



# Housing Element Programs and Policies

Sandy Council, Housing Manager  
Zachary Dahl, Deputy CDD Director  
Community Development Department

# Housing Element Overview

- Analysis of Housing Needs/Contributing Factors
- Public Engagement/Community Feedback
- Evaluation of Constraints
- Sites Inventory to Meet Housing Production Needs
- **Housing Plan with Goals, Policies, Programs, Quantified Objectives**
- Special focus on Fair Housing, Environmental Justice and Hearing from the Community

# Timeline

- March/April      Publish Draft Housing Element (30-day comment period)
- April 26              Planning Commission review of Draft Housing Element
- May 16              City Council approval of Draft Housing Element
- May/June              Draft Housing Element submitted to HCD for first review
- Summer              Update Draft HE in response to HCD comment and resubmit for second review
- Fall                      PC and CC Public Hearings to approve final HE
- January 23              Submit final Housing Element to HCD for certification

# Certification Requirements

- Consequences of not getting certified on time
- Rezone requirements 1 yr instead of 3
- Vulnerable to litigation:
  - Suspension of local control on building matters
  - Financial penalties
  - Court receivership
- Loss of current or potential State Funds for Housing /Transportation

# Housing Element vs General Plan Update

- General Plan
  - Land Use Element-Potential **Re-Zoning**
    - Underlying designations( Residential, commercial, mixed use,etc.)
    - Heights
    - Densities
- Housing Element-Policies to support Housing
  - **Zoning Code amendments**
  - Streamlining processes
  - Financial support of housing or programs

# Prioritization

From HCD AFFH Guide

“ ..... the Housing Element must prioritize contributing factors and should consider a manageable list (e.g. 4-6) to strongly connect to goals and actions, focus resources and maximize impact in the planning period.”

# Housing Needs

- High level overview of demographics and Community feedback on needs

# Geographic Considerations

- High level overview of geographic differences in needs

# Housing Goals-Existing

- Maintain the character and physical quality of residential neighborhoods.
- Provide a diversity of housing types, responsive to household size, income and age needs.
- Ensure that all new housing is developed or remodeled in a sustainable manner.
- Encourage conservation improvements and measures to existing housing stock to make them more energy and water efficient.

# Housing Goals-Update Suggestion

- *Production* of new housing at all income levels, especially affordable housing.
- *Preservation* of existing housing that is affordable to lower- and middle-income residents.
- *Protection* of current residents to prevent displacement.
- Sustainability goal.

# Housing Programs and Policies Overview

- Existing Housing Element Programs and Policies (2015-2022)
- Existing HUD Fair Housing Plan (2017)
- New Options

# Existing Program overview

# Housing Production-Required

- Adopt by-right designation for sites from prior Housing Element
- Update Inclusionary program to allow for options other than on-site construction
- Implement provisions of SB 9 for duplex and lot splits in single-family zones

# Housing Production Options

- Amend Housing Overlay to encourage residential in commercial zones
- Revise Floor Area Ratio (FAR) provisions
- Encourage small infill residential construction (Missing Middle)

# Affordable Housing Options

- Expand funding sources
  - Increase Commercial Linkage Fee
  - Funding programs for preservation of existing housing
- Provide home purchase assistance
- Priority for residents with special needs in City-assisted affordable housing projects
- Priority for large family units in City-assisted affordable housing projects
- Priority for extremely low-income units in City-assisted affordable housing projects

# Fair Housing Options

- Establish Right to Return policy for tenants displaced from homes due to demolition or substantial remodels.
- Expand AB 1482:
  - Require tenant relocation payments for No Fault evictions for those with tenure less than one year)
  - Require documentation from landlords who use remodel exemption to evict tenants
- Establish a rental registry to track rents and evictions citywide
- Increase tenant education and access to resources
- Increase education and visibility of Reasonable Accommodation policy

# Council Feedback

- Do you want to update the Housing Goals?
- Do you like the 3 P's as a base
- Other specific goals?

# Council Feedback

- What are Priority Programs/policies for
  - Housing Production
  - Affordable Housing
  - Fair Housing
  - Sustainability/Other

# Back up info in case it is needed

- RHNA
- Sites list
- Current Quantified Objectives

# SECTION HEADER







# Thank You

Staff Name

Staff Title/Department

Contact Info