1a Junta Comunitaria Elementos de Vivienda

Housing Element Community Meeting #1

City of/Ciudad de East Palo Alto

7-19-2021

6:00pm

Why are we here tonight? | Por que estamos aqui esta noche?

- We're here to share information about the Housing Element, Safety Element, and Environmental Justice Element updates so you can help shape these planning documents. / Estamos aqui para poder compartir informacion a cerca de Elemento de vivienda, de Seguridad, Justicia del Medio ambiente, para que usted pueda ayudar a dar forma a estos documentos de planeamiento.

- Our goal is to make this update process as <u>inclusive</u> and <u>community-driven</u> as possible. / Nuestro objetivo es que el proceso de actualizacion sea tan inclusivo y liderado por la comunidad como sea possible.

- What brings YOU here tonight? /Que le trajo aqui esta noche?

What is a Housing Element? | Que es Elemento de Vivienda?

- A chapter in the City's General Plan (Vista 2035) | Una seccion en el Plan General de la Cuidad (Vista 2035)

- Lays out "goals, policies, and programs" to meet community's housing needs | Establece "objetivos, politicas, y programas" para responder a las necesidades comunitarias de Vivienda

- Updated every 8 years to accommodate new RHNA cycle | Actualizada cada 8 anos para acomodarse al nuevo ciclo de RHNA

Transportation
Transporte

Economic Development
Desarrollo Economico

Circulation
Circulacion

Parks, Open Space, & Conservation
Parques, Espacios al aire libre y Conservacion

Health & Equity
Salud y Equidad

Land Use & Urban Design
Uso de terrenos y Diseno Urbano

Safety & Noise
Seguridad y Ruido

Infrastructure, Services, & Facilities
Infraestructura, Servicios, y Facilidades

Housing
Vivienda

Every California city and county adopts a Housing Element!
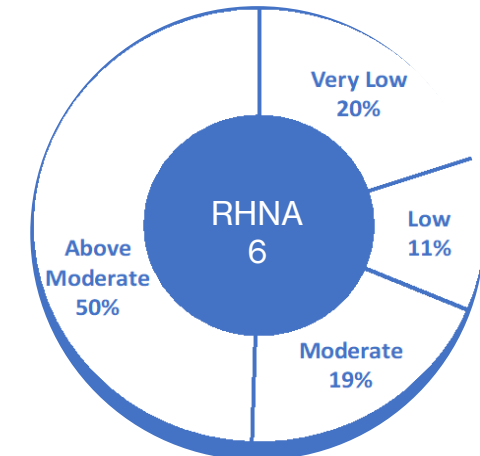Cada ciudad y condado en California adopta un Elemento de Vivienda!

What is RHNA? (Ree-Nuh) | Que es RHNA? (ernah)

- Regional Housing Needs Allocation from the State, allocated to jurisdictions by regional Councils of Government (in the Bay Area, this is ABAG/MTC) | En espanol: vivienda regional que necesita fondos del Estado, asignados a las jurisdicciones de los concilios gubenamentales regionales (en el area de la Bahia es ABAG/MTC)

- Every Housing Element must show how the jurisdiction can accommodate this number | Cada Elemento de Vivienda debera demostrar como cada jurisdiccion puede acomodar:

Income Level/Nivel de Ingreso	RHNA 5	RHNA 6	Increase/Incremento
Very Low Income (50% AMI) Muy Bajos (50% AMI)	64	165	112 units/unidades (176%)
Low Income (60% AMI) Bajos (60% AMI)	54	95	47 units/unidades (87%)
Moderate Income (80% AMI) Moderados (80% AMI)	83	159	86 units/unidades (104%)
Above Moderate Income (120% AMI) Por encima del moderado (120% AMI)	266	410	171 units/unidades (64%)
TOTAL:	467	829	416 units/unidades (89%)

https://www.letstalkhousing.org/events

What goes into a Housing Element? | Que incluye los Elementos de Vivienda?

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Evaluacion de necesidades de Vivienda

Examine demographic, employment and housing trends and conditions that affect the housing needs of the community.

Examina demografia, empleo y tendencias de las condiciones vivienda que afectan las necesidades communitarias.

Evaluation of Past Performance

Evaluacion de desempenos pasados

Review the prior Housing Element to measure progress.

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Community Outreach and Engagement

Alcance e involucramie... Communi...

Implement community progra...

Implementa un robusto de comunit...

Constraints

"**Taking meaningful actions**, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

"**Acciones significatives**, ademas de combatir la discriminacion, patrones de segregacion y and fomentar inclusividad communitaria que liberen las barreras que restringen acceso a opportunidades basadas en caracteristicas protegidas."
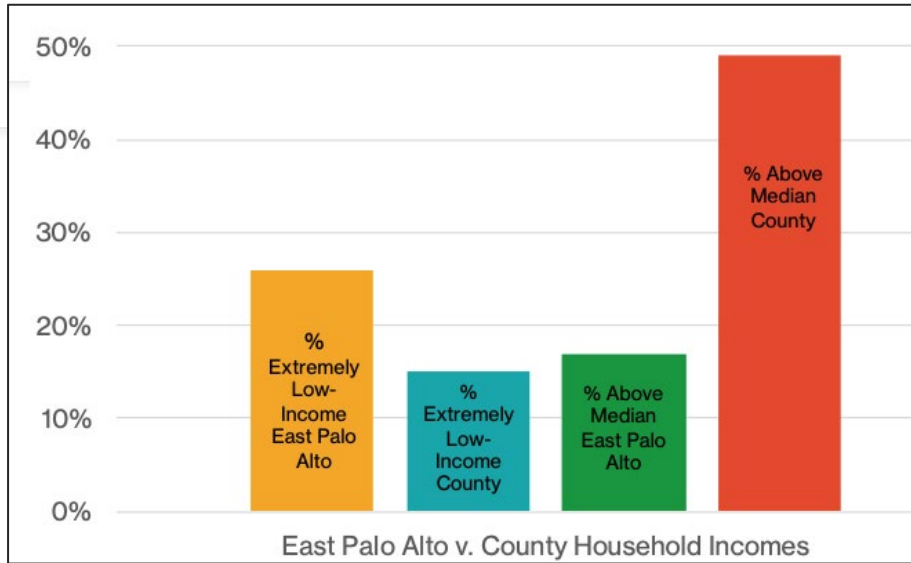
Policies and Programs

Politicas y programas

...olicies and ...to meet ...r housing ...s.

...politicas y ...para atender ...esidades de ...communitarias.

Affirmatively Furthering Fair Housing / Afirmativamente avanzando la vivienda justa

Housing Needs Assessment – Data | Evaluacion de Necesidades Vivienda - Data

East Palo Alto v. County Household Incomes

- % Extremely Low-Income East Palo Alto
- % Extremely Low-Income County
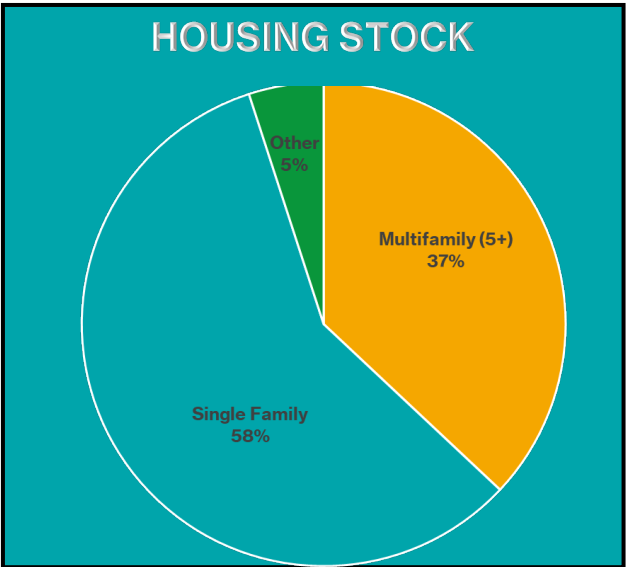- % Above Median East Palo Alto
- % Above Median County

65%

% Households in neighborhoods "experiencing or susceptible to displacement"
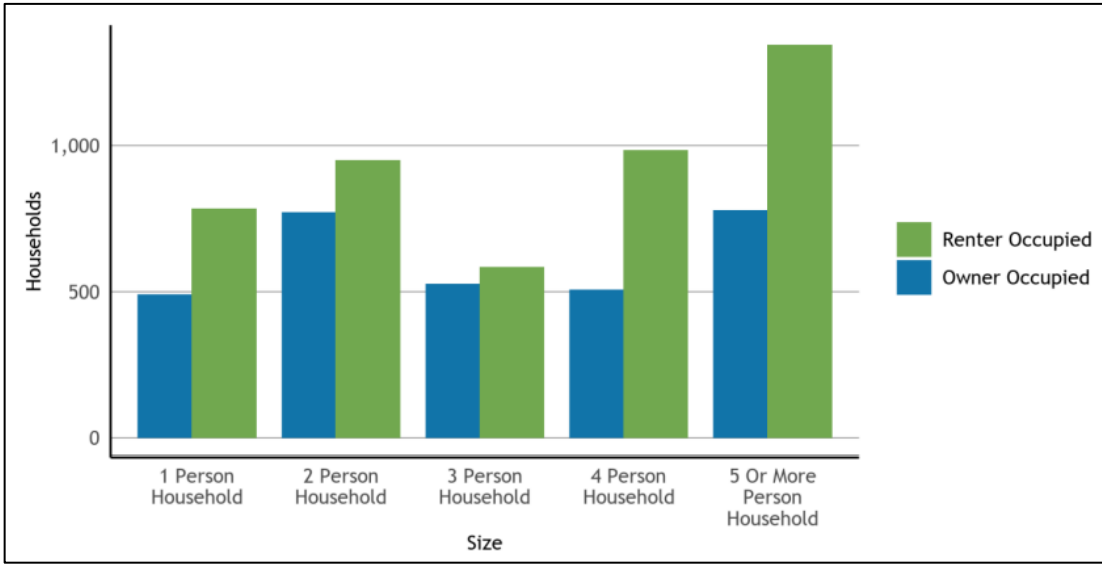% Hogares en vecindarios "experimentando o a riesgo de ser desalojados"

160%

Increase in home prices since 2010
Incremento en el costo de viviendas desde el 2010

MEDIAN AGE
EDAD PROMEDIO
30

HOUSING STOCK

- Other 5%
- Multifamily (5+) 37%
- Single Family 58%

```
Rent v. Own
Rentar v. Comprar
60% | 40%

Compared to 40% | 60%
countywide
Comparado a 40% | 60%
a lo largo del condado
```


Renter Occupied
Owner Occupied

1 Person Household · 2 Person Household · 3 Person Household · 4 Person Household · 5 Or More Person Household

Size

What goes into a Housing Element? | Que incluye los Elementos de Vivienda?

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Implementa un programa robusto de alcance comunitario.

Constraints Analysis

Analisis de Limitaciones

Analyze governmental and nongovernmental barriers to housing development and recommend solutions.

Analiza las barreras gubernamentales y no gubernamentes para el desarrollo de vivienda y recomienda soluciones.

Policies and Programs

Politicas y Programas

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Affirmatively Furthering Fair Housing / Afirmativamente avanzando la vivienda justa

Current Housing Element Progress | Progreso Actual del Elemento de Vivienda

Income Categories Categorias de Ingresos	RHNA 5	Building Permits Issued (through Dec 2020) Permisos de Construccion otorgados (hasta Diciembre 2020)	RHNA 6
Very Low Muy Bajos	64	114	165
Low Bajos	54	29	95
Moderate Moderados	83	11	159
Above Moderate Encima del Moderado	266	65	410
Total	467	219	829

Current Housing Element | Elemento de Vivienda actual

Development Desarrollo	Type of Project Tipo de Proyecto	Status Estatus	Market	ELI	VLI	LI	MOD	Total
547 Runnymede	Condominium Condominio	Under Review En Revision	7			1		8
990 Garden	Single Family Unifamiliar	Under Review En Revision	6			1		7
717 Donahoe	Condominium Condominio	Under Review En Revision	12			1	1	14
2340 Cooley	Condominium Condominio	Under Review En Revision	6			1		7
Woodland/ Euclid	Rental Renta	Under Review En Revision	TBD/por determinarse					605
n/a	ADUs (2)	Under Review En Revision	1			1		2
812 Green	Single Family Unifamiliar	Under Review En Revision	4				1	5
Four Corners	Rental Renta	Pre-Application Pre-Aplicacion	144	9	27			180
1804 Bay	Rental/ mixed use Renta/multiuso	Pre-Application Pre-Aplicacion	65	3	7			75
EPA Waterfront	TBD/mixed use Por determinarse/Multiuso	Pre-Application Pre-Aplicacion	260					260
Harvest: The Landing	TBD/ commercial Por determinarse/Mutiuso	Pre-Application Pre-Aplicacion	TBD/por determinarse					TBD
Column Totals/Totales de las Columnas			**412**	**15**	**37**	**16**	**11**	**1,256***
Remaining RHNA Deficit with Pipeline Units Added Restantes RHNA Deficit con el conducto anadido			-212	n/a	-103	9	60	

Project under Review Or in Pre-App | Proyecto en revision o pre-aplicacion

Examples from Current Housing Element Workplan
Ejemplos actuales del plan de trabajo del Elemento de Vivienda

Goal	Objetivo	Policy/Program	Politica/Programa	Specific Actions	Acciones Especificas

Sufficient numbers and varieties of housing units for all income segments within East Palo Alto, including extremely low, very low-, low-, moderate-, and above moderate-income housing. **Suficientes numeros y variedades de unidades de vivienda para todas las unidades de vivienda y segmentos de ingresos dentro de East Palo Alto, incluyendo ingresos extremadamente bajos, muy bajos, bajos, moderados y otros ingresos por encima de moderados.**	Work collaboratively with the development community to facilitate the development of a range of housing choices (by type, size, and price range) that meet the City's needs. Trabaja en colaboracion con la comunidad de desarrollo para facilitar el desarrollo de opciones de rangos de vivienda (de acuerdo a tipo, tamano, y rangos de precio) que responda a las necesidades de la ciudad.	Encourage ADU development. Secure $2M for housing development. Fomenta el desarrollo de ADUs. Asegura $2 millones para el desarrollo de vivienda.
Available residential sites for the development of a range of housing types. **Sitios residenciales disponibles para rangos diferentes y tipos de viviendas.**	Ensure adequate residential sites are zoned at appropriate densities and available for development to accommodate the range of housing types and prices needed to meet the City's RHNA. Asegura sitios adecuados residenciales que estan zonificados con densidades apropiadas y disponibles para el desarrollo para acomodar a los rangos y tipos de vivienda y precios que respondan a RHNA.	Redevelop 965 Weeks Street as affordable housing. Reurbanizacion de 965 Weeks Street como vivienda accesible.
Financial and policy assistance for low- and moderate-income households to ease housing cost burden and overcrowding. **Asistencia financiera y de politicas para hogares de ingresos bajos y moderados para aliviar las cargas de costos y de sobrepoblacion.**	Stabilize rents in the city through continued implementation of the Rent Stabilization Program and Just Cause for Eviction Ordinance. Estabiliza las rentas en la ciudad a traves de la continua implementacion de programas de de Estabilizacion de Rentas y Causa Justa para ordenanzas de Desalojo.	Work with non-profit housing service providers to provide education and legal assistance to secure tenant rights. Trabaja con Organizaciones sin fines de lucro para ofrecer servicios, educacion y asistencia legal para mantener los derechos de inquilinos.

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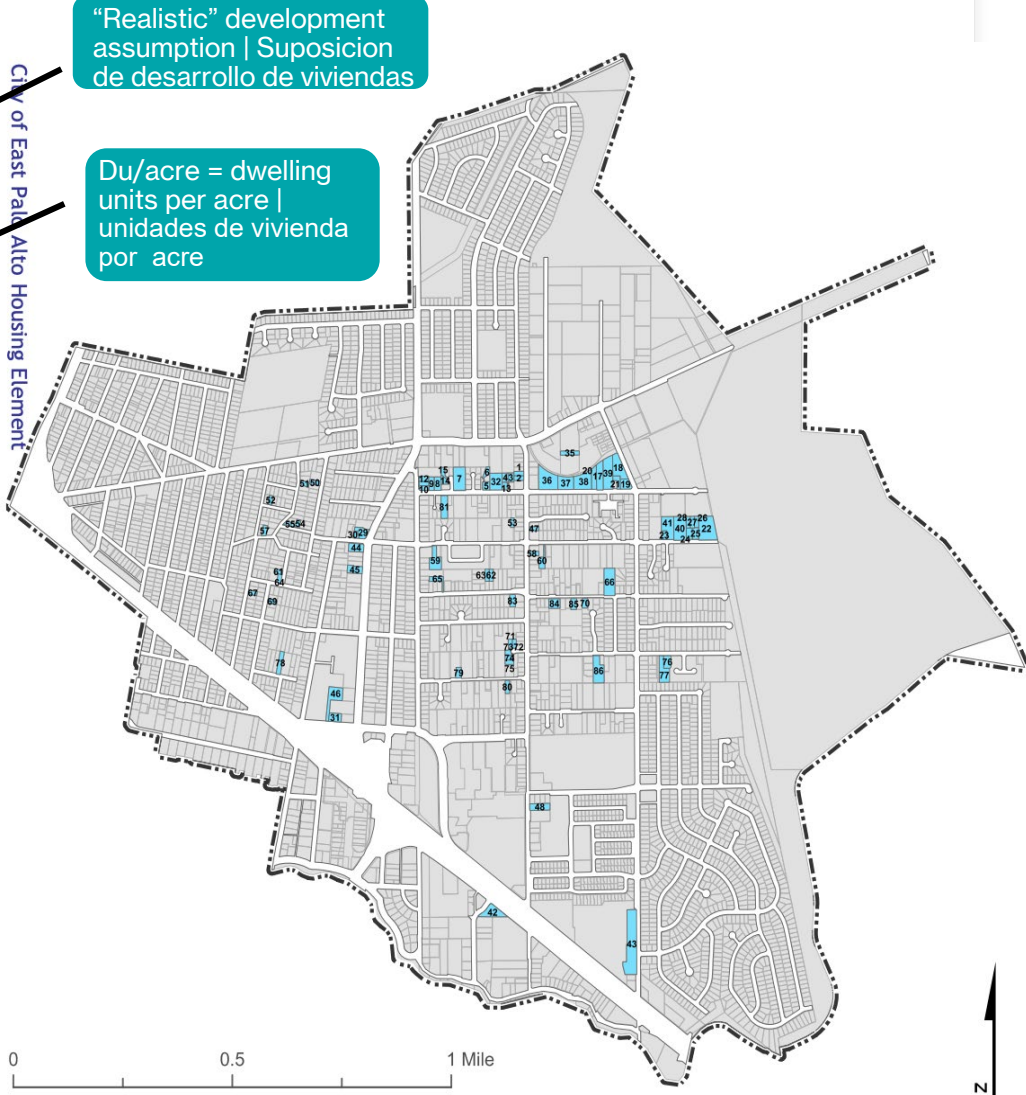
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Affirmatively Furthering Fair Housing / Afirmativamente avanzando la vivienda justa

Sites Inventory – *where can new housing go?* | Inventorio de Sitios – donde pueden ir las viviendas nuevas?

"Realistic" development assumption | Suposicion de desarrollo de viviendas

Du/acre = dwelling units per acre | unidades de vivienda por acre

Summary of New Land Inventory (Vacant)							
APN	Acres	Zoning	Previous Land Use Class	Proposed Land Class	Previous Density Range	New Density Range	Realistic Density Assumed in Housing Element
General Commercial/Neighborhood Commercial/Office							
063515170	0.54	C-1/S-3	Neighborhood Commercial	Neighborhood Commercial	16 du/acre	Up to 22 dua	16 du/acre
063492280	2.09	R-M-2000, C-1/S-5	Neighborhood Commercial	Neighborhood Commercial	16 du/acre	12-22 dua	16 du/acre
063302340	0.42	R-1-5000	Office[3]	Office	16 du/acre	22-65 dua	16 du/acre
063302460	0.36	R-1-5000	Office	Office	16 du/acre	22-65 dua	16 du/acre
063292200	0.75	O/S-2	Office	Office	16 du/acre	Up to 86 dua	16 du/acre
High Density Residential							
063201250, 063201260	0.47	R-1-5000	High Density Residential	Corridor	18-40 du/acre	22-65 dua	34 du/acre
063292190	0.34	O/S-2	High Density Residential	Mixed Use High	18-40 du/acre	Up to 86 dua	34 du/acre
Urban Residential							
63221240	0.66	Urban Residential	Medium/High Density Residential	High Density Residential	20-40 dua	22-43 dua	30 du/acre
63231300	0.23	Urban Residential	High Density Residential	Corridor	20-40 dua	22-65 dua	30 du/acre
63232210	1.11	Urban Residential	High Density Residential	High Density Residential	20-40 dua	22-43 dua	30 du/acre

City of East Palo Alto Housing Element

0   0.5   1 Mile

AFFIRMATIVELY FURTHERING FAIR HOUSING
AFIRMATIVAMENTE AVANZANDO LA VIVIENDA JUSTA

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Affirmatively Furthering Fair Housing / Afirmativamente avanzando la vivienda justa

Where should the units go? *Donde deberan ir las unidades?*

What should the housing look like? *Como deberian verse las viviendas?*

What does affordable mean? *Que significa accesible?*

What are the housing needs? *Cual son las necesidades de vivienda?*

What is the City doing well? *Que esta haciendo bien la ciudad?*

What does the City need to do better? *Que necesita hacer la ciudad mejor?*

What do you love about your community? *Que es lo que amas de tu comunidad?*

Community Outreach | Alcance Comunitario

- Community meetings – you are here!
- Juntas comunitarias – estas aqui!
- Interactive website
- Pagina web interactiva
- Social media
- Redes sociales

- Postcards
- Postales
- Housing Element "Hotline"
- Elemento de vivienda "linea directa"
- Housing Element comment boxes
- Elemento de vivienda buzon de comentarios

AFFIRMATIVELY FURTHERING FAIR HOUSING
AFIRMATIVAMENTE AVANZANDO LA VIVIENDA JUSTA

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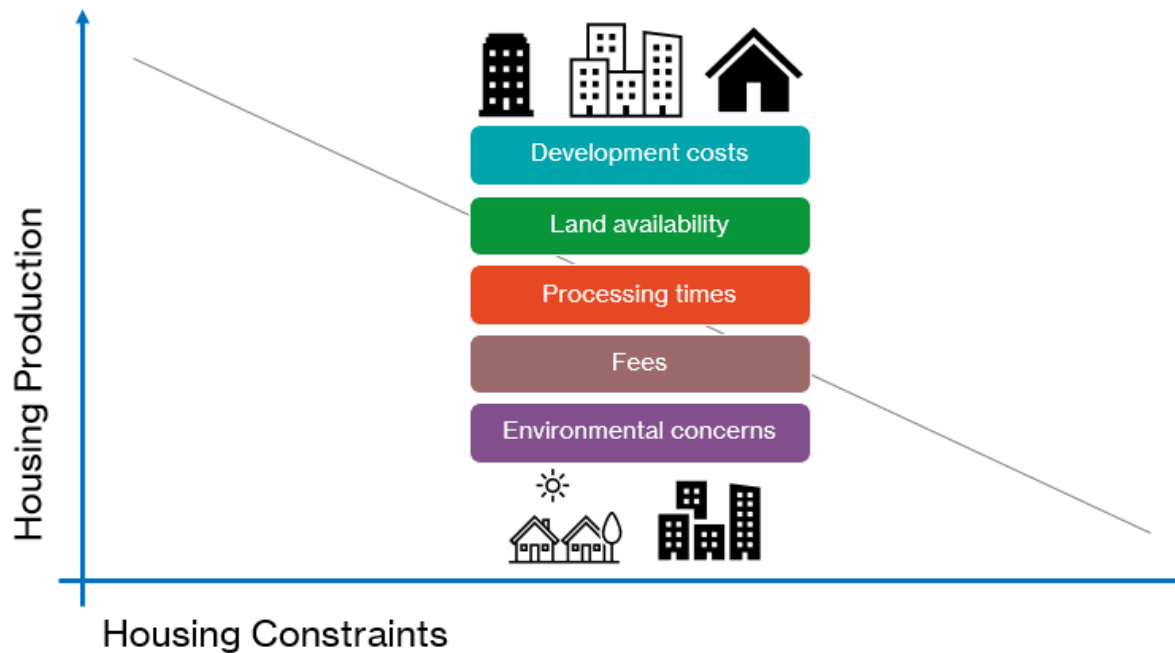Analiza las barreras gubernamentales y no gubernamentes para el desarrollo de vivienda y recomienda soluciones.

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Affirmatively Furthering Fair Housing / Afirmativamente avanzando la vivienda justa

Governmental and Nongovernmental Constraints to Housing | Limitaciones de vivienda gubernamentales y no gubernamentales

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Policies and Programs | Politicas y Programas

- Develop new Housing Element Workplan for 8-year period | Desarrollo el nuevo plan de Elemento de Vivienda en un periodo de 8 anos

- New goals, policies, and specific actions as determined by Housing Needs Assessment and community input | Nuevos objetivos, politicas, y accion especificas determinadas por las Evaluaciones de Necesidades de Vivienda y aporte comunitaria

Where are we in this process? | Donde estamos en el proceso?

- Final RHNA from Department of Housing and Community Development (HCD) **Winter 2021**
- Final RHNA del Departmento de Vivienda (HCD) **Invierno 2021**
- Community meetings **through 2021**
- Juntas comunitarias **a lo largo del 2021**
- Sites Inventory Analysis **September-October 2021**
- Analisis del inventorio **Septiembre a Octubre 2021**
- Full draft Housing Element by **Fall 2022**
- Borrador completo del Elemento de Vivienda hasta **El Otono de 2022**
- Submit to HCD by **December 2022**
- Emitir al HCD hasta **Diciembre del 2022**
- HCD approval by **January 2023**
- Aprobacion delHCD hasta **Enero 2023**

What are the other "Elements," and why are we talking about them now?

¿Cuáles son los otros "elementos" y por qué estamos hablando de ellos ahora?

- State law requires concurrent updates to different parts of the General Plan/ *La ley estatal requiere actualizaciones concurrentes a diferentes partes del Plan General.*

- Not a whole new book, but updated chapters/ *No es un libro completamente nuevo, sino capítulos actualizados*

- Housing Element Update = Safety Element Update = Environmental Justice Element Adoption (NEW)/ *Actualización del elemento de vivienda = Actualización del elemento de seguridad = Adopción del elemento de justicia ambiental (NUEVO)*

4.8 Environmental Justice Element

I. Overview

This Environmental Justice (EJ) element section within Chapter 4 of the General Plan Guidelines includes:

» A brief history of EJ in California

» A summary of Senate Bill 1000 (2016), which established EJ requirements for general plans under Government Code Section 65302(h);

» A summary of the regulatory and policy context related to EJ;

» Guidance for determining whether an EJ element or equivalent is required in a local jurisdiction, including identifying the location of disadvantaged communities (as defined in Gov. Code, § 65302, subd. (h)(4)(A)) as well as the nature of their environmental burdens, health risks, and needs;

» Guidance for community engagement when addressing EJ and disadvantaged communities; and

» Guidance for developing EJ goals, policies, and programs that address the unique and compounded health risks in disadvantaged communities and prioritize improvements and programs that meet the needs of disadvantaged communities.

7. Health and Equity

Safety Element

Introduction

The goal of the safety element is to reduce the potential short and long-term risk of death, injuries, property damage, and economic and social dislocation resulting from fires, floods, droughts, earthquakes, landslides, climate change, and other hazards. Other locally relevant safety issues, such as airport land use, emergency response, hazardous materials spills, and crime reduction, may also be included. Some local jurisdictions have chosen to incorporate their hazardous waste management plans into their safety elements.

The safety element directly relates to topics also mandated in the (1) land use, (2) conservation, (3) environmental justice and (4) open-space elements, as development plans must adequately account for public safety considerations and open space for public health and ecological benefits often incorporate areas of increased hazard risk. The safety element must identify hazards and hazard abatement provisions to guide local decisions related to zoning, subdivisions, and entitlement permits. The safety element should also contain general hazard and risk reduction strategies complementary with those of the Local Hazard Mitigation Plan (LHMP). Ideally, the LHMP will be incorporated into the safety element as outlined below in accordance with provision of Assembly Bill 2140, General Plans: Safety Element (Hancock, 2006)(Gov. Code § 65302.6).

The recent introduction of climate risk to the discussion of the safety element, adds a focus on longer term preparation of a community for a changing climate. Policies in a safety element should identify hazards and emergency response priorities, as well as mitigation through avoidance of hazards by new projects and reduction of risk in developed areas. As California confronts mounting climate change impacts, local governments are now required, in accordance with Senate Bill 379, Land Use: General Plan: Safety Element (Jackson, 2015) to include a climate change vulnerability assessment, measures to address vulnerabilities, and comprehensive hazard mitigation and

What is the Environmental Justice Element?/ ¿Qué es el Elemento de Justicia Ambiental?
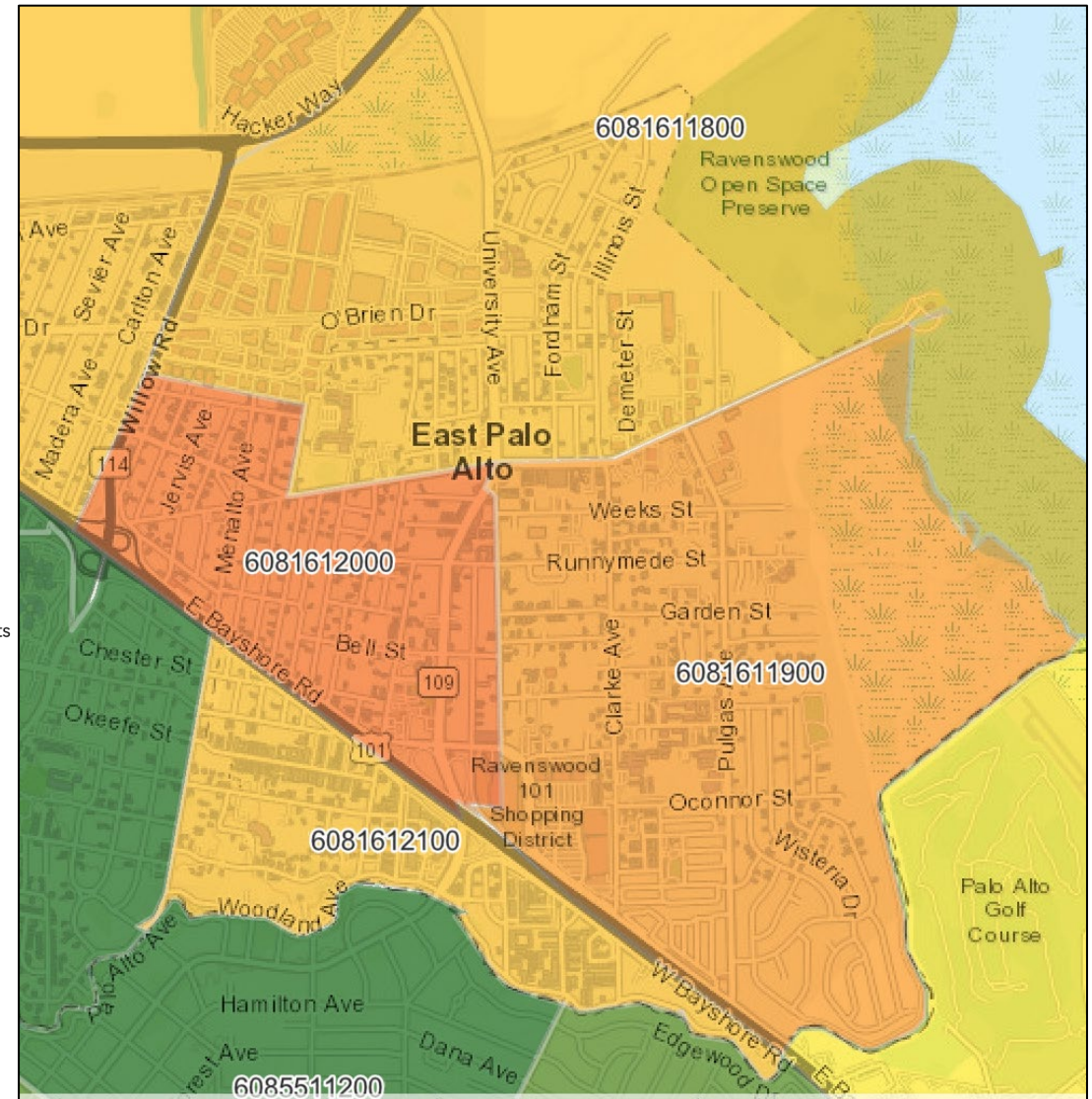
A new chapter required for cities/counties with "Disadvantaged Communities"/ *Se requiere un nuevo capítulo para ciudades/condados con "Comunidades desfavorecidas."*

Objective is to reduce health risks by:

- Reducing pollution exposure/ *Reducir la exposición a la contaminación*

- Improving air quality/ *Mejorando la calidad del aire*

- Promoting food access/ *Promoción del acceso a los alimentos*

- Providing quality public facilities/ *Proporcionar instalaciones públicas de calidad*

- Ensuring homes are safe and sanitary/ *Garantizar que los hogares sean seguros e higiénicos*

- Promoting physical activity/ *Fomento de la actividad física*

Legend

Draft CalEnviroScreen 4.0 Results

- \> 90 – 100 (Highest Scores)
- \> 80 – 90
- \> 70 – 80
- \> 60 – 70
- \> 50 – 60
- \> 40 – 50
- \> 30 – 40
- \> 20 – 30
- \> 10 – 20
- 0 – 10 (Lowest Scores)

Sea Level Rise and Flooding/
Aumento del nivel del mar e inundaciones

Flood Scenario:
- Sea Level Rise: 0 ft
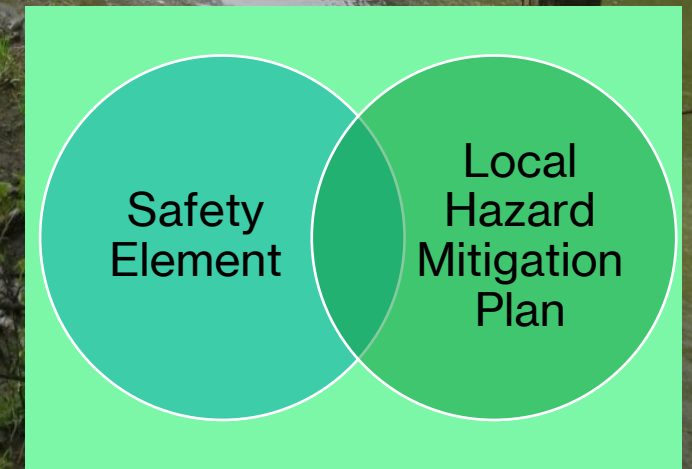- Storm Return Period: 20 years

What is the Safety Element?/ ¿Qué es el elemento de seguridad?

A chapter of the General Plan that must assess risk of/plan for:

- Tsunami/ *Tsunami*
- Flooding/ *Inundaciones*
- Fire/ *Fuego*
- Seismic risk/ *Riesgo sísmico*
- (NEW) "Climate change vulnerability assessment"/ *"Evaluación de la vulnerabilidad al cambio climático"*

Must show how the city will:

- Avoid or minimize climate change impacts (or other environmental risks) associated with <u>new uses of</u> land/ *Evitar o minimizar los impactos del cambio climático (u otros riesgos ambientales) asociados con los nuevos usos de la tierra.*

- <u>Locate new essential public facilities</u> outside of at-risk areas/ *Ubicar nuevas instalaciones públicas esenciales fuera de las áreas de riesgo.*

- Use "<u>natural infrastructure</u>" e.g. wetlands restoration or urban tree planting/ *Utilice "infraestructura natural", por ejemplo restauración de humedales o plantación de árboles urbanos*

Schedule for Safety and EJ Elements

- **Local-Jurisdictional Hazard Mitigation Plan (due in December); part of the Safety Element/** *Plan de mitigación de riesgos de jurisdicción local (que se vence en diciembre); parte del elemento de seguridad*

- **Environmental Justice Element will follow the same schedule as the Housing Element (more to come in 2022)/** *El Elemento de Justicia Ambiental seguirá el mismo cronograma que el Elemento de Vivienda (más por venir en 2022)*

What do YOU think?/ ¿Qué piensas?

- We need your feedback!/ ¡Necesitamos sus comentarios!
- Please add a sticky note/ Por favor agregue una nota adhesiva
  - Please fill out the poll/ Por favor complete la encuesta

https://tinyurl.com/EastPaloAlto-HousingElement

Contact us!/ Contactanos!

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THANK YOU! ¡GRACIAS!