



CITY OF POMONA COUNCIL REPORT

December 18, 2017

To: Honorable Mayor and Members of the City Council

From: Linda Lowry, City Manager

Submitted By: Mark Lazzaretto, Development Services Director

**Subject: GENERAL PLAN AMENDMENT (GPA 9043-2017) TO AMEND THE
ADOPTED 2013-2021 HOUSING ELEMENT OF THE GENERAL PLAN**

OVERVIEW

Recommendation – After conducting the public hearing and receiving testimony and public comments, close the public hearing and take the following action: 1). Adopt a resolution (Attachment 1) approving General Plan Amendment (GPA 9043-2017) for the Amendment to the Adopted 2013-2021 Housing Element with an Addendum to the Pomona General Plan Update, Corridors Specific Plan, Active Transportation Plan and Green Plan Final EIR.

Fiscal Impact – There is no fiscal impact with this action

Previous Related Action – On January 29th, 2014, the Planning Commission reviewed General Plan Amendment (GPA 14-001) and voted 5-0 to adopt Planning Commission Resolution No. 14-003 recommending to the City Council the approval of GPA 14-001 approving the 2013-2021 Housing Element Update and its submittal to HCD for certification.

Previous Council Action -- On February 3rd, 2014, the City Council reviewed General Plan Amendment (GPA 14-001) and voted 7-0-0-0 to adopt the 2013-2021 Housing Element Update and its submittal to HCD for certification.

Public Noticing Requirements – Pursuant to Section .571(D) of the Zoning Ordinance, a notice of public hearing is required to be published in a newspaper of local circulation, at least ten days prior to the date of the public hearing. A notice was published in the Inland Valley Daily Bulletin on Thursday, December 7, 2017.

Environmental Determination – Pursuant to the provisions of the Public Resources Code Section 21166 and California Environmental Quality Act (CEQA) Section 15164(b), an Addendum to an adopted EIR shall be prepared if minor technical changes or additions to an approved project are necessary. Therefore, an Addendum to the Pomona General Plan Update, Corridors Specific Plan, Active Transportation Plan and Green Plan Final EIR has been prepared (Attachment 3).

EXECUTIVE SUMMARY

Pursuant to California Government Code §65580 et seq., all Cities and Counties in California are required to prepare a Housing Element for its General Plan, and update the Element for each five-year planning cycle. For planning cycle Round 5, the California Department of Housing and Community Development (HCD) offered Cities and Counties an incentive to be on an eight-year planning cycle if the jurisdictions meet certain requirements. The City of Pomona was able to qualify for the eight-year planning cycle with the initial City Council adoption of the 2013-2021 Housing Element in February of 2014. Subsequent to the Council's adoption of the 2013-2021 Housing Element, the City submitted the Housing Element for HCD's review and final certification in 2014.

However, the City has not yet received final certification from HCD for the adopted 2013-2021 Housing Element due to comments received from HCD that needed to be addressed. Among the most outstanding issues were that at the time of the Housing Element adoption, the City had not 1) Amended the Zoning Code to include provisions for supportive and transitional housing and emergency shelters, and 2) Identified sites for Emergency Shelter Overlay pursuant to SB2.

Staff diligently worked on addressing all comments from HCD, including the multi-year public outreach process to identify sites for Emergency Shelter Overlay designation. With the recently approved Zoning Code Amendment (CODE 3935-2016), the City has included provisions for supportive and transitional housing and emergency shelters in the City's Zoning Code. Further, the Council's recent approval of the Corridors Specific Plan Amendments (SPA 3936-2016, SPA 7700-2017) added Emergency Shelter Overlay district designation to 1390 and 1400 East Mission Boulevard, staff believes all legal requirements in regards to SB2 have been addressed.

The proposed Amendment to the Adopted 2013-2021 Housing Element (Attachment 2) incorporates all revisions that were made to address comments from HCD. Staff formally resubmitted the Housing Element for HCD for review on November 14, 2017. At this time, City Council ratification of the amendments is required.

BACKGROUND

Pursuant to California Government Code §65580 et seq., the Housing Element serves as the primary policy document for local decision-making related to housing. It includes an array of strategies and programs for preserving and expanding housing opportunities, as well as a plan to

address local Regional Housing Needs Assessment (RHNA) from October of 2013 through October of 2021.

The adopted 2013-2021 Housing Element was organized into the following chapters:

- Introduction
- Housing Needs Assessment
- Housing Resources
- Housing Constraints
- Review & Evaluation of the Adopted 1998 Housing Element
- Housing Plan
- Technical Appendices

The content and findings of each chapter are summarized in the attached City Council staff report dated February 3rd, 2014 (Attachment 4), and the full Housing Element with proposed amendments is attached with this report (Attachment 2). Staff notes that since the nature of the proposed amendment to the adopted Housing Element is technical and minor in nature, most of the original content remains unaltered.

DISCUSSION

This section of the report will summarize HCD's comments by topical area and provide information about each topic has been addressed in the revised Housing Element.

Housing Needs, Resources, and Constraints

Pomona has a Regional Housing Need Allocation (RHNA) of 3,626 housing units, of which 1,462 are for lower-income households. To address the need, the City relies on constructed, approved, pending development, vacant infill opportunities, and redevelopment of underutilized parcels. In addition, the City needs to demonstrate in the Housing Element that there are sufficient parcels of land that are zoned for higher density residential development in order to accomplish the RHNA goal. HCD had comments regarding the City's progress in meeting our RHNA goal and the realistic capacity for housing development, and had requested more information.

To address HCD's comment on the progress for meeting the City's RHNA goal, staff responded by providing detailed information on the City's progress in meeting the RHNA by providing an analysis of proposed projects in the Downtown Pomona Specific Plan Area (Table 1.2-2 in the Appendices. P.7). The analysis demonstrated that the City is making great progress on meeting our RHNA goal, since the City has a number of active housing development projects generating 878 units within just the Downtown Pomona area alone that will meet a significant portion of our RHNA obligation.

In terms of HCD's comment on the realistic capacity for housing development, since most of the City's multi-family housing development opportunities are strategically planned for and

anticipated within the Downtown Pomona Specific Plan and the Corridors Specific Plan areas, staff provided a detailed parcel-by-parcel study of the MU-HDR and MU-CBD districts (where multi-family housing is allowed) of the Downtown Pomona Specific Plan Area (p. 8 – p. 19 of Appendices), as well as information on the City's Corridors Specific Plan (p. 20-p. 22 of Appendices). Staff's analysis concluded that the City has sufficient realistic development capacity to meet the City's RHNA goals within the aforementioned two specific plan areas alone.

Senate Bill 2 Requirements

HCD commented that the City was not in compliance with SB 2, and in order to receive final certification for the City's Housing Element, the City must be compliant with SB2 by 1). Amending the Zoning Code to include provisions for supportive and transitional housing and emergency shelters, and 2). Identifying and zoning for sites for Emergency Shelter Overlay district designation.

To be compliant with SB2, the City Council recently approved Zoning Code Amendment (CODE 3935-2016) to include provisions for supportive and transitional housing and emergency shelters in the City's Zoning Code. Further, the City Council also recently approved Corridors Specific Plan Amendments (SPA 3936-2016, SPA 7700-2017) to add Emergency Shelter Overlay district designation to 1390 and 1400 East Mission Boulevard

Staff incorporated language detailing these actions within the Housing Plan chapter of the Housing Element document, under Program 2.4. Additional information on SB2 compliance is also provided in Table 10.4-3 of the document.

Housing Programs for the Developmentally Disabled

HCD commented that the City's Housing Element identified a significant population of persons with developmental disabilities. Therefore, the Housing Element should include a program and identify resources to adequately address the housing needs of the developmentally disabled. The City is addressing this comment by continuing to provide financial assistant to low-income persons including those with developmental disability with the Housing Choice Voucher Rental Assistance Program. Furthermore, the City anticipates the completion of a Centralized Service Center (CSC) for the homeless population at 1400 E. Mission Blvd in the near future. The CSC will be a one-stop service center for all homeless persons including those with developmental disability. The CSC will offer additional assistance for the developmentally disabled in addition to the Housing Choice Voucher Rental Assistance Program.

Housing Programs

HCD had comments regarding a number of the City's existing Housing Programs including programs regarding At Risk Housing and Fair Housing. The comments were mostly minor in nature, and clarifications have been made in the description of these Housing Programs to

address HCD's comments. A complete list and description of the City's Housing Programs is included in the Housing Plan chapter of the Housing Element.

Public Participation

HCD notes that pursuant to Government Code §65583, local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the Element shall describe this effort.

To address this comment, staff documented in Appendix B of the proposed amendment to the Housing Element in detail the multi-year public outreach effort that involved public meetings, workshops, surveys, newspaper and website publications outreaching to all economic segments of the community as well as community groups, for all of the planning efforts that were part of the development of the Housing Element.

HCD Review

Staff resubmitted the 2013-2021 Housing Element with the proposed amendments to HCD for its review on November 14th, 2017. Copies of the proposed Amendment to the 2013-2021 Housing Element have also been made available for public review at the City Hall and the City Library, as well as posted on the City's website. At this time, staff is waiting to receive either further feedback from HCD which staff anticipates to be minor, or the final certification of the Housing Element.

CONCLUSION

The Housing Element provides the City a comprehensive set of goals, policies, programs and actions to guide decision-making related to the provision of housing for Pomona's current and future residents. The proposed amendments to the adopted 2013-2021 Housing Element addresses comments from the HCD that the City is required to make in order to receive final certification of the Housing Element from HCD. Since the nature of the proposed amendment to the adopted Housing Element is technical and minor in nature, most of the original content remains unaltered. At this time, the City Council's approval on the proposed amendment is required.

Attachments:

1. Draft City Council Resolution approving GPA 9043-2017
2. Amendment to the 2013-2021 Housing Element with Technical Appendices
3. Addendum to the Pomona General Plan Update, Corridors Specific Plan, Active Transportation Plan and Green Plan FEIR
4. City Council Staff Report dated Feb. 3rd, 2014
5. City Council Resolution No. 2014-15 for the initial adoption of the Housing Element