



City of Camarillo

AGENDA REPORT

Date: May 4, 2021

To: Planning Commission

From: Joseph R. Vacca, AICP, Director of Community Development

Submitted by: David Moe, Assistant Director of Community Development

Subject: **Draft 2021-2029 Housing Element Update**

SUMMARY

The draft 2021-2029 Housing Element Update is available for the public and Planning Commission review and comment. Comments will be incorporated into the draft as appropriate and presented to the City Council for direction to submit the draft to the California Department of Housing and Community Development (HCD) for a 60-day preliminary review for compliance with the State housing law.

DISCUSSION

Public Notice

A Notice of Public Hearing has been advertised for the Planning Commission meeting of May 4, 2021, with postcards mailed and notices e-mailed to interested parties and stakeholders. Notices were posted at Camarillo City Hall, as well as on the City's website (www.cityofcamarillo.org), and published in Camarillo Acorn newspaper. In addition, the public hearing was advertised on the Government Channel, marquee sign at the Constitution Park, Facebook post, and the City of Camarillo website calendar.

Environmental Review

The 2021-2029 Housing Element Update is subject to the California Environmental Quality Act (CEQA) because the activity is a "project" pursuant to Section 15378(a)(1) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3. The project consultant, Rincon, Inc., will prepare an Initial Study in accordance with CEQA and City of Camarillo Environmental Guidelines. Based on the information contained in the Initial Study, a Negative Declaration or a Mitigated Negative Declaration will be prepared prior to the adoption of the final 2021-2029 Housing Element Update.

Background

The State housing law mandates that all jurisdictions periodically update their Housing Element. The City's 2013-2021 Housing Element will expire on October 15, 2021. To comply with this State mandate, the City must prepare and adopt the 2021-2029 Housing Element Update by October 15, 2021. The update will cover an 8-year period from October 15, 2021 through October 15, 2029.

2021-2029 RHNA Allocation and Draft Land Inventory

The 2021-2029 Housing Element Update must include a land inventory demonstrating that the City has enough sites to accommodate the number of units by each income category included in the City's Regional Housing Needs Assessment (RHNA) allocation. The draft land inventory demonstrates that the City has adequate sites to meet its RHNA allocation. All sites included in the draft land inventory are currently zoned appropriately for residential development; therefore, no rezoning of new sites is required. The table below provides the City's 2021-2029 RHNA allocation and the summary of the draft 2021-2029 land inventory by income category.

Income Category	2021-2029 RHNA Allocation (units)	Draft 2021-2029 Land Inventory (units)
Very Low	353	689
Low	244	
Moderate	271	548
Above Moderate	508	663
TOTAL	1,376	1,900

The table below shows that of the 1,900 units included in the draft land inventory, 1,254 units (including Springville) are already entitled, 106 units are the potential units on vacant sites, and 540 units are the potential units on nonvacant sites (i.e., Camarillo Commons Specific Plan, and Camarillo Old Town).

Draft Land Inventory Sites	Income Category			
	Very Low/Low	Moderate	Above Moderate	Total
Springville Specific Plan			158	158*
Camarillo Commons Specific Plan	487			487
Camarillo Old Town	53			53
Proposed Projects (entitled/not built)	100	519	477	1,096
Vacant Sites	49	29	28	106
TOTAL Draft Land Inventory (units)	689	548	663	1,900
RHNA Allocation (units)	597	271	508	1,376
Land Inventory Surplus (units)	92	277	155	524

*Entitled units, not built.

- The Springville Specific Plan (adopted January 9, 2008; amended November 4, 2020) provides a comprehensive planning program for residential, mixed-use, and recreational uses for the Plan Area. The approximately 173.5-acre Plan Area, located north of the Ventura Freeway in the western portion of the City, is built-out except for one 22.87-acre parcel. This remaining parcel will be developed with 158 single-family, above-moderate income units, as entitled under RPD-195/TT-5691M(3).

- The Camarillo Commons Specific Plan (adopted February 14, 2007) promotes future development of horizontal mix (stand alone residential and stand alone commercial next to each other on a given site) and a vertical mix of uses (residential or office above retail within the same building), with residential densities ranging from 20 to 30 units per acre. The approximately 50-acre Plan Area is in the central part of the city, extending from Daily Drive to the south, Ponderosa Drive to the north, Mobil Avenue to the west, and Arneill Road to the east.

Majority of the Plan Area has been long developed with older commercial uses, large parking lots, and some residential uses to the south. Since the adoption of the plan in 2007, no redevelopment has occurred, in part due to the statewide dissolution of the Redevelopment Agencies. However, the redevelopment vision and development standards are established for the Plan Area, providing realistic potential for residential development.

The two prior Housing Elements included a potential number of residential units that could be developed within the Plan Area during the Housing Element planning periods. The 2008-2014 Housing Element land inventory included 550 residential units, and the 2013-2021 Housing Element land inventory included 634 residential units for the Plan Area. For the 2021-2029 Housing Element draft land inventory, staff was more conservative in calculating the residential capacity, with a total of 487 units. The sites included in the draft land inventory are the existing bowling alley, Smart and Final grocery store, and multitenant buildings to the north and south of Pickwick Drive. All 487 units are allocated toward the lower-income category because of the allowable density of 20 to 25 units per acre. The State housing law considers a density of 20 or more units per acre within suburban communities as affordable to lower-income households.

The City's RHNA allocation for the lower-income categories is 689 units. The City meets a large portion of this allocation by including in its land inventory several sites in Camarillo Commons, with a development potential of 487 lower-income units. If the City's land inventory does not demonstrate sufficient land to meet its RHNA for the lower-income categories, a rezoning program will be required. The rezoning program will need to identify land within the City that can be rezoned to accommodate high density residential development.

- Old Town Camarillo area, located along Ventura Boulevard just south of the 101 freeway between Lewis Road and Carmen Drive, is the original commercial district of the community, and features small-lot, usually single-story commercial development. This area is conducive to residential development because of its proximity to commercial uses. The businesses would also receive an economic benefit because of the new residential development. Staff calculated the residential capacity of 53 units for the parcels included in the land inventory, based on the density of 30 units per acre that is commonly seen in that area. The most recent project built in Old Town Camarillo is Cedar-Oak Apartments, which were built at a density of 37 units per acre. All 53 units are allocated toward the lower-income category because of the realistic achievable density of 30 units per acre. The State housing law considers a density of 20 or more units per acre within suburban communities as affordable to lower-income households.
- Proposed Projects (entitled/not built) provide 1,096 units within approved projects, and two City projects (i.e., Arneill Road Mixed-Use project, and Barry Street project located at the former Stock Lumber site) that have not yet started construction. Of these units, 100 units are allocated toward the lower-income, 519 toward the moderate-income, and 477 toward the above-moderate income categories, as specified under each project entitlement.

- Vacant sites provide 106 additional units on four vacant sites throughout the city. The first vacant housing site, located on Earl Joseph Drive, has the capacity for 18 above moderate-income units based on the allowable density.

The second vacant housing site, located adjacent to the existing Camarillo Mobile Home Estates, has the capacity for an additional 29 mobile homes. The City has recently received an application for the mobile home park expansion. All 29 units are allocated toward the moderate-income category because mobile homes are typically more affordable by design.

The third vacant housing site, located to the south of soccer fields at Village at the Park, has the capacity for 49 units based on the allowable density. All 49 units are allocated toward the lower-income categories because of the allowable density of 25 units per acre. The State housing law considers a density of 20 or more units per acre within suburban communities as affordable to lower-income households.

The fourth vacant housing site, located to the west of soccer fields at Village at the Park, has the capacity for 10 above moderate-income units based the allowable density.

2021-2029 Draft Goals, Policies, and Programs

The following draft goals, policies, and programs are proposed for inclusion in the draft 2021-2029 Housing Element Update. These goals, policies, and programs have been recently presented to the City Council at the joint Planning Commission/City Council meeting on April 14, 2021. As directed by the City Council, staff added Program 17 – Homeless Strategic Plan.

Goal 1: Protect the qualities that have created a highly desirable living environment in the City.

Goal 2: Encourage the availability of a variety of housing types, designs, tenures, and prices to meet the needs of present and future City residents.

Goal 3: Ensure that the quality of residential development is adequate to protect the health, safety, and general welfare of all City residents, and to promote housing opportunities for all households.

Policy 1: Preserve the high quality of the City's existing housing stock and residential environment.

Policy 2: Meet the City's local housing needs commensurate with its fair share of regional needs, including housing that is affordable to all income groups, to the maximum feasible extent.

Policy 3: Promote accessibility to housing opportunities by all households, regardless of income, race, color, religion, national origin, ancestry, sex, marital status, age, familial status, disabilities/medical conditions, source of income, sexual orientation, or any other classes protected by local, state, and federal fair housing laws.

Program 1: Density Bonus and Other Incentives for Affordable Housing – To maintain a supply of affordable housing and to maximize the number of affordable units available to eligible households, the City will encourage developers of new residential developments to include affordable units, in exchange for receiving density bonus and/or other incentives. Inclusion of affordable housing within residential developments must comply with the guidelines established by the City Council Policy 7.09, Inclusionary Housing (adopted 2006, amended 2015) to minimize differentiation between market-rate units and affordable units. To preserve long-term

affordability, residential housing developers of projects with affordable units will enter into an Affordable Housing Agreement with the City, which:

- a. Requires that affordable units be dispersed throughout the development for which the affordable housing obligation is created, incentivized, or otherwise induced.
- b. Requires that affordable units be similar in exterior appearance to market rate units of like plan type (but may include alternate equipment and interior finishes).
- c. Requires that affordable units be available for occupancy at the same time market rate units are available for occupancy in each development phase.
- d. Requires that affordable units be distributed among income groups, in accordance with the City's density bonus ordinance, or as otherwise negotiated or incentivized.
- e. Requires that affordable units be distributed among a range of unit sizes and types to address the housing needs of a diverse demographic.
- f. Establishes the sales prices or rents of the affordable units for moderate-income and lower-income households (i.e., extremely low-, very low- and low-income); establishes the number, type, and phasing of affordable units.
- g. Requires that affordable units be among a range of unit sizes and types (i.e., single story, two-story, efficiency) to address the housing needs of a diverse demographic.
- h. Limits through deed restriction the initial and subsequent renters/purchasers of affordable units to those certified by the City as being eligible households.
- i. Requires for-sale affordable units to be owner-occupied.
- j. Prohibits buyers of for-sale affordable units from being dependent students, owners of other real property, and owners of liquid assets with a total value of greater than \$100,000.
- k. Limits the resale price of an affordable unit to that which is affordable to the same income category as the seller.
- l. Requires a minimum covenant term of 55 years for rental affordable units.
- m. Requires a minimum covenant term of 55 years for for-sale affordable units, resetting with each subsequent transfer of property title.

Responsible agency: City of Camarillo Community Development Department

Timeframe: Ongoing

Funding source: General fund

Program objective: Maintain a long-term supply of affordable housing units in the city.

Program 2: Affordable Housing Bonus Points Under Residential Development Control System – Title 20 of the Camarillo Municipal Code, Development Control, intends to provide a steady residential growth by allotting 400 dwelling units each year. The allotment process exempts low- and very low-income units as well as projects that contain four or less residential units. In addition, to encourage the provision of affordable housing under the Residential Development Control System, Part B of the allocation scoring criteria awards bonus points to market-rate projects that include affordable housing units. Title 20, Development Control, is not an impediment to providing affordable housing units and complying with RHNA.

Effective January 1, 2020, Senate Bill 330 prohibits the City from implementing its residential development control system on the number of residential permits issued through January 1, 2025.

Responsible agency: City of Camarillo Community Development Department
Timeframe: Ongoing
Funding source: General fund
Program objective: Increase the supply of affordable housing through the residential development control system.

Program 3: Accessory Dwelling Units (ADU) - ADUs provide an effective means of addressing the needs of moderate- and lower-income households, including seniors on fixed incomes. The City will continue to promote ADUs in accordance with the State laws, as well as provide handouts and/or informational displays at the Community Development counter, on City's website, and other appropriate locations detailing the requirements and the process for obtaining approval.

Responsible agency: City of Camarillo Community Development Department
Timeframe: Ongoing
Funding source: General fund
Program objective: To provide variety of housing options for lower- and moderate-income households, with the goal of approving at least 10 ADUs per year.

Program 4: Fair Housing Practices – In order to discourage discriminatory housing practices, the City will contract with the Housing Rights Center to investigate discrimination complaints, fair housing violations, respond to complaints regarding fair housing issues, and provide referral and counseling services to Camarillo residents. In addition, the Housing Rights Center provides fair housing public workshops that discuss the rights of both renters and landlords. The Housing Rights Center also provides local jurisdiction and County staff with annual housing rights training.

Responsible agencies: City of Camarillo Community Development Department; Housing Rights Center
Timeframe: Ongoing
Funding source: CDBG
Program objective: To discourage discriminatory housing practices in the City of Camarillo.

- Staff comment: California Department of Housing and Community Development (HCD) is in the process of developing a technical memo regarding the new AB 686 requirements on Affirmatively Furthering Fair Housing (AFFH). When more information is available, staff will most likely need to update this program to address the new requirements.

Program 5: Nonprofit Housing Organizations – To pursue the development and preservation of affordable housing, the City will continue to collaborate with the Area Housing Authority of the County of Ventura (AHACV) and other nonprofit organizations such as Many

Mansions, Habitat for Humanity of Ventura County, Housing Trust Fund Ventura County, House Farmworkers, and Cabrillo Economic Development Corporation.

The City will also provide staff support in completing funding applications and serve as liaison with state and federal funding agencies as well as providing technical assistance on engineering and planning matters. The City will continue to meet with non-profits to discuss potential affordable housing opportunities in the City, especially for very low- and extremely low-income households and housing for persons with special needs (such as the elderly, farmworkers, and persons with disabilities, including persons with developmental disabilities, and other special needs groups). The City will work with the advocacy groups and agricultural organizations to plan and implement a countywide survey of farmworkers, employers, and housing providers to further define housing conditions, needs, and barriers.

The City will proactively contact nonprofit housing developers and agricultural stakeholders to share the inventory of properly zoned sites for residential and mixed-use development and funding opportunities. The City will also expeditiously assist builders and stakeholders to pursue funding resources, infrastructure availability, if necessary, and entitlements.

Annually, the City will conduct a meeting with nonprofit housing and supportive service providers to discuss needs in the City and funding opportunities, as part of its CDBG Request for Proposal process. The City will continue to expedite entitlements for affordable housing projects.

Responsible agency: City of Camarillo Community Development Department
Timeframe: Ongoing
Funding source: General fund
Program objective: To maximize the uses of all housing resources to assist affordable housing.

Program 6: Code Compliance – The City will continue to encourage the maintenance of residential, structural, and site conditions through code compliance efforts. The City maintains a proactive code compliance program that conducts surveys twice a year for property maintenance, responds daily to code compliance issues, and refers property owners to appropriate maintenance and repair assistance programs.

Responsible agency: City of Camarillo Community Development Department
Timeframe: Ongoing
Funding source: General fund
Program objective: To maintain and preserve the quality of existing housing stock.

Program 7: Affordable Housing Preservation (ownership units) – To minimize the number of at-risk owner-occupied affordable units from converting to market-rate, the City will preserve as many units as feasible by implementing the City Council Policy 7.12, Affordable Housing Preservation Program (adopted February 12, 2020). The affordable units identified as at-risk of conversion to market rate will be monitored, and the City will facilitate the extension of affordability covenants through appropriate means, including purchase by the City with grant funding when and if the units become available for purchase. The General Fund may be used to assist with the purchases if the General Fund can be repaid in full by the resale proceeds. Upon resale of the unit, the City will update the affordability agreements

to comply with City's affordable housing policies, including extending of the term to 55 years, which will reset with each subsequent transfer of property title.

Responsible agency: City of Camarillo Community Development Department
Timeframe: Ongoing
Funding source: CDBG funds, General fund
Program objective: To ensure the long-term preservation of affordable ownership housing units.

Program 8: Housing Choice Vouchers Payment Standards – In order to encourage landlord participation in the Housing Choice Vouchers (Section 8) program, the City will support the efforts of the Area Housing Authority of the County of Ventura (AHACV) to petition for increases in the payment standards to reflect local market conditions. The City will also help promote the program by providing links to the AHACV website.

Responsible agencies: City of Camarillo Community Development Department; AHACV
Timeframe: Ongoing
Funding source: Section 8 funds
Program objective: To ensure that Housing Choice Vouchers (Section 8) payment standards support local rent levels.

Program 9: Inclusionary Housing – City Council Policy 7.09, Inclusionary Housing (adopted June 14, 2006, amended March 25, 2015), establishes guidelines for the inclusion of affordable housing within residential developments. Based on this policy, each residential development will be reviewed to consider the inclusion of affordable housing units for a range of incomes, including lower and moderate-income households. The guidelines apply to new residential developments and the conversion of existing apartments to condominiums. The City will continue to maintain a monitoring program for the inclusionary housing units to support the successful implementation of this program.

Responsible agency: City of Camarillo Community Development Department
Timeframe: Ongoing
Funding source: General fund
Program objective: Continue to maintain a monitoring program to support the successful implementation of this program.

Program 10: Adequate Sites – The City has a Regional Housing Needs Allocation (RHNA) of 1,376 units, including 353 extremely low/very low-income, 244 low-income, 271 moderate-income, and 508 above moderate-income units for the 2021-2029 RHNA planning period. The City is committed to ensuring adequate capacity in its residential sites inventory to meet its RHNA.

Responsible agency: City of Camarillo Community Development Department
Timeframe: Ongoing
Funding source: General fund

Program objective: Provide adequate residential sites and opportunities for affordable housing commensurate with the City's RHNA.

Program 11: Design Flexibility – The City will continue to utilize the Residential Planned Development (RPD) process to provide flexibility from development standards in the approval of development applications. Through the RPD approval process, the City will continue to allow modifications in development standards as an incentive to encourage the development of housing for lower-income households. Periodic review of the Municipal Code requirements is done to ensure design standards do not impede the development of affordable housing.

Responsible agency: City of Camarillo Community Development Department

Timeframe: Ongoing

Funding source: General fund

Program objective: To facilitate the development of housing and ensure that development standards do not unnecessarily constrain the development of housing.

Program 12: Housing Rehabilitation Assistance – The City utilizes Community Development Block Grant (CDBG) to fund housing rehabilitation programs for lower-income households to address health and safety issues, code violations, overcrowding, accessibility, and maintenance and repairs.

Responsible agency: City of Camarillo Community Development Department

Timeframe: Ongoing

Funding source: CDBG

Program objective: To preserve and conserve the City's affordable housing stock; facilitate rehabilitation of six housing units annually or 48 units during the planning period.

Program 13: Seek Grant Funding to Support Affordable Housing Activities –The City will apply for grant funding when available to support affordable housing activities. Grant funding applications may include Community Development Block Grant (CDBG) and Permanent Local Housing Allocation (PLHA). CDBG funds may support Habitat for Humanity Home Repair Program to provide lower-income households with needed home repairs. CDBG funds may also support the City's Affordable Housing Property Acquisition Program to preserve existing affordable housing units and/or to provide new affordable housing units. PLHA funding may support the City's citywide First Time Homebuyer Down Payment Assistance Loan Program to help lower-income, moderate-income, and workforce households achieve homeownership.

Responsible agency: City of Camarillo Community Development Department

Timeframe: Ongoing

Funding source: CDBG, PLHA

Program objective: To preserve existing and provide new affordable housing stock; and encourage homeownership at all income levels.

Program 14: First Time Homebuyer Down Payment Assistance Loans - The City's Economic Development Strategic Plan Action item f., Housing Diversification, states that the City will consider options (including locations, entitlements, etc.) for accommodating specialized urban housing types attractive to all generations, while protecting the quality of Camarillo's established lower density neighborhoods. To help address action item f., the City will encourage affordability and homeownership at all income levels by providing down payment assistance to lower-income, moderate-income, and workforce households. The program will provide down payment assistance loans with available grant funding. The City Council Policy 7.13, First Time Homebuyer Downpayment Assistance Loan Program (adopted February 12, 2020), provides down payment assistance limited to households selected to purchase a unit through the City's Affordable Housing Preservation Program. The City also has been awarded grant funds through the State's Permanent Local Housing Allocation (PLHA) grant for a citywide down payment assistance loan program limited to lower- and moderate- income households. PLHA is an annual grant program. The City's first allocation is in the amount of \$135,354, but the amount will vary from year to year.

Responsible agency: City of Camarillo, Community Development Department
Timeframe: Ongoing
Funding source: CDBG and any other available grant funds
Program objective: To encourage affordability and homeownership at all income levels.

Program 15: Housing Policies – The City has five existing City Council policies that address affordable housing, including policies 7.6 – Affordable and Senior Housing Programs (adopted 1992, amended 1998), 7.09 – Inclusionary Housing (adopted 2006, amended 2015), 7.12 – Affordable Housing Preservation Program (adopted 2020), 7.13 – First Time Homebuyer Downpayment Assistance Loan Program (adopted 2020), and 11.09 – CDBG Property Acquisition Procedure (adopted 1993, amended 1998). The City will review each policy for internal consistency and for current affordable housing needs, and update if necessary.

Responsible Agency: City of Camarillo Community Development Department
Timeframe: Ongoing
Funding source: CDBG and any other available grant funds
Program objective: To encourage availability of affordable housing to households at all income levels and demographics.

Program 16: Zoning Ordinance Amendments – To facilitate shelter development and housing for persons with disabilities (AB 101, AB 139, AB 2162), and to comply with the Employee Housing Act (Health and Safety Code Section 17021.5), the City will review and revise the Zoning Ordinance, as appropriate, to ensure compliance with the State law:

- AB 101 Low Barrier Navigation Centers - requires cities to allow by right in the zones where multi-family and mixed uses are allowed. The low barrier navigation centers are service enriched shelters that are focused on moving people into permanent housing.
- AB 139 Emergency and Transitional Housing - requires cities to allow shelters to accommodate the homeless point in time count, and to calculate the required parking

solely on the number of staff working at the facility and not on the number of beds provided.

- AB 2162 Housing for Homeless Persons - requires cities to allow supportive housing by right in zones where multi-family and mixed uses are allowed.
- Employee Housing Act (Health and Safety Code Section 17021.5) – requires cities to consider farmworker housing with up to 36 beds or 12 units an agricultural use and be similarly permitted. Furthermore, it requires the cities to consider employee housing for six or fewer employees as a single-family residential use.

Responsible agency: City of Camarillo Community Development Department

Timeframe: Within one year of adoption of Housing Element

Funding source: General Fund

Program objective: Bring the City’s Zoning Ordinance into compliance with AB 101, AB 139, AB 2162, and the Employee Housing Act.

Program 17: Homeless Strategic Plan – Develop a Strategic Plan for providing emergency and transitional housing to accommodate the homeless community in Camarillo, based on the Ventura County point-in-time count.

Responsible agency: City of Camarillo Community Development Department

Timeframe: Ongoing

Funding source: General Fund or other available sources

Program objective: To establish a plan for prioritizing, resourcing, and locating emergency and transitional housing for the homeless community in Camarillo.

Community Participation

The Housing Element Update process includes a robust Community Participation Plan to encourage community input throughout the duration of the project. The Community Participation Plan includes two public workshops, two City Council regular meetings (one meeting had the Planning Commission in attendance), a joint Planning Commission/City Council meeting, and two sets of public hearings. The first set of public hearings is to review the draft document prior to submittal to HCD for their review and comment. The second set is to incorporate any HCD required changes, adopt the final 2021-2019 Housing Element Update, and authorize submittal to HCD for certification.

In addition to the planned meetings and workshops, the City conducted an online community survey to provide another avenue for the public to comment on the community housing needs. The City also continues to accept comments throughout the entire duration of the update process via project website (www.camarillohousingelement.com), project hotline (805.388.5372), email (planning@cityofcamarillo.org), and phone (805.388.5360). The following table provides a summary of the 2021-2029 Housing Element Update process and the community participation opportunities.

Completed Workshops/Public Meetings		
➤ Public workshop #1	August 27, 2020	Introduce the Housing Element Update process and preliminary residential land inventory to the public for input.
➤ City Council meeting #1 (Planning Commission attended)	October 14, 2020	Provide an update on the Public Workshop #1.
➤ City Council meeting #2	October 28, 2020	Introduce the initial draft goals, policies, and programs for feedback.
➤ Public workshop #2	February 11, 2021	Introduce the initial draft goals, policies, and programs to the public for input.
➤ Community Survey	February 26 – March 26, 2021	Conduct an online community survey on the community housing needs.
➤ Joint Planning Commission/City Council meeting	April 14, 2021	Provide an update on the Public Workshop #2 and results of the community survey.
➤ Planning Commission Public Hearing #1	May 4, 2021	Present the draft 2021-2029 Housing Element Update.
Upcoming Workshops/Public Meetings (tentative dates)		
➤ City Council Public Hearing #1	May 26, 2021	Present the draft 2021-2029 Housing Element Update.
➤ HCD 60-day preliminary review	June-August 2021	Review the draft element for compliance with the State housing law and provide City with comments.
➤ Planning Commission Public Hearing #2	August 17, 2021	Present the final 2021-2029 Housing Element Update.
➤ City Council Public Hearing #2	September 8, 2021	Present the final 2021-2029 Housing Element Update.
➤ HCD review	September 2021	Review the final element for compliance with the State housing law and issue certification.

Next Steps

After this May 4, 2021 Planning Commission Public Hearing, staff will:

- Work with the consultant team (Rincon, Inc. and Veronica Tam and Associates) to incorporate any public and Planning Commission comments into the draft 2021-2029 Housing Element Update.
- Present the draft 2021-2029 Housing Element Update to the City Council at the public hearing of May 26, 2021 for comment and direction to submit the draft to HCD for the preliminary 60-day review for compliance with the State housing law.
- Prepare for the second set of Planning Commission and City Council public hearings to present the final 2021-2029 Housing Element Update. The public hearings are tentatively scheduled for August 17, 2021 (Planning Commission) and September 8, 2021 (City Council).

Statutory Deadline

The statutory deadline for the City to adopt the 2021-2029 Housing Element Update is **October 15, 2021**. If this deadline is met, the City will comply with HCD requirement and will remain in the 8-year Housing Element cycle. Following the adoption, the City will submit the 2021-2029 Housing Element Update to HCD for certification. The City's strategy is to meet the statutory deadline of October 15, 2021.

If this deadline is not met, the Housing Element will be considered out of compliance and could become subject to a 4-year Housing Element cycle. This would require two Housing Element updates versus one, which would require double the work and cost for completion. Other potential consequences include the loss of various State grant funding.

SUGGESTED ACTION

Recommend that the City Council direct staff to submit the draft 2021-2029 Housing Element Update to HCD for a 60-day preliminary review for compliance with the State housing law.

ATTACHMENTS

Draft 2021-2029 Housing Element Update
Public Hearing Notice