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# 6TH CYCLE (2021 - 2029) HOUSING ELEMENT UPDATE

CITY COUNCIL  
FEBRAURY 1, 2022



## Project Overview & Requested Actions

### Housing Element

### Outreach/Goals and Programs

### Questions & Next Steps



# PROJECT OVERVIEW

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- Update Housing Element (General Plan Amendment) for the 6th Cycle (2021 – 2029)
- Initial Study/Negative Declaration (CEQA)



# REQUESTED ACTIONS

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- Adopt the Initial Study/Negative Declaration pursuant to CEQA; and
- Adopt the General Plan Amendment: Housing Element Update for the 6th Cycle.



A dark blue-tinted photograph of a coastal town street. In the foreground, several tall palm trees are visible. The middle ground shows a street with parked cars and buildings. One building has a sign that says "MICKLE'S". Another building has a sign that says "MANHATTAN PIZZA". The background shows a beach and the ocean under a clear sky.

# Housing Element Overview

# HOUSING ELEMENT

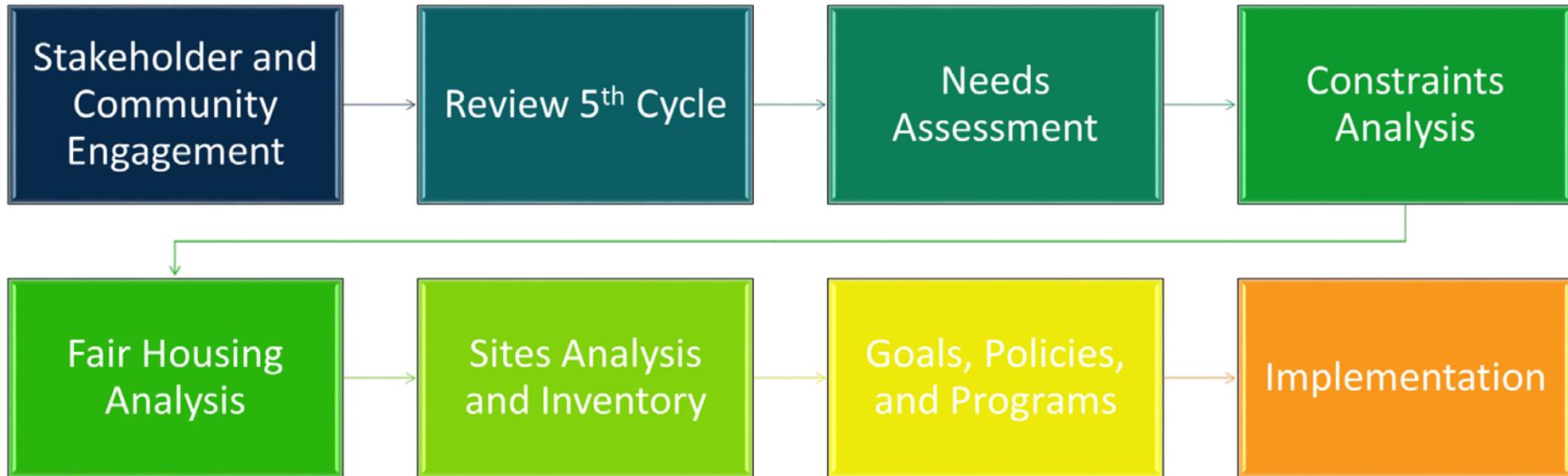
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A comprehensive  
strategy to  
achieving the  
City's housing  
needs



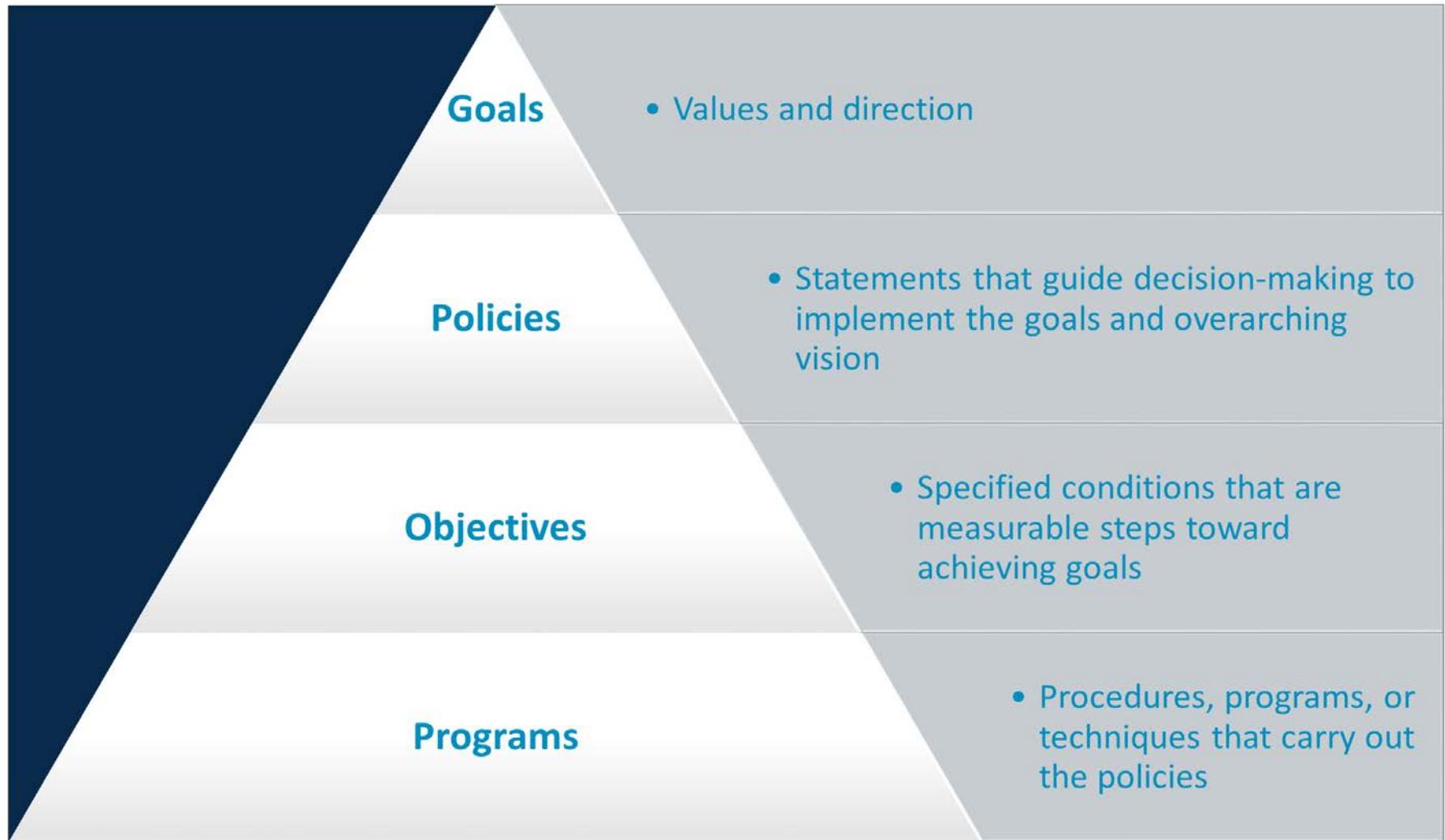
# HOUSING ELEMENT COMPONENTS

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# GOALS, POLICIES, PROGRAMS

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# REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

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6 <sup>th</sup> Cycle RHNA (2021-2029)		
Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
487	155	132

**774** Total RHNA Units

**NOTE:** HCD requires a 15-30% buffer to ensure No Net Loss of Capacity



# SITES ANALYSIS AND INVENTORY

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The Sites Analysis and Inventory identifies candidate sites under existing zoning that can accommodate the City's 2021-2029 RHNA need

Capacity Identified on Vacant and Underutilized Sites

Lower-income sites must meet additional State criteria

- Site size between 0.5 and 10 acres
- Default density of 30 dwelling units per acre



# UNDERUTILIZED SITES METHODOLOGY

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- **Building Age** – Buildings more than 30 years old.
- **Under Valued** – An assessed land-to-improvement (LTI) ratio less than 1.
- **Underbuilt** – Commercially zoned sites where the current floor area ratio compared to the maximum allowable floor area ratio is less than 100 percent.
- **Resource Access** – Within TCAC/HCD Opportunity Areas
- **Existing Use** – Net new units, marginalized or visual need of repair
- **Local Knowledge** – Property owner interest to sell or of developer interest to redevelop
- **HCD Size Criteria** – Potential to consolidate sites to meet acreage criteria



# SUMMARY OF CAPACITY AND CREDIT

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Category	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
RHNA	487	155	132	774
Pipeline Residential Development Credited Toward RHNA	7	0	86	93
Potential Accessory Dwelling Units	50	5	28	83
Existing Site Capacity (Underutilized)	24	158	19	201
<b>Total Capacity</b>	<b>81</b>	<b>163</b>	<b>133</b>	<b>377</b>
<b>Existing Capacity Surplus (+)/ Deficit (-)</b>	<b>-406</b>	<b>+8</b>	<b>+1</b>	<b>—</b>
<b>Additional Capacity to Accommodate Shortfall</b>	<b>406</b>	<b>—</b>	<b>—</b>	<b>406</b>
<b>Additional Capacity to Accommodate Buffer</b>	<b>73</b>	<b>—</b>	<b>—</b>	<b>73</b>



# IDENTIFIED SITES

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## Northwest City Area 6th Cycle - Sites Identified



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## Western City Area 6th Cycle - Sites Identified



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## Central and Southeast City Areas 6th Cycle - Sites Identified



# ADDITIONAL CAPACITY SITES

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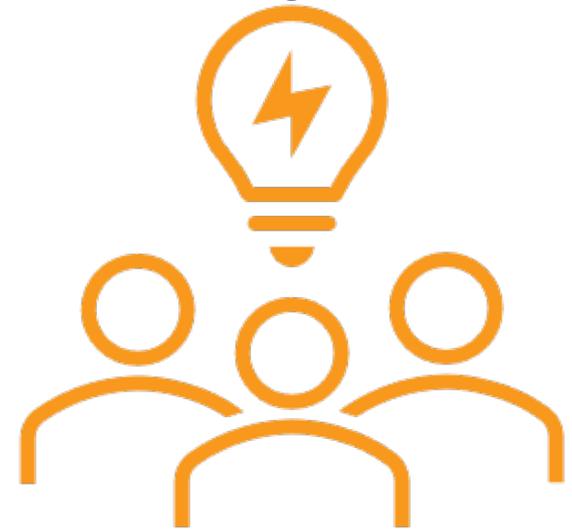
Sites to Accomodate Lower-Income Shortfall and Buffer



# OUTREACH EFFORTS

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- Public participation across all economic segments of the community
- Promoted via Beach Reporter, City's website, and City's social media platforms (Facebook, Twitter, and Instagram)
  - On average, content displayed over 21,000 instances, reaching over 11,200 individuals
- (I) Stakeholder Workshop
  - August 31, 2021
  - Recording on City website
- (I) Interactive Poll



# OUTREACH (CONT'D)

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- (1) Hometown Fair
  - October 2, 2021
  - Fliers were distributed to the public and City staff was available for questions
- (1) Public Review Period
  - October 20, 2021 – November 30, 2021
  - November 24, 2021 – December 27, 2021
- (3) City Council Meetings/Informational Sessions
  - August 24, 2021
  - September 21, 2021
  - November 2, 2021
- (3) Planning Commission Meetings/ Informational Session
  - September 15, 2021
  - December 8, 2021
  - January 12, 2022



# PLANNING COMMISSION HEARING

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- January 12, 2021
- Questions from the Commission:
  - Annual Progress Reports
  - Housing Element update process and details
  - Program implementation
  - ADU incentives
- No speakers from the public
- Planning Commission recommend that the City Council adopt the 6th Cycle Housing Element and the associated Initial Study/ Negative by adopting Resolutions PC 22-01 and PC 22-02





# Housing Goals and Programs

# HOUSING ELEMENT GOALS

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Quality  
Neighborhoods



A Diverse Range  
of Housing  
Types



Safe and  
Healthy  
Environment

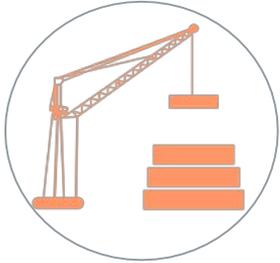


Housing  
Choices for All



# FACILITATING ADEQUATE HOUSING DEVELOPMENT

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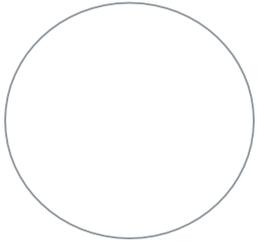


- Density Bonus Updates
- Zoning Code Update
  - Accommodate the RHNA and Buffer
  - Flexibility in development standards
- Lot Consolidation Incentive
- Previously Identified Sites
  - By-Right where 20% is Affordable



# HOUSING TYPES AND CHOICES

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- 
- ADU Ordinance and Affordable Incentive (AB 671)
  - Emergency Shelters and Parking (AB 139)
  - Supportive Housing (AB 2162)
  - Low Barrier Navigation Centers (AB 101)
  - Housing on Religious Sites (AB 1851)



- SB 35 Streamlining
- Increased Transparency (AB 1483)
- Track Housing Capacity Throughout Cycle (SB 166)
- Track Development and Ensure Replacement of Lost Units (SB 330)
- Ensure New Design Standards are Objective (SB 330)



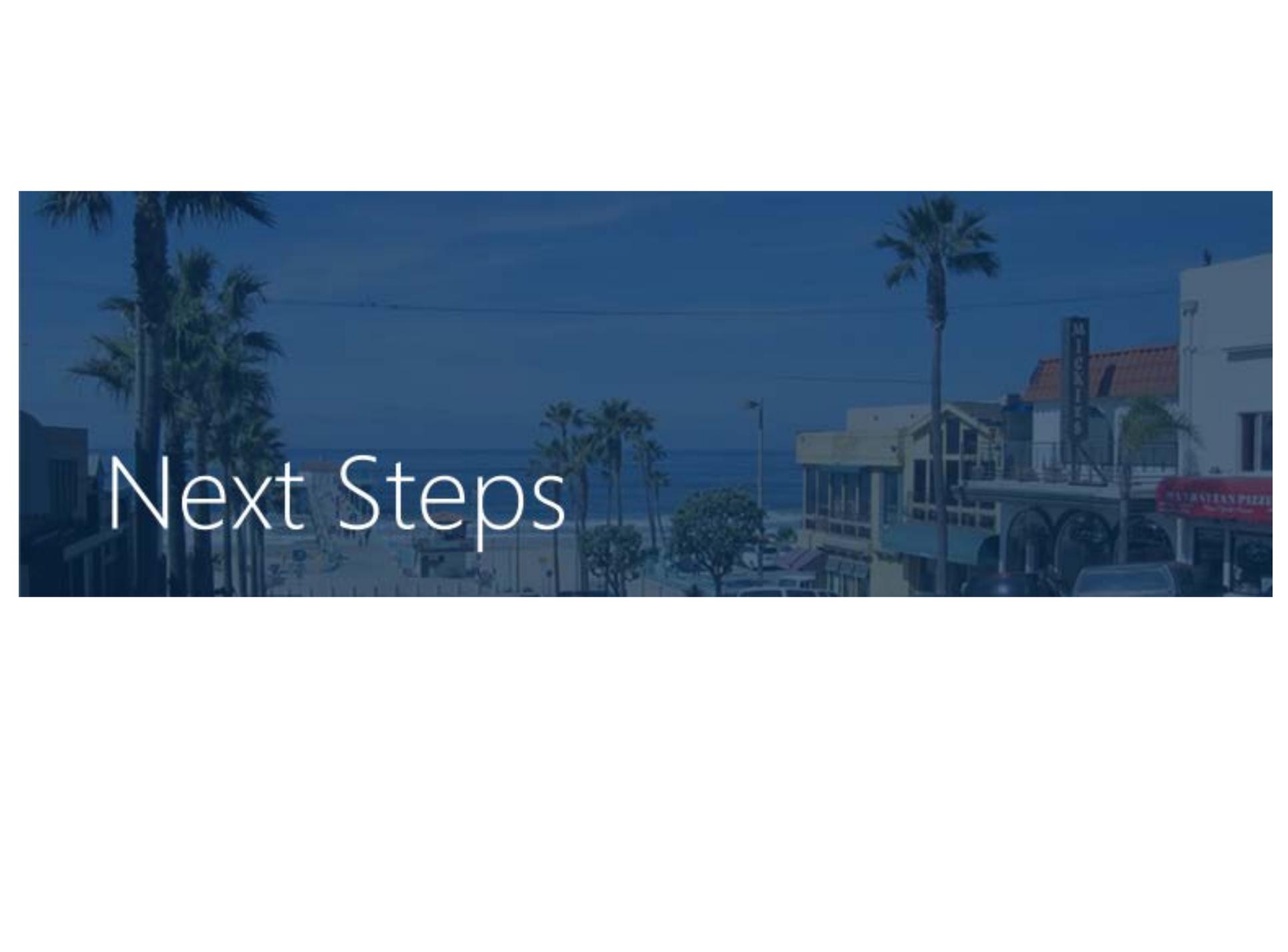
- Housing Choice Vouchers
- Affordable Rental Housing Development
- Affordable Home Ownership Program
- Support for Those Experiencing Homelessness





- Annual Progress Reports (AB 1483)
- Fostering Partnerships
- Updates to the City's website to promote the availability of resources and programs
- Education on fair housing and accessibility
- Fair Housing Referrals

- Initial Study conducted
- City has the capacity to accommodate 377 dwelling units; City was required to identify how it will provide the capacity for an additional 479 dwelling units (406 units plus an additional buffer of 73 units)
- IS addresses the potential physical impacts associated with implementation HEU programs
- The project (adoption of the policy document) could not have a significant effect on the environment.
- Negative Declaration (ND) was prepared and circulated for public review



# Next Steps

# HOUSING ELEMENT

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HCD and Public Review

Address Comments & Finalize Housing Element

Planning Commission 1/12

★ City Council Adoption 2/1

HCD Final Certification (up to 90 days)



# IMPLEMENTATION EFFORTS

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## Overview:

To occur within the timelines established in the HEU during the planning period.

- Overlay & Rezone
- Zoning Code Amendments
- Incentive Programs
- Streamlining Processes
- Reporting & Tracking
- Regional Coordination



# PLANNING COMMISSION RECOMMENDATION

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# QUESTIONS OR COMMENTS?

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