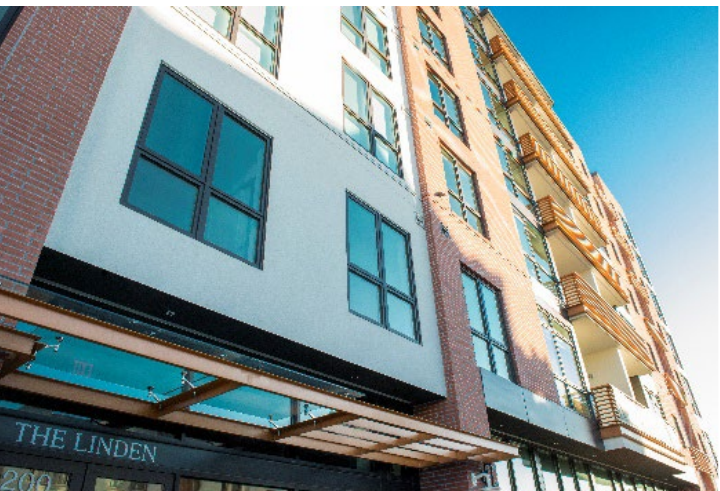


2023–2031 Housing Element Update

City Council
January 25, 2023

Overview

- ▶ Re-introduction to the Housing Element (HE)
- ▶ Local Review and Adoption Process
- ▶ Council Directed Revisions
- ▶ CEQA Clearance
- ▶ Recommendation to Adopt



What the Housing Element IS?

- ▶ State required update to the General Plan:
 - Policy blueprint for expected housing growth with opportunity sites equally distributed
 - Zoning obligations to allow housing
 - Programs to ensure fair and equitable access to housing, preservation, and quality-of-life

What the Housing Element IS NOT?

- ▶ State required update to the General Plan:
 - A mandate to construct housing
 - A specific development proposal for an opportunity site (Municipal Services Building, for example)

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

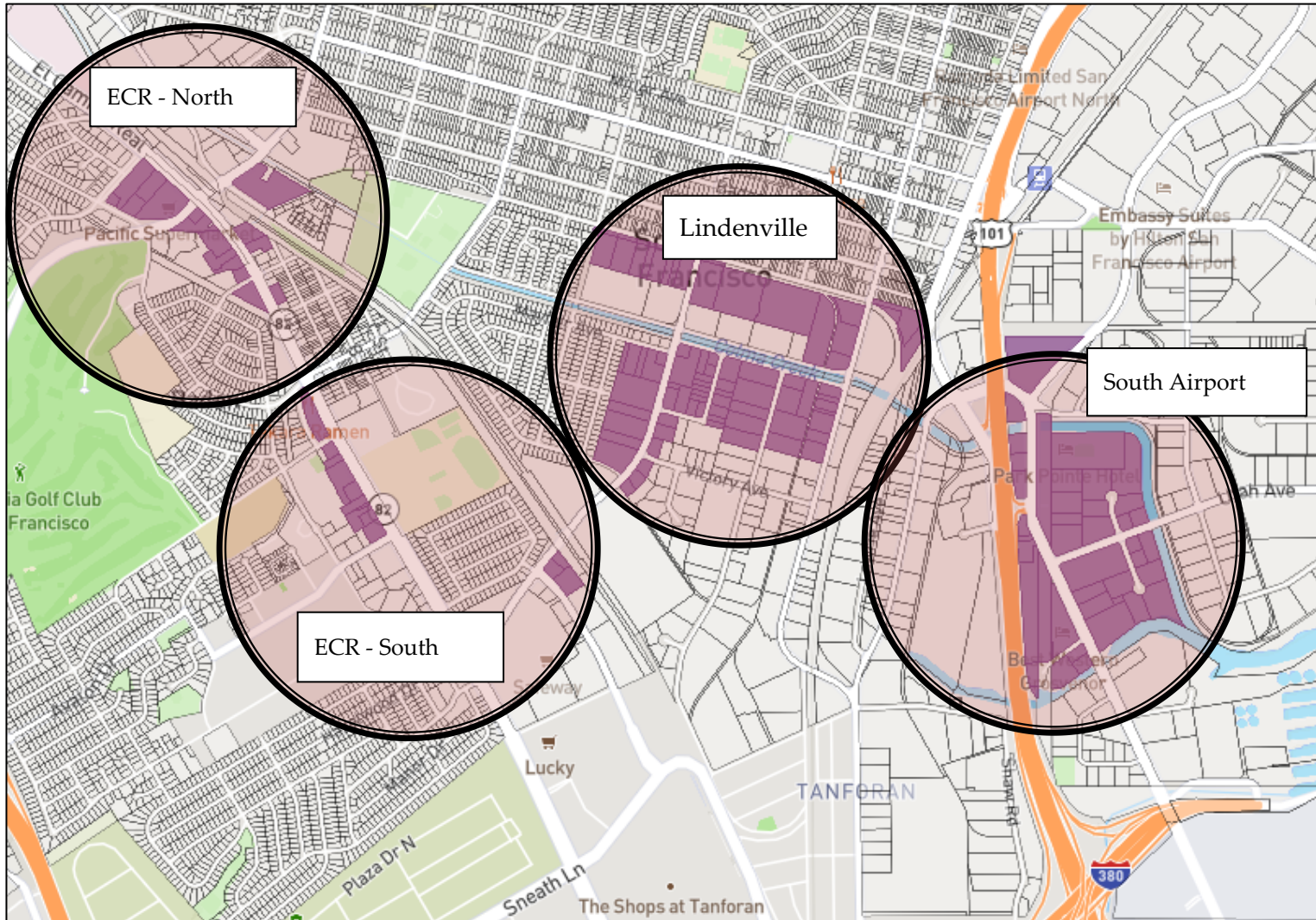
- 3,859 units issued building permits OR entitled
 - 3,223 market rate units
 - 636 affordable units

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 + 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
- ▶ CC Study Session
 - Reviewed draft on January 11, 2023 and provided comments
- ▶ PC Recommendation on January 18, 2023
- ▶ CC Consideration TONIGHT

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

HCD Review and Revisions

- ▶ Sent to HCD on July 5th for first review
- ▶ Comments provided December 7, 2022
- ▶ City revised draft HE to respond to comments

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

CC Recommendations

- ▶ January 11, 2023 Study Session edits:
 - Program EQ-6.3: Clarify timing for prioritization of Affordable Housing Funds
 - Program CRT-7.2: Adopt a 30du/ac minimum density for housing on sites with institutional uses
 - New program CRT-8.3: Explore Veteran's Housing Opportunity
 - Program CRT-9.1: Study affordable housing overlay with options for projects to have less than 100% affordable units

Environmental Review

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

Recommendation

- ▶ Adopt CEQA Resolution
- ▶ Adopt General Plan Resolution