



AGENDA REPORT

Meeting Date: August 6, 2013
Item Number: E-1
To: Honorable Mayor & City Council
From: Jonathan Lait, AICP, City Planner/ Assistant Community Development Director
Timothea Tway, Assistant Planner, Community Development Department
Subject: DRAFT 2014-2021 HOUSING ELEMENT
Attachments:

1. June 27, 2013 Planning Commission Meeting Minutes (Excerpt)
2. June 27, 2013 Planning Commission Staff Report
3. Draft 2014-2021 Housing Element
4. Draft 2014-2021 Housing Element Appendices

RECOMMENDATION

Direct staff to submit the Draft 2014-2021 Housing Element to the State Department of Housing and Community Development for review.

INTRODUCTION

The Housing Element is a required element in the City's General Plan and must be updated periodically. In November 2011 the City Council adopted the City's current Housing Element, which covers the 2008-2013 period. This element was adopted midway through the 2008-2013 period due to the time taken to gather public input and develop an element that meets the needs and desires of the community. The upcoming planning period for housing elements is 2014-2021.

As part of the update process, the State requires the City to send the draft document to the State Department of Housing and Community Development (HCD) for an initial review. On June 27, 2013, the Planning Commission reviewed the Draft 2014-2021 Housing Element and unanimously recommended that the City Council direct staff to send the document to the State (Attachment 1). This report provides a brief synopsis of the contents of the Draft Housing Element and Appendices.

BACKGROUND

The Housing Element is part of the City's General Plan and includes goals, policies, and programs intended to ensure safe and affordable housing for all community members.

Information in the Housing Element includes:

- Review of past housing trends;
- Assessment of community housing needs;
- Identification of constraints to the provision of housing;
- Policies and programs to address constraints; and,
- Analysis of sites and zoning in the City to accommodate housing.

State Certification and Planning Period

The State certified the City's Housing Element for the first time in 2012. State certified Housing Elements are presumed by the courts to be legally adequate. Additionally, with certification, the City is eligible for certain State grants and funding.

The 2014-2021 Housing Element is based largely on the City's current State-certified element. The deadline for the City to adopt the Housing Element is February 13, 2014. In order to encourage timely adoption of elements, the State is requiring jurisdictions that do not meet the deadline to update their housing elements more frequently. If the City meets the February deadline, the next Housing Element will be due in eight years. If the deadline is missed, the next Housing Element will be due in four years.

DISCUSSION

The Draft 2014-2021 Element is presented in two documents. The first document (Attachment 3), would replace the 2008-2013 Housing Element in the General Plan, and includes the introduction, housing plan (including the housing goals, policies and programs), and a summary of housing needs. The second document (Attachment 4), the draft Appendices, includes detailed background information on the community's housing needs based on the 2010 U.S. Census and information on past housing trends.

New to this planning cycle, HCD has a streamlined review process. This process is useful for local governments, like Beverly Hills, that do not have significant changes in local conditions and circumstances since the adoption of their existing element. In the streamlined process, the City is able to resubmit edited sections of the existing housing element with changes presented in strike-out and underline formatting. The Draft Housing Element attached to this report is presented in strike-out and underline format to illustrate where changes have been made. Sections of the attached Housing Element Appendices are labeled as "edited" or "new" for ease of review.

Housing Programs

The draft 2014-2021 housing plan (Pages 469 to 495 in Attachment 3) establishes goals, policies, and programs to address the community's housing needs. Because the 2014-2021 Housing Element is based largely on the 2008-2013 Housing Element, the goals and policies have not changed. Program timelines have been revised to meet the new planning cycle (2014-2021) and some programs have been updated to reflect actions that the City accomplished since the adoption of the last Housing Element.

Programs accomplished during the 2008-2013 planning cycle include:

- Program 10.5 "Affordable Housing Production Brochure and Outreach" was accomplished with the production of a brochure in 2013;

- Program 11.5 “Housing Opportunities for Persons with Disabilities” was accomplished with the establishment of reasonable accommodation procedures for disabled persons in 2012 (Ordinance 12-O-2634);
- Program 12.1 “Zoning Text Amendments for Special Needs Housing” was accomplished with the establishment of the Special Needs Housing Overlay Zone in 2012 (Ordinance 12-O-2633); and,
- Program 12.3 “Monitor the Development Review Process” was accomplished through the hiring of an Urban Designer to help streamline review of new housing projects and the formation of the Development Services Team, who are a dedicated group of employees in the Community Development Department focused on processing permits.

The following housing programs have been modified in the Draft 2014-2021 Housing Element:

- Program 9.4 “Historic Preservation Program” was added in response to the newly adopted Historic Preservation program and to address Historic Preservation as a tool for the preservation of older housing stock;
- Program 11.5 “Housing Opportunities for Persons with Disabilities” was changed to reflect the adoption of the Reasonable Accommodation Ordinance; and,
- Program 12.3 “Monitor the Development Review Process” was modified to reflect recent actions taken to streamline the permit process and reflect the current effort to update the zoning code to reduce inefficiencies and clarify the development process.

NEXT STEPS

With direction from City Council, staff will submit the Draft Housing Element to the State Department of Housing and Community Development (HCD) for review. HCD will review the document and respond with a letter indicating if the draft update can be certified as proposed, or if revisions are needed. Once HCD’s letter is received, staff will make revisions necessary to maintain certification, and will forward the revised draft along with the letter to the Planning Commission for review and recommendation. Once the Commission has made its recommendation, staff will bring the final draft Housing Element and HCD’s letter before the City Council for consideration in winter of 2014.

ENVIRONMENTAL REVIEW

The Draft Housing Element will be assessed for environmental impacts per the requirements of the California Environmental Quality Act (CEQA), the State guidelines, and the environmental regulations of the City. The environmental review will be conducted in August and September while the State is reviewing the initial Draft 2014-2021 Housing Element. When the City’s current Housing Element was adopted an environmental review had been conducted and a Negative Declaration had been adopted by the City Council. Given that the Negative Declaration was adopted a short time ago, and programs proposed in the Draft 2014-2021 Element have not substantially changed since adoption of the previous element, it is anticipated that the environmental review of the Draft 2014-2021 Housing Element will be based on the existing Negative Declaration.

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FISCAL IMPACT

There are no fiscal impacts associated with this report.

 Susan Healy Keene
Approved By