



DATE: January 4, 2023

TO: Environmental Planning Commission

FROM: Eric Anderson, Advanced Planning Manager

SUBJECT: Item 5.1 – 2023-2031 Housing Element Public Hearing

BACKGROUND

The City submitted a draft Housing Element Update to HCD on November 18, 2022, and their statutory deadline for providing comments is later this month. Based on informal HCD comments provided in December, staff brought forward a revised draft for EPC recommendation tonight and Council adoption in late January (prior to the State deadline for adopting 6th cycle housing elements). This revised draft included edits that address comments from HCD and City Council since the November draft.

As the staff report said, if after the EPC hearing, HCD determines that the second Draft is not in substantial compliance with State Housing Element Law and that substantive revisions must still be made, the EPC would have an opportunity to review and make a recommendation to the City Council on the further revised Draft at a later date.

January 4, 2023, Meeting With HCD

HCD has not yet provided a formal written response on the November draft. However, on January 4, 2023, the City met with HCD, who provided additional substantive comments on the draft being considered for EPC recommendation. These comments included the following:

1. Sites for which a building plan has not been submitted to the City should be recategorized from pipeline sites to inventory sites (some exceptions may apply). This also entails some additional language about their adequacy as inventory sites.
2. Adopt findings that there is substantial evidence that the uses on nonvacant sites identified in the inventory to accommodate the RHNA for lower income are likely to be discontinued during the planning period.
3. Provide additional program(s) to facilitate these previously-identified pipeline projects, especially where involving City-owned sites or land dedication.
4. Ensure outreach is conducted in an equitable manner and allows non-English speaking communities to provide input on the draft housing element within a timely manner.

Based on these substantive changes, staff is not recommending that the EPC act on the draft Housing Element before the changes are made. Instead, **staff recommends that the EPC continue this item so the necessary changes can be made.** A revised draft will be posted and made publicly available, and a new hearing will be scheduled and noticed at a later date.

Alternatives to the staff recommendation include:

1. open the public hearing and take no action, or
2. open the public hearing and continue with the recommendation.

Staff continues to solicit input from the community on the sites inventory, programs, and other parts of the Housing Element. If anyone is interested in setting up a meeting or providing comments, please contact Ellen Yau at ellen.yau@mountainview.gov.