

# Preliminary Response to Referral 2023.11 (Askew) Housing Element Status and Guiding Principles

Board of Supervisors

June 13, 2023

Agenda Item No.11



# Action

- Receive preliminary analysis on Board Referral 2023.11 (Askew)
  - Status update on County's Housing Element Sixth Cycle
- Provide direction to staff concerning the Housing Element timelines

# Progress

## ✓ Complete

- ✓ Data and Research
- ✓ Housing Conditions Survey
- ✓ Community Housing Survey
- ✓ Community Mtg 1 & 2
- ✓ Pop-ups & Library displays
- ✓ Focus Stakeholder Mtgs

## • In Progress

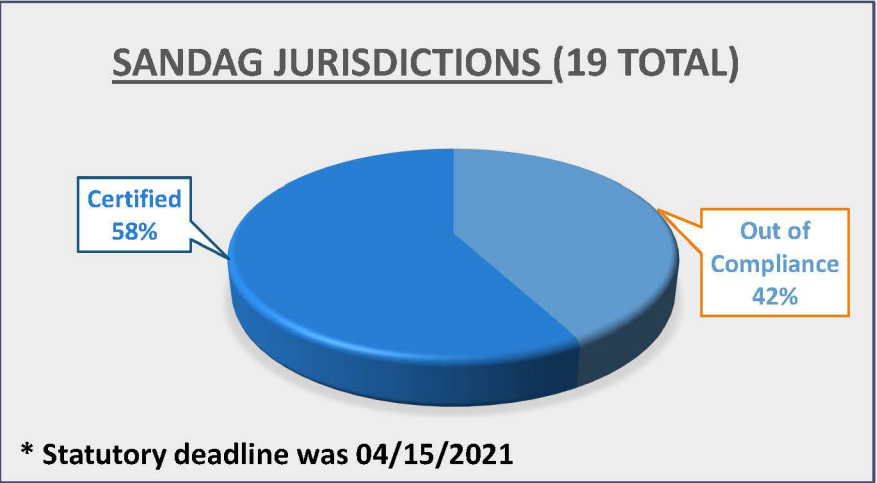
- Administrative Draft Housing Element Chapters
  - Draft Guiding Principles
- Sites Inventory
  - Comments by June 30, 2023

## Changes from 5<sup>th</sup> Cycle to 6<sup>th</sup> Cycle

- **Longer HCD review time** – the following changes reduce the amount of time jurisdictions have to certify by approximately 3-4 months.
  - 1<sup>st</sup> draft (90 days instead of 60 days)
  - 30--day review period on 1<sup>st</sup> submittal before it can be submitted to HCD
  - Seven-day review period prior to submittal of subsequent versions.
- **AFFH** – This is a standalone, comprehensive study on its own and was not required or included in Cycles 1-5.
- **Site Inventory** – Significant new requirements and analysis for very low/low-income sites.
- **Constraints** – While no formal legislative changes, HCD now requires a full audit of zoning code, entitlement and permitting processes (including fees).
- **Housing Plan** - HCD guidance requires that all constraints to development, any AFFH issue identified in the analysis, and any action to further the site inventory must be addressed through programs.
- **Timelines** – Same amount of time to complete from 5<sup>th</sup> to 6<sup>th</sup> cycle despite significant additional analysis and information required. To date, HCD has taken no formal action against jurisdictions that are more than 2 years late.
- **HCD Guidance** - Total of 150 pages on new requirements alone. In comparison, OPR has 28 pages of guidance for the Land Use Element of a General Plan.

With all of the additional requirements and components, the deadlines for submittal/certification were not extended which is why the vast majority of many California jurisdictions have not met the deadlines.

# Meeting the HCD statutory deadline - how are other jurisdictions performing ?



# Timeline

- September/October 2023
  - Public Draft Housing Element (30-day review)
  - Workshops at Housing Advisory Committee; Health, Housing & Human Services Committee; and Planning Commission
- Fall 2023
  - First Submittal to CA HCD (90-day review)
  - Community Open House #1

# Timeline con't

- Winter 2023-24
  - Receive CA HCD comments (late January)
  - Update Draft Housing Element per CA HCD input (February/March)
- Spring 2024
  - Public Draft Housing Element (7-day posting)
  - Second Submittal to CA HCD (60-day review)
  - Planning Commission & Board of Supervisors Adoption
  - Final Housing Element Certified by CA HCD (June)

# Recommendation

- Receive preliminary analysis on Board Referral 2023.11 (Askew);  
and
- Provide direction to staff