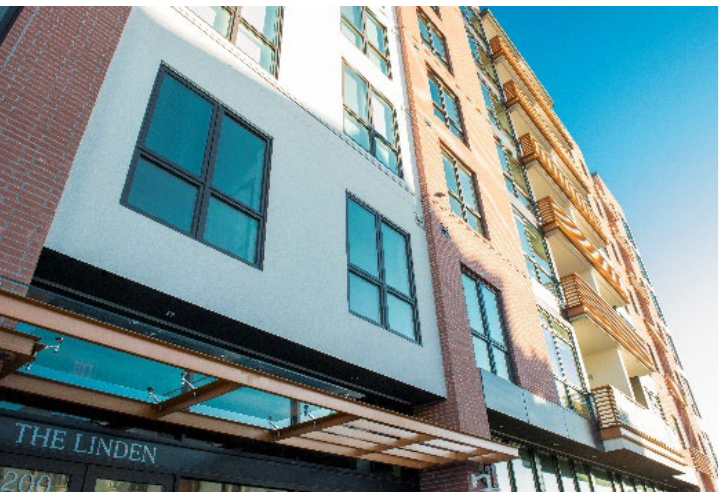


# 2023–2031 Housing Element Update

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

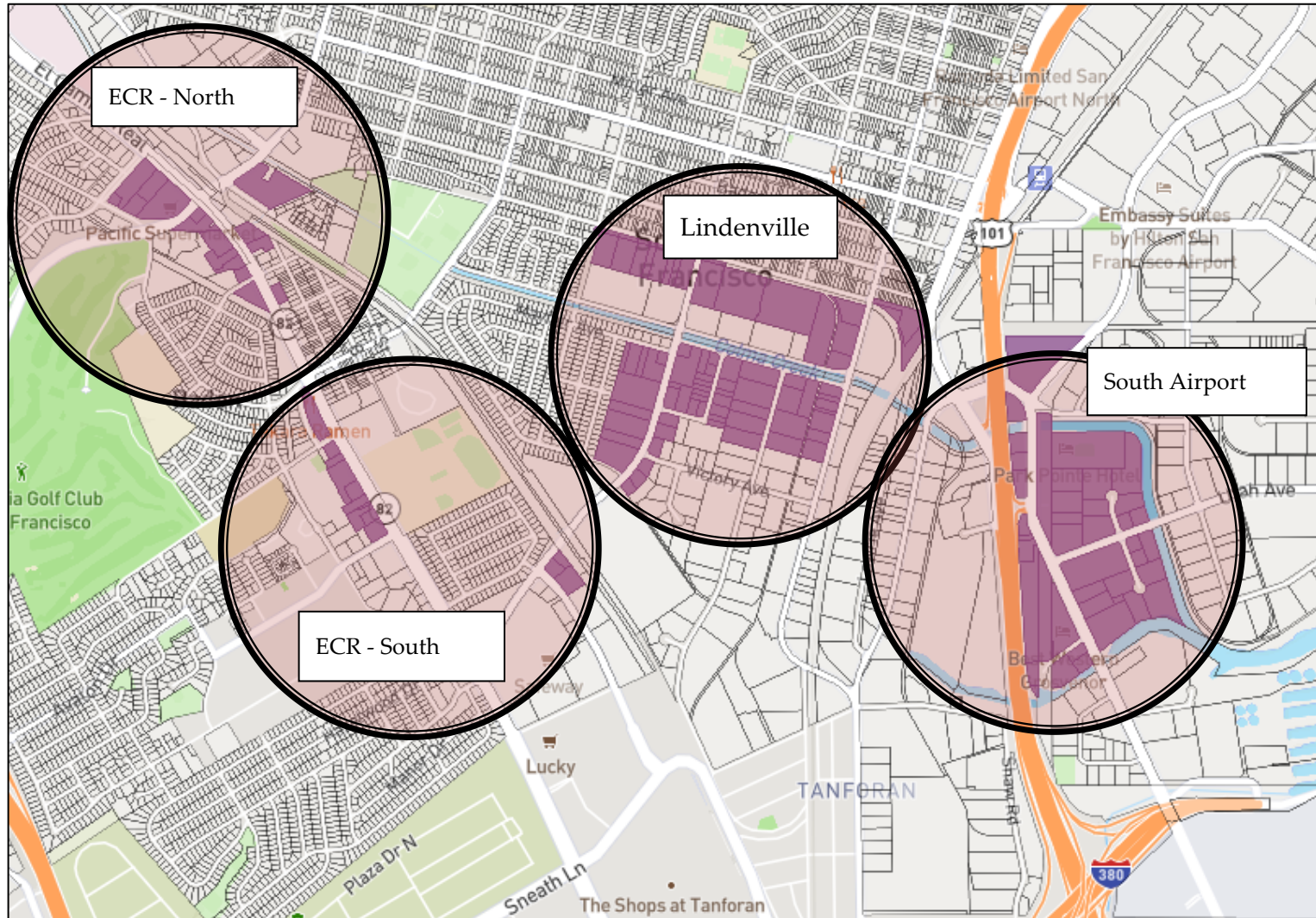
# RHNA Assumptions

	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%
<b>Total Capacity</b>	<b>166.82</b>	<b>13,109</b>	<b>100%</b>
RHNA Target   + 20% Buffer		3,956   4,747	
<b>Excess Capacity</b>		<b>9,153</b>	<b>230% +</b>

# 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