

Preliminary Response to Referral 2023.11 (Askew) Housing Element Status and Guiding Principles

Board of Supervisors

June 27, 2023



WHAT IS A HOUSING ELEMENT?

- Primary **Housing** Planning Document that Implements County's **Vision & Plan** for Housing to Address **Local Housing Needs** of Residents across a **Range of Income Levels**
- State Law Requirement for all Cities & Counties as part of General Plan
- State Department of Housing and Community Development (CA HCD) Reviews & Certifies



Housing Element

- **Data, Housing Conditions, and Public Participation**
 - Overcrowding, housing cost burden
- **Sites Inventory - Identify adequate sites to meet RHNA**
 - Promote efficient land use patterns
 - Zoning Density
 - AFFH
- **Constraints to housing**
 - Identify and take actions to remove constraints (implementation)
- **Conserve and improve the condition of the existing housing stock**

Progress

✓ Complete

- ✓ Data and Research
- ✓ Housing Conditions Survey
- ✓ Community Housing Survey
- ✓ Community Mtg 1 & 2
- ✓ Pop-ups & Library displays
- ✓ Focus Stakeholder Mtgs

• In Progress

- Administrative Draft Housing Element Chapters
 - Draft Guiding Principles
- Sites Inventory
 - Comments by June 30, 2023

Guiding Principals

- California Government Code Section 65580
- AB 686 – Affirmatively Further Fair Housing
- ~150 pages of technical guidance published by HCD
- Sound Planning Principals
 - Pipeline project
 - General Plan growth areas
 - Constraints
 - Access to goods and services
 - Access to sewer and water
 - Distribution throughout the County
 - Lower income housing opportunities in high resource areas (AFFH)
- Public Engagement

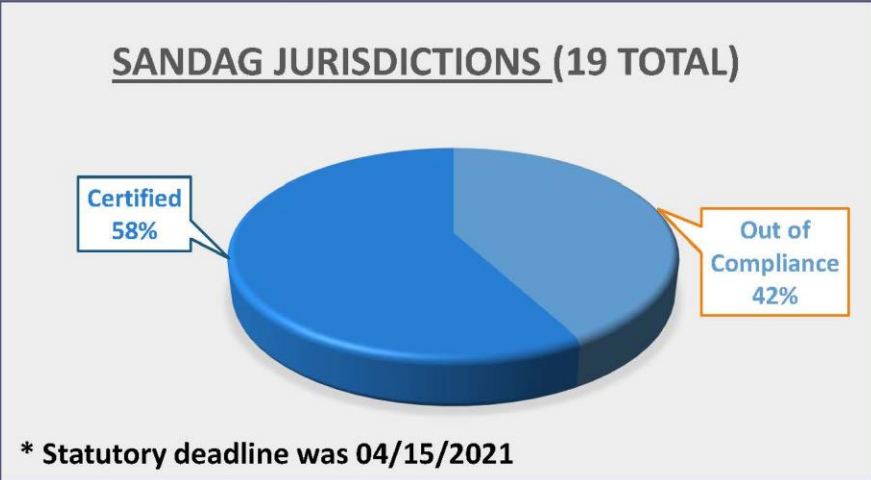
Timeline

- Fall 2023
 - Public Draft Housing Element (30-day review)
 - Workshops at Housing Advisory Committee; Health, Housing & Human Services Committee; and Planning Commission
 - First Submittal to CA HCD (90-day review)
 - Community Open House #1

Timeline con't

- Winter 2023-24
 - Receive CA HCD comments (late January)
 - Update Draft Housing Element per CA HCD input (February/March)
- Spring 2024
 - Public Draft Housing Element (7-day posting)
 - Second Submittal to CA HCD (60-day review)
 - Planning Commission & Board of Supervisors Adoption
 - Final Housing Element Certified by CA HCD (June)

Meeting the HCD statutory deadline - how are other jurisdictions performing ?



Changes from 5th Cycle to 6th Cycle

- **Longer HCD review time** – the following changes reduce the amount of time jurisdictions have to certify by approximately 3-4 months.
 - 1st draft (90 days instead of 60 days)
 - 30--day review period on 1st submittal before it can be submitted to HCD
 - Seven-day review period prior to submittal of subsequent versions.
- **AFFH** – This is a standalone, comprehensive study on its own and was not required or included in Cycles 1-5.
- **Site Inventory** – Significant new requirements and analysis for very low/low-income sites.
- **Constraints** – While no formal legislative changes, HCD now requires a full audit of zoning code, entitlement and permitting processes (including fees).
- **Housing Plan** - HCD guidance requires that all constraints to development, any AFFH issue identified in the analysis, and any action to further the site inventory must be addressed through programs.
- **Timelines** – Same amount of time to complete from 5th to 6th cycle despite significant additional analysis and information required. To date, HCD has taken no formal action against jurisdictions that are more than 2 years late.
- **HCD Guidance** - Total of 150 pages on new requirements alone. In comparison, OPR has 28 pages of guidance for the Land Use Element of a General Plan.

With all of the additional requirements and components, the deadlines for submittal/certification were not extended which is why the vast majority of many California jurisdictions have not met the deadlines.

Recommendation

- Receive preliminary analysis on Board Referral 2023.11 (Askew);
and
- Provide direction to staff