



CITY OF POMONA

PLANNING COMMISSION REPORT

DATE: September 26, 2018

TO: Chairperson and Members of the Planning Commission

FROM: Mario Suarez, AICP, CNU-A Development Services Director

SUBJECT: **Revised Draft Pomona Housing Element** - Proposed amendment to City of Pomona General Plan Housing Element (2013-2021) Draft (GPA 9043-2017)

RECOMMENDATION

That the Planning Commission approve of draft resolution for recommending to the City Council of the City of Pomona approval of the revised draft Housing Element and further recommend to direct staff to release draft prior to October 24, 2018 complying with Tommy Singleton and North Christian Church Settlement Agreement, Signed June 26, 2018, 120 day deadline. (Attachment 5)

OVERVIEW

The Development Services Department is circulating a Revised Draft Housing Element for public review prior to completing a Final Revised Draft Housing Element. This Revised Draft Housing Element is also scheduled for review by the City Council on October 15, 2018.

The Final Draft Housing Element will be sent to the California Department of Housing and Community Development (HCD) for review and certification. Once the state HCD office completes their review a final copy will be brought back to the City for final approval.

BACKGROUND

On February 28, 2018, the City submitted a Revised Draft Housing Element for HCD review. On April 27, 2018, the City received a letter from HCD, finding the Revised Draft Housing Element to be in substantial compliance with State law.

On January 11, 2018, Plaintiff North Towne Christian Church and Tommy Singleton entered into settlement discussions with the City to resolve the pending litigation regarding issues with the City's current Housing Element. Those settlement discussions were concluded in March 2018, and the settlement agreement was executed on June 26, 2018. During the settlement discussions, the updates to the Housing Element sent to HCD were considered by HCD and the Settlement Terms were then considered in light of HCD findings. The Settlement Agreement stipulates further revisions to the February 2018 Housing Element as follows:

- a. **Credits toward RHNA:** Analyses and data necessary to support fully the rental and sales price of any units the City takes credit to reduce the 2013-2021 Regional Housing Needs

Allocation (RHNA) for lower income households.

- b. **Adequate Sites for Remaining RHNA:** An inventory of adequate sites to accommodate 100 percent of the remaining RHNA. This analysis shall reflect that the remaining RHNA will be based on the established minimum density permitted for each site. If inventory of sites is not adequate to accommodate remaining RHNA, rezoning for additional sites must occur concurrently with the adoption of the Revised Draft Housing Element.
- c. **Housing Programs:** Additional revisions to housing programs to facilitate development of housing for lower income households:
 1. Lot Consolidation Program to facilitate development on small sites.
 2. Reduce parking requirements in R-3 zones.
 3. A program to encourage production of housing for large families.
 4. A program to consider rezoning mobile home parks to remove the Conditional Use Permit requirement.
 5. Additional specificity in programs and schedules of actions.
 6. Additional sites with zoning to permit emergency shelters without discretionary approval.

SUMMARY OF REVISIONS

To facilitate housing development, to begin implementation of the programs and objectives in the February 2018 Draft Housing Element, and to comply with the Settlement Agreement, the City conducted additional community outreach and made further revisions to the Draft Housing Element. The following summarizes the key revisions made to the February 2018 Draft Housing Element (Attachments 1-4):

- **Credits toward RHNA:** The City verified the number of housing units already constructed and income distribution based on deed restrictions or other program restrictions. Between 2014 and May 2018, the City constructed and approved a total of 1,477 units, including 211 very low income units, 89 low income units, 11 moderate income units, and 1,166 above moderate income units.
- **Adequate Sites for Remaining RHNA:** Based on the updated RHNA credits, the City has a remaining RHNA of 2,149 units, including 708 very low income units, 454 low income units, 581 moderate income units, and 406 above moderate income units (see Table 10.3-3).

The sites inventory has been updated to reflect current status of parcels and recalculate development potential based on a minimum density of 40 units per acre for TOD sites in the Downtown Area, and varying minimum densities for parcels outside the Downtown Area pursuant to the General Plan transect zones. Overall, the vacant and underutilized sites with near-term development potential can accommodate an additional 2,785 units, adequate for the remaining RHNA (see Table 10.3-2).

- **Housing Programs:** The Housing Plan has been revised to reflect the City's current efforts in implementation and to add new programs to further facilitate housing development:
 - Minimum densities (Program 2.13) – Revised program. The City is processing a text amendment to establish a minimum density of 40 units per acre within the Downtown TOD area. Text amendment is scheduled to complete by end of 2018.
 - Lot Consolidation (Program 2.14) – New program added.
 - Parking standards for multi-family development in MF zones (Program 2.15) – New program added.
 - ES Overlay (Program 2.18) – Revised program. Additional sites have been selected to be designated ES Overlay. Amendment to the Zoning Code is anticipated to be completed by the end of 2018.
 - Production of housing for large families (Program 2.19 and Program 2.20) – Existing programs in the February 2018 Housing Element. Both programs aim to facilitate housing appropriate to large families. Furthermore, the City adopted a Small Lot Residential Development Zone in May 2018 to promote single-family development in small lots. Such housing would offer a more affordable housing option for large families.
 - Development of mobile home parks (Program 3.5) – New program added.

SCHEDULE

The following tentative schedule is contingent upon HCD review. Each round of HCD review requires at least 60 days.

September 14, 201	Revised Draft Housing Element available for public review
September 26, 2018	Planning Commission review of Revised Draft Housing Element
October 15, 2018	City Council review of Revised Draft Housing Element
December 6, 2018	Final Revised Draft Housing Element to HCD, incorporating public comments
February 4, 2019	HCD completes 60-day review of Final Revised Draft Housing Element
March 2019	Adoption hearings

Respectfully Submitted By:

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Development Services Director

ATTACHMENTS:

Electronic Copy - <http://ci.pomona.ca.us/index.php/development-services-home/planning>

1. Cover Letter
2. Revised Draft Housing Element – September 13, 2018
3. Appendix – September 13, 2018
4. Q and A Sheet
5. PC Resolution No_-2018