



CITY OF DEL REY OAKS

650 CANYON DEL REY BLVD., DEL REY OAKS, CALIFORNIA 93940
PHONE (831) 394-8511 FAX (831) 394-6421

DATE: December 11, 2023
TO: City Council
FROM: Denise Duffy, DD&A, Housing Element Planning Consultant
SUBJECT: **6th Cycle Housing Element Update Consideration for Adoption at the December 8, 2023 City Council hearing**

Items under Consideration:

The City Council will consider a recommendation from the Planning Commission to approve the 2023 6th Cycle Housing Element Update, an amendment to the General Plan. The City of Del Rey Oaks (City) has prepared the 6th Cycle (2023-2031) Draft Housing Element as required by Government code Section 65580 et seq.

Overview:

The 6th Cycle Housing Element is a multi-year housing plan for the 6th Planning Cycle, 2023-2031 planning period. The City's 6th Cycle Housing Element includes an analysis of the City's housing needs and identifies various governmental and non-governmental constraints to meet those needs. The 6th Cycle Housing Element also establishes goals, objectives, and policies, and sets forth a comprehensive list of programs to achieve them, including meeting the City's Regional Housing Needs Allocation (RHNA). The 6th Cycle Housing Element provides a summary of potential sites for residential development and demonstrates that there are adequate sites with appropriate zoning capable of accommodating the level of development identified in the RHNA. The 6th Cycle Housing Element is a policy document rather than a project or development proposal for a specific action.

Planning Commission Action:

The Planning Commission will hold a duly noticed public hearing on December 13, 2023, to consider public testimony including public testimony from the December 6, 2023, Planning Commission and City Council public hearing. The Planning Commission, after considering all information received in writing and presented orally, will consider a resolution recommending approval of the 6th Cycle Housing Element to the City Council.

City Council Consideration:

Attachments to this City Council staff report include a City Council resolution for the approval of the 6th Cycle Housing Element Update for Council's consideration. If approved, the 6th Cycle Housing Element will be sent to HCD for their consideration during a 60-day review period.

Recommendation: Consider staff recommendation to approve the attached Resolution for approval of the 6th Cycle Housing Element Update.

Process:

1. Staff Presentation.
2. Open public hearing and take public comments.
3. Close public hearing.
4. Discussion and action

Language of Motion for Approval:

Recommend approval of Resolution by the City Council to approve the General Plan Amendment, adopting the City's 2023-2031 6th Cycle Housing Element Update, and directing staff to submit the Housing Element to HCD for review.

ATTACHMENTS

- A. Staff Report Background Information
- B. City Council Resolution
- C. City of Del Rey Oaks 6th Cycle Housing Element Update

ATTACHMENT A

Staff Report - Additional Background

The following additional information provides background on the proposed action for both the Planning Commission and City Council.

Background: In accordance with applicable State housing law, local government agencies are legally required to adopt plans and programs for housing that provide opportunities for and do not unduly constrain housing development. The Housing Element, which is one of seven State-mandated components of the City's General Plan, is therefore a mechanism by which the State requires local jurisdictions to provide a variety of housing options and strive toward reaching regional housing needs while maintaining civic and local responsibility toward economic, environmental, and fiscal factors and community goals stated within adopted General Plan documents. Housing Elements Updates are required to be certified by the State of California Department of Housing and Community Development (HCD) prior to finalization, for HCD to ensure cities are taking necessary steps to promote the creation of housing for all income categories and of all housing types.

Housing Element Requirements of State Law: As required by State law, Del Rey Oaks prepared its 6th Cycle Draft Housing Element Update of the General Plan for the 2023-2031 eight-year planning cycle. 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 through HCD. The Draft 6th Cycle Housing Element includes 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 non-governmental 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:** Review of the previous Housing Element to measure progress and effectiveness of housing and outreach policies and programs.
6. **Public Participation:** Public outreach and community engagement program, to include all economic segments of the community including any underrepresented groups.
7. **Sites Inventory:** 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):** 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.

Public Participation: A key requirement of the Housing Element is public participation. The City has held numerous public meetings. The meetings were publicly noticed, and the programs and PowerPoint provided in a staff report were also posted on the City's website. A short summary follows:

The City conducted public workshops and hearings on the City's 6th Cycle Update on March 16th and March 28th prior to initiation of the 6th Cycle Update. Additional workshops were conducted on May 3rd, and May 9th, as well as a public meeting on May 17, 2023. Additional public input was sought during the Planning Commission meeting on May 17, 2023. After public input and notification, the local review or Public Review Draft 6th Cycle Housing Element Update was published on May 26, 2023. The City published notification of the availability of the draft on the City's website and provided notification via email blast and direct mail. The notice identified the purpose of a housing element and how to provide comments for the 6th Cycle Housing Element prior to the 30-day review period close of June 26, 2023. The May 2023 6th Cycle Draft Housing Element Update was made available on the City's website. Two comment letters were received on the 6th Cycle Housing Element and were posted on the City's website. The local 30-day public comment period conducted in May 2023 and subsequent public participation and hearings in June and July 2023 provided local early input. Comments received during the 30-day public review were presented at a July 12, 2023, meeting and included in the packet for the Planning Commissioners. City staff and the City Housing Element consultant requested direction on programs and updates to the program related to the comments received. The public hearing included opportunities for discussion and questions regarding the update and the process. After reviewing written comments received, and opening the meeting to public comments, Planning Commissioners provided direction on sites inventory and programs and policies.

Program revisions were presented and revised programs or additional programs identified. HCD Review Draft 6th Cycle Housing Element Update (HCD Review Draft, July 2023) was completed and an HCD Review Draft of the 6th Cycle Housing Element was submitted to HCD for their required 90-day review in July 2023. The City also posted this HCD Review Draft 6th Cycle Housing Element Update on the City's Housing Element webpage. The City complied with AB 215 requirements prior to submittal of the July 2023 HCD review draft for the required HCD 90- day review period. After the July meeting, the City Council held a public hearing on August 22, 2023, and considered the revisions and updates to the 6th Cycle Housing Element and programs.

HCD mandatory review of Draft Housing Element ended in October 2023. HCD review comments were received on October 18, 2023. The requested revisions from HCD on the draft were presented to the Planning Commission and a public hearing held to accept public testimony on HCD comments at the Planning Commission hearing on November 8, 2023. Two members of the public attended; however, no comments were provided by the public. No viewers were online for the zoom public meeting. Planning Commissioners provided comments and questions related to the HCD comment letter and program revisions. The HCD Review Letter was posted online and attached to City's staff report on November 8, 2023, and to a November 14, 2023, City Council staff report.

At the City Council on November 14, 2023, updated programs and HCD-provided example programs were discussed and comments provided at both meetings. The City provided a staff report and posted the revised Chapter 7.0 Programs to the Housing Element on December 1, 2023.

The full revised draft 6th Cycle Housing Element Update was posted on the City’s website 6th Cycle Housing Elements at <https://www.delreyoaks.org/commdev/page/housing-element>, with track changes shown, and also discussed during the December 6, 2023, public hearing.

December 6, 2023, Meeting: The statutory deadline for adopting the update of the Housing Element for the 6th cycle planning period is December 15, 2023. This tight timeline necessitates continued development, review, and collaboration of the documentation. To accommodate the tight timeline, the City held a special meeting of the Planning Commission and City Council on December 6, 2023, at which additional comments on the Housing Element and draft programs were provided by the Planning Commission, City Council, and the public. A presentation summarized the changes to the Housing Element addressing HCD’s comments. The City Planning Commission and City Council provided additional feedback on the draft housing element and programs. Minor revisions to programs based upon the direction received on December 6, 2023, were discussed; minor corrections to the Housing Element were also identified.

City of Del Rey Oaks 6th Cycle Housing Element Document: Comments received at the December 6, 2023 Planning Commission and City Council public hearing are detailed below.

Del Rey Oaks Housing Public Comments from December 6, 2023 Meeting	
Comment Topic	Change/Revision Housing Element Chapter
Rehabilitation of housing units and local knowledge on old piping.	Chapter 2.0: Added local knowledge on old piping on page 2-23 in discussion of rehabilitation.
Questions on ADU data and projections.	Appendix A AFFH Assessment: Added information on ADU affordability on page A-62.
Special needs groups also include persons with chronic illness, military (active & veteran), LGBTQ+ community and people of color; in the housing element. Also, students are a Special Needs Group.	Chapter 2.0: Added Special Needs info on students on page 2-13, and 2-23. Appendix A AFFH Assessment: Additional info on student in Education subsection on page A-55. Overall AFFH: Added consideration of special needs groups. Note: City supports inclusivity and AFFH and Programs are applicable to all special needs groups and populations.
PROGRAM REVISIONS/ADDITIONS	Revisions Program Chapter 7.0
Comment on desegregation of affordable housing in new development.	Added Program language supporting integration of affordable housing in Chapter 7.0 programs, under Program C.7.
Noted MPWMD representation to Program C.4 and 3CE in Program E.3; missing language in last lines of Program A.1.	Chapter 7.0: Added MPWMD to Program C.4 on page 7-14 and 3CE to Program E.3 on page 7-22; put missing line in bullet 4 for Program A.1 on page 7-6.
Timeline consistency in Program C.5	Chapter 7.0: Revised timeline for Program C.5, page 7-14.
OTHER COMMENTS	On-going
Common concern noted regarding amount of work and time needed for completion of all programs.	The Housing Element includes estimated timelines for completion of the included programs. Timelines will be updated due to funding and resource availability throughout the eight-year implementation period.

Changes made in consideration of the HCD letter, and public comments received during public meetings through December 6, 2023, are shown in track changes in the Housing Element attached to this packet.