sites for Lower-Income RHNA**

Many of the vacant parcels listed in the sites exhibits in Supplement 1 of the Draft 6th Cycle Housing Element have been included in the land inventories of the Mid-Cycle 5th Round (2017) and 5th Round (2016) Oxnard Housing Elements as suitable for lower income units to address the City's RHNA allocation. Per Government Code 65583.2(c), in order to continue to include these parcels in that portion of the land inventory for this 6th Round Housing Element, the City will commit to update the zoning to allow projects that have at least 20 percent affordable units (extremely low, very low, or low) without discretionary review or "by right." The rezoning of the vacant parcels will be completed prior to the beginning of the 6th Round Housing Element planning period, which is October 15, 2021.

- **Program 33: Non-Vacant Repeat Sites for Lower-Income RHNA (rezoning action to accompany Housing Element Adoption)**

Many of the non-vacant parcels listed in the sites exhibits in Supplement 1 have been included in the land inventories of the Mid-Cycle 5th Round (2017) Oxnard Housing Element as suitable for lower-income units to address the City's RHNA allocation. Per Government Code 65583.2(c), in order to continue to include these parcels in that portion of the land inventory for this 6th Round Housing Element, the City will commit to update the zoning to allow projects that have at least 20 percent affordable units (extremely low, very low, or low) without discretionary review or "by right." The rezoning of the vacant parcels will be completed prior to the beginning of the 6th Round Housing Element planning period, which is October 15, 2021.

- **Program 34: Affirmatively Furthering Fair Housing**

To comply with Assembly Bill 686, the City will develop a plan for Affirmatively Furthering Fair Housing (AFFH). The AFFH Plan will take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, color, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8, commencing with Section 12900, of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.

- **Program 35: Downtown Infrastructure and Financing Study**

Conduct a utility capacity study to analyze the capacity and infrastructure upgrade needs for water/wastewater, stormwater, recycled water, refuse, and as needed a parking analysis/inventory to support new housing units downtown resulting from adoption of the Downtown Development code in 2019. The Council's recent approval of the Downtown Development Code may result in approximately 2,300 more housing units in downtown. This study will help ensure that the City's facilities are adequate to serve future development. The study will look at potable water, wastewater, and recycled water developing a data gap analysis, and conducting field surveys/investigations. The study will also identify financing strategies and provide a conceptual implementation schedule.

- **Program 36: Oxnard Corridor HQTC Sites Selection and Analysis**

In 2016, the City completed a \$250,000 Caltrans-funded planning study focused on transforming 7.2 miles of former State highways that run through the city (designated in the 2045 Regional Transportation Plan [RTP] as a High-Quality Transportation Corridor [HQTC]) into complete streets suitable for transit that would serve new medium- and high-density transit-oriented mixed-use and affordable housing development. That study recommended realignments within existing rights-of-way, roundabouts, upgraded and/or new sidewalks and bike lanes, upgraded intersection signalization, and significant landscaping. Work under this program will add Saviers Road, which was not part of the Caltrans-funded study but is in the HQTC, to the study area and identify needed complete street transit-enabling improvements. Additionally, this program involves identifying individual and groups of parcels suitable and feasible for housing development opportunities and developing an implementation and financing approach that would both fund the street improvements and identify multifamily housing opportunity sites. This work will result in an adopted corridor specific plan or inclusionary zoning overlay that incorporates the initial Caltrans infrastructure study, adds incentive zoning at suitable strategic areas and is consistent with Gold Coast Transit planning and the Southern California Association of Governments (SCAG) 2045 RTP.

- **Program 37: Senate Bill 35 Program**

Senate Bill 35 requires that the City establish a written policy or procedure for streamlined and ministerial review of eligible residential development. SB 35 requires streamlined approval for housing development that meets certain parameters, such as compliance with the General Plan and Zoning standards, provision of 10-50% lower income housing, and commitment to paying prevailing wages. The City has written a preliminary program in the Draft Housing Element to meet the State requirements

- **Program 38: BRP Overlay Zone**

The intent of the BRP Overlay Zone is to establish an overlay district that gives property owners an additional option to develop residential units with at least 20% of units affordable to lower income households as an alternative to, or in conjunction with, their existing development rights. It is recommended that a new BRP Overlay Zone reference existing Municipal Code standards in Section 16-360 et seq. Attached Dwelling Unit Development Standards and Section 16-70 High-Rise Residential Zone (R-4) for residential development in the BRP Overlay District. Flexibility in application of development standards should be considered where demonstrated by the applicant to the Community Development Director to be appropriate and compatible with adjacent land uses, including, but not limited to, yard setbacks, shared parking, and building spacing requirements.

- **Program 39: Institutional Properties**

The City will evaluate a program to allow institutional properties that are located in residential zones and in specific commercial and industrial zones to build housing affordable to lower income households, supportive housing and/or homeless shelters on their property in conjunction with their existing assembly/institution use. Institutional properties are properties owned by organizations having a social, educational, or religious purpose such as a school, church, hospital, club or lodge, and are located within various zones throughout the City. It is recommended that a program would reference existing Municipal Code standards for the underlying zone, Attached Dwelling Unit Development Standards, and/or standards for shelters. Flexibility in application of development standards should be considered where demonstrated by the applicant to the Community Development Director to be appropriate and compatible with adjacent land uses, including, but not limited to, yard setbacks, parking, and building spacing requirements.

- **Programs 40, 41 & 42 Accessory Dwelling Unit (ADU) Programs**

Although these ADU related programs are listed as new programs in the current housing element cycle, they reference an ADU program that the City updated recently in 2019 and became effective in 2020, which is proving to be very popular. In 2020 117 ADUs were permitted, compared to an annual average of 48 ADUs the prior 3 years. The 2020 program simplified the ADU permitting process, revised development standards and waived parking requirements consistent with State law for ADU located within ½ mile of public transit, within a historic district, within 1 block of a car share vehicle, or on a street where a parking permit is required by the City but not offered to the ADU occupant; or the ADU is type 2A, 2B or 4. The proposed new ADU programs support the updated 2020 ADU program by providing additional outreach to promote the ADU program, monitoring of the number and affordability of ADUs, and evaluating the adoption of pre-approved ADU plans to streamline the approval process and lower development costs for applicants.

- **Program 43: Replacement of Residential Demolition**

To mitigate the loss of affordable housing units, the City will develop a housing replacement program that will require new housing developments to replace all affordable housing units lost due to new development. The City will continue to comply with Government Code Sections 65590 et seq. that set forth the requirements for conversions, demolitions, and replacement housing in the coastal zone.

Update on 6th Cycle (2021-29) Housing Element and Consideration of Institutional Land Use Housing Opportunity Program

Kathleen Mallory, Planning & Sustainability Manager
Vyto Adomaitis, Community Development Director

Community Services, Public Safety and Housing & Economic Development Committee
March 9, 2021



Background

2

Housing Element Overview

- Required Element of the General Plan; housing numbers set by Southern California Associate of Government by County/City
- Reviewed and certified by California Department of Housing and Community Development (HCD) for compliance with State law
- Eight-year State-mandated update schedule (2021-2029)
- Final RHNA numbers released Feb. 22, 2021 - up by 20 units
- Housing Element required to be adopted by City by Oct. 15, 2021

October 2020: City Council provided policy decisions which helped guide 6th Cycle Preparation:

1. Utilize up to 1,000 ADUs/Jr. ADUs to meet the lower income RHNA;
2. Discontinuation 'All Affordable Housing Opportunity Program' (AAHOP); utilize the State's default density of 30 units/acre;
3. Implement local preference strategies in the City Inclusionary Housing Ordinance where feasible;
4. Study revision to the Inclusionary Housing percentage requirement;
5. Adopt plan/program to encourage housing in BRP zones and/or select commercial centers; and
6. Develop a program to look at housing in the one High Quality Transit Corridor (HQTC).

September 2020 - present: Staff has held a variety of community input session, launched a survey, and participated in House Farmworker meetings.

Final RHNA Numbers:

	<u>Draft RHNA</u>	<u>Final RHNA Proposed*</u>
● Lower Income (Very Low/Low)	2,902	2,911
● Moderate	1,535	1,538
● Above Moderate	4,092	4,100
Total 6th Cycle RHNA	8,529 units	8,549 units

*To be approved by SCAG on March 4, 2021.

Does the Committee support Creation of an Institutional Land Use Housing Opportunity Program?

Program Concept:

- Study, over the next 1-3 years, vacant and underutilized parcels associated with institutional properties (schools, churches, hospitals, lodge);
- Allow affordable housing, supportive housing and/or shelters with existing assembly/institution use;
- Create development standards (including setbacks, parking, building spacing, etc.); and

NEW Program Question, continued

Institutional Land Use Housing Opportunity Program:

What does the program do:

- Creates flexible opportunity to explore creative housing opportunities on institutional properties;
- Provides flexibility to consider alternative housing opportunities through 2029; and
- Provides a creative opportunity to be studied to address the housing crisis.

What the program doesn't do:

- Require the City to develop the program; or
- Rely on this program for current RHNA cycle.

- Site Inventory density requirement
- Adequate Housing Inventory (RHNA inventory)
- No Net Loss of Affordable Housing
- Affirmatively Furthering Fair Housing
- Accessory Dwelling Unit
- Low Barrier Navigation Centers & Supportive Housing
- Streamline Affordable Housing

2021 RHNA Update Schedule - Next Steps

- Mid March - Draft Housing Element released
- March 10 & 11th - Targeted virtual community meetings on Draft HE
- March 18th - Planning Commission public hearing
- April 29th - City Council public hearing
- Early May - Submit Draft State Housing and Community Development (HCD)
- March - May - Environmental document prep
- July - Revise Draft Housing Element per HCD recommendations and update to Committee as needed
- August - Community engagement and Planning Commission Hearing on Final
- September - City Council Hearing and Adoption on Final

That the Community Services, Public Safety and Housing & Economic Development Committee:

1. Receive a report on the status of the City's update to the 2021-2029 Housing Element (6th Cycle Housing Element), including an update on the sites inventory, schedule, and next steps; and
2. Provide input regarding a proposed new Housing Element program, conceptually titled: Institutional Land Use Housing Opportunity Program.



Discussion