

Housing Element Community Meeting

August 20, 2022

Prepared By: Community Development

Introductions

Housing Element Team

- City Staff (Angelica Frausto-Lupo; Elizabeth Bar-El, AICP, Matt Chang, Ben Jarvis);
- PlaceWorks (Jennifer Gastelum, Amy Sinsheimer);
- Mobius Planning (Grant Henninger)

Contact the Housing Element Team

- housingelement@southpasadenaca.gov

Latest Project information available online

- <https://www.southpasadenaca.gov/government/departments/planning-and-building/housing-element-update-2021-2029>



Today's Agenda (10:00-11:30AM)

SOUTH PASADENA CITY HALL

1. Refresher: What is the General Plan Housing Element and the Planning Context?
2. Completing the Next Draft for Certification: The Big Issues
 1. The State (HCD) Review and Certification Process
 2. Housing Sites Inventory
 3. Affirmatively Furthering Fair Housing
3. Next Steps: Anticipated Timeline for Adoption and What Comes Next?
4. Discussion

SOUTH PASADENA CITY HALL

What is the General Plan Housing Element and the Planning Context?

What is the Housing Element?

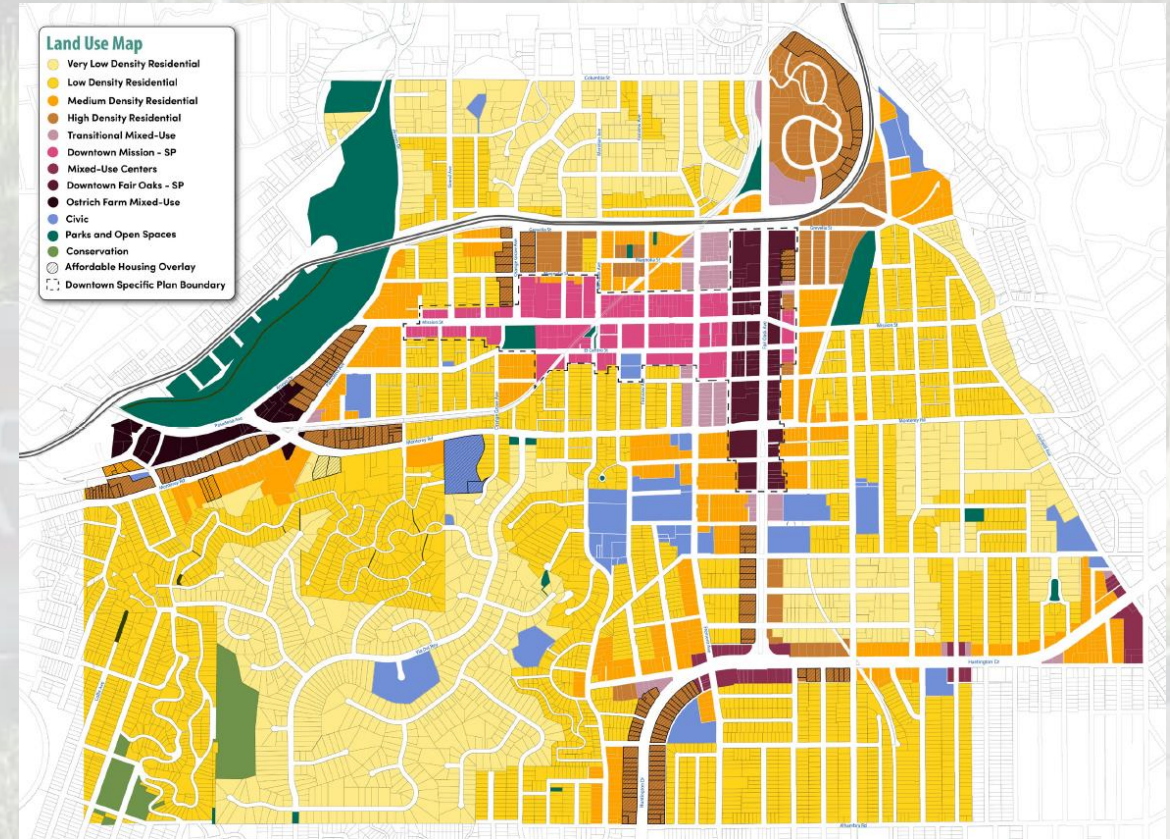
- **There are Eight State-mandated General Plan elements:** Land Use, Open Space, Conservation, Housing, Circulation, Noise, Safety, and Environmental Justice*
 - *Environmental Justice is only required if City includes a Disadvantaged Community exposed to health risks, and is therefore not required for South Pasadena
- **Housing Element** is Reviewed and certified by California Department of Housing and Community Development (HCD)
- **Mandatory State Schedule:** Every Eight Years. Now in the 6th Cycle (2021-2029 Planning Period)

Housing Element Requirements

- Must plan for existing and projected housing needs for all income levels.
- Must analyze Fair Housing Issues and include programs to address areas in which there are impediments to Fair Housing.
- Must Identify sites where housing can be built with capacity to meet the Regional Housing Need Allocation (“RHNA”).
 - South Pasadena’s RHNA is 2,067 homes
- Provides Data on population, housing conditions, home ownership & rental characteristics, economic and social diversity, special needs, zoning regulations & more.
- Establishes a housing plan with policies and implementation programs to address the identified housing needs.

The Planning Context

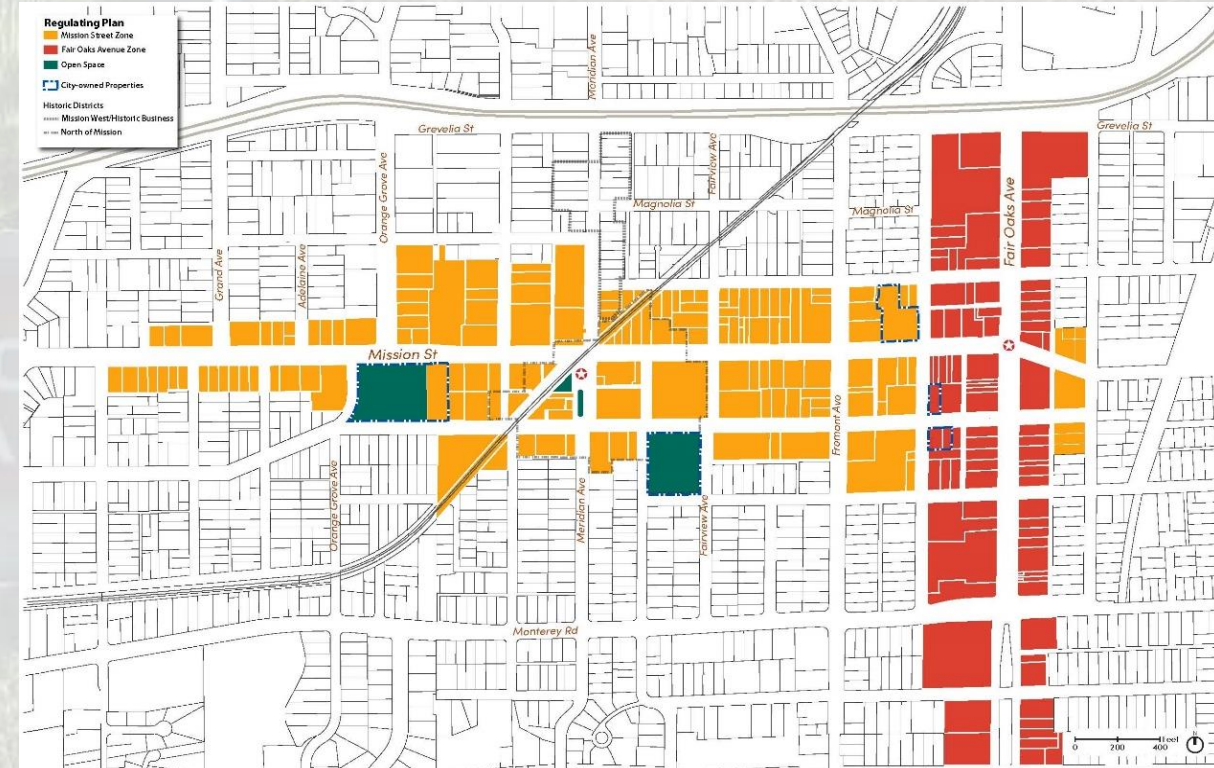
- The City is updating the entire General Plan
- Other elements are in one document; Housing Element is separate document, but is part of it.
- All General Plan elements must be internally consistent
- Zoning Ordinance must be consistent with General Plan



DRAFT General Plan Land Use Map (to be released)

The Planning Context

- The City is Preparing a Downtown Specific Plan
 - Replaces the Mission Street Specific Plan and expands the area.
 - Specific plans act as the zoning for the plan area once adopted but must be consistent with General Plan

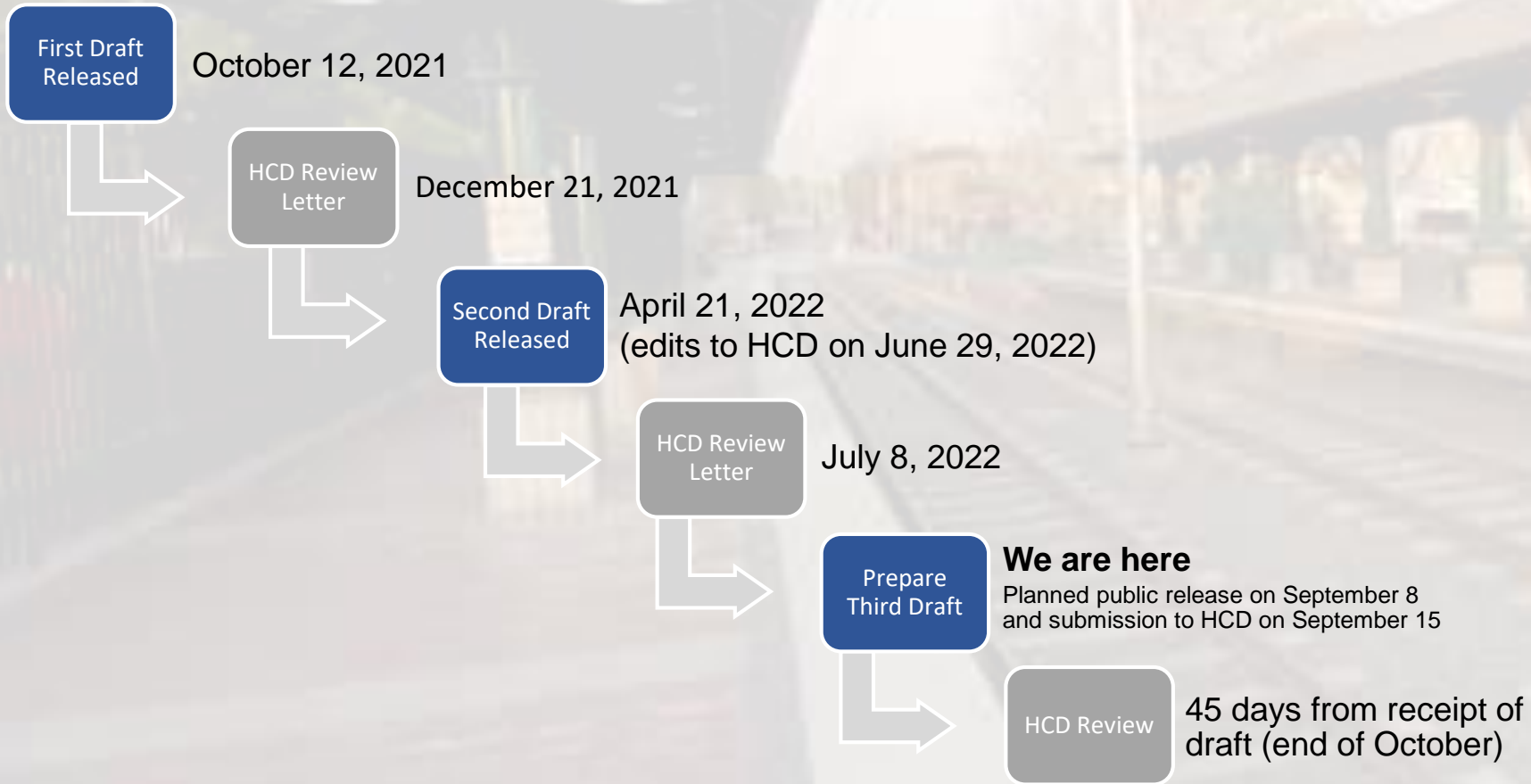


DRAFT Downtown Specific Plan Land Use Map

Completing the Next Draft for Certification: The Big Issues

Process, Inventory, and AFFH

Process & Timeline



The Sites Inventory

Finding Suitable Sites by Income Level Categories

- Lower Income (Very Low/Low) – Minimum 1,155 homes
- Moderate – Minimum 344 homes
- Above Moderate Income – Minimum 578 homes

April 2022 Review Draft

- Identified sites with some surplus in each category.
- Based on HCD comments, some sites were removed, resulting in a shortfall of sites to accommodate the needed new homes.

South Pasadena RHNA	
Very Low	757
Low	398
Moderate	334
Above Moderate	578
Total	2,067

RHNA: The number of units the City must demonstrate capacity to accommodate through its Sites Inventory based on Land Use Element policies, the Zoning Ordinance and supportive programs.

Making Up the Shortfall

Addressing Constraints

- Rezoning
 - Increased density and higher Floor-Area Ratio (FAR) in Commercial/Mixed-Use Districts; Affordable Housing Overlay District
 - This will be implemented through General Plan, Downtown Specific Plan, and zoning ordinance amendments.
- Height Limit
 - Asking voters to revise the height limit for residential development in specific areas
 - Council directed staff to add a program to the Housing Element to conduct community outreach and recommend a ballot measure for a regular or special election before December 2024

Affirmatively Furthering Fair Housing

- Housing Elements adopted after January 2021 must contain an Assessment of Fair Housing (AFH) consistent with Federal regulations.
- Previous patterns of exclusion from housing opportunities must be documented, analyzed and addressed through related Housing Plan programs
- 2nd Draft Housing Element included historical narrative and housing pattern data analysis; HCD asked for discussion of more recent history and more direct connection of discussion to programs.



Next Steps

Adopting and Implementing the Housing Element

Adoption & Implementation

Milestone	Date
HCD comments received on 2 nd Draft Housing Element	July 8, 2022
Release of 3 rd Draft Housing Element to public	September 8, 2022
Submit 3 rd Draft Housing Element to HCD	September 15, 2022
Release revised drafts of General Plan & Downtown Specific Plan	August/September 2022
Release of Environmental Assessment for Housing Element	September/October 2022
Adoption of Housing Element (if approved by HCD)	November 2022
Adoption of General Plan, Downtown Specific Plan, & Zoning Amendment	Winter 2022-2023

Feedback & Discussion

SOUTH PASADENA CITY HALL

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