

Agenda Report

July 12, 2021

TO: Honorable Mayor and City Council
FROM: Planning & Community Development Department
SUBJECT: UPDATE ON THE STATUS OF THE 2021-2029 HOUSING ELEMENT

RECOMMENDATION:

This report is intended to provide an overview of the City's Housing Element update process, outreach efforts, and timeline. There is no action associated with this report.

BACKGROUND:

Housing Element Update

The Housing Element is one of nine State-mandated elements in a city's General Plan and implements the declaration of State law that "the availability of housing is a matter of vital statewide importance and the attainment of decent housing and a suitable living environment for all Californians is a priority of the highest order" (Gov. § Code 65580). At the local level, the Housing Element allows each city to prepare a community-specific approach to "how" and "where" housing will be addressed to meet the needs of the community. The Housing Element must be updated every eight years following the development by California Department of Housing and Community Development (HCD) and the Southern California Association of Governments (SCAG) of each local jurisdiction's Regional Housing Needs Allocation (RHNA). The City's 2014-2021 Housing Element was adopted by the City Council on February 3, 2014. Local jurisdictions are required to update their Housing Elements for the planning period 2021-2029.

Housing Elements are required to have five primary components, Housing Needs, Housing Resources (Sites Analysis), Housing Constraints, Review of Past Performance, and Community Initiatives (Policies and Programs). For the 2021-2029 cycle, the RHNA allocation has been substantially increased from 1,332 new housing units to 9,429 new housing units, which has created a focus on the City's planned capacity for housing. While it is a substantial increase from the previous Housing Element, the City has identified capacity within Specific Plan areas, opportunity sites outside of Specific Plans, and in potential ADU production to accommodate the City's RHNA of 9,429 units. The

Housing Element is focused on the goals and requirements identified in State Law and does not preclude the City Council from engaging in additional efforts to create affordable housing and other types of housing as it deems appropriate.

The statutory deadline to adopt an updated Housing Element is October 15, 2021. There is also a 120 day “grace period” to adopt the housing element, which ends February 15, 2022.

Outreach

In accordance with a guiding principle of the General Plan, the City of Pasadena continues to engage the community in defining City housing needs and discussing creative ways to address them. To date, the following outreach events have been or planned to be held:

Housing Element Workshops

- Workshop #1 (English) - April 15, 2021
- Workshop #1 (Spanish) - April 22, 2021
- Workshop #2 (English & Spanish) - June 2, 2021

Housing Task Force

- Meeting #1 - April 1, 2021
- Meeting #2 - May 11, 2021
- Meeting #3 – June 22, 2021

Planning Commission

- Study Session #1 - May 12, 2021 (continued)
- Study Session #2 - May 26, 2021

City Council

- Update on the Housing Element – July 12, 2021
- Draft Housing Element – August 2, 2021

Housing Element Survey

For community members who are not able to attend any of the public workshops or Planning Commission meetings, a survey has been prepared to solicit feedback. This survey is available online in both English and Spanish and City staff is currently working on making hard-copy surveys available at key City facilities. As of June 28, the City has received 566 survey responses. The survey will close on July 15th.

Next Steps

Draft Housing Element Review/Outreach

The City will conduct additional outreach with meetings to review the Draft Housing Element before submittal to HCD for review. The Planning Commission and City

Council meetings will provide additional opportunities for community members to provide feedback.

- Planning Commission Review of the Draft Housing Element - July 14, 2021
- Housing Task Force Review of the Draft Housing Element - July 22, 2021
- City Council Review of the Draft Housing Element – August 2, 2021

HCD Review

HCD has up to 60 days to conduct its review of the Draft Housing Element. Upon completion of the review, HCD will report its findings and comments via a formal letter to the City.

- Submit Draft Housing Element to HCD – Early August
- Receive HCD Comments – September/October

Adoption (Fall/Winter 2021)

After HCD's comments have been incorporated into the document and the City receives its letter of substantial compliance from the State, the Housing Element will be presented for review by the Housing Task Force, recommendation by the Planning Commission and adoption by the City Council.

- Housing Task Force Review
- Planning Commission Recommendation
- City Council Adoption

FISCAL IMPACT:


This report is for information purposes on the Housing Element Update and will not result in any fiscal impact at this time.

Respectfully submitted,



DAVID M. REYES
Director of Planning & Community
Development Department

Prepared by:



Arlene Granadosin-Jones, AICP
Planner

Concurred by:



David Sanchez
Principal Planner

Approved by:



STEVE MERMELL
City Manager