



Staff Report

Date: February 28, 2022

To: Council Committee on Housing & Economic Development

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Subject: **Considering and providing input on an overview of the project team’s preliminary analysis regarding: (1) continuation of current Housing Element policies and programs into the new Housing Element; (2) assessment of housing needs for the new Housing Element planning period (2023-2031); and (3) assessment of fair housing issues.**

Report in Brief

Since the July 2021 kickoff of the sixth cycle Housing Element Update (HEU), the project team (staff and consultant Dudek) has made significant progress toward completion of this State-mandated document. This report provides the process and findings of the project team’s preliminary analysis in three areas that will help provide the basis for the HEU: (1) which policies and programs from the current or fifth cycle Housing Element should be continued into the sixth cycle Housing Element for 2023-2031; (2) what are the City’s housing needs for the sixth cycle; and (3) what fair housing issues is the City facing in accordance with new State laws regarding Affirmatively Further Fair Housing (AFFH).

Recommended Action

Consider and provide input on the project team’s preliminary analysis regarding: (1) evaluation of current Housing Element programs into the new Housing Element; (2) assessment of housing needs for the new Housing Element planning period (2023-2031); and (3) assessment of fair housing issues.

Background

On January 6, 2015, the Council adopted the City’s current Housing Element of the General Plan, and on January 20, 2015, the California Department of Housing and Community Development (HCD) certified the Element. The current Housing Element covers the period of 2014 to 2022 (also referred to as the “fifth cycle”) and is available on the City’s website at the following link:

<https://www.cityofconcord.org/DocumentCenter/View/1170/Housing-Element-Update---Final-11-07-2014-PDF>

Pursuant to State law, the City must update its Housing Element by January of 2023. This update will cover the period of 2023 to 2031 (also referred to as the “sixth cycle”). On June 22, 2021, staff provided Council with an overview of housing element law and the HEU process, and on August 24, 2021, Council approved a consultant Task Order and a draft Community Engagement Plan for the HEU.

The project team has completed the following major activities on the HEU to date:

Table 1. Major Housing Element Activities Completed

Date	Activity
July 21-22, 2021	8 “listening sessions” held with community-based organizations (CBOs), business groups and other key stakeholders to gather input on the HEU community engagement process.
August 24, 2021	Council approved HEU Task Order and Community Engagement Plan.
September 30, 2021	HEU informational table at final Music & Market event, Todos Santos Plaza.
October 16, 2021	In-person “town hall” meeting held at Concord Senior Center.
October 19, 2021	Virtual “town hall” meeting held on Zoom.
December 8, 2021	Online survey of housing issues released.
December 11, 2021	HEU informational table at the Veranda.
January 21, 2022	Applications requested for CBO-led engagement activities.
February 2022	Preliminary analysis completed on current Housing Element policies and programs, future housing needs, housing constraints and a zoning analysis ¹ , and fair housing issues.
Ongoing	Updating of housing sites inventory and assessment of capacity toward accommodating the 6 th cycle Regional Housing Needs Allocation (RHNA) obligation.

¹ The preliminary assessment of the Constraints and Zoning Analysis will be presented to the HED Committee at its February 28, 2022 meeting.

Analysis

Among other requirements, State law requires jurisdictions to review the effectiveness of their current housing element policies and programs, assess their housing needs for the upcoming cycle, and evaluate a variety of issues related to fair housing in accordance with the new AFFH laws². Because these three areas will help provide the basis for the new policies and programs in the HEU, staff is bringing preliminary analysis from these areas to the HED Committee for discussion and input prior to drafting the HEU.

The attached presentation at tonight's meeting will provide further details on the above areas, and the project team will be available to answer questions after giving the presentation (Attachment 1). Following the presentation, staff requests the Committee's input in the following areas:

- Which policies and programs from the current Housing Element should be continued, and which should be removed (e.g., due to lack of effectiveness, being incorporated into routine operations, or other reasons)?
- Does the preliminary housing needs assessment seem adequate? Are there any special needs that have been overlooked?
- Does the preliminary fair housing analysis seem adequate?

There will be a more robust discussion on new policies and programs to be considered for inclusion in the HEU at a future date.

On March 21, 2022, staff is planning to bring a preliminary analysis of housing constraints, potential capacity, and potential new programs to the Committee for discussion and input. Following additional community outreach and engagement for input on various topics, the Draft HEU is anticipated to be released for public review in May or June 2022.

Financial Impact

There is no financial impact to tonight's action.

Public Contact

The Agenda was posted, and interested parties (including CBOs) have been notified.

Attachment

1. PowerPoint Presentation

² HCD's AFFH Guidance: https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf