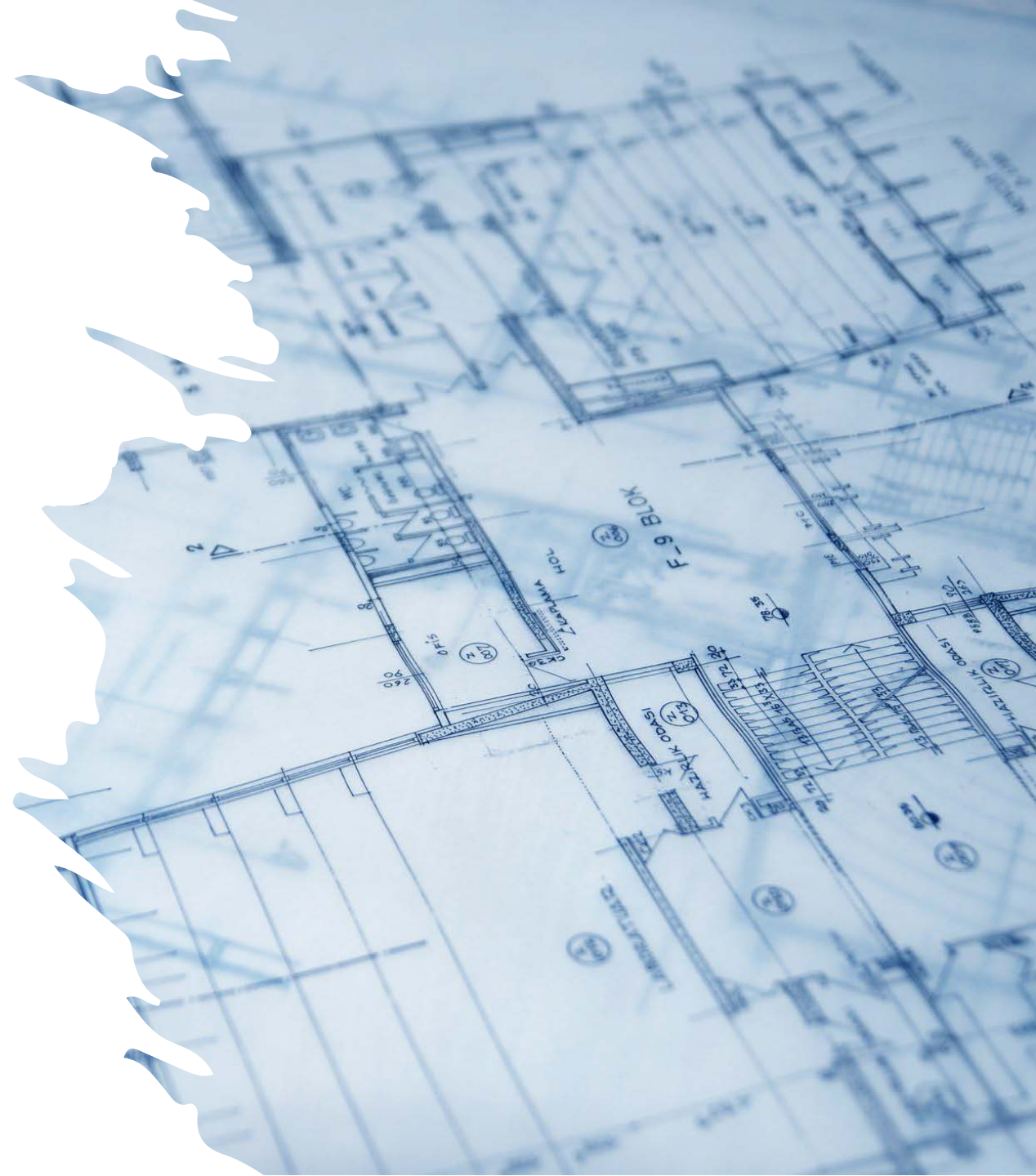


Streamlining Creation of New Housing: 6th Cycle Housing Element Programs & Status Update on Other General Plan Elements

Joint City Council and Planning Commission Meeting

March 28, 2023



6th Cycle Housing Element Update



Housing Element Contents

Review of Accomplishments:

Evaluation of previous housing element

Needs Assessment:

Analysis of existing and projected housing needs

Housing Resources:

Inventory of available land for housing

Constraints:

Analysis of potential constraints on housing (e.g., permit processing procedures, fees)

Affirmatively Furthering Fair Housing:

Assessment of fair housing conditions, commitment to “meaningful actions” that improve fair housing

Implementation Plan:

Goals, policies, and implementation programs to meet unmet housing needs

Housing Plan & Programs



Housing Element Plan

3 main components:

- **Goals** – broad objectives and desires and outcomes
- **Policies** – general commitments, strategies, approaches
- **Actions** – measurable outcomes, metrics, timelines, responsible parties, and funding

6th Cycle Housing Element Goals

Housing Production and Adequate Sites to Meet Regional Housing Needs

Housing to Meet the Needs of All Income Levels and Special Needs Groups

Removal of Governmental Constraints

Conserve, Preserve, and Improve the Housing Stock

Affirmatively Furthering Fair Housing

Housing Education and Community Outreach

Housing Production Programs



1. Provision of Adequate Sites and Site Inventory Monitoring
2. Publicize and Promote Residential Sites Inventory
3. Outreach and Technical Assistance to Applicants
4. Facilitate ADU Production



Housing Production Program Highlights: ADU Production

Program 4: Facilitate ADU Production

- Updated ADU Ordinance
- ADU Tracking
- ADU Fast Track Program
- ADU Amnesty Program
- Fee Waivers for Affordable ADUs (upon securing funding)

Quantified Objective: Increased ADU production from 3 to 5 annually

Geographic Targeting: Promotion in east Pinole or areas where fewer ADUs are being built

Housing to Meet the Needs of All Income Levels and All Special Needs Groups Programs



5. SB 9 Technical Assistance and Facilitation
6. Incentives for Mixed-Use Developments
7. Development of Housing Successor Agency's Low- and Moderate-Income Housing Asset Fund Policy
8. Affordable Housing Incentives
9. Housing for Extremely Low, Very Low, Low, and Moderate
10. Income Households and Special Needs Households, Including Persons with Disabilities
11. Senior Housing Incentives
12. Home Sharing and Tenant Matching

Housing Production Program

Highlights: SB9

Program 5: SB 9 Technical Assistance and Facilitation

- Updating the zoning code. This will include a review of developmental standards that could constrain SB 9 development and updating the zoning code to remove such constraints.
- Creating a simplified lot split form to process SB 9 projects and provide the form online
- Ensure objective design standards for SB 9 units (Program 13)

Quantified Objective: Facilitation of 10 SB 9 applications

Geographic Targeting: Targeted promotion in the R1 zone. Targeted promotion of SB 9 units in neighborhoods where geographic review identifies fewer were built.

Special Needs Program

Highlights: ELI Households

Program 9: Housing for Extremely Low-Income Households and Persons with Disabilities

- Housing Successor Agency's Low- and Moderate-Income Housing Asset Fund Policy (per Program 7)
- Fee waiver for building permits to qualified households assist in improvements for universal designs
- Reduce parking standards for ELI development
- Contact with developers and service providers, including annual housing workshop for developers
- Waiver of park impact fees for all deed-restricted affordable units in excess of the 15 percent inclusionary units requirement within two years of Housing Element adoption (see Program 8.)
- Housing for seniors

Quantified Objective: Assist 25 lower income or special needs households with the fee waiver program. Use of one or more incentives for lower income and/or households with persons with disability housing development in one project throughout the planning period





Special Needs Program Highlights: Senior Housing Incentives

Program 11. Senior Housing Incentives

- Reduced parking for senior developments
- Permit fee waivers for elderly residents to assist aging in place
- Enhanced rebate incentives to make it feasible to undertake energy efficient weatherization projects (per Program 18)
- Promote the home matching and shared housing program for homeowners (Program 10)

Constraint Removal Programs

- 12. Zoning Amendments
- 13. Objective Design Standards and SB 35 Streamlining
- 14. Fee Evaluation and Publicization
- 15. Permit Streamlining



Constraint Removal Program Highlights: Permit Streamlining

Program 15. Permit Streamlining

- Lower the approval authority of entitlements for all Density Bonus projects from City Council to Planning Commission.
- Process lot consolidations ministerially.
- Adopt a priority permitting process for developments with affordable units beyond the inclusionary requirement (Program 8)



Conserve, Preserve, and Improve the Housing Stock

- 16. Rehabilitation Assistance
- 17. Acquisition/Rehabilitation of Properties
- 18. Housing Preservation/Below Market Rate Regulations and Conversions

Affirmatively Furthering Fair Housing

19. Place-Based Improvements

20. Fair Housing Resources and Services

21. Displacement Prevention/Housing Mobility



Housing Education and Community Outreach



22. Housing Resources Education

23. ADU, JADU, and SB 9 Education and Promotion



Other
General
Plan
Element
Updates

Safety Element

California adopted laws requiring the City to:

Update the Safety Element at the time as the Housing Element update

Identify and update information related to:

- Seismic and geologic hazards
- Evacuation routes
- Military installations
- Peak-load water supply requirements
- Minimum road widths and clearances around structures
- Flood hazards
- Fire hazards

Identify residential developments in any hazard area that do not have at least two evacuation routes

Prepare a climate change vulnerability assessment and develop climate adaptation and resilience strategies

Health and Environmental Justice Element

- State passed Senate Bill 1000 in 2016 requiring cities and counties with any “**disadvantaged communities**” to incorporate Environmental Justice related goals, policies, and objectives into their general plans.
- CalEPA identifies disadvantaged communities as:
 - Uses definition in Section 39711 of the Health and Safety Code, or
 - Low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure or environmental degradation
- Must happen upon adoption or revision of two or more elements on or after January 1, 2018



Identify disadvantaged communities within the General Plan planning area.



Identify objectives and policies to **reduce unique or compounded health risks** in EJC. To include 5 EJ Topic Areas: Pollution Exposure, Public Facilities, Safety & Sanitary Homes, Food Access, Physical Fitness

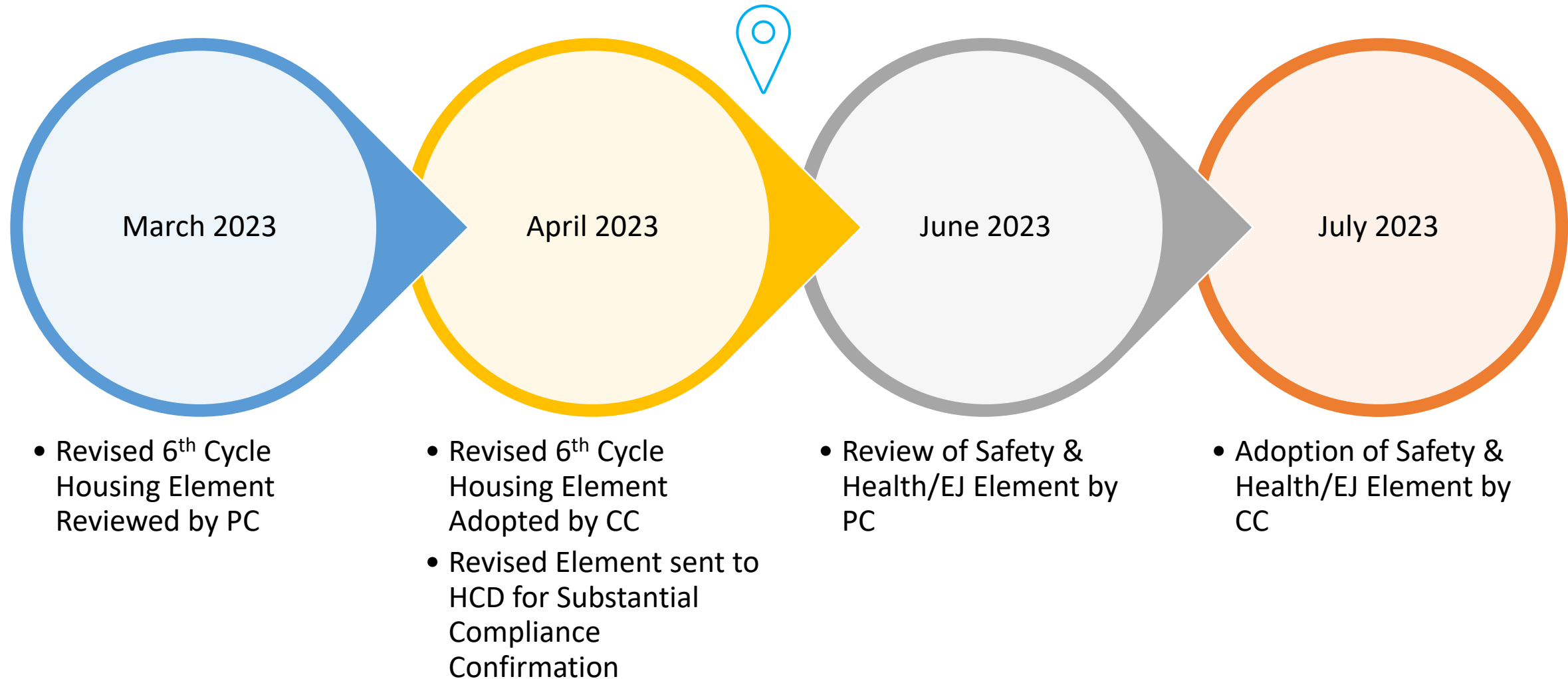


Identify objectives and policies to **promote civic engagement** in public decision making.



Identify objectives and policies to **prioritize improvements and programs** to address the needs

High-Level Summary of General Plan Update Timeline





Questions and Discussion