

LWC

Woodland

Housing Element Update

August 5th, 2021



Introductions

City of Woodland

- **Cindy Norris** – Principal Planner

Consultant Team

Lisa Wise Consulting, Inc.

- **David Bergman** – Director
- **Kathryn Slama** – Senior Associate/Project Manager



Agenda

1. Housing Element Basics
2. Woodland 6th Cycle Housing Element Update
3. Public Review Draft Housing Element
4. Public and HCD Review
5. Revisions
6. Next Steps
7. Discussion

1

Housing Element Basics

What is the Housing Element



A **Housing Element** is required by State law and compels Woodland to do their “fair share” of planning for adequate housing.

Housing Element must:

- Assess community housing needs and conditions of housing stock.
- Establish a roadmap to accommodate projected housing demands.
- Set citywide housing-related goals, objectives, policies, and programs.
- Show how the City will meet demand for housing for all income levels.

Other Mandatory General Plan Elements:



Land Use



Mobility



Conservation



Open Space



Safety



Noise

Purpose of the Housing Element

State Housing Element Law

- Intended to require jurisdictions to do their “fair share” around planning for adequate affordable housing.
- Recognizes that housing is a critical need, and the government and private sector must work together to address it.
- Cities are not required to build or initiate housing projects, but rather ensure zoning capacity exists to build housing.
- Housing Element certification is tied to State funding.
 - Consequences for not complying with State law.
 - Loss of potential funding



9 HOUSING ELEMENT

New Legislation

The State continues to pass new housing legislation, including:

- **AB 1397:** Adequate Housing Element Sites
- **SB 166:** No Net Loss
- **AB 686:** Affirmatively Furthering Fair Housing
- **AB 72:** Housing Element Enforcement
- **AB 671:** ADU plan
- **AB 879:** Reporting Requirements
- **AB 1763:** Enhanced Density Bonus
- **AB 2162:** Supportive Housing Streamlined Approval
- **SB 6:** Design and Development of the Site Inventory
- **AB 1851:** Religious Institutions Affiliated Housing (Yes in God's Back Yard, YIGBY)

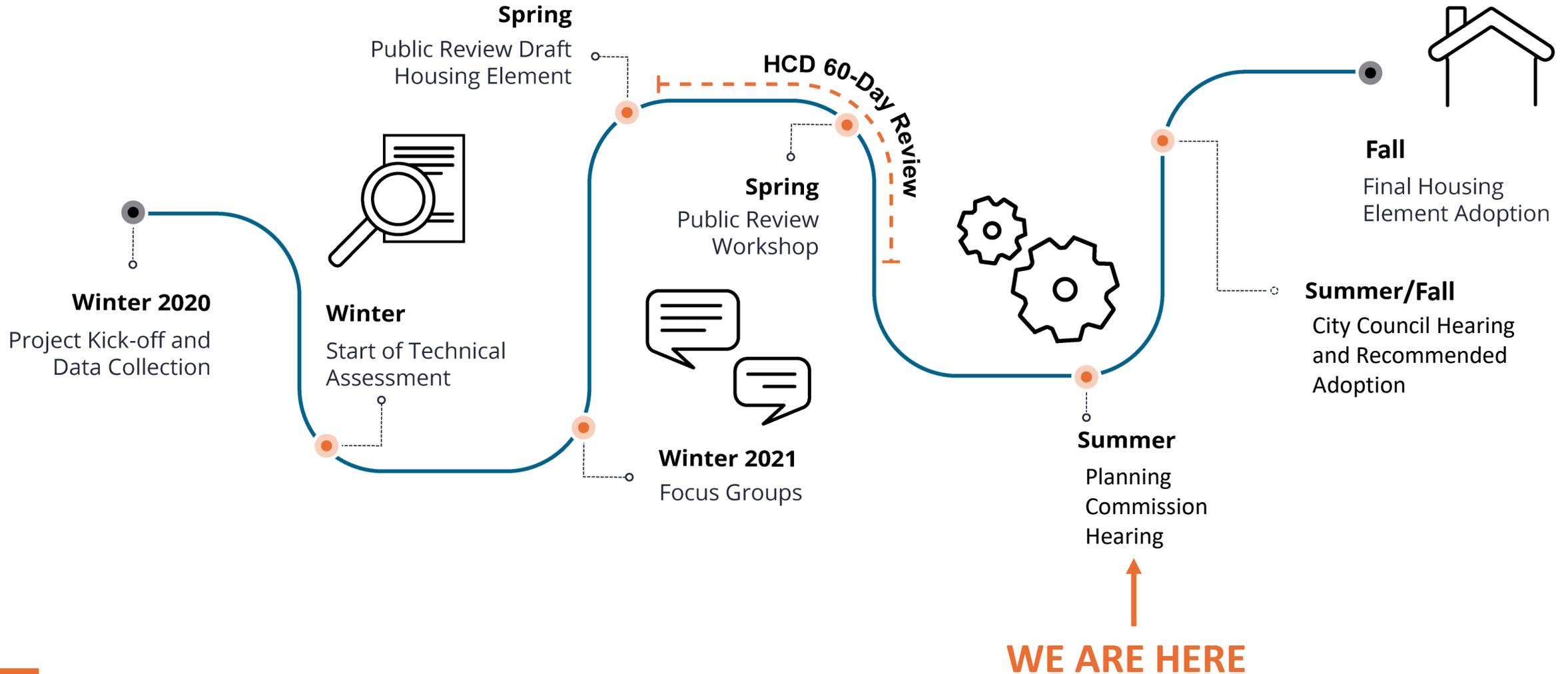
Housing Element Components

- 1. Housing Element Review:** A performance evaluation of policies and programs from previous housing elements.
- 2. Housing Needs Assessment:** A review of the existing and projected housing needs, especially regarding special needs populations.
- 3. Adequate Sites Inventory:** A record of suitable land zoned to accommodate the City's share of regional housing needs.
- 4. Housing Resources Assessment:** Identified opportunities to support the development, preservation, and rehabilitation of housing.
- 5. Housing Constraints Assessment:** Identified governmental and non-governmental (market, environmental, etc.) impediments to housing development.
- 6. Implementation Plan:** Goals, policies, and programs dedicated to meeting the City's housing need.

2

Woodland 6th Cycle Housing Element Update

Update Process



Public Outreach

Focus Group Meetings February 2021:

- 51 invitees and 20 participants.
- 3 sessions conducted with the following groups:
 1. Community and Housing Advocates.
 2. Housing Developers.
 3. Local Businesses and Institutions.
- Introduced the housing element update.
- Discussed opportunities and constraints to housing development.
- Received policy/program recommendations and provided response.

Comment:

- Though construction costs are similar across the region, market-rate for-sale prices vary. Woodland's market-rate housing market is not as competitive as other areas in the region, which makes it more difficult for multi-family developments to "pencil out". Neighboring areas, such as West Sacramento, currently offer a higher rate of return with expected revenues that exceed the high construction costs.

Response:

- o Program A.13 and A.14 and A.16, funding, support, and incentives for low income and special needs housing
- o Program A.6, evaluate Affordable Housing Ordinance to remove constraints

Public Outreach

Public Workshop - June 2, 2021:

- Topics covered:
 - Housing Element Basics and Process.
 - New State Legislation.
 - Woodland's Existing Conditions and Housing Needs.
 - Affordable Housing, Regional Housing Needs Allocation (RHNA) and 6th Cycle Site Inventory.
 - 6th Cycle Implementation Plan.
- Participants provided feedback on draft policies and programs.



Public Outreach

Project Summary and Key Dates

✓	February 9 & 10	Focus Meetings
✓	May 14, 2021	Draft available for 60-day review <ul style="list-style-type: none">• Draft submitted to HCD on May 14, 2021• Display Ad Notice of Availability and community Workshop• Email to stakeholders• Mailed notice to sites owners,• Copies available
✓	June 2, 2021	Community Workshop
✓	July 2, 2021	Notice from the Public (LSNC)
✓	July 13, 2021	Comments from HCD (subsequent document revisions)
✓	July 23, 2021	Public hearing notice (Display Ad) <ul style="list-style-type: none">• Email to contact List• Mailed notices to sites owners• Copies available• Copies of the PRD Housing Element sent to those who commented
✓	July 29, 2021	Public Review Draft 6 th Cycle Housing Element available for public review
	August 5, 2021	Public Hearing at Planning Commission
	September 7, 2021	Public Hearing at City Council
	September 13, 2021	Submittal to HCD for Review
	September 15, 2021	120 days from the statutory due date of May 15, 2021



3

Public Review Draft Housing Element

Public Review Draft

- Released May 14, 2021.
- Revised July 1, 2021 (AB 686).
- Noticing of the PRD:
 - All property owners with identified sites
 - All interested parties
 - Mail and email and ads in Local newspaper.
 - Spanish and English
 - Printed copies available at City Hall and Library

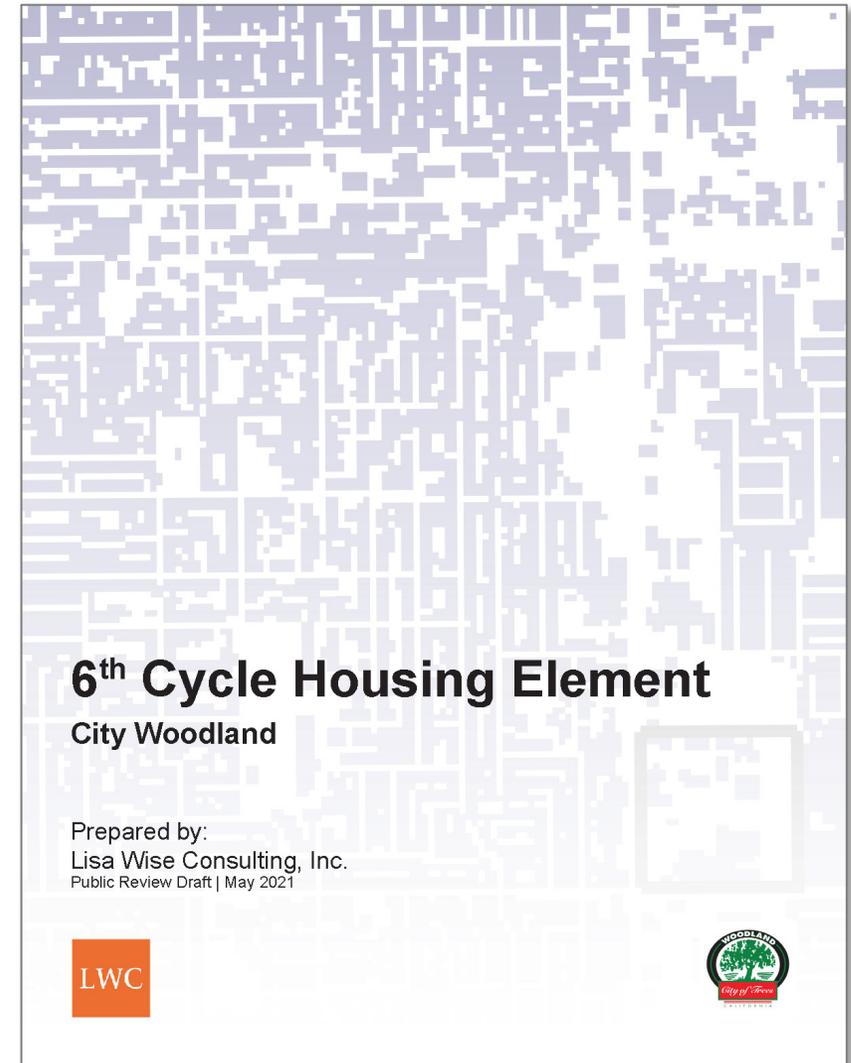


Table of Contents

Section 1

Introduction

- 1.1 Community Context
- 1.2 Organization of the Housing Element
- 1.3 Data Sources and Methods
- 1.4 Summary of Public Participation
- 1.5 Relationship to Other General Plan Elements
- 1.6 Relationship to Zoning
- 1.7 Affirmatively Furthering Fair Housing

Section 2

Projected Housing Need

Section 3

Housing Resources

- 3.1 Land Resources
- 3.2 Financial and Administrative Resources
- 3.3 Opportunities for Energy Conservation

Section 4

Housing Plan

- Goal A: Development of Housing
- Goal B: Maintenance of Housing
- Goal C: Equal Opportunity in Housing
- Goal D: Energy Conservation and Sustainable Housing Development
Quantified Objectives

Appendix A:

Existing Program Review

Appendix B:

Housing Needs Assessment

Appendix C:

Sites Inventory and Methodology

Appendix D:

Housing Constraints

Appendix E:

Public Outreach Summaries

Appendix F:

Affirmatively Furthering Fair Housing

5th Cycle Results

Existing Program Review (Appendix A):

- \$2.4 M loan funds for Phase 1 & 2 of Mutual Housing at Spring Lake resulting in 100 rental units for Farmworker Housing.
- \$1.48 M grant (from Spring Lake affordable housing in-lieu fees and off-site affordable fee revenues) and dedicating city-owned land at no cost for construction of a 61-unit permanent supportive housing project at NWC Beamer and CR102 to serve homeless individuals.
- \$1.1 M in City funds and City acted as developer for a 100-unit emergency shelter at NWC Beamer and CR102. Completed in December with operation starting January 2021.
- 4.6 acre land dedication multi-family site in Spring Lake dedicated to a local non-profit in-lieu of \$900,000 in affordable fees, requiring at least 112 lower income senior units.
- \$65,000 in funds to assist the rehabilitation of 42-unit Cottonwood Meadows.
- City updated the General Plan and Interim Zoning to allow multi-family as a permitted use, increase densities, and provide objective development standards. Together resulting in an additional 1,000 possible units
- City updated MPFP fees in 2019 to facilitate infill and smaller unit greenfield development, resulting in affordability by design.
- City approved a fee deferral program which has been actively utilized by multiple housing developments.
- Updated the Affordable Housing Ordinance in 2018 and 2020 to clarify in-lieu fee payment and stimulate housing production

5th Cycle Results



East Beamer Permanent Supportive Housing Site Infrastructure Progress



Sacramento Mutual Housing Spring Lake



Downtown Suites Infill Project



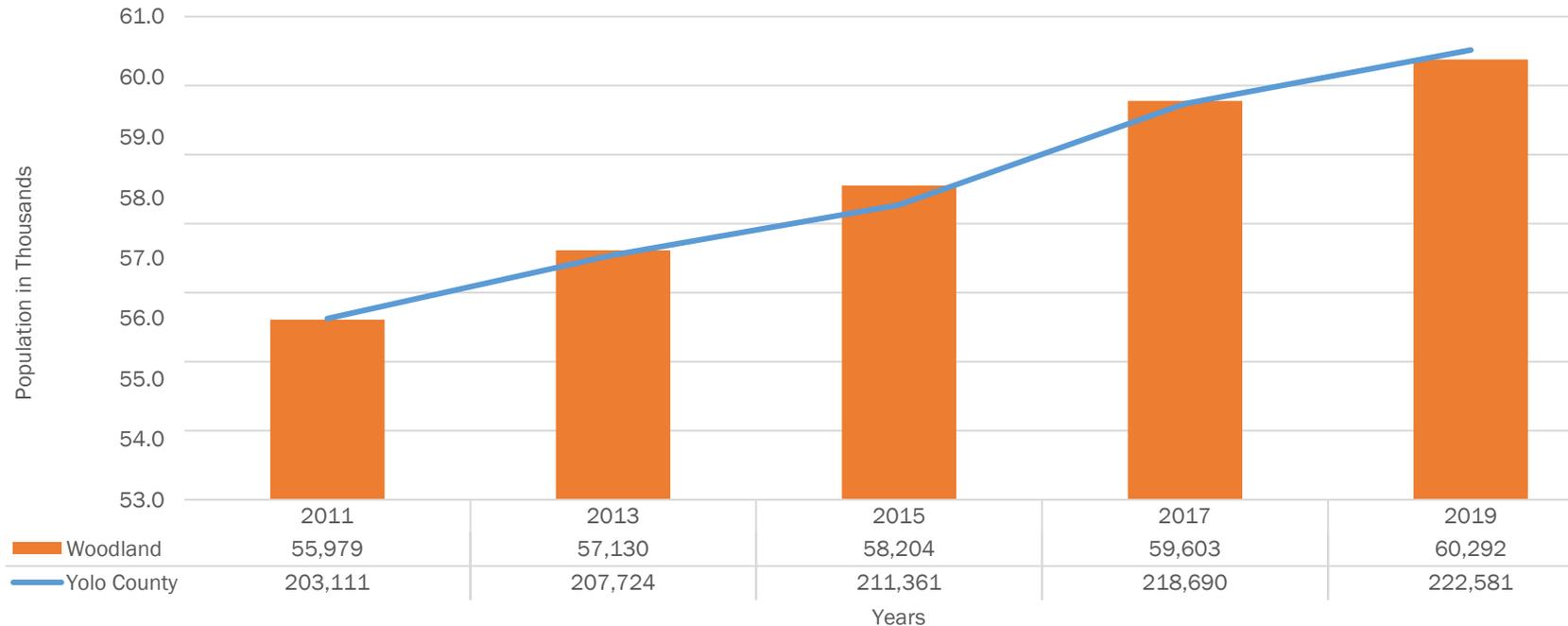
East Beamer Way Homeless Shelter

General Characteristics and Trends

Needs Assessment (Appendix B): Population

Woodland's population has been growing modestly along with Yolo County

Population Trend, 2011 - 2019



SACOG = Sacramento Area Council of Governments

Source: 2019 SACOG Data Package 2, 2010 Census, ACS 2014-2018

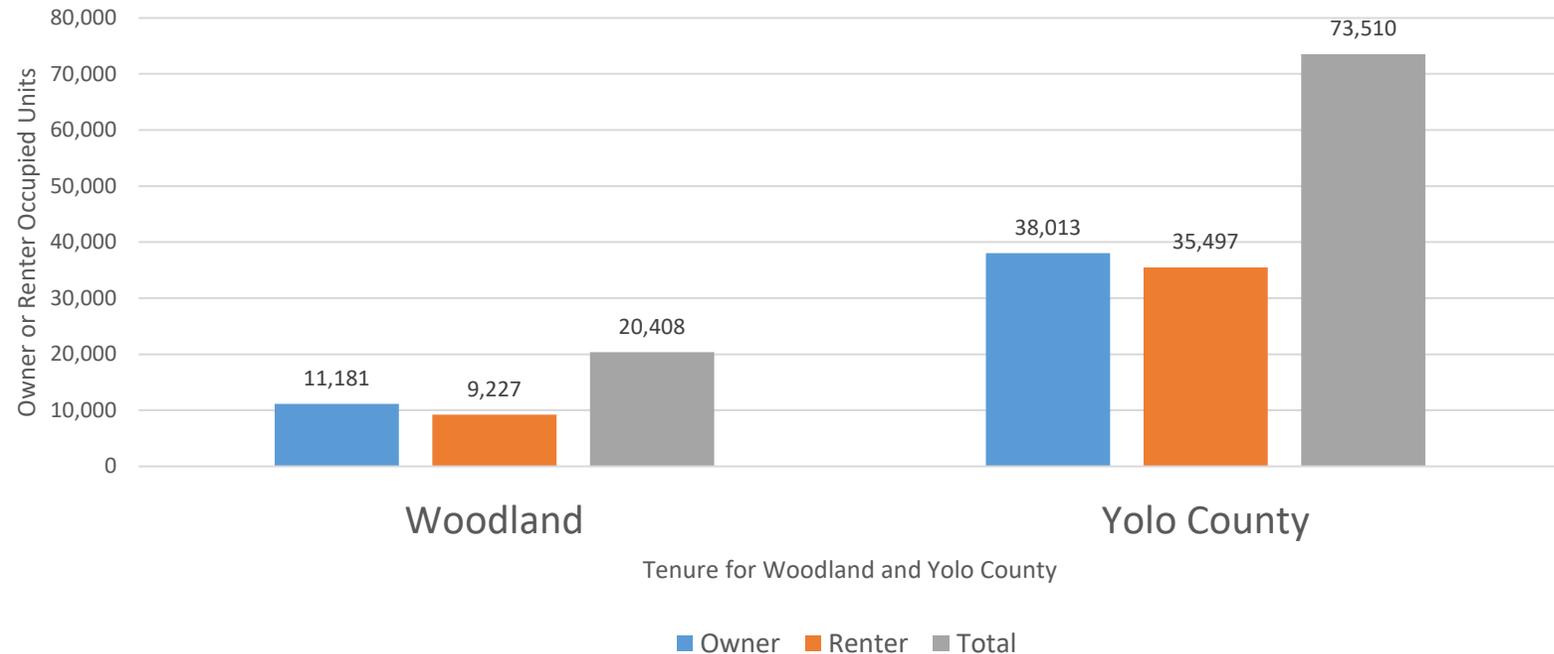
Household Characteristics

Needs Assessment (Appendix B):

Home Ownership

The rate of home ownership in Woodland was 54.8 percent in 2018, slightly higher than the 51.7 percent in Yolo County.

Housing Tenure



SACOG = Sacramento Area Council of Governments

Source: 2019 SACOG Data Package 2, 2010 Census, ACS 2014-2018

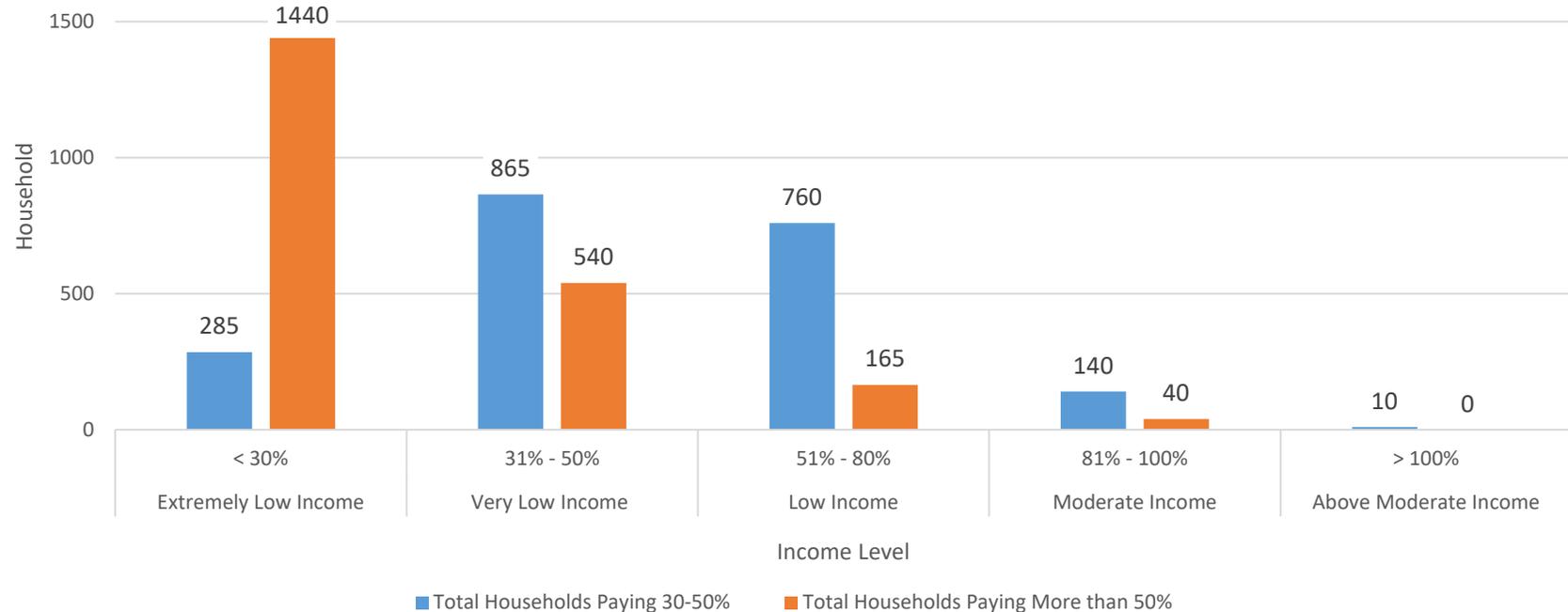
Housing Cost and Affordability

Needs Assessment (Appendix B): Rental Cost Burden

35% of households in Woodland are cost-burdened (spend more than 30% of income on rent)

47% of renters are cost-burdened

Spending on Rent



SACOG = Sacramento Area Council of Governments

Source: 2019 SACOG Data Package 2, 2010 Census, ACS 2014-2018

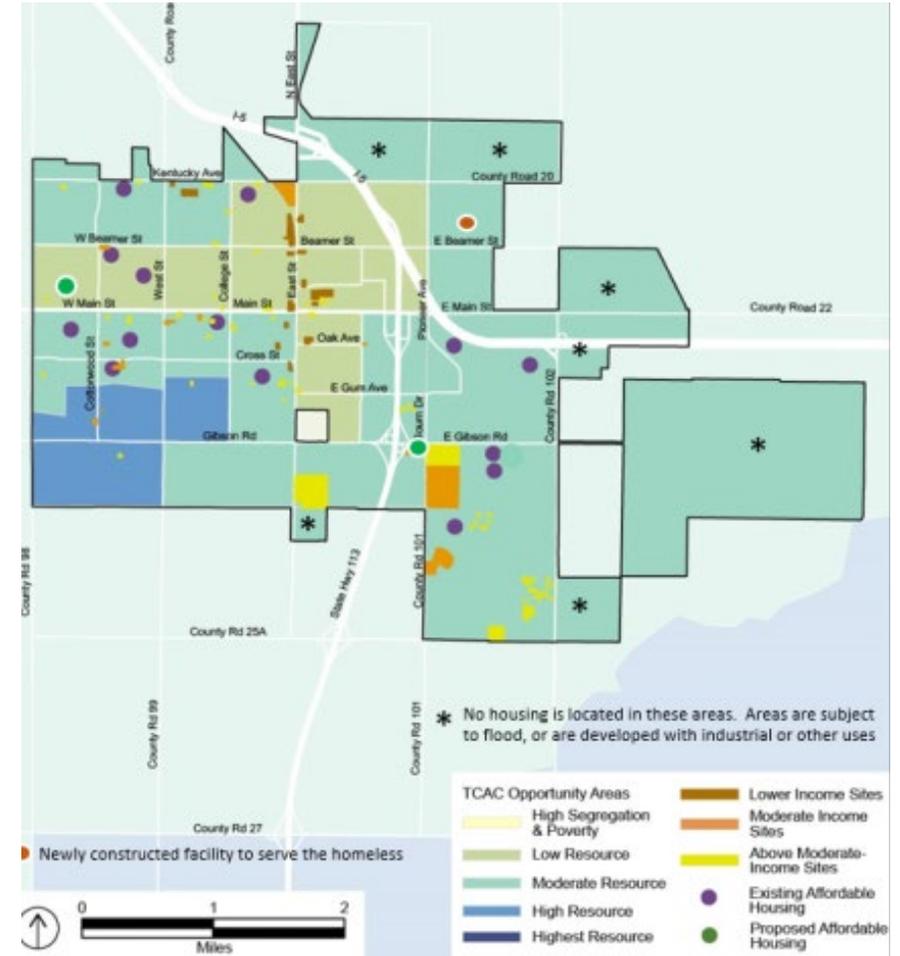
AFFH Review

Summary of Findings (Appendix F):

Opportunity Zones: Identify high resource areas based on index scores related to educational, environmental, and economic indicators.

AFFH Findings:

- **Disparity in Access to Opportunity**
 - Concentration of lower income sites in low resource areas
 - Lack of vacant land in high resource areas
 - Programs to address identified issues (Table 1.1)
- **Displacement Risk**
 - High housing cost burden for renters
 - Limited deed-restricted affordable units in the city center
 - Low rates of homeownership in the city center
 - Programs to address identified issues



AFFH Review

Programs Summary

- **Programs A1, A2, A3, and A15** – Complete the update to the Zoning Code to expand residential development opportunities
- **Program A13** – Seek funding opportunities to provide financing to assist construction of lower income and moderate-income units
- **Program A14** – Assist developers with the preservation and conservation of extremely low, very low and low-income units.
- **Program A18-** Pursue grant and loan funding opportunities to facilitate a range of sizes and types of housing.
- **Program A20-** Consider Zoning Code and General Plan Amendments to allow duplex/triplex/and other unit types in higher resource areas.
- **Program B-4** Encourage the construction of infill and affordable, mixed-use housing projects in the downtown area
- **Program B5** - Facilitate the preservation of at-risk affordable housing
- **Programs C1, C5, C8-** Continue to support Fair Housing efforts
- **Program C6-** Ensure that relocation assistance is provided to tenants relocated as a result of removal of housing.
- **Program C9-** Continue to support a First Time Homebuyer program to support and increase housing opportunities for first time homebuyers.
- **Program C10-** Utilize REAP grant funds to work with Yolo County Housing Authority to develop a plan for the Armfield neighborhood

Regional Housing Needs Allocation (RHNA)

Regional Housing Needs Assessment or RHNA:

- Projected number of new housing units needed.
- Each jurisdiction must show it can **accommodate** its total RHNA number, and its allocations by income level.
- Mandated by State law.

	SACOG	Woodland
	6th Cycle RHNA	6th Cycle RHNA Share
Very Low 30-50% AMI	38,999	663
Low 50-80% AMI	23,503	399
Moderate 80-120% AMI	29,993	601
Above Moderate >120% AMI	64,017	1,424
Total	153,512	3,087

Median income 4-person household: \$92,500

What is Affordable Housing?



Extremely Low Income
0% to 30% AMI

Household income for a family of 4:

\$27,750

663 units



Very Low Income
31% to 50% AMI

\$46,250

Low Income
51% to 80% AMI

\$74,000

399 units



Moderate Income
81% to 120% AMI

\$111,000*

601 units

- These income categories are defined by the State and are based on varying percentages of the Area Median Income (AMI) in Yolo County
- Housing is considered “affordable” if occupants pay no more than 30% of their income on housing costs
- AMI = Area Median Income for a region

Area Median Income in Yolo County is **\$92,500** for a family of 4

* Moderate income is calculated at 120% of AMI by the State (HCD). The other income thresholds are calculated by the U.S. Department of Housing and Urban Development (HUD).

Types of Affordable Housing

Affordable Housing is provided in a variety of ways, by both the public and private sector.

Deed Restricted



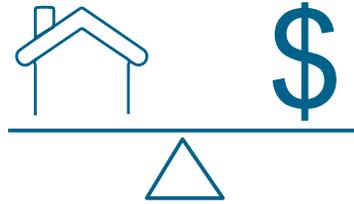
Units that are legally set aside for people of certain incomes.

Supportive Housing



Can be built publicly or privately with supportive services.

Rent Stabilized



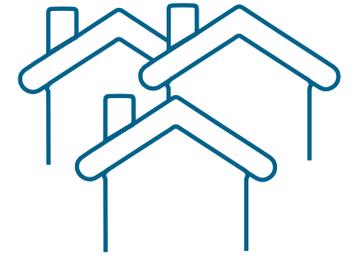
Units with some level of price control that is guaranteed to the tenant.

Rent Subsidies



A voucher that allows a qualified tenant to rent a market rate unit by covering the difference.

Market Attainable



Non-subsidized/restricted units, generally more affordable due to their design (e.g. smaller units or lots) than higher end market rate units
Not an official affordable housing category

Sites Inventory

(Appendix C):

Summary of Adequate Sites:

- Total 143 vacant sites that can accommodate 2,628 units.
- 449 units in the pipeline and 837 units expected in the next 8 years under the Research and Technology Park Specific Plan (RTSP).
- City has capacity for an excess 827 units above RHNA.

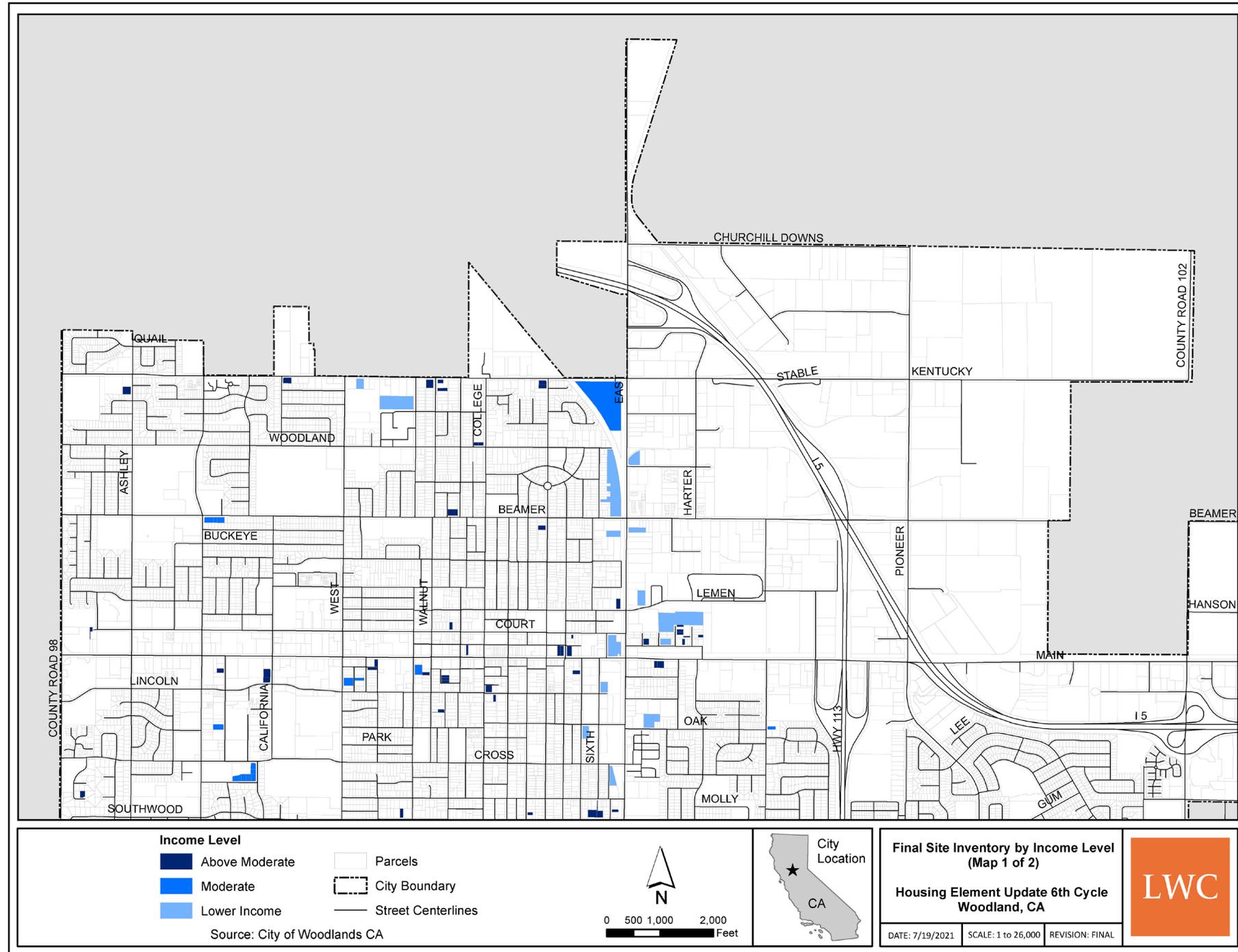
	Very Low and Low-Income	Moderate Income	Above Moderate-Income	Total
RHNA	1,062	601	1,424	3,087
Pipeline Projects	180	-	269	449
Remaining RHNA	882	601	1,155	2,638
Realistic Unit Capacity	763	885	980	2,628
RTSP	279	279	279	837
Total Capacity	1,042	1,164	1,259	3,465
Excess Capacity Above RHNA	160	563	104	827

Site Inventory

Income Level

- Above Moderate
- Moderate
- Lower Income
- Parcels
- City Boundary
- Street Centerlines

Sites identified on the map are under no obligation to construct housing, or affordable housing. Sites can develop according to the zoning that is in place.



Site Inventory

Income Level

 Above Moderate

 Moderate

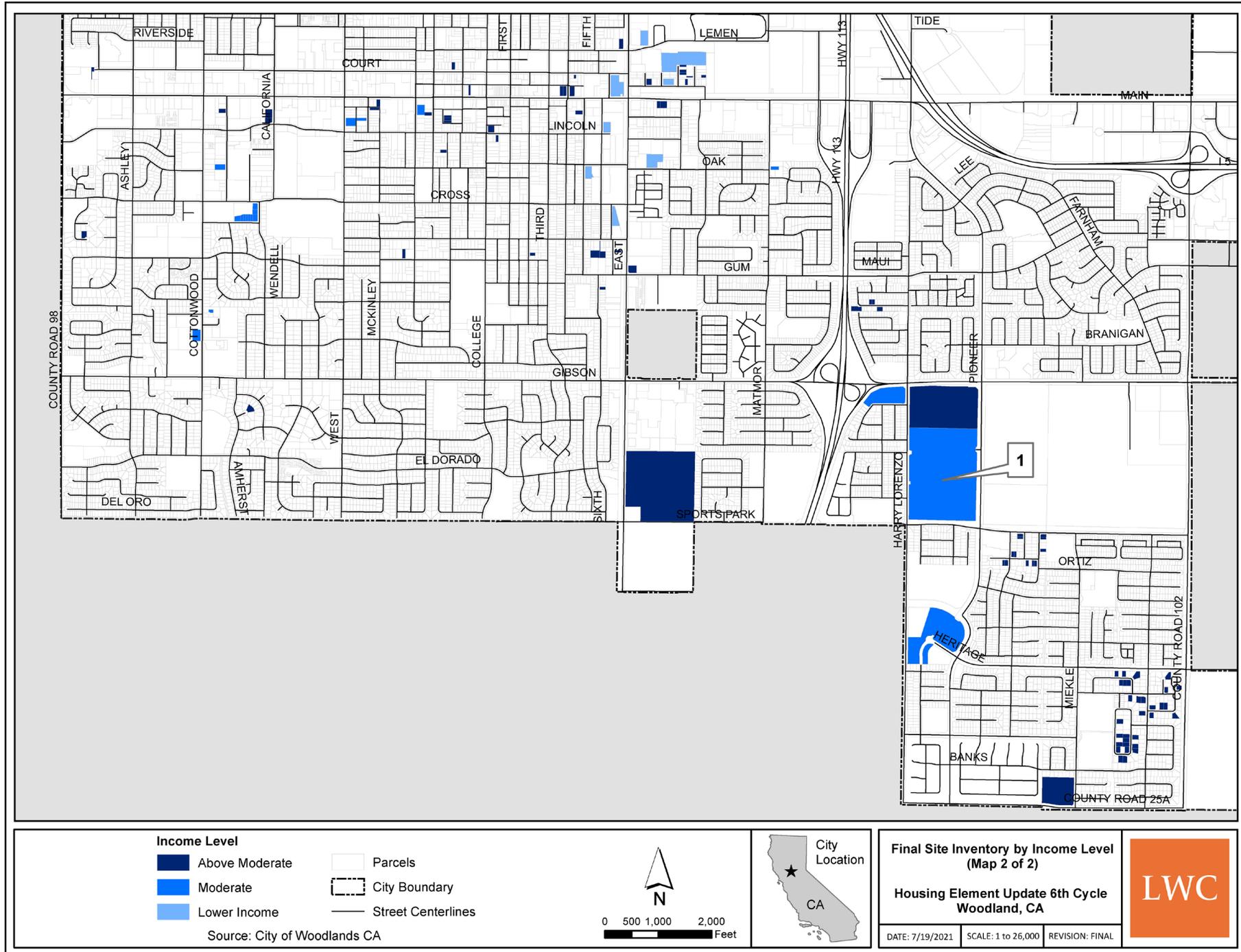
 Lower Income

 Parcels

 City Boundary

 Street Centerlines

Sites identified on the map are under no obligation to construct housing, or affordable housing. Sites can develop according to the zoning that is in place.



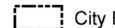
Income Level

 Above Moderate

 Moderate

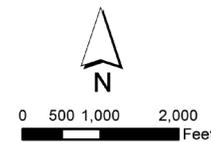
 Lower Income

 Parcels

 City Boundary

 Street Centerlines

Source: City of Woodlands CA



**Final Site Inventory by Income Level
(Map 2 of 2)**

**Housing Element Update 6th Cycle
Woodland, CA**

DATE: 7/19/2021 SCALE: 1 to 26,000 REVISION: FINAL



Implementation Plan

Roadmap to achieve City's housing goals over next 8 years.

Goal A Development of Housing:

To promote the provision of adequate housing for all persons in the City, at all income levels, including those with special housing needs and to emphasize the basic human need for housing as shelter.

Goal B Maintenance of Housing:

To encourage the preservation, maintenance, and improvement of existing housing, especially affordable housing, and the replacement of unsafe or dilapidated housing.

Goal C Equal Opportunity in Housing:

To assure that housing opportunities are open to all without regard to income, source of income, marital status, familial status, age, sex, gender, sexual orientation, religion, creed, color, race, national origin, ancestry, or disability.

Goal D Energy Conservation and Sustainable Housing Development:

To establish development and construction standards which encourage energy conservation and sustainable development practices in residential development.

Key Policies and Programs

Goal A: Development of Housing

Policies include:

Policy 2: Minimize Development Constraints

Policy 3: Adequate Sites to Accommodate New Housing Needs

Policy 9: Infill Housing Development

Policy 10: Age in Place

Policy 12: Provision for Affordable Housing

Policy 15: Public Land for Affordable Housing

Programs include:

Programs 1-3: Update the Zoning Code to ensure adequate capacity for new housing development (in progress).

Program 4: Annex the Research and Technology Park Specific Plan Area within 3 years.

Programs 6 & 10: Utilize Affordable Housing Ordinance and Density Bonus provisions to increase affordable housing supply.

Key Policies and Programs

Goal B: Maintenance of Housing

Policies include:

- Policy 1:** Housing Rehabilitation
- Policy 2:** Code Compliance Program
- Policy 4:** Code Enforcement
- Policy 5:** Housing Retention in Downtown Mixed-Use
- Policy 6:** Preservation of Subsidized Rental Housing

Programs include:

- Program 1:** Review eligibility for funding for housing rehabilitation and maintenance.
- Program 3:** Continue to fund code compliance and nuisance abatement programs.
- Program 5:** Support preservation of affordable housing to prevent conversion to market rate.

Key Policies and Programs

Goal C: Equal Opportunity in Housing

Policies include:

Policy 2: Equal Opportunity

Policy 3: Fair Housing Hotline Program

Policy 4: Enforcement

Policy 5: Housing Equity

Programs include:

Program 3: Continue to provide reasonable accommodation for persons with disabilities.

Program 5: Outreach and education on fair housing and financial assistance.

Program 7: Continue partnership with Legal Services of Northern California.

Key Policies and Programs

Goal D: Energy Conservation and Sustainable Housing Development

Policies include:

Policy 1: Site Design

Policy 2: Infill, Adaptive Reuse, and Mixed-Use

Policy 4: Energy Cost Savings

Policy 5: Energy and Environment

Programs include:

Program 1: Incorporate sustainability and conservation standards into the Code update.

Program 3: Encourage and support community programs, such as the Woodland Tree Foundation.

Program 4: Promote residential energy conservation practices, including green building.

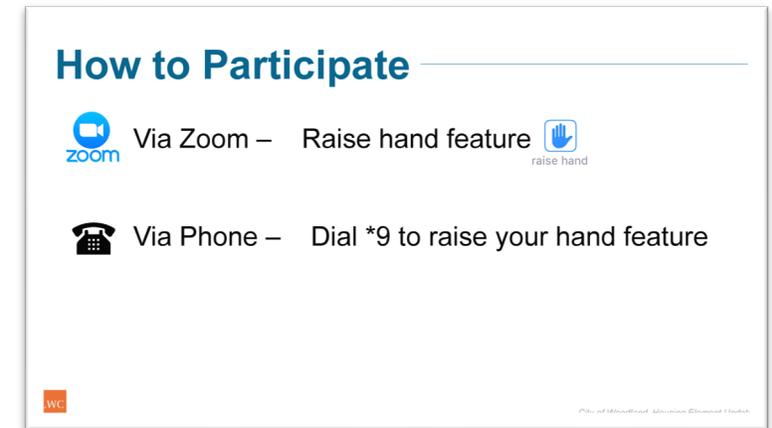
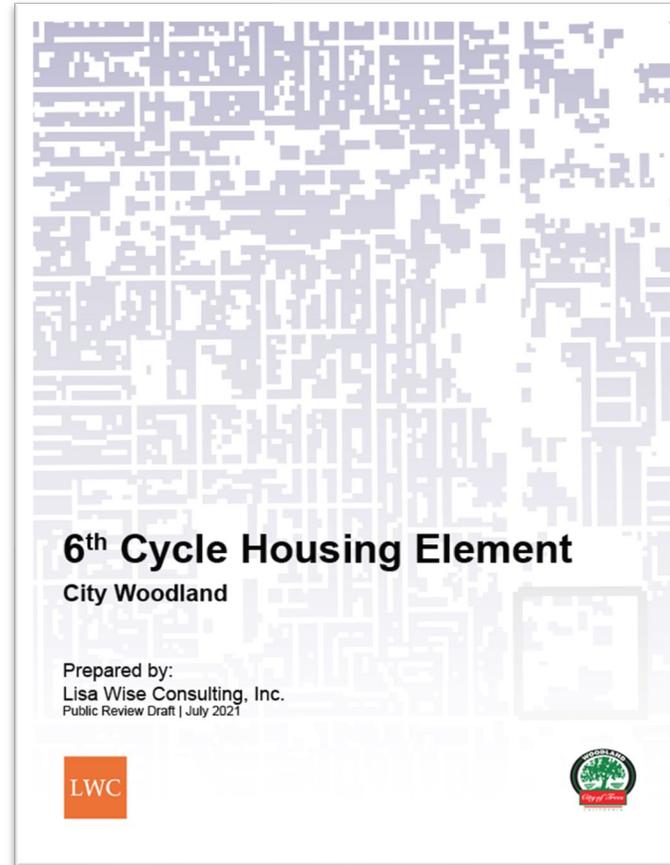
4

Public and HCD Review

Public Review

Review of Woodland's 6th Cycle Housing Element:

- Public Review Draft Released May 14, 2021.
- 60-day Review Period.
- Public Workshop June 2, 2021
- Public Comments received on July 2, 2021.
- HCD Comments received on July 13, 2021.



HCD Comments

1. Review and Revision

- Provide an explanation of the effectiveness of past goals, policies, and related actions in meeting the housing needs of special needs populations

2. Housing Needs, Resources, and Constraints

- Affirmatively furthering fair housing
 - Conduct an analysis of outreach and enforcement, an assessment of fair housing, identification and prioritization of contributing factors to fair housing issues and goals.
- Demonstrate the inventory of land is suitable and available for residential development.
- Include additional analysis of needs and constraints
 - (including governmental and nongovernmental constraints, special housing needs groups, and existing at-risk assisted housing developments).

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

GAVIN NEWSOM, Governor



July 13, 2021

Brent Meyer, Director
Department of Community Development
City of Woodland
300 First Street
Woodland, CA 95695

Dear Brent Meyer:

RE: Review of the City of Woodland's 6th Cycle (2021-2029) Draft Housing Element

Thank you for submitting the City of Woodland's (City) draft housing element received for review on May 14, 2021, along with revisions received on June 25, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a telephone conversation on July 2, 2021 with Cindy Norris and consultants Kathryn Slama and David Bergman. In addition, HCD considered comments from Legal Services of Northern California pursuant to Government Code section 65585, subdivision (c).

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes the revisions needed to comply with State Housing Element Law.

As a reminder, the City's 6th cycle housing element was due May 15, 2021. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to revise the element as described above, adopt, and submit to HCD to regain housing element compliance.

To remain on an eight-year planning cycle, the City must adopt its housing element within 120 calendar days from the statutory due date of May 15, 2021 for Sacramento Area Council of Governments (SACOG) localities. If adopted after this date, Government Code section 65588, subdivision (e)(4), requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit HCD's website at: http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375_final100413.pdf.

HCD Comments

3. Housing Programs

- Modify programs to:
 - Provide actionable actions and a clear timeline for implementation in the planning period.
 - Assist in the development of adequate housing for extremely low-, very low-, low- and moderate-income households.
 - Preserve for low-income household the assisted housing developments identified.
- Identify actions to make sites available with appropriate zoning and development standards.
- Address and remove governmental and nongovernmental constraints.

4. Quantified Objectives

- Establish an estimate of housing units by income category that can be constructed, rehabilitated, and conserved.

5. Public Participation

- Make diligent effort to achieve public participation of all economic segments.

Public Comments

Regarding Woodland's 6th Cycle HE:

1. Public participation from all economic segments
2. Quantify objectives and bolster programs
3. Preservation of existing affordable units
4. Remove small parcels from inventory
5. Ensure adequate sites available within planning period
6. Affirmatively furthering fair housing analysis
7. Land Use Controls: Fees and Code Enforcement

LEGAL SERVICES
of
NORTHERN CALIFORNIA

July 2, 2021

Via U.S. Mail and E-Mail (Cindy.Norris@cityofwoodland.org)

Cindy Norris, Principal Planner
Department of Community Development
300 First St.
Woodland, CA 95695

Re: Housing Element Update 2021-2029, Draft Submitted May 17, 2021 and
substantially revised to add AFFH section on July 1, 2021

Dear Ms. Norris and City of Woodland Staff,

We are writing to provide comments on the Draft Housing Element released for public comment and submitted to the California Department of Housing and Community Development (HCD) on May 17, 2021.

As you know, Legal Services of Northern California ("LSNC") is a nonprofit civil legal aid organization providing legal assistance to low income individuals and families throughout Yolo County. LSNC's mission is to provide quality legal services to empower the poor to identify and defeat the causes and effects of poverty within our community. LSNC has represented tenants in Yolo County since 1967. Last year, we handled more than 900 housing cases, including almost 300 cases for Woodland households. Through our work, we gain insight into the struggles of low-income residents in Woodland.

We have prepared these comments in partnership with and on behalf of the Sacramento Housing Alliance, a nonprofit coalition that works to ensure that all people in the greater Sacramento region have safe, decent, accessible and affordable housing in healthy neighborhoods supported by equitable public policies and practices.

The draft element adequately addresses many of the statutory requirements. Our comments cover areas where additional changes are needed to comply with the law and provide the most effective strategies to address the critical housing needs facing Woodland residents with low incomes. We, along with SHA, are happy to discuss our comments and provide additional input as the City incorporates our suggestions and finalizes the draft.

I. Public Participation

We understand that the City faced significant barriers in fostering public participation from the community during the preparation of the Housing Element due to the COVID-19 pandemic. We appreciate the City's efforts in holding listening sessions with three groups of community stakeholders. The efforts listed in the Housing Element are all digital, which likely means that key

Yolo Regional Office
616 North Street
Woodland, CA 95695
P 930 882 1065
F 930 882 7941
www.lenc.net

A Legal Services of Northern California Program 

5 Revisions

Revisions

1. Technical Analysis (Needs, AFFH, and Constraints):

- **Added and Updated:**

- Information on housing costs and rents.
- Detail on disabilities by type.
- Description of infrastructure capacity.
- Information to clarify affordability assumptions and at-risk units
- Analysis of permits and approval procedures, City's Affordable Housing Ordinance, and of potential constraints of the Reasonable Accommodation procedures
- Analysis of constraints to Emergency shelters, transitional housing, supportive housing, SROs, manufactured housing, and ADUs
- New Programs added, as needed

Pending HCD review of AFFH analysis

Revisions

2. Sites Inventory:

- Clarified affordability of pipeline projects
- Added detail on the Research and Technology Park Specific Plan and annexation timeline.
- Additional affordable and market rate project examples.
- Updated analysis of realistic unit estimates
- Added description of infrastructure capacity and identified infrastructure in sites inventory.
- Removed sites smaller than 0.5 acres from low-income category
- Identified Sites from previous inventories

Revisions

3. Housing Plan:

- Updated program timelines and objectives.
- Updated program A.4 to identify City responsibility if annexation is not complete within three years.
- Added Programs A.10-11, A.21, A.27, C.11 to address newly identified constraints, analyze potential constraints of the Reasonable Accommodation procedures, and analyze potential constraints and limitations on group homes for 7 or more persons.
- Added Programs A.3, A.20, C.9, and C.10 to expand residential opportunities in more areas and address findings from the affirmatively furthering fair housing analysis.
- Added Program A.24 to update Specific Plans to ensure compliance with State law.

Revisions

4. Public Outreach:

- Provided additional detail on the organizations contacted.
- Clarified how comments were addressed in the Housing Element.
 - Public comments received on the Public Review Draft document will be addressed prior to resubmitting a draft to HCD.
 - The City will continue to notice the availability of the document, including revisions, as well as future meetings and/or hearings.
 - Participants in previous outreach events, identified stakeholders, and any commenters will receive individual notification of revised drafts.

6 Next Steps

Next Steps

Adoption:

- City Council Adoption Hearings - September 2021
 - Must adopt within 120 calendar days from the statutory due date of May 15, 2021.

Resubmit Housing Element to HCD

- Final Housing Element –Fall 2021
- Ongoing Outreach and Coordination
- Revisions and Certification – Winter 2021

Amendments:

- As needed

Recommendation

Staff recommends that the Planning Commission: Adopt Planning Commission Resolution PC 21- 05 recommending that the City Council:

- (a) Certify that the Housing Element is consistent with the General Plan EIR pursuant to Section 15183 of the California Environmental Quality Act (CEQA);
- (b) Approve a Resolution Amending the existing General Plan to replace the existing Housing Element with the 6th cycle 2021-2019 Housing Element; and
- (c) Direct staff to transmit the final document to the State Department of Housing and Community Development (HCD) pursuant to Government Code Section 65585(g).

Discussion

The End

Purpose for Updating the Housing Element

Housing Element certification is tied to State funding.

- Consequences for not complying with State law.
- Loss of potential funding

The Housing Element Helps the City Meet its Housing Goals

- Develops an inventory of sites sufficient to meet the City's RHNA allocation.
- Establishes policies and programs to incentivize both market-rate and affordable housing development.
- Identifies additional strategies to reduce constraints and expand housing production.

