

Housing Element Adoption FAQ

September 16, 2021

Q: The City Council selected a preferred scenario for the Housing Element Sites Inventory. What happens next?

A: City staff and the Housing Element Consultant are preparing a Public Review Draft Housing Element. As the name implies, the Public Review Draft Housing Element will be made available for public review for a 30 day public comment period. We expect the document to be published in late September. Staff will publicize the availability of the document for review and will send emails to all members of the Housing Element Interest List.

Q: What happens at the end of the public comment period?

A: City staff and the Housing Element Consultant will review the comments and make any necessary updates to the Draft Housing Element before submitting the document to the California Department of Housing and Community Development (HCD) for review. All public comments will be submitted to HCD as an appendix to the Draft Housing Element.

Q: Is October 15th still the deadline for Southern California Housing Elements?

A: The 6th Cycle Housing Element deadline for Southern California jurisdictions in the SCAG region remains October 15, 2021. No extensions have been granted. By State law, all jurisdictions in this region need to have an adopted Housing Element within 120 days of the deadline, or by February 12, 2022. According to the current schedule, the City will miss the October 15th date, however, the statutory requirements can still be met by adopting the Housing Element Update by February 12, 2022.

Q: How long will HCD take to review the Draft Housing Element?

A: HCD will provide a letter to the City with detailed comments regarding the Draft Housing Element's compliance with State Law. If any deficiencies are found, those will be listed in the letter. The City can then make changes to correct the deficiencies, or can make findings as to why changes to the document are not necessary.

Q: What happens after HCD Review?

A: HCD will provide a letter to the City with detailed comments regarding the Draft Housing Element's compliance with State Law. If any deficiencies are found, those will be listed in the letter. The City can then make changes to correct the deficiencies, or can make findings as to why changes to the document are not necessary.

Q: When will the City adopt the final Housing Element?

A: The Planning Commission and City Council will hold public hearings and adopt the Housing Element in early 2022. State law requires that the Housing Element be adopted within 120 days of the October 15, 2021 deadline, or by February 12, 2022.

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Q: What happens after the Housing Element is adopted?

A: The City must begin implementing the policies and programs contained in the Housing Element. Some will be implemented immediately, others require additional work. For example, the Housing Element Program which requires rezoning of properties on the Housing Element Sites Inventory must be implemented within two years of Housing Element Adoption.

Q: Can the properties on the Housing Element Sites Inventory be developed with housing immediately following adoption of the Housing Element?

A: No, properties cannot be developed immediately following Housing Element Adoption. Additional steps are necessary for the City to rezone the properties for residential development. The Housing Element designates the sites for potential housing development in the General Plan, but does not put in place the zoning regulations which would allow residential development. The City has two years from Housing Element adoption to adopt the required zoning changes. The City's Zoning Code does not currently contemplate residential development in a mixed-use format, nor in the Business Park, so specific zoning regulations will be drafted for this purpose. The City will work with property owners and the community to ensure that the zoning regulations are appropriate for the community while meeting the requirements of the Housing Element and HCD. After the zoning for the properties is updated, any new development proposal would be subject to City planning review.