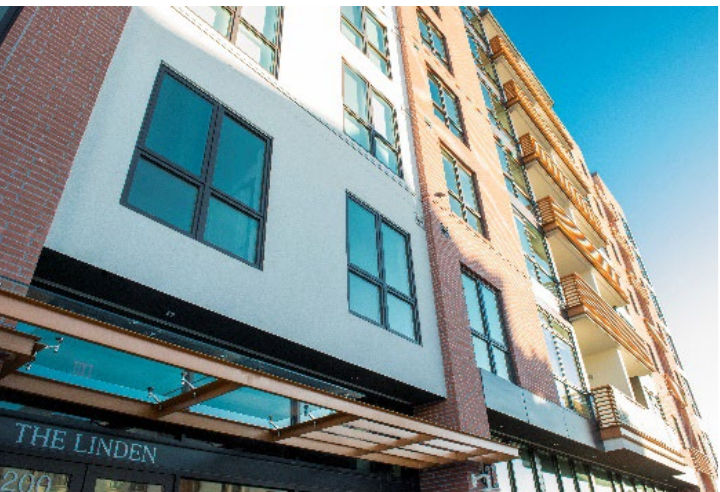


# 2023–2031 Housing Element Update

City Council Study Session  
January 11, 2023

# Overview

- ▶ Introduction to the Housing Element (HE)
- ▶ Local Review and Adoption Process
- ▶ HCD Review and Revisions
- ▶ CEQA Clearance
- ▶ Next Steps



# What is the Housing Element?

- ▶ State required update to the General Plan:
  - Reviews prior Housing Element (2015–2023);
  - Analyzes current and future housing needs;
  - Considers constraints to housing production;
  - Inventories housing resources and programs;
  - Conducts a capacity analysis to identify zoning to meet Regional Housing Needs Allocation (RHNA);
  - Evaluates Fair Housing Access (AFFH); &
  - Establishes a plan with revised/new programs to satisfy State, local, and advocate requests.

# What is the RHNA?

- ▶ Regional Housing Needs Allocation (RHNA)
  - State estimated number of needed housing units
  - **3,956 units** for this housing cycle

## Previous RHNA Cycle 5 (2015–2013)

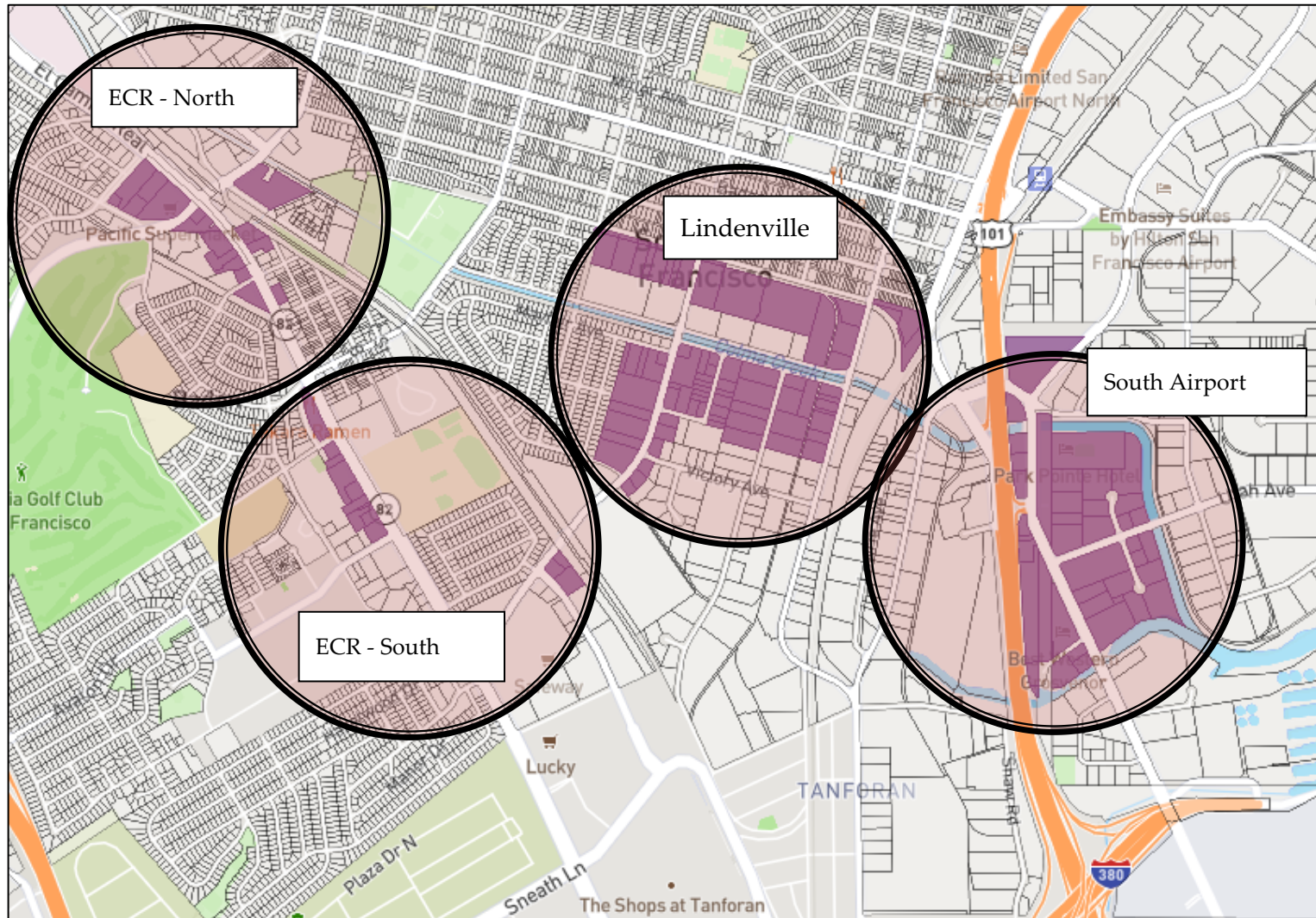
- 1,864 units required (~1,200 issued permits)
- City receives credit for building permits issued during a reporting year
- 3,859 units issued building permits OR entitled
  - 3,223 market rate units
  - 636 affordable units

# RHNA Assumptions

|                                 | Very-Low Units | Low Units | Moderate Units | Above-Moderate Units | Total Units |
|---------------------------------|----------------|-----------|----------------|----------------------|-------------|
| RHNA                            | 871            | 502       | 720            | 1,863                | 3,956       |
| RHNA w/ 20% Buffer              | 1,045          | 602       | 864            | 2,236                | 4,747       |
| Type                            |                |           |                |                      |             |
| Pipeline Projects               | 225            | 408       | 50             | 2,898                | 3,581       |
| ADUs (Based on High Projection) | 102            | 101       | 101            | –                    | 304         |
| Opportunity Sites               | 546            | 1,319     | 580            | 10,663               | 13,108      |
| Total to Comply with RHNA       | 873            | 1,828     | 731            | 13,561               | 16,993      |

- ▶ New HE proposes zoning capacity to allow up to 13,000 new units
  - Pipeline projects would add 3,500 more units
  - 304 new ADUs also projected

# Housing Opportunity Sites



# Housing Opportunity Sites

| Corridor Area                 | Acreage | Unit Capacity | % of Total |
|-------------------------------|---------|---------------|------------|
| Lindenville                   | 73.46   | 5,393         | 41%        |
| El Camino Real                | 26.62   | 2,130         | 16%        |
| South Airport Blvd            | 66.74   | 5,586         | 43%        |
| Total Capacity                | 166.82  | 13,109        | 100%       |
| RHNA Target   +<br>20% Buffer |         | 3,956   4,747 |            |
| Excess Capacity               |         | 9,153         | 230% +     |

# Local Review and Adoption

- ▶ Airport Land Use Commission
  - Reviewed on August 25, 2022
  - Approved for compatibility with SFO land use plan
- ▶ PC Consideration
  - Scheduled for public hearing on January 19, 2023
- ▶ CC Consideration
  - Scheduled for public hearing on January 25, 2023

# Local Review and Adoption

- ▶ Target for Adoption is January 31, 2023
  - Draft Housing Element is now in substantial compliance with State Housing Law
  - City avoids Builder's Remedy with adoption by January 31, 2023
  - Council adoption could also permit Staff to continue certification process with HCD and make minor edits, as requested, until draft HE is certified

# HCD Review and Revisions

- ▶ Sent to HCD on July 5<sup>th</sup> for first review
- ▶ Comments provided December 7, 2022
- ▶ City revised draft HE to respond to comments
- ▶ Study Session tonight for input on revised draft before Adoption hearings

# HCD Review and Revisions

- ▶ Requested additional analysis for:
  - Affirmatively Furthering Fair Housing (AFFH)
  - Clarification on ADU calculations
  - Additional descriptions for opportunity sites
  - Verifying adopted zoning for a variety of housing types
  - Updates to proposed programs to ensure proactive outreach and clear deliverables

# Environmental Review

- ▶ Covered by General Plan Update EIR that evaluated zoning and capacity changes
- ▶ CEQA Exemption Section 15061(b)(3) for policy document without land use changes

# Next Steps

- ▶ City Council provides feedback on the Draft HE edits and HCD revisions
- ▶ Staff will prepare the Draft Housing Element for Adoption Hearings in January 2023