

6th Cycle 2023-2031 Housing Element Update (revised)
HCD Mid-Review Response to Comments
Reader's Guide
October 17, 2023

The City is progressing with its Housing Element update project, with a Draft 6th Cycle 2023-2031 Housing Element submitted to the State Department of Housing and Community Development. Below, you will find key project dates and a high-level overview of the *revised* Draft document, which responds to preliminary comments from HCD.

Key Project Dates (updated)

Aug 3rd: Submitted Draft Housing Element to the State Department of Housing and Community Development (HCD) for a 90-day review period
Sept 15th: 45-day check-in with HCD for a status update
Oct. 17th: Submitted revised Draft to HCD
Nov. 2nd: 90-day review by HCD complete

Overview of the *revised* Draft 6th Cycle 2023-2031 Housing Element

Chapter 1: Introduction - No Changes

Chapter 2: Goals, Policies, and Programs

- Provided clarifying information for Program 1.1.B.
- Added New Program 1.1.D Allow Religious Institution Affiliated Housing Development.
- Provided clarifying information for Program 1.2.A Water Distribution Prioritization for Affordable Housing.
- Provided a quantified objective for Program 1.2.B Address Infrastructure Constraints.
- Provided clarifying information for Program 1.3.C Accessory Dwelling Units.
- Provided clarifying information for Program 1.3.H Implement State Law SB-10 Opportunities.
- Added New Program 3.3.C Unlicensed Residential Care Facilities.
- Added New Program 3.3.D Single Room Occupancy Units.

Appendix A: Housing Needs and Fair Housing Report

- Corrected misspellings of Trevvett and Hazeltine.
- Added clarifying language to Table A-24, Inventory of Assisted Rental Housing, and the narrative for Potential Loss of Assisted Housing Units.

Appendix B: Housing Constraints

- Clarified the extent of the Coastal Commission appeal jurisdiction.
- Clarified the applicability of Use Permits when developing residential uses in commercial districts.
- Clarified the residential design review process.
- Clarified the purpose of staking and flagging (i.e., story poles).

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- Clarified the purpose of volume studies.
- Clarified the commercial design review process.
- Clarified that code enforcement is both proactive and complaint-driven.
- Clarified the City's adherence to State law for review of ADUs and JADUs.
- Clarified the City's intent in developing objective design standards.
- Clarified the City's code does not address unlicensed residential care facilities of 7+ people. **NEW PROGRAM ADDED**
- Clarified what districts permit transitional and supportive housing.
- Provided additional information on the City's Reasonable Accommodation policy and the number of applications received during the 5th cycle.
- Committed to adding a new program to codify Single Room Occupancy Units. **NEW PROGRAM ADDED**
- Added a section on the Employee Housing Act.
- Updated all planning and building fees in Table B-4.
- Provided additional fee comparison information to nearby jurisdictions in Table B-5.
- Provided additional information on total development fee estimates in Table B-6 and the following narrative.
- Provided additional narrative on Accessory Dwelling Units.
- Provided additional narrative on Requests to Develop at Densities Below Those Permitted.
- Provided additional data on permit processing timelines.

Appendix C: Vacant and Available Sites

- Provided project examples from the 5th cycle planning period.
- Supplemented existing narratives for the 28 potential future housing sites.
- Corrected errors in Table C-3 Housing Sites Inventory.

Appendix D: Review of Previous Housing Element

- Minor clarification on the number of Reasonable Accommodation applications submitted.

Appendix E: List of Contacted Organizations - No Changes

Appendix F: ECONorthwest Feasibility Study - No Changes

Appendix G: Energy and Resource Conservation - No Changes

Appendix H: Stakeholder Survey - No Changes