



2023-2031 Housing Element and Safety Element Update

Item 6.a

HOUSING ELEMENT CONTENTS

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- A. Public Engagement Materials
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HOUSING ELEMENT 2023-2031

Final | May 2023



HOUSING ELEMENT UPDATE PROCESS

- **Community Outreach - Winter 2022**

- Online Community Survey
- Farmers Market Booth
- Multi-lingual Community Workshops

- **Submittal of Draft Housing Element to HCD**

- July 2022, January 2023, and May 2023 (anticipated)

- **Public Meetings**

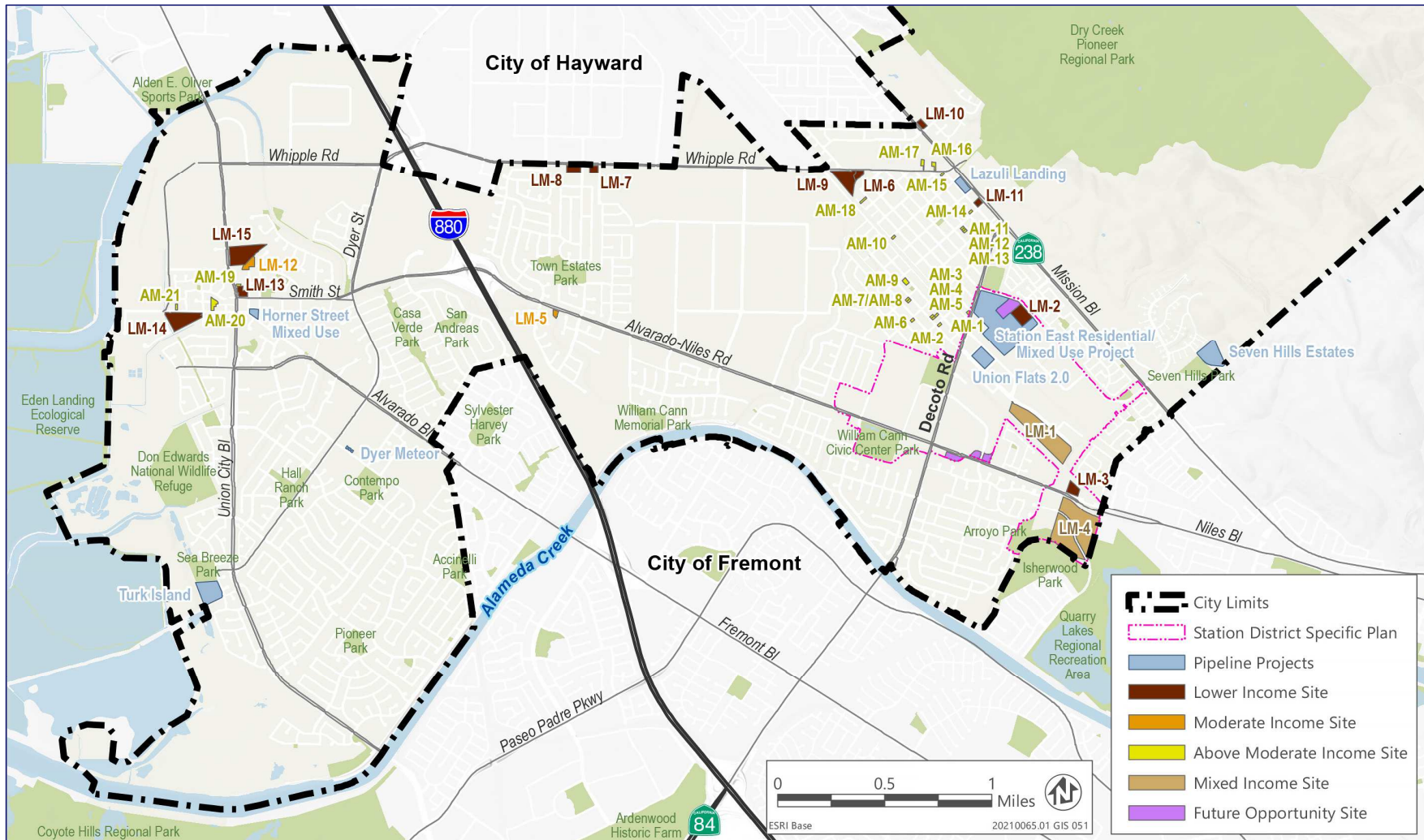
- ▶ Planning Commission — July 2022, October 2022, April 2023
- ▶ City Council — November 2022, May 2023

RHNA BREAKDOWN HOUSING NEEDS BY INCOME LEVEL

Income Category	2023-2031 RHNA (Housing Units)	Percent Increase
Very Low Income (<50% of Median Income)	862	32%
Low Income (51-80% of Median Income)	496	18%
Moderate Income (81-120% of Median Income)	382	14%
Above Moderate Income (>120% of Median Income)	988	36%
TOTAL	2,728	147%

Source: Association of Bay Area Governments, 2023-2031 Final RHNA Plan, May 2021.

2023-2031 SITES INVENTORY



SITES INVENTORY - SUMMARY

	Lower ¹	Moderate	Above Moderate	Total
Regional Housing Needs Allocation	1,358	382	988	2,728
Pipeline Projects	202	440	849	1,491
Station District Specific Plan Sites	668	570	200	1,438
Citywide Vacant Sites	-	6	25	31
Citywide Underutilized Sites	627	18	0	645
Projected Accessory Dwelling Units (ADUs)	44	22	7	73
Total Capacity	1,541	1,056	1,081	3,678
Surplus(+)	+183	+674	+93	+950

¹ Lower-income includes extremely low-, very low-, and low-income.

KEY POLICIES AND PROGRAMS

- ▶ City-owned Properties:
 - **Program HE-1.C:** Restoration Site
 - **Program HE-1.E:** Gateway Site (former CalTrans site)
- ▶ Streamline Housing Production
 - **Program HE-1.F:** Objective Design Standards (Summer/Fall 2023)
 - **Program HE-1.H** Development Standards for Missing Middle Housing Types
- ▶ Zoning Ordinance Updates:
 - **Program HE-2.E:** Religious Facility Housing Overlay
 - **Program HE-7.A:** Zoning Ordinance Amendments for Special Needs Housing
- ▶ Homelessness
 - **Program HE-7.F:** Scattered Site Housing For Persons Experiencing Homelessness

SAFETY ELEMENT UPDATE

- ▶ Required General Plan element. Goals and policies to reduce the potential short-term and long-term risk of death, injuries, property damage, and displacement resulting from fires, floods, droughts, earthquakes, landslides, climate change, and other hazards
- ▶ New requirements for Safety Elements (SB 1035, AB 747, SB 99)
- ▶ Revisions made to the Safety Element
 - Updated Policies and Implementation Programs
 - **Program S-2.H** – Implementation of AB 747 and SB 99
 - **Program S-6.A** – External Adaptation Coordination
 - **Program S-6.B** – Public Climate Hazard Education and Awareness
 - Appendix A: Evacuation Route Analysis
 - Appendix B: Climate Change Vulnerability Assessment

CEQA ADDENDUM

- ▶ Evaluates impacts from the Housing Element and Safety Element update compared to those evaluated in the certified 2040 General Plan EIR
- ▶ Addendum Determination:
 - No new or more severe impacts would occur beyond what was previously analyzed in the 2040 General Plan EIR
 - No changes to Mitigation, Monitoring, and Reporting Program (MMRP) are required

NEXT STEPS / STAFF RECOMMENDATION

- ▶ Conditional approval letter received from HCD on May 23 (Desk item)
- ▶ Upon approval, staff will submit Final Housing Element to HCD for 60-day review, with certification anticipated by the end of July
- ▶ *Consistent with the Planning Commission recommendation, staff recommends that the City Council adopt two resolutions 1) Adopting an Addendum to the 2040 General Plan EIR, 2) Amending the General Plan (AG-23-001) to adopt the 2023-2031 Housing Element and Safety Element Update, and authorizing the City Manager to make minor revisions to the Housing Element based on any further non-substantive changes required by HCD*