

REPORT TO THE PLANNING COMMISSION



DATE: October 8, 2019

TITLE: 2013-2021 Housing Element Update and Negative Declaration

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RECOMMENDATION

- 1) Staff Report;
- 2) Entertain Questions of Staff from Planning Commission;
- 3) Open the Public Hearing;
- 5) Take Public Testimony;
- 7) Close the Public Hearing;
- 8) Planning Commission discussion and questions to Staff; and
- 9) The Planning Commission recommend to the City Council approval of the CEQA Negative Declaration and 2013-2021 Housing Element Update

DISCUSSION

The Desert Hot Springs Housing Element 2013-2021 is an amendment to the City's General Plan. This Housing Element covers the planning period of October 2013 to October 2021. The Housing Element has been prepared pursuant to the requirements of Government Code Section 65583 identifying and analyzing the City's ability to provide housing:

1. **Needs Assessment.** An analysis of demographic and housing characteristics and trends, including an analysis of existing and projected housing needs
2. **Constraints.** A review of potential market, governmental, and environmental constraints affecting housing production
3. **Housing Resources.** An evaluation of land, administrative, and financial resources available to address the housing goals
4. **Previous Accomplishments.** A review of the City's past accomplishments under the previous Housing Element
5. **Housing Plan.** Identifies housing goals, policies, and programs

The Housing Element identifies the lands that could accommodate the City's Regional Housing Needs Allocation (RHNA) of 4,196 housing units in the 2013-2021 planning period. After counting as credit the units with approved or issued permits during the RHNA period and approved residential development projects located within seven specific plan areas, the remaining RHNA need for the 2014-2021 planning period is 946 units.

However, to meet State requirements, the Housing Element identifies land to accommodate a shortfall of RHNA sites from the prior planning period (2008-2014). The previous Housing Element identified a shortfall of sites for the remaining lower-income RHNA of 3,263 units. With credit for units developed during the RHNA period, the remaining unaccommodated RHNA (2008-2014) is 3,080 very low- and low-income units. As such, the remaining RHNA to be addressed for the 2014-2021 planning period (946 units in the extremely/very low-income category) is considered to be unaccommodated and subject to the requirements of AB 1233 (Government Code Section 65584.09). The same regulations apply to the remaining RHNA for the 2008-2014 RHNA.

The following actions will address the state requirements for shortfall or rollover site identification:

- § Seven existing specific plan areas accommodating 7,677 units for moderate- and low-income households
- § 14 sites to accommodate up to 1,013 units to address the shortfall of 946 units in the extremely/very low-income RHNA category
- § 58 sites to accommodate up to 3,358 units to address the shortfall of 3,080 units in the extremely/very low- and low-income RHNA categories

The Housing Plan includes programs and policies the City will take to encourage production of housing units that would achieve its RHNA goals. The rezoning of sites is a strategy to address the RHNA consistent with State law, but rezoning is not part of this project. Any rezoning will occur as part of subsequent projects related to the General Plan update and Zoning Code amendment.

ENVIRONMENTAL DOCUMENTATION

The City has prepared the attached Initial Study and determined that the Initial Study identifies no potentially significant project effects and thus has concluded:

The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15064(f)(3) and 15070(b).

Based on the environmental evaluation presented in the attached Initial Study, the project would not cause significant adverse effects related to aesthetics, agricultural and forestry resources, air quality, biological resources, cultural resources, energy, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrological resources, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation, tribal cultural resources, utilities/service systems, and wildfire. The project does not have any impacts that are individually limited, but cumulatively considerable.

FISCAL IMPACT

The City's General Plan and more specifically the Housing Element plans for the City's future development. This plan does not propose development; therefore, the fiscal impact is unknown.

EXHIBIT(S)

1. 2013-2021 Housing Element
2. Housing Element Initial Study/Negative Declaration