



2014-2021 Housing Element P18-0074 (GPA)

Community & Economic
Development Department

Planning Commission
Agenda Item: 3
May 3, 2018

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PROPOSAL

- Amendment to the 5th Cycle 2014-2021 Housing Element
 - 5th Cycle Housing element includes:
 1. Housing Technical Report
 2. Housing Plan
 3. Implementation Plan
- Proposal is mandated 4-year “Mid-Cycle” update



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PURPOSE

- Housing Element is a chapter of the General Plan
- Only part of General Plan requiring State approval
- Identifies existing and projected housing needs for persons at all income levels
- State-mandated updates:
 - 8-year Cycle (Current: 5th Cycle, 2014–2021)
 - 4-year Mid-Cycle update



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BACKGROUND

2014-2021 5th Cycle Housing Element:

- City adopted 5th Cycle Housing Element – **October 10, 2017**
- City adopted Housing Element Implementation Program and Rezoning – **January 9, 2018**
- Mid-Cycle Housing Element **was** due to State October 15, 2017
 - Could not adopt Mid-Cycle until after completing 5th Cycle Element



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BACKGROUND

- Draft Mid-Cycle Housing Element submitted to HCD – **April 4, 2018**
 - HCD has 60 days to review – due date **June 4, 2018**
- HCD identified minor revisions (verbal) – **April 10, 2018**
- Staff resubmitted Housing Element with HCD revisions – **April 19, 2018**



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DISCUSSION

Proposed Mid-Cycle Housing Element:

- Update on the City's progress with 5th Cycle Housing Element - e.g., how the City has implemented the Rezoning Program with rezoning of 269 sites to meet RHNA.
- Changes are mostly informational
- Policy added – An "anti-displacement" policy required by HCD (Gov't. Code Sec 65583.2 (g)(3))
- Updated Appendix B - List of Entitled & Pending projects to reflect recent housing projects



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5TH CYCLE RHNA

- 5th Cycle Housing Element required rezoning to accommodate affordable housing obligation under Regional Housing Needs Allocation (RHNA).
- The Fifth (5th) Cycle RHNA obligation was met in 2017
- No rezoning required for the Mid-Cycle update



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RECOMMENDATIONS

That the Planning Commission:

1. **Recommend that the City Council DETERMINE** that Planning Case P18-0074 (General Plan Amendment) is exempt from the California Environmental Quality Act (CEQA) Section 15061(b)(3) as it can be seen with certainty that there is no possibility that this proposal will have a significant impact on the environment, and
2. **Recommend APPROVAL** of Planning Case P18-0074 based on the analysis in the staff report.



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