



# General Plan Housing Element

**City Council Hearing**

December 15, 2015

# Housing Element Overview

- City's existing 2010 Housing Element requires certification by the State
- Current cycle contains revisions and updates of previous cycle rather than new Housing Element from ground up
- Most revisions consist of updated demographics and statistics, minor changes in policy, and housing programs



# Housing Element Status

- **February 3, 2015:** Draft Housing Element approved by City Council for release to HCD
- **March – June, 2015:** HCD determined the City qualifies for extended eight-year update cycle, provided comments
- **July 17, 2015:** Revised Draft Housing Element, with clarifications incorporated, submitted to HCD
- **September 11, 2015:** Letter from HCD stating draft revisions addressed their comments and meet statutory requirements
- **November 18, 2015:** Planning Commission reviewed revisions and recommended certification of Negative Declaration Addendum, adoption of Housing Element
- Revised Element requires City Council approval, then certification by HCD



# Revisions to Housing Element

- Changes since February 2015 City Council adoption solely to address HCD's requested clarifications
- Clarifications related to:
  - Specifying the timing (goal date) for implementation of specific implementation measures
  - Explicitly referencing existing provisions of the City's municipal code
  - Updating references to fiscal year impact fees



# Revisions to Housing Element

- Added Measure 25 requiring amendment of Zoning Ordinance to establish development standards, permit processing procedures and approvals for residences in the Planned Commercial Development (PCD) District consistent with the Land Use Element
  - Land Use Element H Street corridor infill program allows for intensification of underutilized land through a mixed use overlay
  - Currently no specific design and zoning standards for residential development in PCD zoning district
  - Land Use Element policy requires the development of such standards and procedures



# Environmental Determination

- An Initial Study–Negative Declaration was prepared for the 2015 Housing Element pursuant to CEQA
- Concluded the Housing Element would not result in significant physical environmental impacts
- Certified by City Council in February 2015
- Addendum to IS–ND prepared to address revisions to Housing Element requested by HCD
  - Concluded no additional environmental impacts



# Housing Element Update

- Requested Action

- Receive and consider Planning Commission recommendations
- Hold public hearing
- Adopt Resolution No. 6018 (15) certifying the Addendum to the Negative Declaration and adopting the 2015 Housing Element, including directing staff to file a Notice of Determination (NOD)



# Housing Element Contents

- Assessment of Housing Needs
- Housing Plan – Goals and Policies for maintenance, improvement, and development of housing
- 8–Year schedule of actions to meet housing needs
- Land use inventory to address Regional Housing Needs Assessment (RHNA) allocation for each income category: very low, low, moderate, above moderate
- City must demonstrate land use capacity to accommodate 525 residential units for the 2014–2022 planning period





# Summary

- Policies and Implementation Measures have been updated but remain similar to previous cycle
- Housing affordability has improved with the economy, but gap still exists for moderate and below-moderate income groups
- City of Lompoc has land capacity to meet RHNA goals this cycle
- Sufficient Housing Development Potential based on available vacant lands
  - H-Street Infill and Old Town Area are also candidates for new projects

