



HOUSING ELEMENT UPDATE

Amendments to the Adopted 2023-2031 Housing Element, as
Conditionally-Approved by HCD

BACKGROUND

- Housing Element outreach and public meetings began in 2021
 - Plan for city's housing needs from 2023 to 2031
 - Regional Housing Needs Allocation (RHNA): 2,946 units
 - Housing Commission recommended approval on Jan. 12, 2023

- Housing Element adopted Jan. 31, 2023

- HCD requested revisions in April and Aug. 2023
 - City Council authorized transmittal of revisions to HCD

- HCD indicated revisions substantially compliant with Housing Element law in Dec. 2023

- On Jan. 8, 2024, Planning Commission recommended adoption of the revisions

HIGHLIGHTED PROGRAMS

- Examples of key programs of interest:
 - **Anti-displacement strategy** (H2.E): Multi-step approach to reduce displacement, primarily focused on Belle Haven
 - **BMR Guidelines updates** (H4.A and H4.B): Amend BMR Guidelines and evaluate increased BMR requirements
 - **Affordable Housing on City-Owned Parking Lots Downtown** (H4.G): Prioritize development of affordable housing on downtown parking lots on an expedited schedule through 2027
 - **Fair chance ordinance** (H5.A): Prohibit housing providers from using criminal background as factor in tenant selection
 - **Community outreach in implementing Housing Element programs** (H5.B): Increase outreach through various channels to ensure broad public engagement



HIGHLIGHTED REVISIONS SINCE JAN. 31, 2023



- Attachment F of staff reports provides extensive list
- Examples of significant changes
 - **Mid-cycle review program** (H1.H) expanded: pipeline projects, Affordable Housing Overlay, governmental constraints, etc.
 - **Emergency shelters program** (H3.G) updated: reduce parking to maximum needed for shelter staff only
 - **City-owned parking lots program** (H4.G) updated: additional merit to proposals addressing certain housing priorities (extremely and very low income units people with special needs, etc.)
 - **Environmental Justice program** (H5.J) added: highlight General Plan Environmental Justice Element, use of community amenities fund, and implementation of one Environmental Justice Element program annually

RECOMMENDATION AND NEXT STEPS

- Staff recommends that Housing Commission recommend adoption to the City Council
- City Council will consider recommendations and take action Jan. 23
- After Council action, staff will submit Housing Element to HCD for final certification



THANK YOU