

Agenda Report

February 3, 2014

TO: Honorable Mayor and City Council
FROM: Planning & Community Development Department
SUBJECT: 2014-2021 HOUSING ELEMENT

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a Negative Declaration under Section 15070 of the Guidelines for the California Environmental Quality Act (CEQA), because, based on the Initial Study, there is no substantial evidence that the Housing Element would have a significant impact on the environment;
2. Adopt the Final Draft Housing Element (Attachment A) and resolution to approve the 2014-2021 Housing Element;
3. Consideration of a Housing Element Implementation Process.

PLANNING COMMISSION RECOMMENDATION:

On January 22, 2014, the Planning Commission held a public hearing and recommended that the City Council approve the Housing Element. Additionally, the Commission recommended that the Housing Element Implementation Process be added to the Housing Program Implementation Table and that a time limit be established for the completion of this process.

EXECUTIVE SUMMARY:

The Housing Element is a key component of the City's General Plan as it describes the housing needs in the City, analyzes the resources for providing housing, and establishes policies and programs to address the development, improvement, and conservation of housing. The recommendation is to approve the Final Draft Housing Element as required by state law.

The Final Draft Housing Element complies with state requirements, including the Housing Needs Assessment allocation, and actually goes beyond meeting the state

requirements. A summary of the significant changes from the 2008-2014 Housing Element is as follows.

- The addition of the preservation of affordable housing as a key part of the housing goals, policies, and programs;
- The emphasis on strategic growth in specific plan and TOD areas, using mixed-use development as a key housing strategy;
- The change of policies for consistency with the Draft Land Use Element and other City programs including the sustainability program;
- The review of the tenant protection ordinance to determine if the ordinance should be strengthened;
- The review of the inclusionary housing ordinance to determine if more affordable housing can be developed;
- The consideration of changes to parking requirements and a small-lot ordinance;
- A review of the Housing Element programs in four years to evaluate potential changes to programs; and
- The establishment of educational workshops on housing to inform the community of housing issues and strategies.

The Final Draft Housing Element includes proposed modifications as a result of discussions with the State Housing and Community Development Department (HCD). Most of these modifications are minor. In response to a request from the Council, a Housing Element Implementation Process has been included.

BACKGROUND:

On October 9, 2013, the Planning Commission reviewed the Draft Housing Element and recommended that the Element be approved and forwarded by the Council to HCD. The Planning Commission made an additional recommendation that the Council explore creating a structure to monitor the implementation of the Housing Element.

The City Council reviewed the Draft Housing Element on November 3, 2013, approved it with some minor changes, and authorized the Director of Planning & Community Development to forward the draft to HCD. The Council discussed the implementation strategy for the Housing Element programs and requested that staff return with a detailed process.

The Housing Element was forwarded to HCD on November 6, 2013. In late November, staff received comments on the Draft Housing Element from HCD. Staff and the City's consultant held a telephone conference with HCD staff and reviewed the comments. Staff agreed to propose modifications to the Draft Housing Element to be presented to the Planning Commission and City Council for review and approval. Staff shared these proposed modifications with HCD staff who reviewed them and advised that, should the City's Housing Element be adopted with the revisions, it would be in compliance with State law.

On December 20, 2013, HCD informed the City that with the proposed modifications, the Final Draft 2014-2021 Housing Element will comply with State law requirements when it is adopted. See Attachment C.

Final Draft Housing Element

The Final Draft Housing Element reflects the public discussions of housing policies and programs. It complies with all State requirements, including the Housing Needs Assessment allocation. The Final Draft Housing Element consists of:

- A series of goals, policies, and scheduled programs to further develop, improve, and preserve housing (Housing Framework);
- The identification and analysis of existing and projected housing needs (Housing Element Appendix A);
- An analysis of various governmental and nongovernmental constraints to meeting the housing needs (Housing Element Appendix B);
- An inventory and demonstration that the City has sufficient sites to meet its RHNA requirement (Housing Element Appendix C).

In addition, the Final Draft Housing Element includes a Program Evaluation that analyzes the current housing programs and accomplishments and documents the comments received from the public and stakeholder meetings. The final appendix documents Community Initiatives (Housing Element Appendix E) and includes the results of community housing forums held during the past decade.

Revisions to Housing Element

The Draft Housing Element has been refined since presented to the Council in November. Minor revisions have been made in response to issues raised by HCD as well as editorial corrections and clarifications identified by staff. These changes do not involve the addition or removal of any policies previously recommended for approval. Below is a summary of these changes. A complete list of the changes can be viewed in Attachment D.

- Changes were made to ensure that the Housing Element met all legal requirements. This included language to recommend that when other elements are updated, the Housing Element will be reviewed for consistency;
- Time frames were added to several programs to better establish the target dates for completing specific objectives;
- In several cases, the objective was strengthened by adding a specific numerical goal, such as in Program #14 where the “production, rehabilitation, and preservation of up to 14 affordable units would occur annually”; and
- Additional information was added in several areas including environmental constraints to housing construction and the number of substandard housing units needing repair or replacement.

As a result of these changes, the Housing Program Implementation Schedule was revised as shown in Attachment E.

Housing Element Implementation Process

During the course of public outreach, Planning Commission and City Council meetings, considerable discussion occurred regarding citizen input on the implementation of the Housing Element. While the policies and programs contained in the document were well received by the public, the Planning Commission and the City Council, questions arose about the implementation of the objectives. A discussion of several implementation alternatives followed, and ideas ranged from the establishment of a new Housing Commission to a standing sub-committee of an existing Commission. The Planning Commission, in its recommendation for adoption of the Housing Element, recommended the establishment of an implementation plan, without identifying a specific means to fulfill this role.

Given the discussion, staff has identified a broad range of alternatives that the City Council could consider. The list below is meant to be inclusive of the ideas expressed by the public and the Planning Commission. At its meeting of January 22, 2014, the Planning Commission concurred with the following range of alternatives as possibilities for consideration:

1. A new City Housing Commission;
2. A new standing Housing Committee of the City Council;
3. Utilize Ed Tech for this purpose;
4. Utilize the Planning Commission for this purpose;
5. A new standing subcommittee of the Planning Commission;
6. A new committee that consists of members of the Planning Commission and several appointed community members; and
7. A non-City sponsored committee comprised of members of the Greater Pasadena Affordable Housing Group, stakeholders and Commissioners consisting of approximately 20 persons.

Should the City Council wish to consider establishing a formal implementation body for the Housing Element, staff would provide an analysis of each of the above alternatives (and any other directed by City Council). In addition, staff would recommend that adequate public outreach be conducted to ensure that any future recommendation be well informed.

A proposed process to establish an implementation plan of the Housing Element could include the following steps:

1. Ed Tech review of the outreach program and proposed range of alternatives;
2. Community public meeting for staff to receive comments;
3. Planning Commission review and recommendation on the Housing Element implementation;

4. Ed Tech review and recommendation on the Housing Element implementation;
and
5. Council action regarding the Housing Element implementation.

ENVIRONMENTAL DETERMINATION:

For environmental review, staff prepared an Initial Study (Attachment B), which identified no impacts resulting from the 2014-2021 Housing Element. The adoption of a negative declaration is proposed.

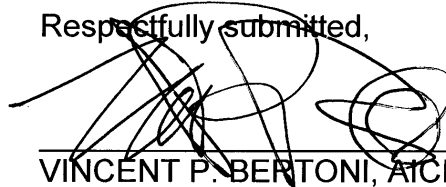
COUNCIL POLICY CONSIDERATION:

The adoption of the Housing Element establishes the programs that the City will implement regarding housing for the next eight years.

FISCAL IMPACT:

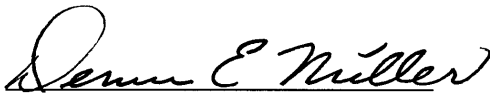
There is no fiscal impact as a result of this action, and it will not have any indirect or support cost requirements. The anticipated impact to other operational programs or capital projects as a result of this action will be minimal.

Respectfully submitted,



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ATTACHMENTS: (5)

ATTACHMENT A - FINAL DRAFT 2014-2021 HOUSING ELEMENT
ATTACHMENT B - ENVIRONMENTAL INITIAL STUDY
ATTACHMENT C - LETTER FROM HOUSING & COMMUNITY DEVELOPMENT
ATTACHMENT D - CHANGES TO THE DRAFT HOUSING ELEMENT
ATTACHMENT E - HOUSING PROGRAM IMPLEMENTATION TABLE