



CITY OF DEL REY OAKS

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DATE: May 17, 2023
TO: Planning Commission
FROM: Denise Duffy, DD&A, Housing Element Planning Consultant
SUBJECT: Housing Element 6th Cycle

Background

The City's current Housing Element (5th Cycle) was adopted by the City Council in December 2019. In 2020, the California Department of Housing and Community Development (HCD) sent a letter stating that the 2019 Element was not certified by the State. The City settled a potential legal challenge in 2020, conducted public workshops, met with HCD staff and completed a draft of the 5th Cycle Update. Prior to that, the Planning Commission and City Council held a joint public workshop on specific changes to the 2019 programs related to rezoning Sites 1 and 1a in former Fort Ord and confirmed the available lands for the Housing Element sites inventory. On March 28, 2023, the City Council confirmed the final changes to Programs A.1 and adopted the Emergency Shelter Ordinance required by HCD. The 5th Cycle Update draft was sent to HCD for up to 60-day review in April 2023. On March 28, 2023, the City Council also approved a contract for DD&A DD&A's contract to undertake the needed work to complete the City's **6th Cycle Housing Element Update**.

6th Cycle Background

The Regional Housing Needs Allocation (RHNA) for the 6th Cycle was confirmed in October 2022. RHNA is mandated by state law and quantifies needed housing within each jurisdiction during the specified planning periods or cycles. The 6th cycle RHNA for the City is 184 units, with assigned 53.26% for low and very-low income (98 units).

6th Cycle Required Content

Key components of the housing element are set forth under State law (California Government Code Sec. 65583 et seq) and related land use regulations related to housing. The Draft 6th Cycle Housing Element will include the following components:

1. **Background Information:** A housing needs assessment which identifies and analyzes the existing and projected housing needs within the City by examining demographic, employment, and housing trends and conditions, with attention paid to special housing needs (e.g., seniors, large families, persons with disabilities).
2. **Constraints on Housing Analysis:** An analysis of existing and potential governmental and

nongovernmental barriers to housing development.

3. **Housing Resources:** An inventory of resources relevant to meeting the City's housing needs, including a sites inventory for available land to accommodate the RHNA.
4. **Housing Plan:** A statement of goals, policies, quantifiable objectives, and financial resources available for the preservation, improvement, and development of housing.
5. **Evaluation of Past Performance:** A review of the previous Housing Element to measure progress and effectiveness of housing and outreach policies and programs.
6. **Public Participation:** A public outreach and community engagement program, to include all economic segments of the community including any underrepresented groups.
7. **Sites Inventory:** An index to identify locations of available sites to ensure there is enough land zoned for housing to meet the future need at all income levels.
8. **Affirmative Further Fair Housing (AFFH):** An assessment on fair housing activities in the City. Assembly Bill 686 was passed in 2018 as the statewide framework to affirmatively further fair housing (AFFH) to promote inclusive communities, further housing choice, and address racial and economic disparities through government programs, policies, and operations.

Sites Inventory

The City must demonstrate in its Housing Element the ability to meet its RHNA allocation, through the provision of sites suitable for residential development. To meet the assigned housing needs, the Housing Element will identify sites that may be suitable for residential development, including vacant and non-vacant sites throughout the City. The City will also be required to specify the projected housing type/density for each identified site. State law requires that the adequate sites for RHNA must be available for the entire duration of the Housing Element planning period. A site inventory analysis will be a part of the 6th Cycle Housing Element Update and was presented during the May 3rd Public Workshop.

Public Participation

The City conducted public workshops and hearings on the City's 6th Cycle Update on March 16th, 2023 and March 28th prior to initiation of the 6th Cycle Update. Additional workshops were conducted on May 3rd, and May 9th. At the May 3rd and May 9th workshops, available sites for affordable housing and existing programs were discussed. Please see the PowerPoint slides of the workshop available on the City's website: <https://www.delreyoaks.org/commdev/page/revised-dro-workshop-housing-element>.

Planning Commission and Public Input

The presentation on May 17, 2023 will overview the inventory of available sites presented on May 3rd and May 9th.

This meeting will focus on the required **Housing Plan, Item 4**, above:

Housing Plan: A statement of goals, policies, quantifiable objectives, and financial resources available for the preservation, improvement, and development of housing.

Current Program Assessment

The 6th Cycle Housing Element must contain a section evaluating the 5th cycle programs to assess progress and effectiveness. The attached matrix provides the existing 5th cycle policies and programs.¹ Additionally, a review of the existing policies and programs of 5th Cycle is necessary input into the 6th Cycle Update.

The Planning Commission will have an opportunity to review each of the programs. The review will consider the Adopted Housing Element Programs from 5th Cycle Housing Element and any updates to the programs that may be considered.

No action is anticipated. Input is welcome on the programs recommended for retention or amendment as noted on the attachment.

See attached matrix of all the programs and those recommended for updating or revisions².

Next Steps

- Receive input on the 6th Cycle Housing Element Update and prepare materials for 6th Cycle Housing Element.
- Complete the Draft Housing Element Update and provide a Draft Public Review Housing Element to the City to solicit public comments.

As part of the upcoming process, the draft housing element will be available for a **30-day local public review** period at the City. This process also requires a review period by HCD of 90 days only after the local review.

- Publish review Housing Element on City Website.
- Complete public review period (30-day review).
- Prepare amendments to Housing Element (no sooner than 14 days after close of 30-day Public Review).
- Submit to HCD for Mandatory Review of Draft Housing Element (90 days).
- Respond to HCD comments and bring back to Planning Commission and City Council.
- Conduct Planning Commission/City Council hearings for adoption of the Housing Element (Fall/Winter 2023).

Attachment 1- Programs Assessment Matrix – Housing Element

¹ Existing programs and policies were also provided to the City Council during their March 28, 2023 meeting. These programs have been on the City Website under 5th Cycle Housing Element since review and approval on December 17, 2019. <https://www.delreyoaks.org/cityhall/page/del-rey-oaks-housing-element>

² Also refer to the PowerPoint slides of the May 9th workshop available on the City's website: <https://www.delreyoaks.org/commdev/page/revise-dro-workshop-housing-element>.

Note: The matrix details the existing and adopted programs from the City's Housing Element 5th Cycle. This document will be part of the May 17th Planning Commission meeting and also included in the Draft Housing Element for 6th Cycle, and will also be available on the City's website for 30-day public review.

Recommended Revisions and Updates to Programs from the 2019 and 2023 5th Cycle Update		
Housing Element Goal	EXISTING Housing Element Policy/Program ¹ FROM 5 th Cycle Housing Element Update	6th Cycle Program Revision Recommended²
A. Provide adequate sites to build new housing units for all income levels and to meet the City’s fair share of housing needs	<p>Program A.1 Accommodate the City’s RHNA</p> <p>According to the RHNA, the City has an affordable housing shortfall of 59 units for the 4th Planning Cycle and an allocation of 11 units for the 5th Planning Cycle for low and very low-income categories. The City has identified Sites 1 and 1a as being the preferred site for development to meet the City’s RHNA (please see the Site Inventory in Chapter 3.0 Housing Needs and Resources) for the very low- and low-income categories and for development of moderate and above-moderate income categories. In order to develop the preferred Sites to meet the City’s share of the RHNA, the Zoning Ordinance will be revised to allow affordable residential development on Sites 1 and 1a for low- and very low-income. The site will be rezoned in conformance with Government Code section 65583.2(h) and (i). The City will meet the 16 units of moderate and above-moderate RHNA on Sites 1 and 1a and will re-designate sufficient property in this portion of former Fort Ord within City limits to achieve this goal. The City will provide a range of types of housing units and prices to meet the total 86 units of regional housing allocation needs for Del Rey Oaks. The Housing Element Site Inventory finds that this density can feasibly be developed on these sites. Rezoning will meet the requirements of Government Code section 65583.2(h) and (i). The City must also accommodate its moderate and above moderate RHNA. The City has adequate area in Site 1 and Site 1a to meet the City’s RHNA, see Chapter 3 and Appendix C. All sites must have access to dry utilities, sewer, and water.</p>	<input checked="" type="checkbox"/> Revise Program <input checked="" type="checkbox"/> Update Program <input type="checkbox"/> No Change Revise and Update Program A.1 for 6 th Cycle RHNA and updated sites.
	<p>Program A.2 Develop written process for continued compliance with AB 2162</p> <p>The City shall continue to comply with the requirements of state law AB 2162 (Chapter 753, statutes of 2018) and will develop a written process to adhere to the statutory requirements in accordance with state law. AB 2162 streamlines and expedites the approval of supportive housing to better</p>	<input type="checkbox"/> Revise Program <input checked="" type="checkbox"/> Update Program <input type="checkbox"/> No Change

¹ Program A.1 was updated in 5th Cycle 2023 Update (Revised language identifying Sites 1 and 1a and adding requirement for rezoning for residential uses.

² NOTE: These are existing and adopted programs from the City’s Housing Element 5th Cycle. The highlighted recommendation are draft and can be confirmed as to whether to revise or update the program, or keep the program unchanged. This document will be part of the May 17th Planning Commission meeting and also included in the Draft Housing Element for 6th Cycle which will be available on the City’s website for 30-day public review.

Recommended Revisions and Updates to Programs from the 2019 and 2023 5th Cycle Update		
Housing Element Goal	EXISTING Housing Element Policy/Program ¹ FROM 5 th Cycle Housing Element Update	6th Cycle Program Revision Recommended²
	address the need of Californians experiencing homelessness. The legislation requires a local government to approve, within statutory timelines, a supportive housing development that complies with specified criteria.	Move program location and update language.
B. Encourage the provision of a wide range of housing by location, type of unit, and price to meet the existing and future housing needs in the City.	Program B.1 Develop Inclusionary and Affordable Housing Requirements The City will adopt an Inclusionary and Affordable Housing Ordinance that will require new residential development or redevelopment in the City to meet the City’s RHNA requirements as identified in the AMBAG RHNA. The City’s RHNA requirement are identified in the 5 th Cycle Housing Element.	<input type="checkbox"/> Revise Program <input checked="" type="checkbox"/> Update Program <input type="checkbox"/> No Change Update program to add minimum affordability requirement (20%).
	Program B.2 Facilitate Affordable Housing for All Income Levels The City will support housing for low-income, extremely low-income, and moderate-income households and persons with disabilities (including developmental disabilities). The City will actively seek to participate in and promote housing assistance service provided by such agencies as the Monterey County Housing Authority and the U.S. Department of Housing and Urban Development. As opportunities arise, new funding sources for lower-income housing will be sought from available non-profit, local, State, and federal programs. Planning and entitlements should consider how to position an affordable project to qualify for future grant applications. The City will also work with developers to facilitate affordable housing development. Specifically, as funding permits, the City will provide gap financing to leverage State, federal, and other public affordable funding sources. Gap financing will focus on rental housing units affordable to lower-income households and households with special needs (such as seniors and disabled, including people with developmental disabilities). To the extent feasible, the City will also ensure a portion of the affordable housing units created will be available to extremely low-income households.	<input type="checkbox"/> Revise Program <input type="checkbox"/> Update Program <input checked="" type="checkbox"/> No Change
	Program B.3 Utilize Section 8 Housing Choice Vouchers	<input type="checkbox"/> Revise Program <input checked="" type="checkbox"/> Update Program

Recommended Revisions and Updates to Programs from the 2019 and 2023 5th Cycle Update		
Housing Element Goal	EXISTING Housing Element Policy/Program ¹ FROM 5 th Cycle Housing Element Update	6th Cycle Program Revision Recommended²
	<p>The Housing Authority of Monterey County (HAMC) which administers the Section 8 Certificate/Voucher Program for Del Rey Oaks and throughout Monterey County provides rental subsidies to very low-income families and elderly households that spend more than 30 percent of their gross income on housing.</p> <p>To help overcome the reluctance of many landlords to sign Section 8 agreements, the City shall work with the Housing Authority to offer incentives to property owners that sign Section 8 agreements.</p>	<input type="checkbox"/> No Change <input type="checkbox"/> Update to language on vouchers and expand outreach.
	<p>Program B.4 Preferential Housing for Del Rey Oaks Residents and Workers</p> <p>To the extent that such policy can be legally implemented, the City shall consider adoption of a new ordinance in compliance with the Fair Housing Law, requiring that all newly constructed inclusionary dwelling units for below-market-rate income, moderate-income, and lower-income households within the City, and all first-time homebuyer programs, be provided on a preferential basis to Del Rey Oaks residents and workers.</p>	<input type="checkbox"/> Revise Program <input type="checkbox"/> Update Program <input checked="" type="checkbox"/> No Change
	<p>Program B.5 Develop a Density Bonus Ordinance Consistent with State Law</p> <p>Government Code section 65915 requires that a jurisdiction adopt a local Density Bonus Ordinance consistent with State law. State Density Bonus Law requires a local jurisdiction to grant an increase in density, if requested by a developer, for providing affordable housing as part of a development project. Key provisions of the law include incremental density bonuses that correspond to the percentage of housing set aside as affordable units. The City shall develop and adopt a Density Bonus Ordinance consistent with the current Government Code and State Density Bonus Law. Once passed, the City will review any future amendments to State Density Bonus law to ensure that its local ordinance remains consistent with State law. Once passed the City shall commit to consider requests under State Density Bonus Law (including requests for incentives, concessions, waivers, and parking reductions) so that projects that qualify are not prevented from developing at the densities to which they are entitled.</p>	<input type="checkbox"/> Revise Program <input type="checkbox"/> Update Program <input checked="" type="checkbox"/> No Change

Recommended Revisions and Updates to Programs from the 2019 and 2023 5th Cycle Update		
Housing Element Goal	EXISTING Housing Element Policy/Program ¹ FROM 5 th Cycle Housing Element Update	6th Cycle Program Revision Recommended²
	<p>Program B.6 Facilitate Affordable Rental Units</p> <p>The City will apply for low interest loans, grants, and rent subsidies through the U.S. Department of Housing and Urban Development, the California Housing Finance Agency, Farmers Home Administration, and the HCD. The City will apply for at least one funding opportunity per year within the 5th Cycle Planning period. In addition, the City will provide funding through use of tax increment funding for a housing fund as such funds are available.</p>	<input type="checkbox"/> Revise Program <input checked="" type="checkbox"/> Update Program <input type="checkbox"/> No Change Update for this cycle.
C. Work to remove governmental and non-governmental constraints to housing development.	<p>Program C.1 Support efforts of public and private groups providing housing for the elderly and disabled, including assistance with obtaining permits and permit streamlining consistent with SB 35, or where appropriate, waiving City fees or regulatory requirements.</p> <p>The City will continue to find opportunities to streamline the permitting process to remove unnecessary barriers, without compromising public health, safety and community character. In order to do this, as part of the City’s Zoning Ordinance update, site improvement standards and development procedures will be reviewed and, as needed, revised to ensure that such standards and procedures do not unnecessarily constrain the development, conservation, and rehabilitation of affordable housing. This Zoning Ordinance update will ensure compliance with SB 35 which allows streamlined approval processes in municipalities not meeting the RHNA.</p>	<input type="checkbox"/> Revise Program <input type="checkbox"/> Update Program <input checked="" type="checkbox"/> No Change
	<p>Program C.2 Update the Accessory Dwelling Unit Ordinance to Existing Standards³</p> <p>A major constraint to housing in the City is affordability. ADUs help meet the City’s needs for housing that is affordable by providing a housing resource for seniors and low- and moderate-income households. State ADU law has been updated since the passage of the City ADU ordinance. The City will update their ADU Ordinance (also known as auxiliary housing) to be compliant with updated State regulations that promote the development of ADUs. The City will encourage the construction of ADUs by providing incentives such as waiver or reduction of development fees and expedited permit</p>	<input type="checkbox"/> Revise Program <input checked="" type="checkbox"/> Update Program <input type="checkbox"/> No Change Update to address more specifics on reporting for ADUs..

³ The City amended the Zoning Ordinance for ADUs, Emergency Shelter Ordinance and definition of family consistent with State regulations.

Recommended Revisions and Updates to Programs from the 2019 and 2023 5th Cycle Update		
Housing Element Goal	EXISTING Housing Element Policy/Program ¹ FROM 5 th Cycle Housing Element Update	6th Cycle Program Revision Recommended²
	processing for ADU applications. Further, information to all eligible property owners concerning the City’s amended ordinance will be provided at City Hall.	
	<p>Program C.3 Mitigating Constraints</p> <p>Based upon this review of the City’s standards, the following additional Zoning Ordinance amendments will be considered:</p> <ul style="list-style-type: none"> • Amend the Zoning Ordinance to eliminate limits on number of persons allowed to live in housing unit under definition of “Family.” • Amend the Zoning Ordinance to include language on density bonuses to comply with State requirements. • Review Zoning Ordinance to ensure that transitional and supportive housing is allowed in the same way other residential uses are allowed in all zoning districts allowing residential uses. • Review and amend the Zoning Ordinance to conditionally permit SRO housing in the C-1 (Commercial) zone. • Consistent with the California Employee Housing Act, amend the Zoning Ordinance to update standard that requires that housing for six or fewer employees be treated as a regular residential use. 	<input checked="" type="checkbox"/> Revise Program <input checked="" type="checkbox"/> Update Program <input type="checkbox"/> No Update and revise per State Law
	<p>Program C.4 Ensure the Availability of an Adequate Water Supply to Serve the Long-Term Housing Needs of the City</p> <p>A major constraint to development within the City is water supply. The City will continue to work with the MPWMD, MCWD, FORA, and other appropriate agencies through meetings and consultation to seek securement of sufficient water resources to meet the expected needs of projected housing development.</p>	<input type="checkbox"/> Revise Program <input checked="" type="checkbox"/> Update Program <input type="checkbox"/> No Change Update and delete reference and add state law reference.
D. Promote equal housing opportunities for all persons.	<p>Program D.1 Promote Fair Housing by Providing Educational and Referral Materials</p> <p>The City will continue to provide Fair Housing education and outreach, making information available in multiple languages, and refer persons with fair housing questions to the Housing Authority, Department of Equal Housing and Employment, and California Rural Legal Assistance on an as-needed</p>	<input type="checkbox"/> Revise Program <input checked="" type="checkbox"/> Update Program <input type="checkbox"/> No Change Expand

Recommended Revisions and Updates to Programs from the 2019 and 2023 5th Cycle Update		
Housing Element Goal	EXISTING Housing Element Policy/Program ¹ FROM 5 th Cycle Housing Element Update	6th Cycle Program Revision Recommended²
	<p>basis. The City will make information about fair housing services available at City offices and on the City’s website.</p>	
	<p>Program D.2 Provide Opportunity for and Encourage the Development of Adequate Housing for the City’s Special Needs Groups</p> <p>The City shall facilitate the provision of housing for the elderly and disabled, including developmental disabilities, and other special needs housing by modifying the Zoning Ordinance to define licensed residential care facilities, to explicitly allow small residential care homes by right in all residential zone districts, allow group homes of six or fewer to be allowed in all zones allowing single-family uses (not limited to residential uses), and to permit larger residential care homes (seven or more) in the City’s R-2 and C-1 districts consistent with the standards of these districts.</p> <p>The City shall also support the efforts of public and private groups to provide housing for the elderly and disabled. Such support may include staff assistance in obtaining permits or financing, or, where appropriate, the waiver of City fees or regulatory requirements, some combination of these, or other tangible measures of support.</p>	<input type="checkbox"/> Revise Program <input checked="" type="checkbox"/> Update Program <input checked="" type="checkbox"/> No Change
	<p>Program D.3 Special Needs Housing for Disabled Persons</p> <p>The City shall amend the Zoning Ordinance to ensure that future projects incorporate accessible design. Specifically, the zoning ordinance will be amended to:</p> <ol style="list-style-type: none"> 1) Require new multi-family development to be in compliance with Title 24 of the California Code of Regulations, 2) Eliminate restrictions on occupancy standards for group homes by amending the definition of family to comply with section 801(c) and 801(k) of the Fair Housing Act; and 3) Allow reduced parking standards for all transitional housing and homeless shelters, for age-restricted housing (regardless of affordability), and for persons with disabilities. <p>The zoning code will be further reviewed to identify and remove any additional constraints and ensure that reasonable accommodations are provided with regard to housing designed for persons</p>	<input type="checkbox"/> Revise Program <input type="checkbox"/> Update Program <input checked="" type="checkbox"/> No Change

Recommended Revisions and Updates to Programs from the 2019 and 2023 5th Cycle Update		
Housing Element Goal	EXISTING Housing Element Policy/Program ¹ FROM 5 th Cycle Housing Element Update	6th Cycle Program Revision Recommended²
	with disabilities. This update will expressly allow exceptions to zoning and development standards including, but not limited to, ramps as a permitted encroachment into required front and rear yards in order to ensure accessibility for persons with disabilities.	
	<p>Program D.4 Support Programs to Reduce Homelessness</p> <p>The City shall identify adequate sites for emergency shelters and then amend its Zoning Ordinance to make appropriate zone changes, if needed, to provide for the zoning for the site to allow for the emergency shelters in the City’s zoning districts consistent with State law. Zoning changes may not be necessary as certain zones may allow emergency shelters currently. Adequate sites for these housing types are available throughout the City in C zones outside of the former Fort Ord that allow residential use with a permit (acreages and vacant sites in these zones are shown in Figure 4). Although the City has constraints due to lack of water and available land sites, the C zone outside could be developed into emergency shelters, most of the City is within a mile of transit stops and community services. Specifically, the City has adequate capacity on vacant and underutilized parcels (approximately 12 acres) within the C-1 zoning districts outside of former Fort Ord near Canyon Del Rey (see Figure 4), which are suitable for the development of emergency shelters due to their proximity to public transit lines, social services, and personal services.</p> <p>To the extent that funds are available, the City will provide financial support to sponsor or assist emergency shelter facilities, inside City limits or outside within a reasonable proximity to the City, as well as encourage or support facilities by providing grants, or low-cost loans, to operating agencies.</p>	<input checked="" type="checkbox"/> Revise Program <input type="checkbox"/> Update Program <input type="checkbox"/> No Change Revise D.4 Program; ordinance is adopted.
	<p>Program D.5 Develop Written Process for Continued Compliance with AB 101</p> <p>The City shall continue to comply with the requirements of AB 101 and develop a written process to adhere to the statutory requirements in accordance with state law. AB 101 requires a Low Barrier Navigation Center (LBNC) be a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses if it meets specified requirements, including:</p> <ul style="list-style-type: none"> • Access to permanent housing. • Use of a coordinated entry system (i.e., Homeless Management Information System). 	<input type="checkbox"/> Revise Program <input type="checkbox"/> Update Program <input checked="" type="checkbox"/> No Change

Recommended Revisions and Updates to Programs from the 2019 and 2023 5th Cycle Update		
Housing Element Goal	EXISTING Housing Element Policy/Program ¹ FROM 5 th Cycle Housing Element Update	6th Cycle Program Revision Recommended²
	<ul style="list-style-type: none"> Use of Housing First according to Welfare and Institutions Code section 8255. (Gov. Code section 65662.) <p>An LBNC is defined as a Housing First, low barrier, temporary, service-enriched shelter focused on helping homeless individuals and families to quickly obtain permanent housing. Low barrier includes best practices to reduce barriers to entry, such as allowing partners, pets, storage of personal items, and privacy. (Gov. Code section 65660).</p>	
E. Conserve and improve the condition of the existing housing stock to ensure the safety, welfare, and affordability of residents.	<p>Program E.1 Assist in Rehabilitating Housing</p> <p>The City will investigate available low-interest loans, subsidies, and grants from federal and State agencies to provide rehabilitation funds. As funding becomes available, the City shall provide grants and/or low interest, deferred, and/or forgivable loans for building code violations, health and safety issues, essential repairs, upgrades of major component systems, and modifications to accommodate disabilities. Rehabilitation funds will be available to low-income homeowners and to owners of rental units that will rent to low-income households. Subject to federal funding the City will look to assist an average of one to two households (ranging from single-family, multi-family, and mobile homes), dependent on need.</p>	<input type="checkbox"/> Revise Program <input type="checkbox"/> Update Program <input checked="" type="checkbox"/> No Change
	<p>Program E.2 Continue Code Enforcement</p> <p>The City will continue to perform code enforcement for areas or homes with building code violations posing life and/or safety to occupants and/or significant property maintenance concerns and ensure that such violations are adequately abated. When violations are cited, enforcement officers will provide a list of potential funding sources to homeowners.</p>	<input type="checkbox"/> Revise Program <input type="checkbox"/> Update Program <input checked="" type="checkbox"/> No Change
	<p>Program E.3 Energy Conservation and Energy Efficient Opportunities</p> <p>The City will promote subsidy and incentive programs for energy conservation available to residents. Some of these programs include PG&E’s rebates, Energy Watch Partnerships, and Energy Savings Assistance Program; CARE/FERA program, and the CaliforniaFIRST program. The City will promote these programs in their newsletter and on their website.</p>	<input type="checkbox"/> Revise Program <input type="checkbox"/> Update Program <input checked="" type="checkbox"/> No Change

EXISTING AND CURRENT GOALS AND POLICIES 5TH CYCLE HOUSING ELEMENT

These are the existing adopted goals and policies of the City's current Housing Element.

No changes are recommended to the following goals and policies.

2019 Housing Element

GOAL A: THE CITY WILL PROVIDE ADEQUATE SITES TO BUILD NEW HOUSING UNITS FOR ALL INCOME LEVELS AND TO MEET THE CITY'S FAIR SHARE OF HOUSING NEEDS.

The City wants to facilitate a wide range of housing types to ensure there is adequate supply to meet the current and future needs of the City. By maintaining a balanced inventory of housing types including sizes, price and style, the City will ensure that adequate supply is available to meet existing and future housing needs. Persons and households of different ages, types, incomes, and lifestyles have a variety of housing needs and preferences that evolve over time and in response to changing life circumstances. This goal will ensure the provision of adequate sites that will allow for development of a variety of affordable housing in a safe and sustainable environment for all residents of the City, consistent with the City's housing allocation adopted by the AMBAG.

Policies

- A.1 Development of Underutilized Sites: The City shall ensure adequate vacant land and underutilized sites suitably zoned and prepared for residential development and/or redevelopment are available to meet the City's housing need as identified by AMBAG.
- A.2 Diversity of Housing Types that Meet City and Regional Housing Needs: The City shall implement land use policies that allow for a range of residential densities and housing types, prices, ownership, and size, including low-density single family uses, live-work units, and units in mixed-use developments.
- A.3 Affordable Housing: The City shall promote the development of housing affordable to lower- and moderate-income households by pursuing State and federal funding sources for affordable housing projects. Where possible, the City shall partner with existing non-profit and for-profit corporations that are interested and able to construct and manage very low- and low-income households in the City.
- A.4 New Sources of Infrastructure Financing: The City shall continue to seek new sources of financing for necessary infrastructure improvements for new development to facilitate new housing development.

Affordable Housing

GOAL B: THE CITY WILL ENCOURAGE THE PROVISION OF A WIDE RANGE OF HOUSING BY LOCATION, TYPE OF UNIT, AND PRICE TO MEET THE EXISTING AND FUTURE HOUSING NEEDS IN THE CITY.

The City is committed to provide adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. In order to do this, the City has identified a number of policies and programs ranging from seeking funding from varied sources, thereby increasing the opportunities for the

development of affordable housing units, to working with non-profit and for-profit developers in the production of affordable for-sale and rental housing. Recognizing that homeownership plays a significant role in establishing strong neighborhoods and a sense of community pride, the City also supports programs that make purchasing a home a realistic option for lower-income households.

Policies

- B.1 Adoption of Inclusionary Housing Ordinance: The City shall safeguard availability of affordable housing to moderate-, low-, very low-, and extremely low-income households through the adoption of Inclusionary and Affordable Housing Requirements.
- B.2 Homeownership Housing: The City shall encourage the development of ownership housing and assist tenants to become homeowners within the parameters of federal and state housing laws.
- B.3 Provide Incentives for Affordable Housing: The City shall promote the use of density bonuses and other incentives to facilitate the development of new housing for extremely low-, very low-, and low-income households.
- B.4 Affordable Rentals: The City shall identify and solicit redevelopment funds as well as federal and State financial assistance for the construction of rental housing units and for rent subsidies for very-low-income and low-income households.

Remove Constraints

GOAL C: THE CITY WILL WORK TO REMOVE GOVERNMENTAL AND NON-GOVERNMENTAL CONSTRAINTS TO HOUSING DEVELOPMENT.

Pursuant to State law, the City is obligated to address, and where legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. Removing constraints on housing development can help address housing needs in the City by expediting construction, and lowering development costs.

Policies

- C.1 Flexible Development Standards: The City shall continue to improve and streamline the project review process by periodically evaluating and ensuring that zoning provision, City site improvement standards, development review procedures, entitlements procedures, and development fees do not unreasonably constrain the development, conservation, and rehabilitation of housing. Should constraints be identified, actions such as amendments to policies and procedures may be implemented to reduce or eliminate those constraints.
- C.2 Reduce or Eliminate Non-Governmental Constraints: The City shall monitor non-governmental constraints, such as interest rates, construction costs, water availability, and others, through consultation with developers, lenders and other entities directly involved in the provision of housing. Should constraints be identified, actions such as amendments to policies and procedures may be implemented to reduce or eliminate those constraints.

Equal Housing Opportunities

GOAL D: THE CITY WILL PROMOTE EQUAL HOUSING OPPORTUNITIES FOR ALL PERSONS.

The City recognizes the importance of extending equal housing opportunities for all persons, regardless of race, religion, sex, family status, marital status, ancestry, national origin, color, age, physical or mental disability, sexual orientation, source of income, or any other arbitrary factor.

The City has many residents who have special housing needs. State law requires the housing element to address the needs of specific “special needs” groups, including seniors, persons with disabilities, large families with children, female-headed households, and people who are homeless. Meeting the needs of these residents requires a broad range of strategies for housing and other services. This section also addresses student and faculty housing.

Policies

- D.1 Fair Housing Services: The City shall support efforts to eliminate housing discrimination on the basis of race, gender, color, religion, age, marital status, offspring, or disability. The City shall ensure compliance with federal, State, and local Fair Housing and anti-discrimination laws and ordinances. Federal, State, and local Fair Housing laws make it illegal to discriminate against any person because of race, color, religion, gender, disability, familial status, national origin, ancestry, marital status, sexual orientation, source of income, or age in the rental or sale, financing, advertising, appraisal, provision of real estate brokerage services, etc., and land-use practices.
- D.2 Reasonable Accommodation: The City shall encourage provision of an adequate supply of suitable housing to meet the needs of people with disabilities. The City will continue to implement a reasonable accommodation process for persons with disabilities to request exceptions or modifications of zoning, permit processing, and building regulations to ensure housing is accessible. The City will require incorporation of ADA and California Title 24 Disabled Access Regulations into new construction.
- D.3 Housing for Seniors: The City shall support housing programs that increase the ability of senior households to remain in their homes or neighborhoods, and if necessary, to locate other suitable affordable housing to rent or purchase.
- D.4 Family Housing: The City shall facilitate and encourage the development of larger rental and ownership units for families with children, including lower- and moderate-income families, and the provision of services such as childcare and after-school care when feasible.
- D.5 Student and Single-Room Occupancy Housing: The City shall facilitate and encourage the development of rental and ownership units for families with children, including lower- and moderate-income families, and the provision of services such as childcare and after-school care when feasible.
- D.6 Support Organizations Serving the Homeless Community: The City shall support the efforts of non-profit and community organizations that provide emergency shelter and other assistance for the homeless population, including alcohol and drug recovery programs.

Quality Housing Opportunities

GOAL E: THE CITY WILL CONTINUE TO CONSERVE AND IMPROVE THE CONDITION OF THE EXISTING HOUSING STOCK TO ENSURE THE SAFETY, WELFARE, AND AFFORDABILITY OF RESIDENTS.

Conserving and improving the housing stock helps maintain investment in the community and keeps existing housing affordable. Many factors can contribute to the deterioration of residential units including quality of workmanship, age, type of construction, and location. Preventing these problems from occurring and addressing them when they do occur protects the safety and welfare of residents and assists in meeting housing needs throughout the City. As a majority of the City's housing stock is over 30 years old, it is important to maintain residential units and keep them from deterioration. The City will focus its efforts on rehabilitation, code enforcement, preservation of quality of family home and will take a proactive approach to conserving the current housing stock.

Policies

- E.1 Residential Rehabilitation: The City shall assist lower-income households whose housing units are in need of rehabilitation to ensure the safety and habitability of housing units and the quality of residential neighborhoods.
- E.2 Code Enforcement: The City shall promote the continued maintenance of the City's existing housing stock and residential neighborhoods through enforcement of adopted code requirements that set forth the acceptable health and safety standards for the occupancy of housing units.
- E.3 Preserve Quality Single Family Housing and Rental Stock: As single family and rental stocks deteriorate, the City shall preserve the existing single-family housing, especially those single-family and rental units occupied by lower-income households.
- E.4 Sustainable Housing Design: The City shall improve affordability by promoting the incorporation of energy efficient practices into residential design.