



WELCOME!

Thank you for joining the City of San Fernando
Housing Element Update

Virtual Town Hall Meeting #1

This meeting will begin shortly



City of San Fernando, CA
March 25, 2021


HOUSING ELEMENT UPDATE



MEETING DETAILS


Questions & Comments

- Please submit all questions and comments using the Zoom “Chat” function
- Questions and comments will be addressed by our panel after the presentation
- Thank you for showing respect for all and avoiding language that may be offensive, abusive, or derogatory.




HOUSING ELEMENT UPDATE VIRTUAL TOWN HALL MEETING

THURSDAY, MARCH 25, 2021 @ 6P.M.




PRESENTATION

Receive an overview of the Housing Element Update process.



LEARN


Get informed about the City's share of the Regional Housing Needs Allocation (RHNA).



FEEDBACK


Have an opportunity to provide feedback regarding future housing policy.

THREE WAYS TO PARTICIPATE




FACEBOOK LIVE

Watch live and leave your feedback in the comments:
[@TheCityOfSanFernando](#)



ZOOM

Call-in and provide your feedback:
(669) 900 6833
Meeting ID: 837 0420 3176
Passcode: 232368



EMAIL

Email your feedback on the day of the meeting:
CommunityDevelopmentStaff@sfcity.org

FOR MORE INFORMATION:

[\(818\) 898-1227](tel:(818)898-1227)CommunityDevelopmentStaff@sfcity.orgWWW.SFCITY.ORG



MEETING DETAILS

Additional Information

The meeting is being recorded and links will be posted to the City website.

CONSULTANT TEAM



Lead
Consultant



Housing
Element



Public Safety &
Environmental Justice

CONSULTANT TEAM



Robert Kain
Houseal Lavigne



Brian Sims, GISP
Houseal Lavigne



Veronica Tam, AICP
VTA



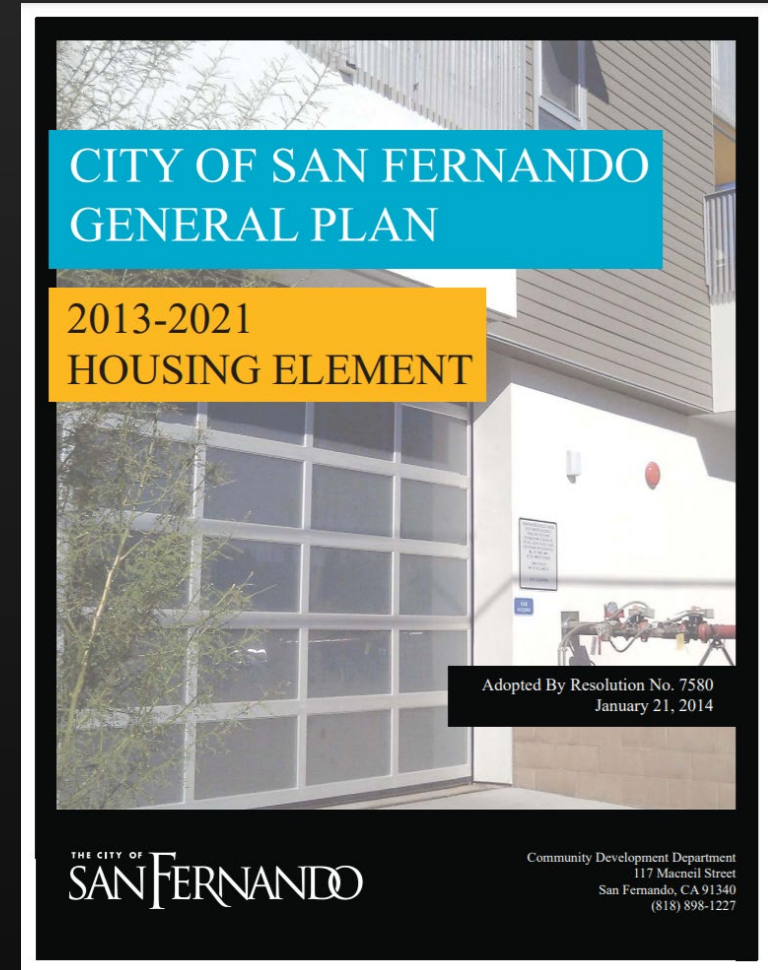
Holli Safran
VTA



Reema Shakra, AICP
Rincon

RELATIONSHIP TO GENERAL PLAN

1. Every city in California must create a General Plan that acts as a roadmap for the future growth of the City.
2. General Plans must address key topic areas, called Elements, that cover things like land use, housing, transportation, services and infrastructure, etc.
3. Each element establishes broad objectives, focused policies and specific actions the City will take to achieve its goals.



PRESENTATION OVERVIEW

1. Project Overview and Timeline

2. Housing Element Update

- RHNA Requirements and Process
- Identification of Potential Opportunity Sites

3. Environmental Considerations

- Public Safety Element Update
- Environmental Justice Policies
- CEQA Process



PROJECT OVERVIEW AND TIMELINE



SAN FERNANDO TODAY

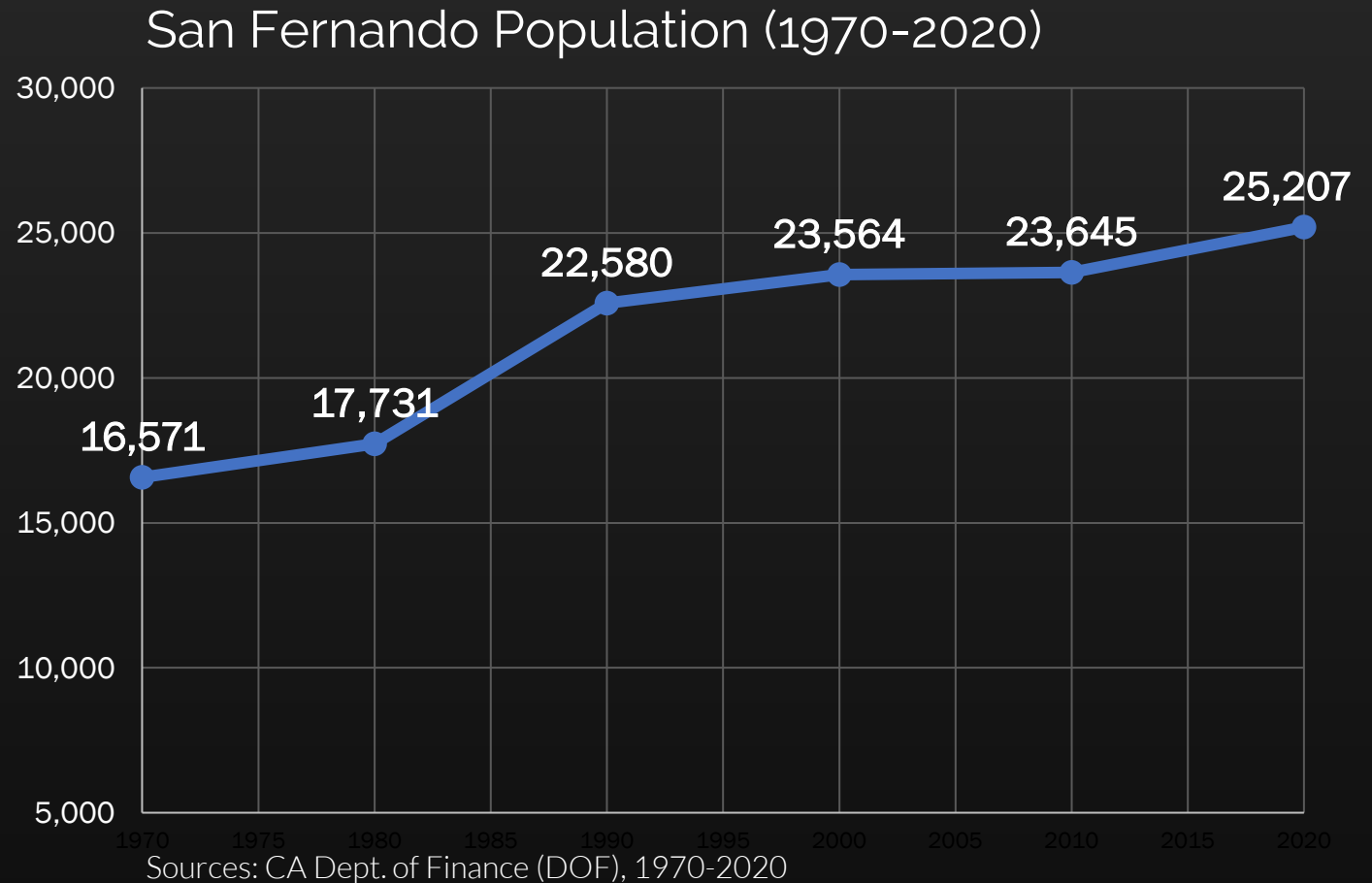
Population

25,207

(as of January 2020)

Total Households

6,550



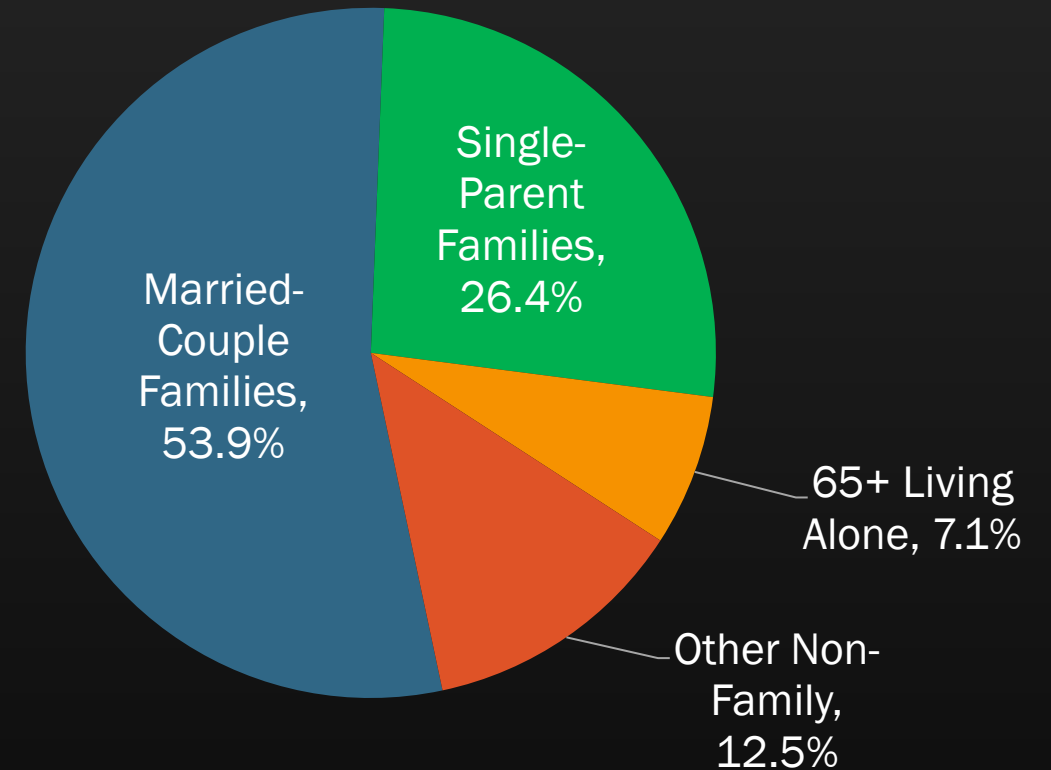
Source: American Community Survey (2014-2018).

SAN FERNANDO TODAY

Racial and Ethnic Composition

Race or Ethnicity	Percent
Hispanic or Latino	93.0%
<i>Non-Hispanic</i>	
White	4.5%
Black/African American	0.9%
Asian	1.1%
American Indian/Alaska Native	0.4%
Native Hawaiian/Other Pacific Islander	<0.1%
Other/Two or More Races	0.1%

Household Type (2018)



Source: American Community Survey (2014-2018).

SAN FERNANDO TODAY

Income Distribution

Income Category	San Fernando	County
Very Low (0-50% AMI)	29.4%	26.1%
Low (51-80% AMI)	15.4%	15.2%
Moderate (81-120% AMI)	16.9%	16.1%
Above Moderate (>120% AMI)	38.3%	42.6%
Total	100%	100%

Housing is considered **"affordable"** if occupants pay no more than 30% of their income on housing costs

Source: SCAG RHNA Methodology, 2020

Source: American Community Survey (2006-2010 and 2014-2018).

WHAT IS THE HOUSING ELEMENT?

- One of the 7 required elements in the City's General Plan
- Provides an assessment of the City's housing needs and how best to accommodate the housing needs of existing and future residents
- Sets citywide goals, objectives and policies for housing, and identifies housing conditions and needs within the community
- Must be updated every 8 years according to statutory deadline. Los Angeles County – October 15, 2021
- Must be reviewed for compliance by State Department of Housing and Community Development (HCD)



HOUSING ELEMENT REQUIREMENTS

- Accommodate projected housing demand, as mandated by the State (RHNA)
- Increase housing production to meet this demand
- Preserve existing affordable housing
- Improve the safety, quality and condition of existing housing
- Facilitate the development of housing for all income levels and household types including special needs populations
- Promote fair housing choices for all

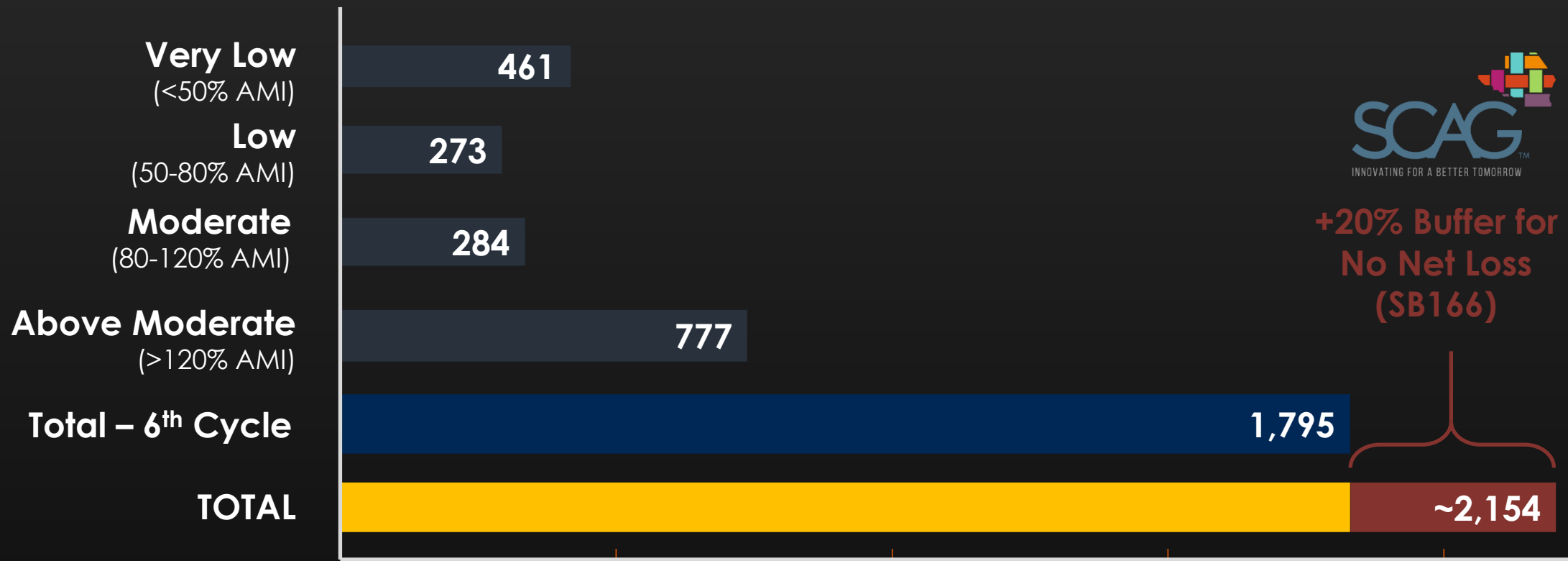


CONSEQUENCES OF NONCOMPLIANCE

- Risk of litigation (AB 72, AB 101)
 - State monitors for non-compliance and reports to Attorney General (AG)
 - State can impose fines up to \$100,000 per month
 - Some communities have been sued
 - Ineligibility for State grants



6th-Cycle RHNA Allocation



Draft RHNA allocation as of March 2021

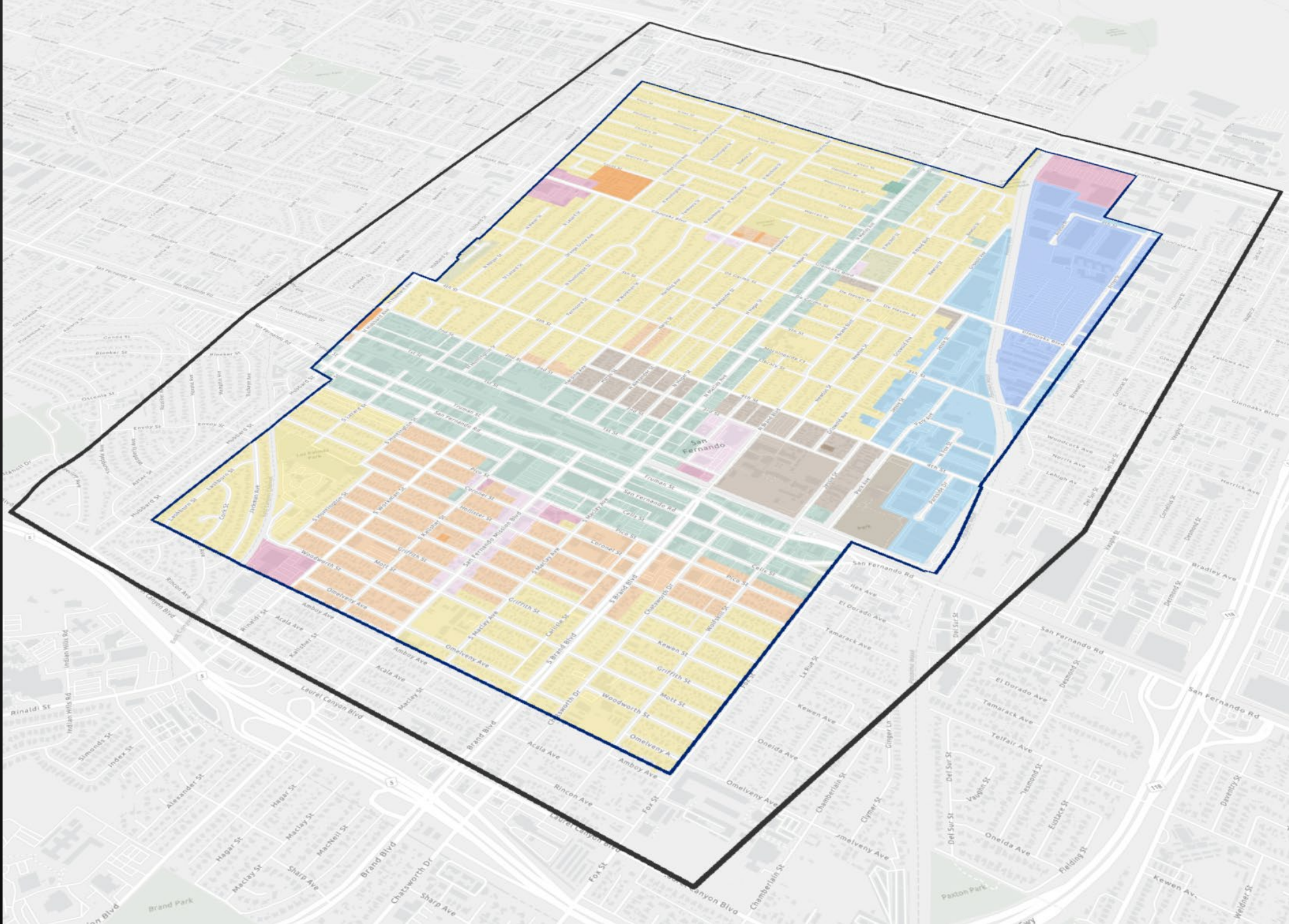


RHNA OPPORTUNITY SITES

Overview of the City of San Fernando



San Fernando's Existing Zoning

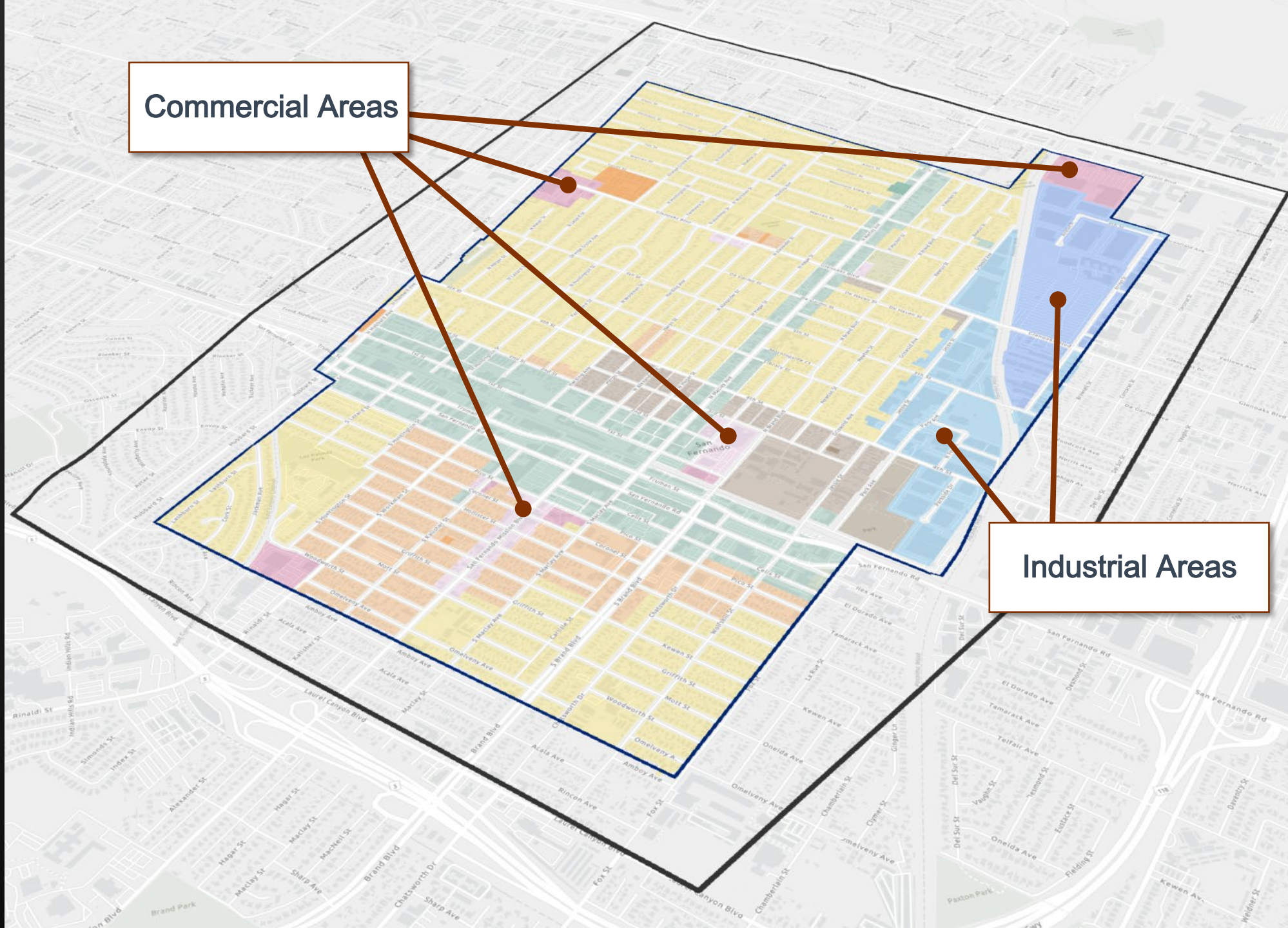


Areas with Residential Development Potential

Specific Plan and Mixed-Use Areas

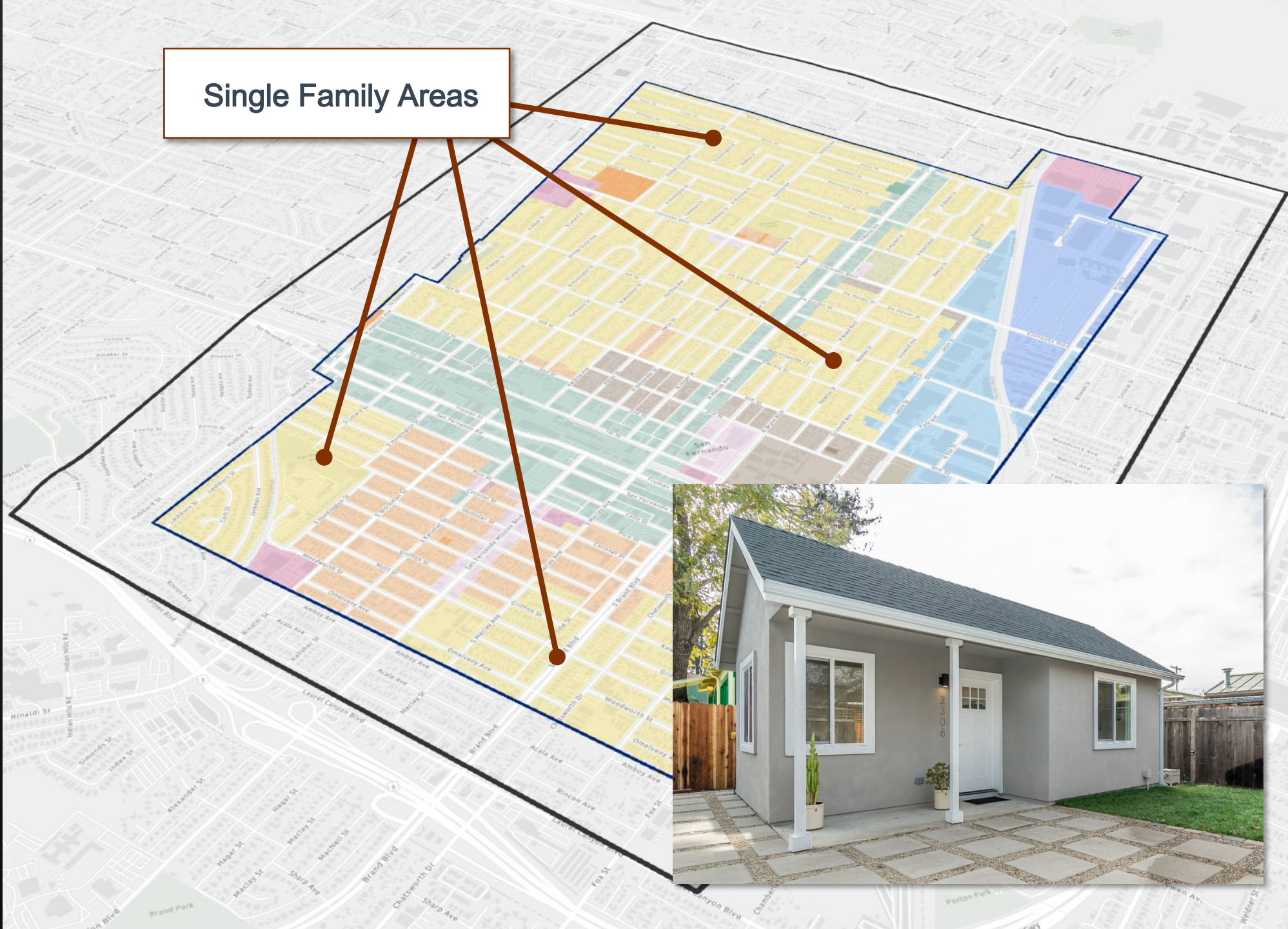
Multi-Family Areas

Areas Zoned Commercial and Industrial



Single-Family Areas with ADU Potential

Single Family Areas



HOUSING ELEMENT ADVISORY COMMITTEE

The **Housing Element Advisory Committee**, is a group of residents representing different parts of the city, that will meet regularly to review, hear public comments and provide input throughout the development of the Housing Element Update.

Sites Inventory

Identification of Opportunity Sites for Housing

Initial Selection Criteria – **First Pass**

Select sites based on;

Physical Site Characteristics

- ☐ Lot Size
- ☐ Year Built
- ☐ Current Land Use (*especially vacant*)

Underutilization / Potential for Redevelopment

- ☐ Improvement Ratio (value of buildings / value of land)
- ☐ Residual Lot Area, Floor Area Ratio, and/or Height

Specific Opportunities

- ☐ Specific Plan Areas
- ☐ Accessory Dwelling Units in Single-Family areas

Initial Selection Criteria – **Second Pass**

Exclude Site based on;

Hazards and Environmental Conditions

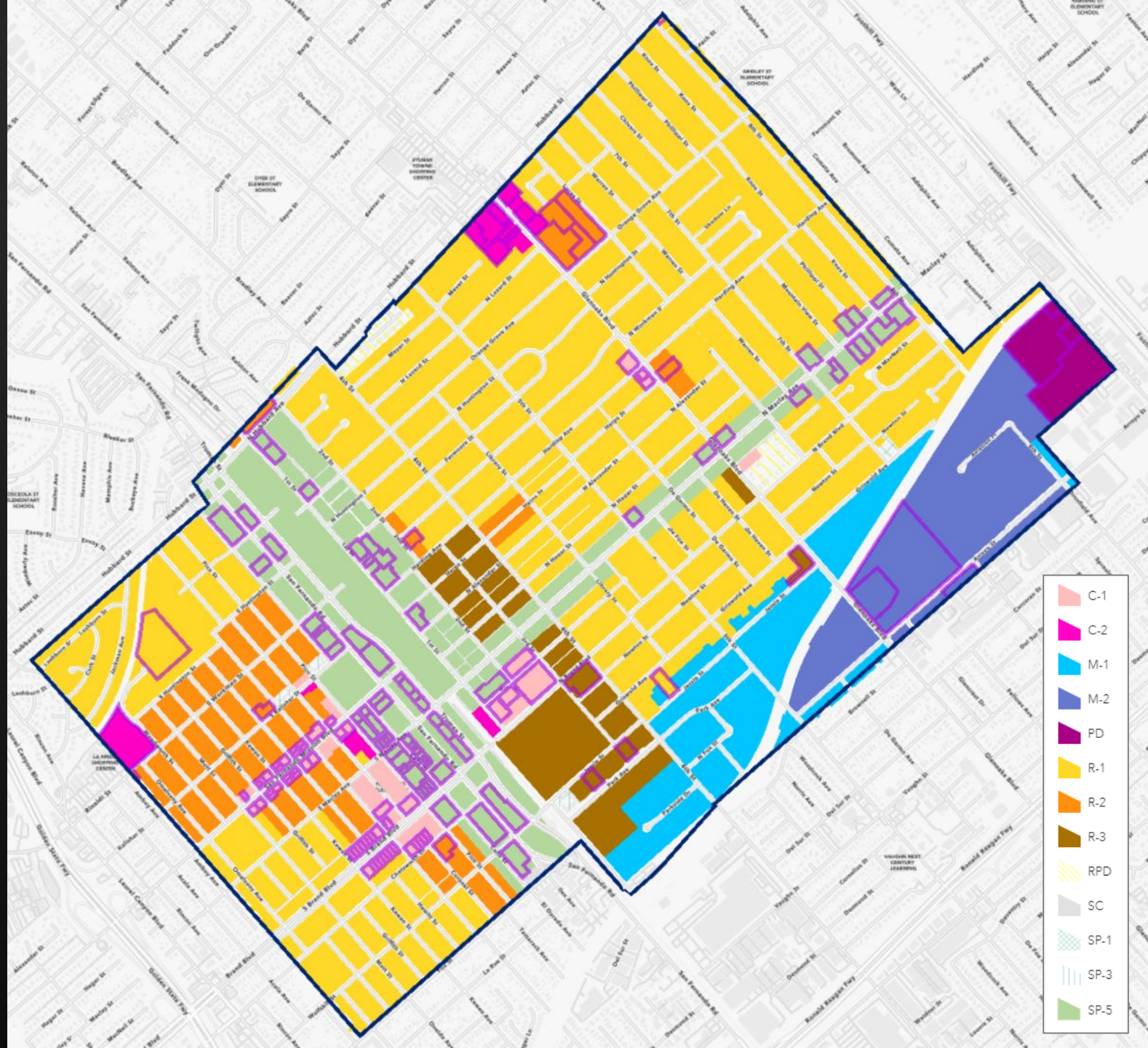
- ☐ Seismic Hazards
- ☐ FEMA Flood Risk
- ☐ CalFire Fire Risk
- ☐ Evacuation Routes

Note: these also relate to the Public Safety Element

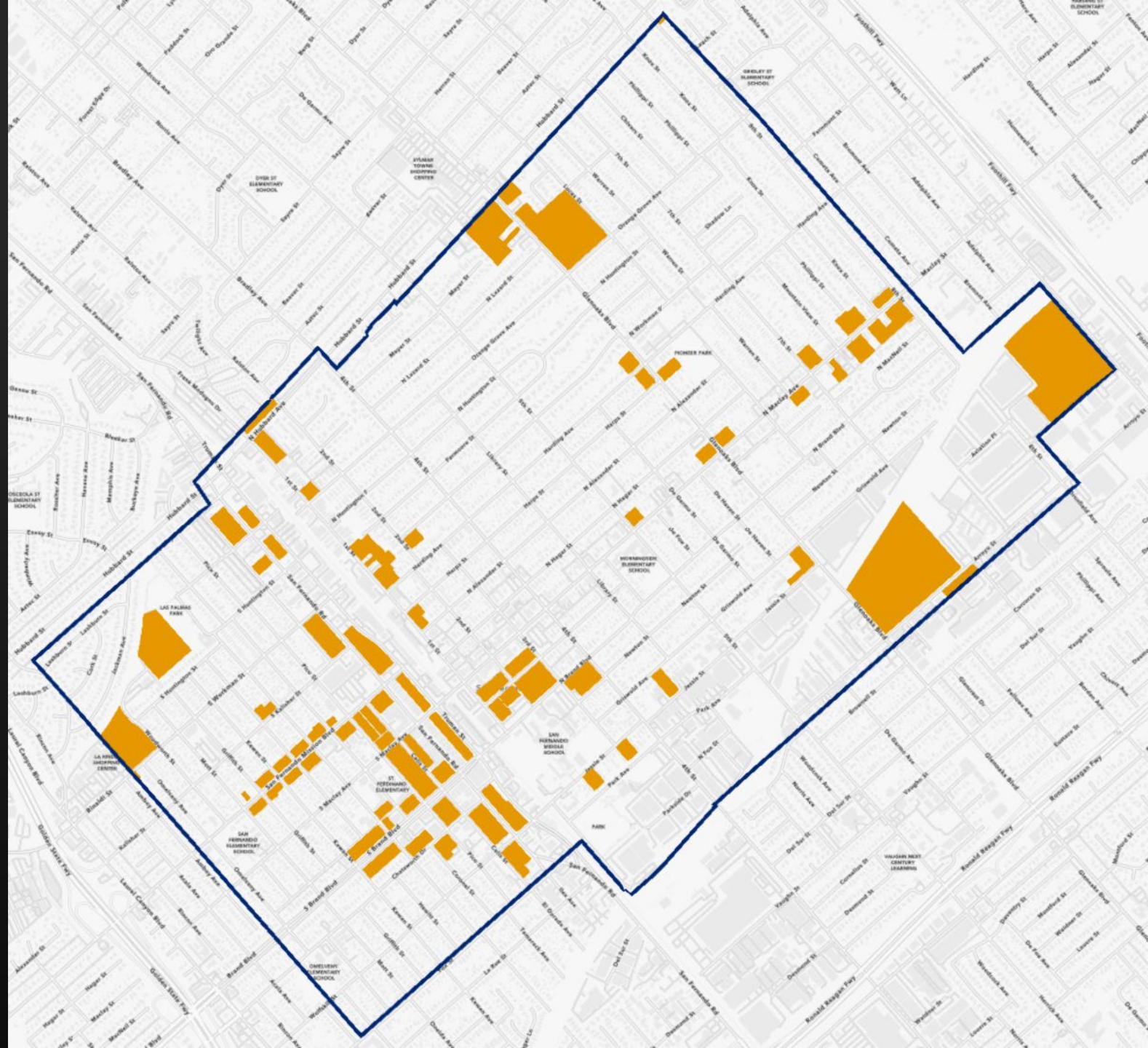


PRELIMINARY SITES IDENTIFIED

ZONING

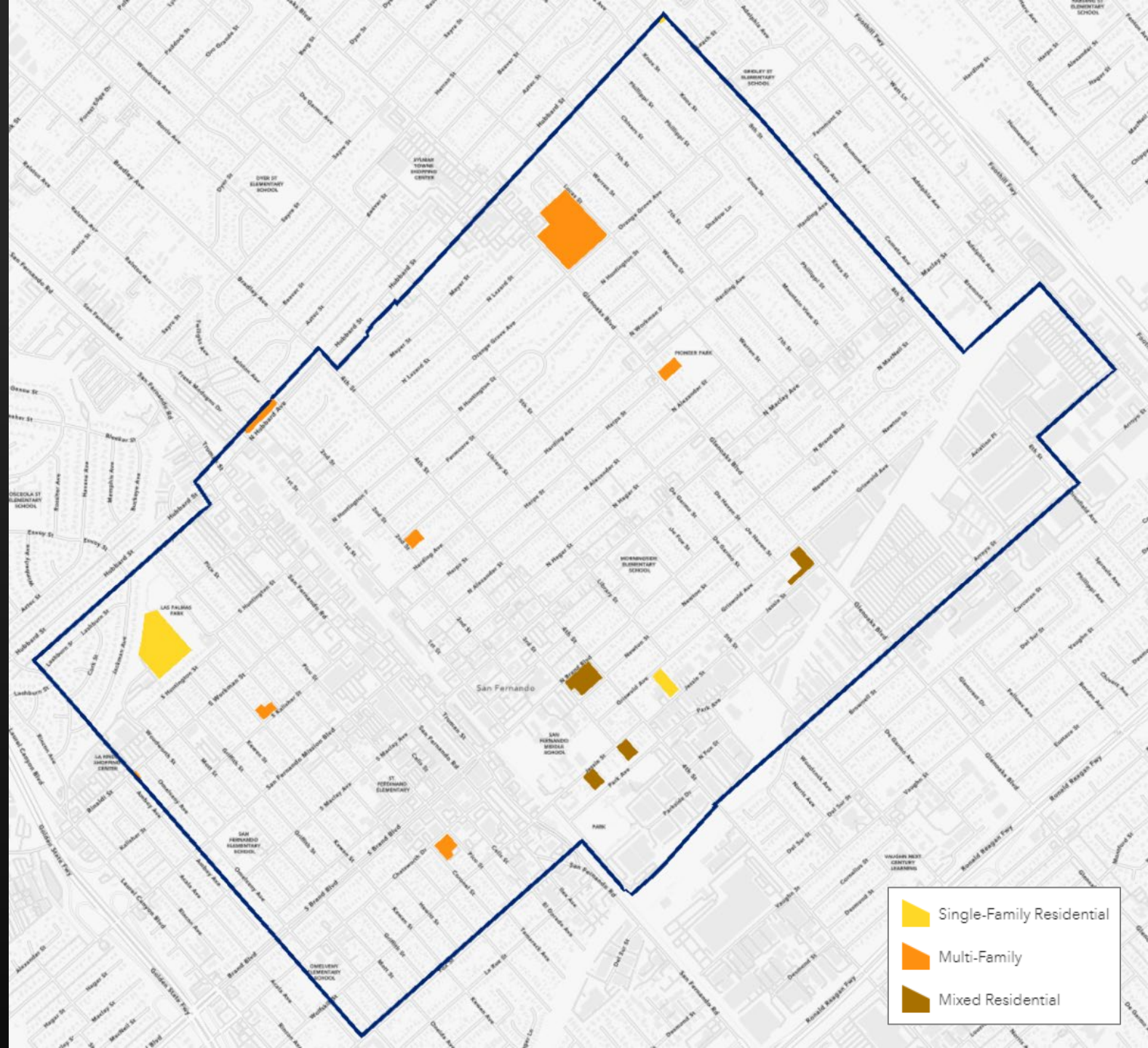


OPPORTUNITIES SITES



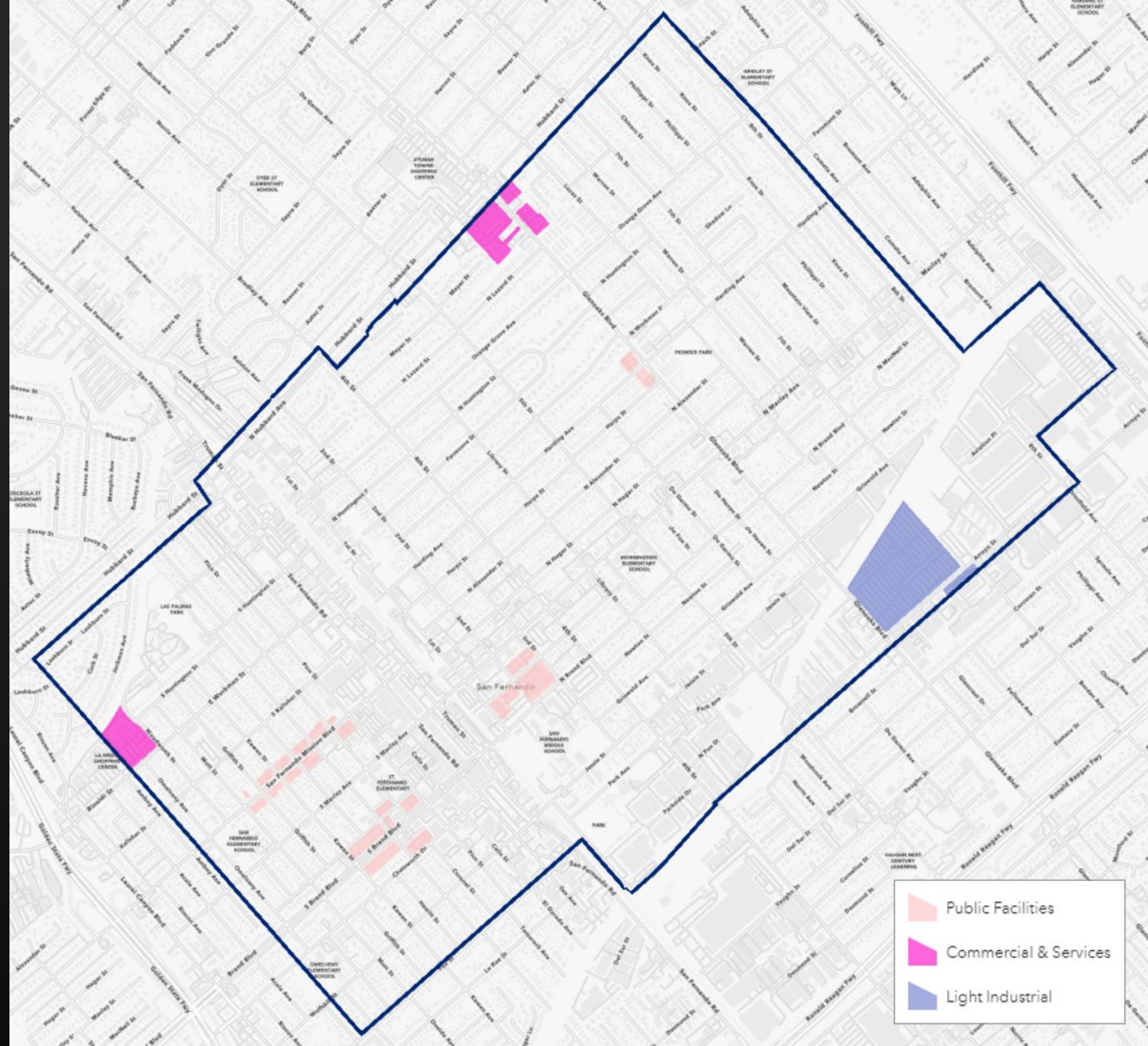
PRELIMINARY SITES IDENTIFIED

OPPORTUNITIES SITES
RESIDENTIAL ZONING



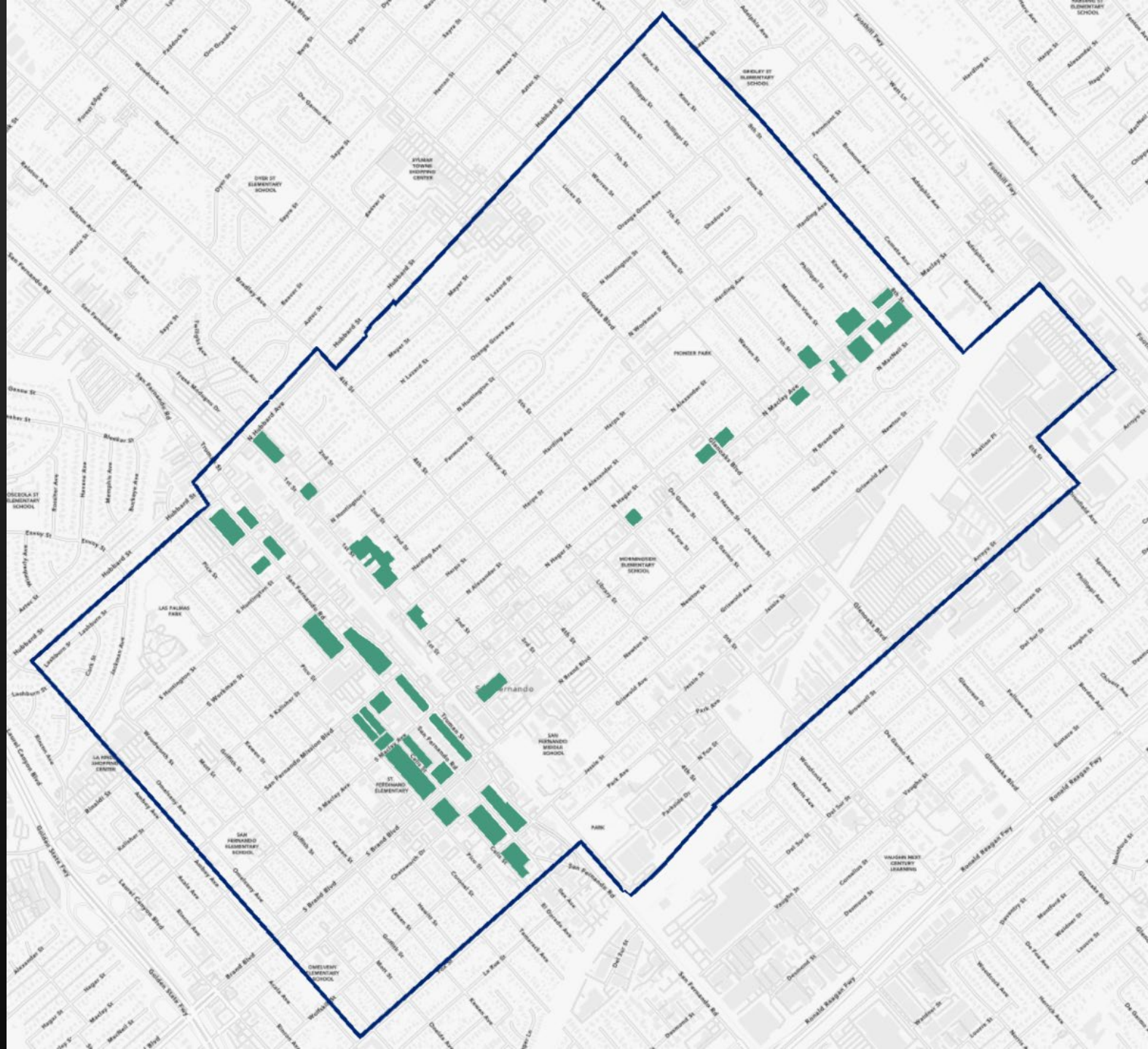
PRELIMINARY SITES IDENTIFIED

OPPORTUNITIES SITES
NON-RESIDENTIAL ZONING



PRELIMINARY SITES IDENTIFIED

OPPORTUNITIES SITES
SPECIFIC PLAN ZONING



PRELIMINARY SITES IDENTIFIED

OPPORTUNITIES SITES

SAN FERNANDO ROAD
CORRIDOR



PRELIMINARY SITES IDENTIFIED

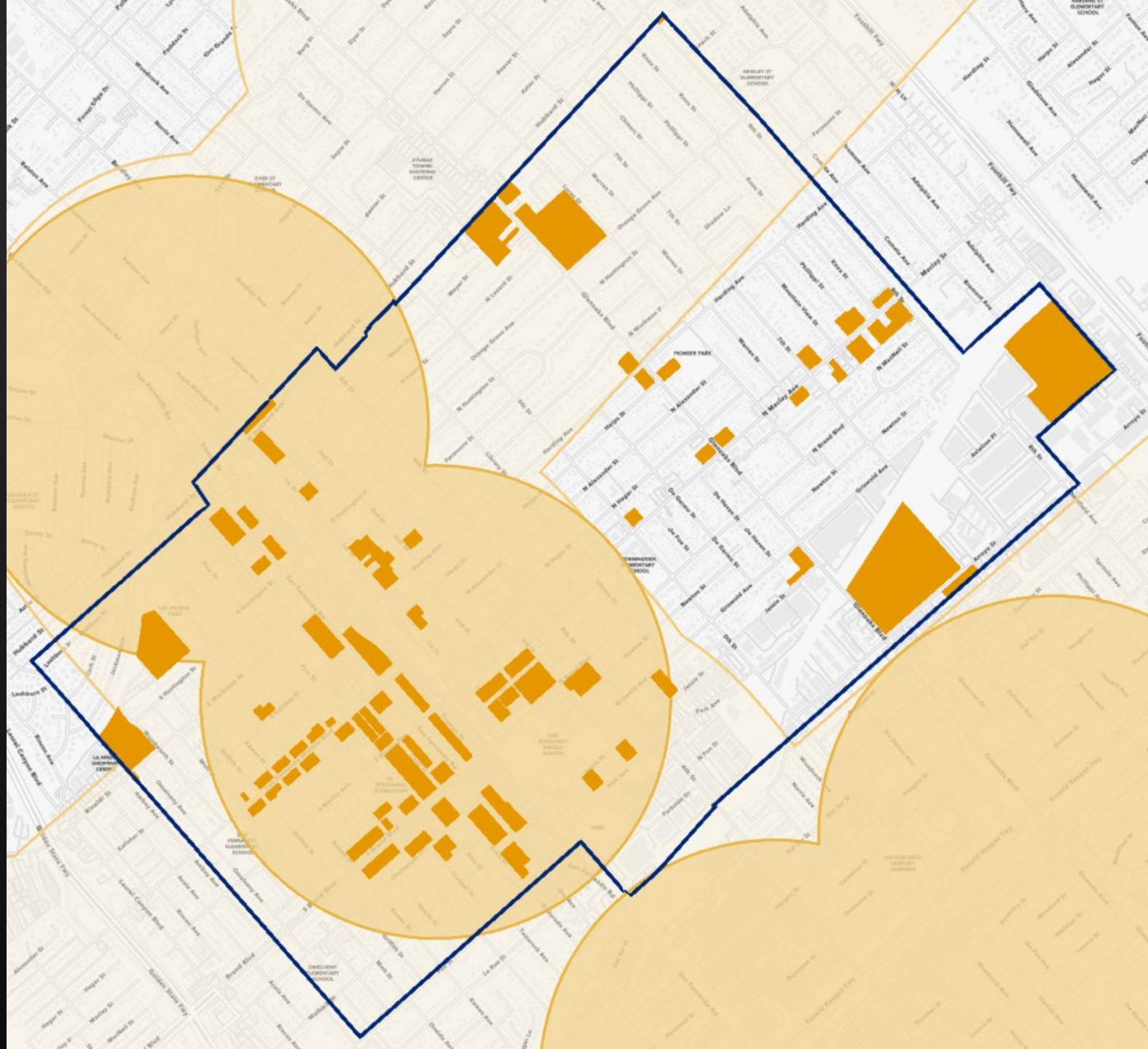
OPPORTUNITIES SITES

N. MACLAY AVENUE
CORRIDOR



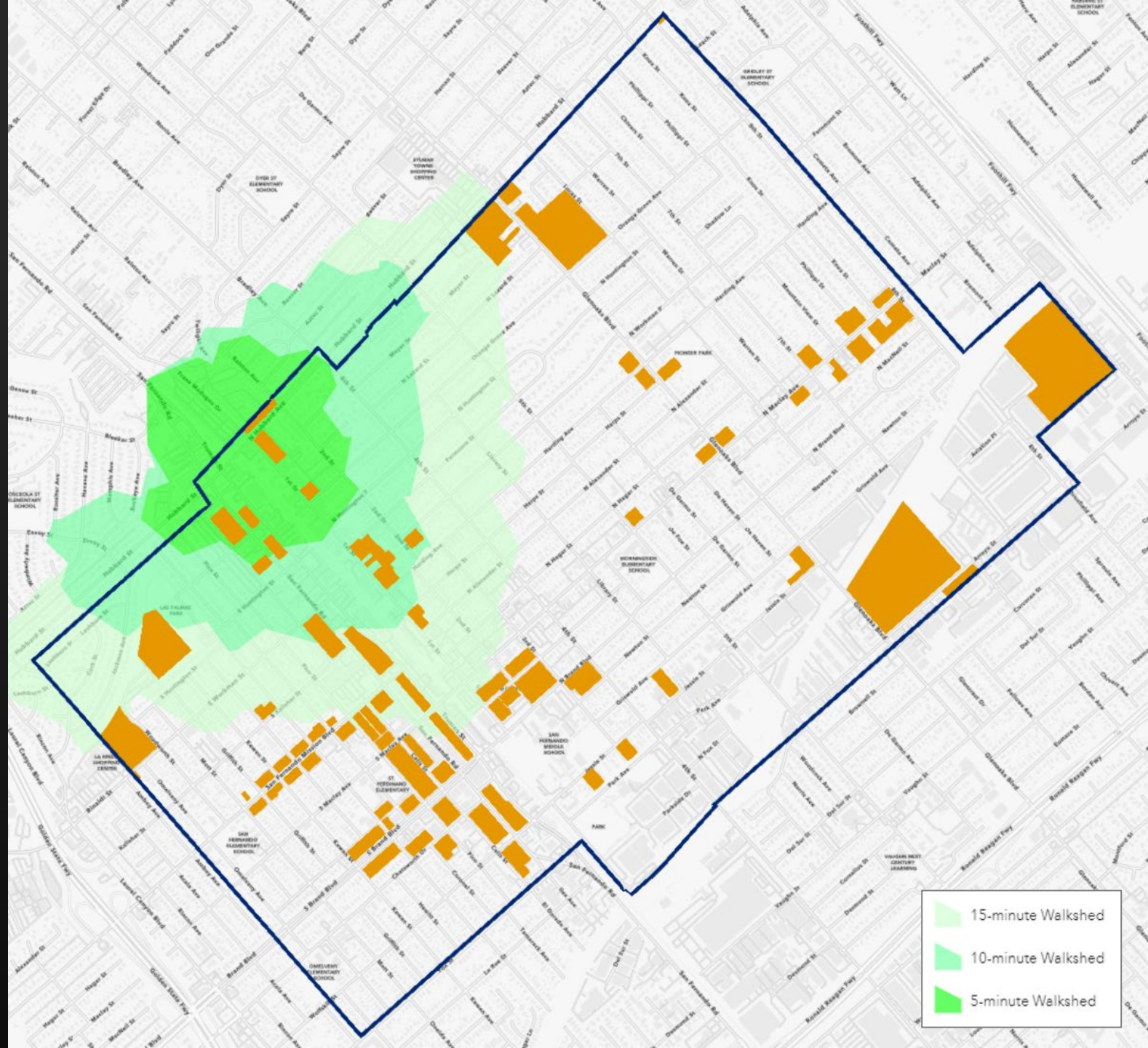
PRELIMINARY SITES IDENTIFIED

HIGH QUALITY TRANSIT

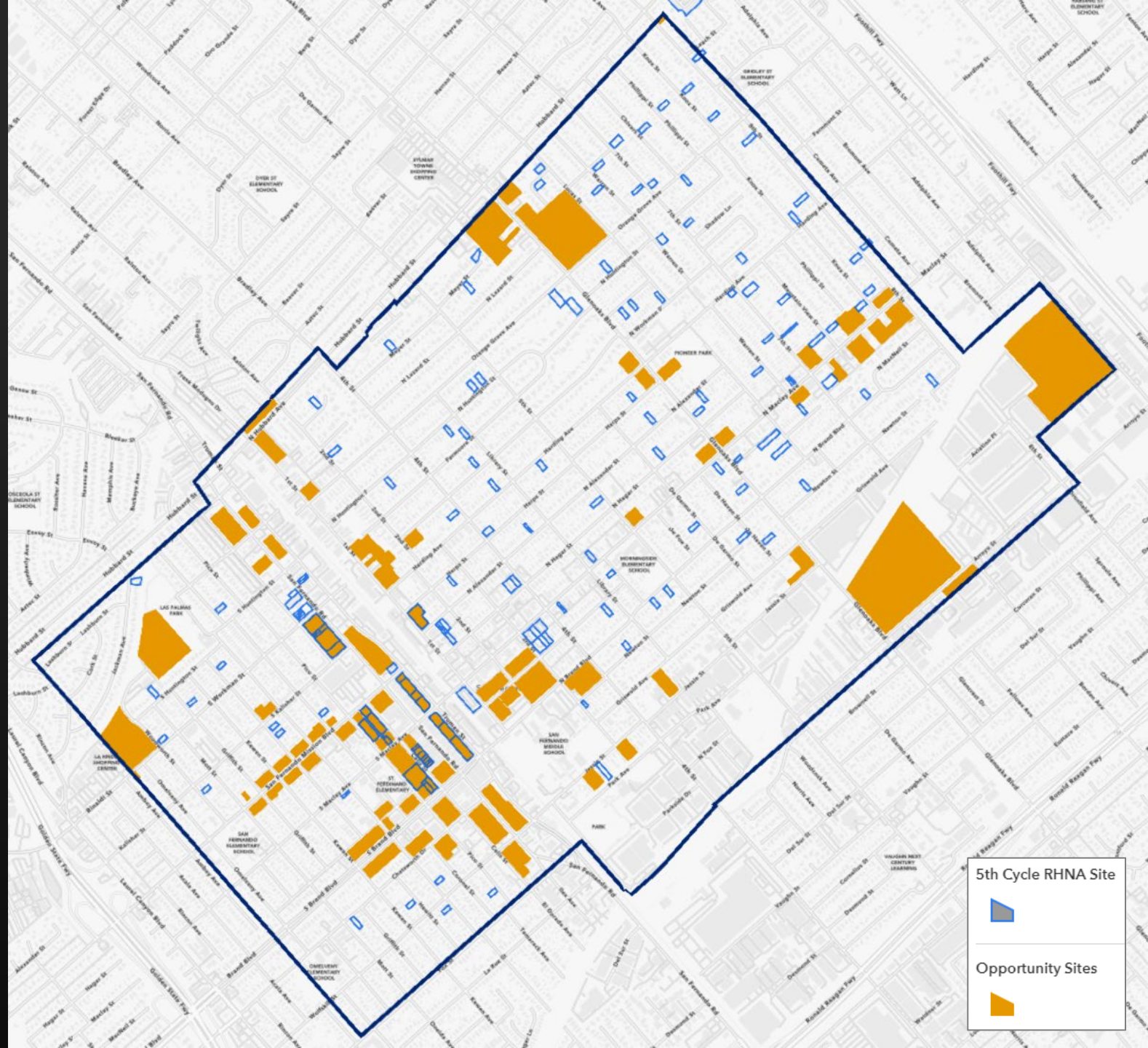


PRELIMINARY SITES IDENTIFIED

WALKING PROXIMITY TO
METRO STATION



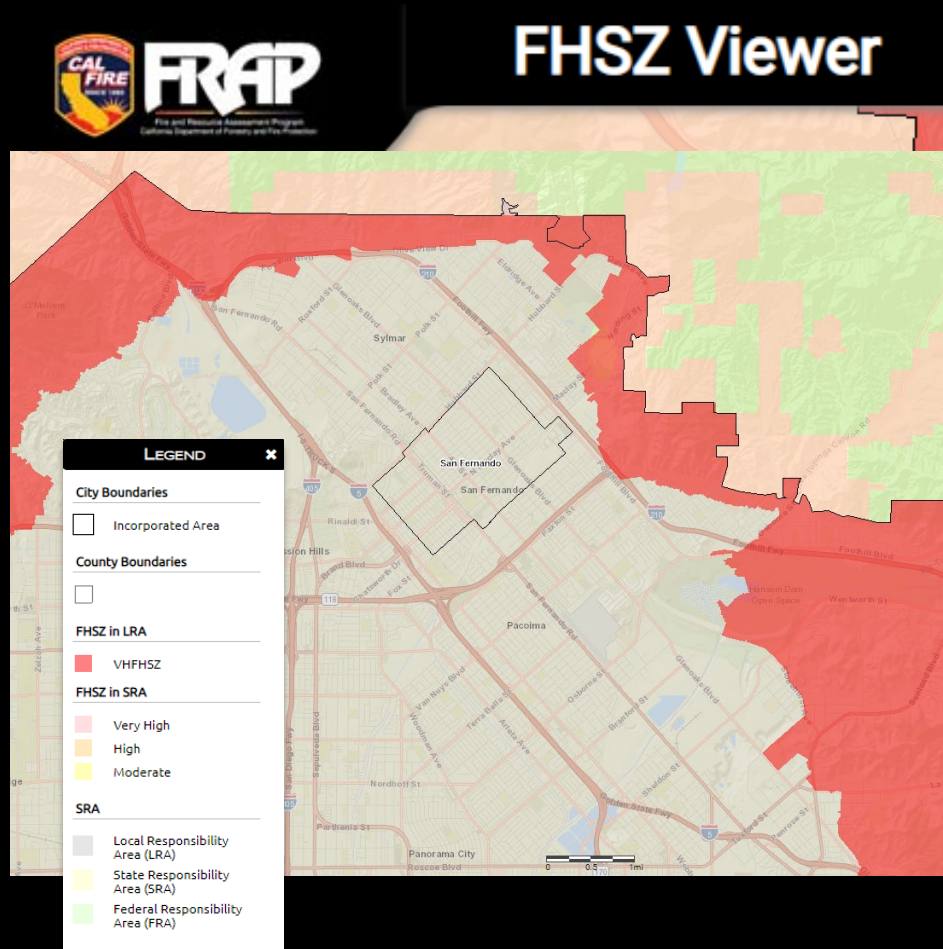
OPPORTUNITIES SITES & 5TH CYCLE RHNA SITES





ENVIRONMENTAL PLANNING AND REVIEW PROCESS

Other General Plan Updates



Safety Element Update

- Climate Change Hazards
- Incorporate Local Hazard Mitigation Plan
- Identify and Evaluate Evacuation Routes
- Update with Additional Hazard Mapping

Environmental Justice

Senate Bill 1000 – Environmental Justice (2016)

- ✓ Environmental Justice: the fair treatment and *meaningful involvement* of all people regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

(Government Code section 65040.12(e))



Identify
disadvantaged
communities

Develop
objectives
and policies

Incorporating Environmental Justice

How to Identify Disadvantaged Communities

- ✓ Indicators such as: Pollution, Income, Health, Age, and Access to Healthy Food

Identify disadvantaged communities

Develop objectives and policies



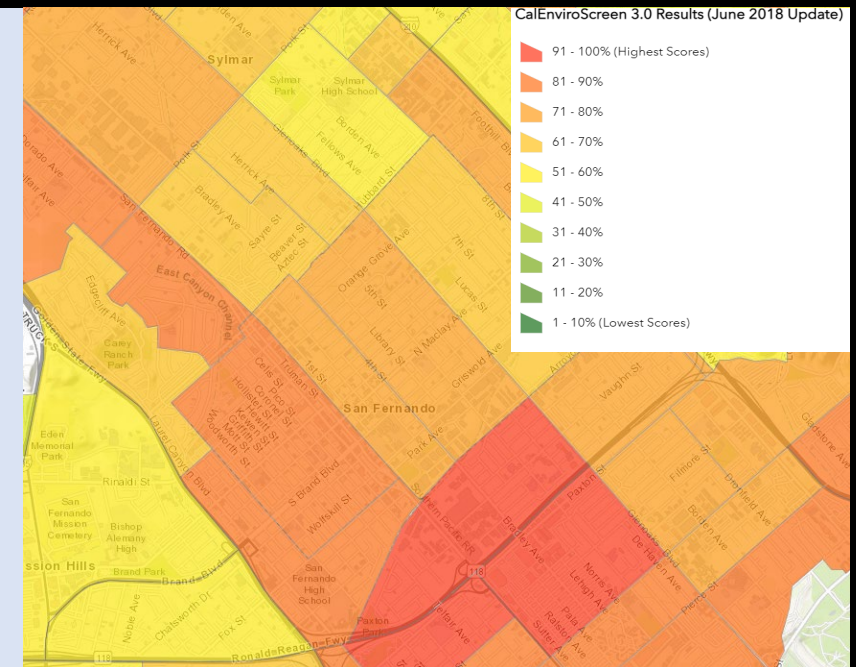
Reduce health risks in disadvantaged communities



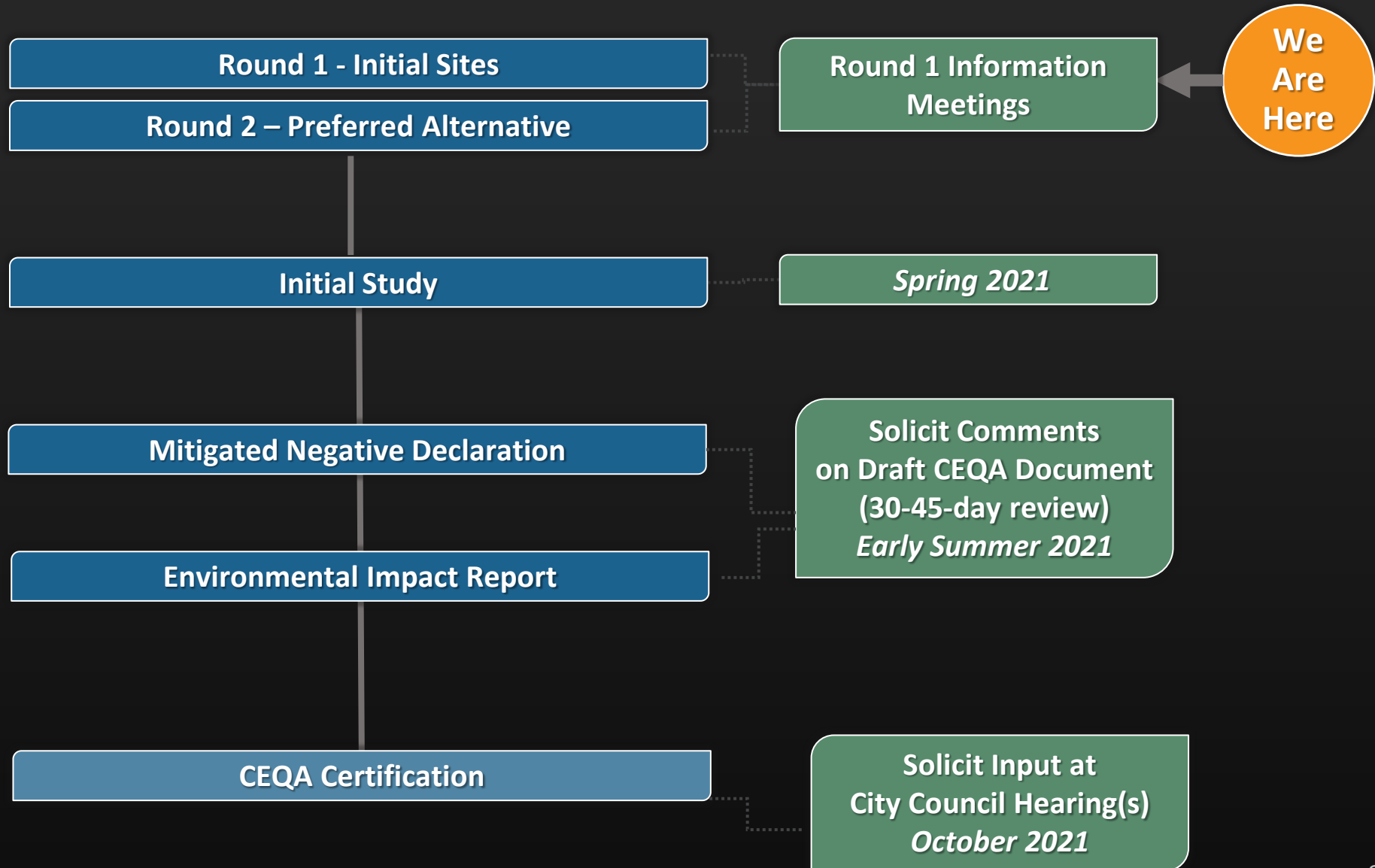
Promote civic engagement



Prioritize improvements & programs for disadvantaged communities



CEQA Environmental Review Process



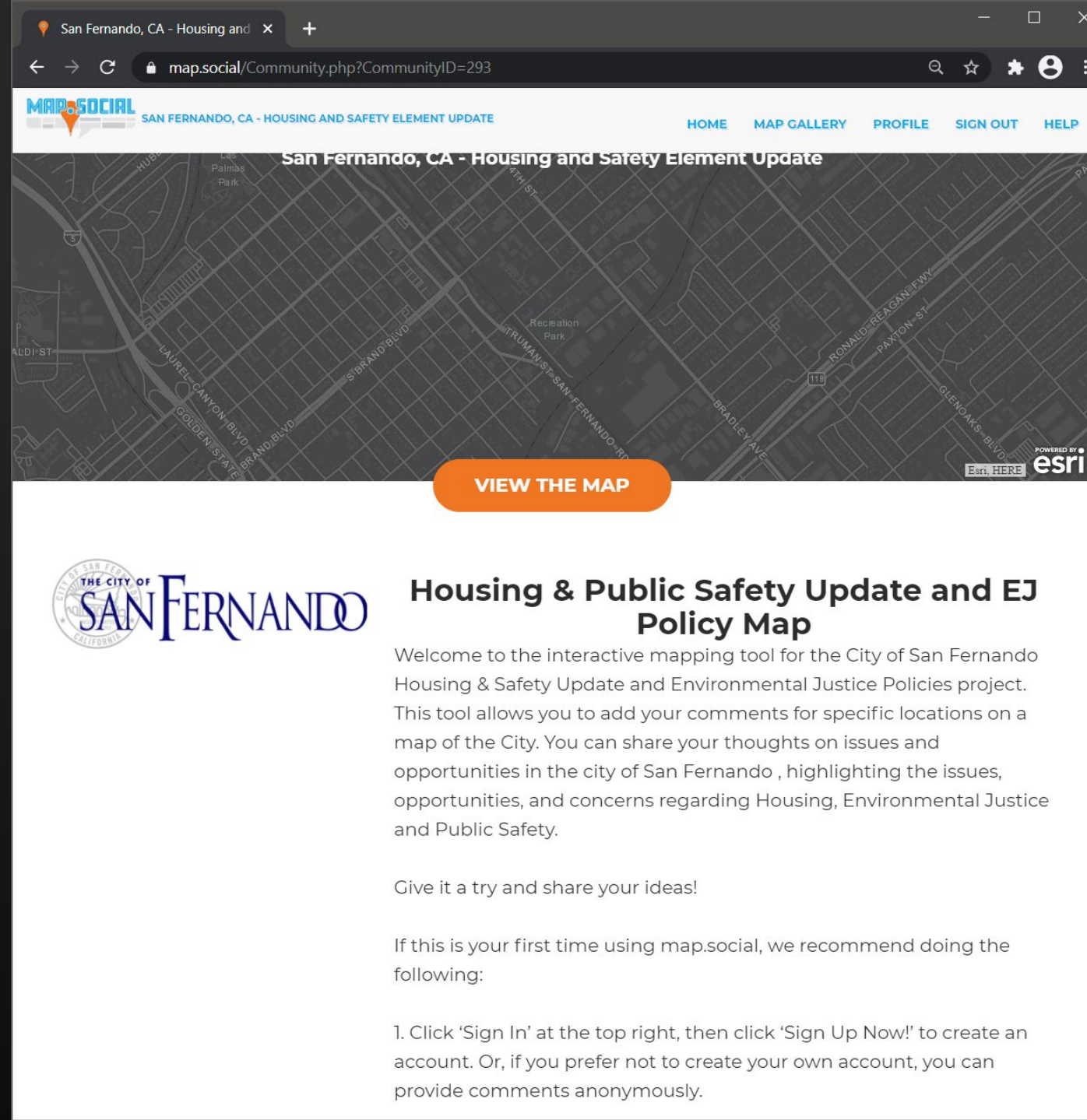
Q&A



MAP YOUR FEEDBACK

Share your ideas using our Map.Social app. You can access it online here:

hla.fyi/SanFernandoHEFeedback



San Fernando, CA - Housing and Safety Element Update

MAP SOCIAL SAN FERNANDO, CA - HOUSING AND SAFETY ELEMENT UPDATE

HOME MAP GALLERY PROFILE SIGN OUT HELP

San Fernando, CA - Housing and Safety Element Update

VIEW THE MAP

THE CITY OF SAN FERNANDO

Housing & Public Safety Update and EJ Policy Map

Welcome to the interactive mapping tool for the City of San Fernando Housing & Safety Update and Environmental Justice Policies project. This tool allows you to add your comments for specific locations on a map of the City. You can share your thoughts on issues and opportunities in the city of San Fernando, highlighting the issues, opportunities, and concerns regarding Housing, Environmental Justice and Public Safety.

Give it a try and share your ideas!

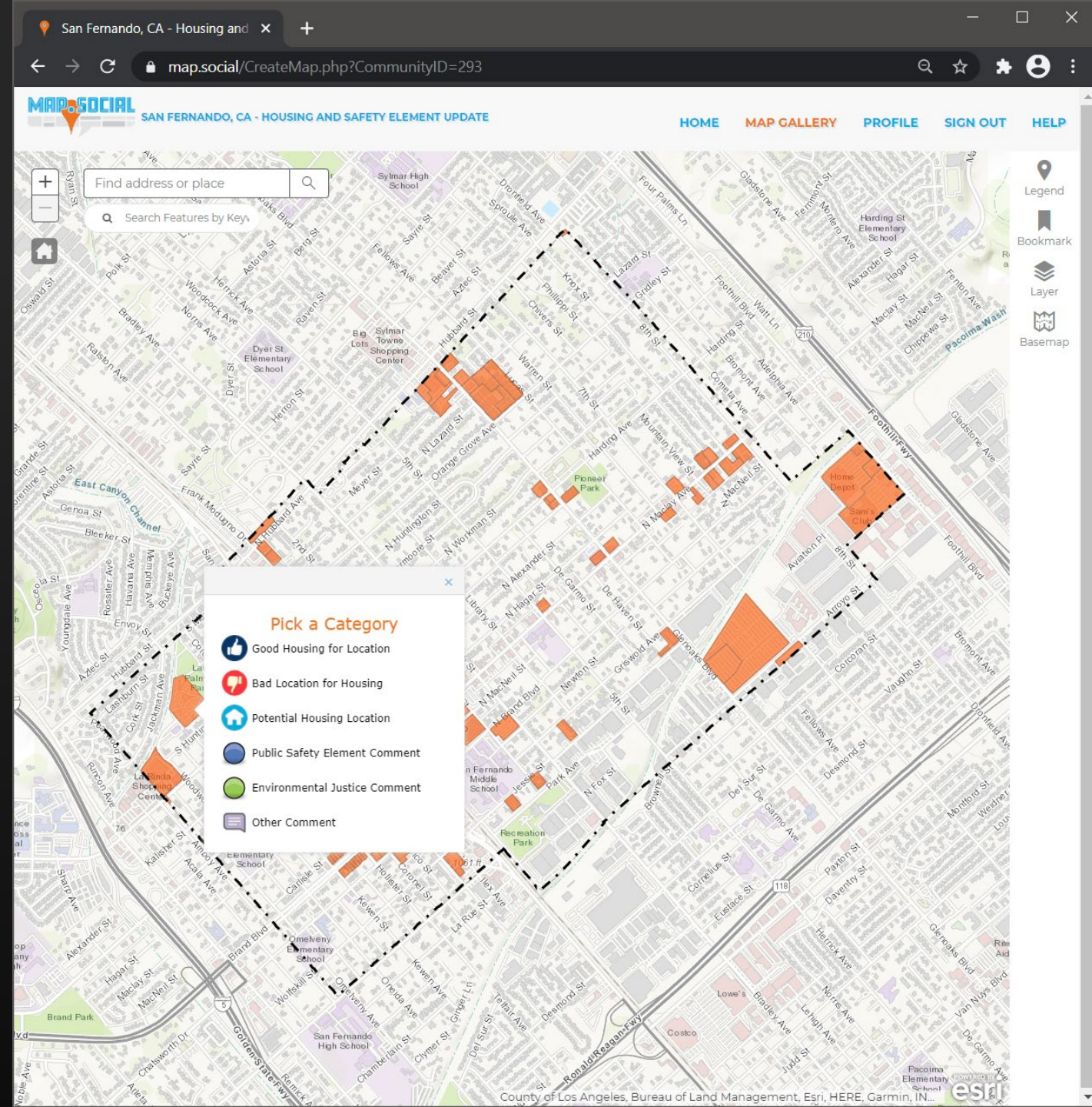
If this is your first time using map.social, we recommend doing the following:

1. Click 'Sign In' at the top right, then click 'Sign Up Now!' to create an account. Or, if you prefer not to create your own account, you can provide comments anonymously.

MAP YOUR FEEDBACK

Tips for using Map.Social

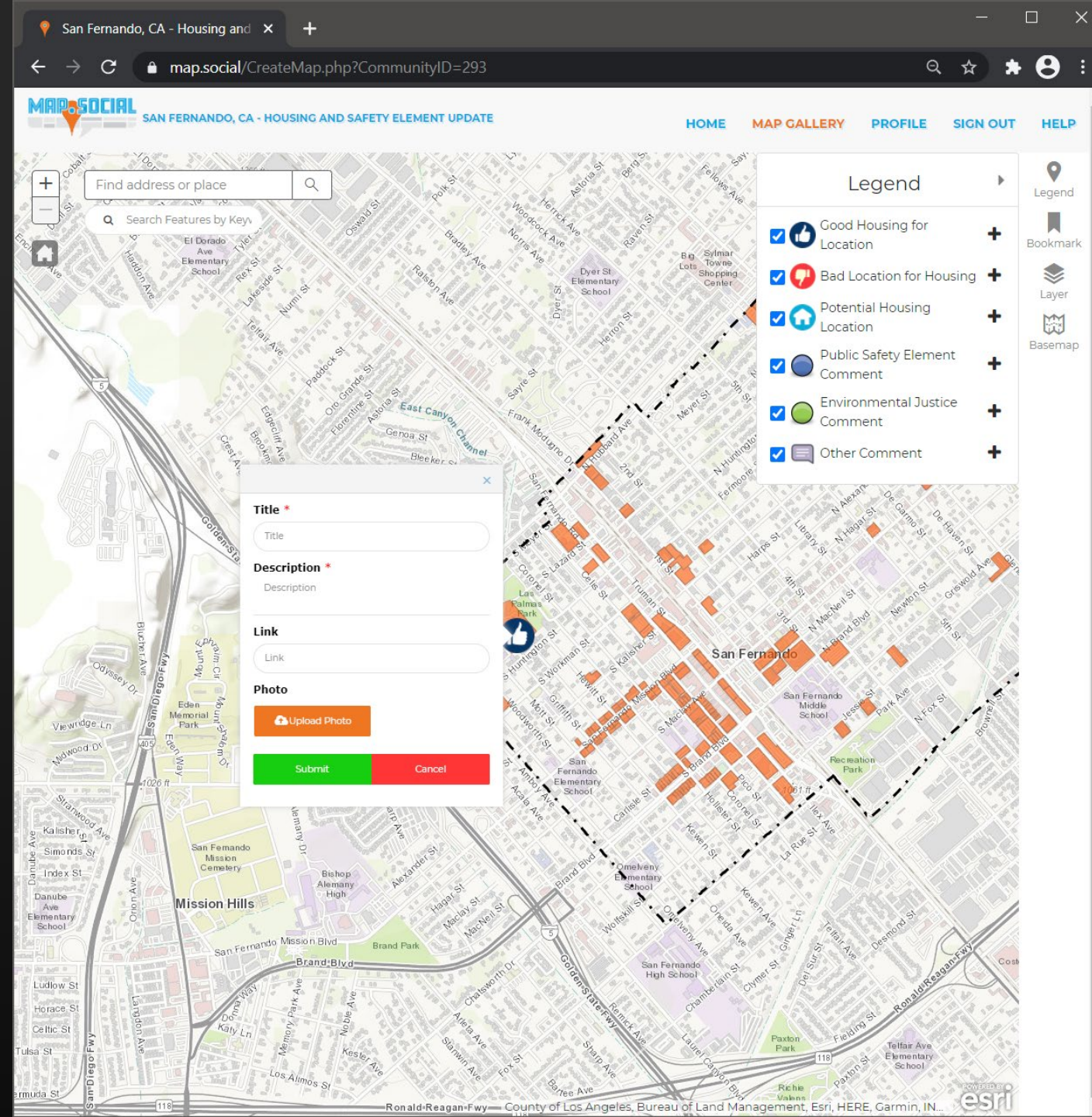
- Pan and zoom the map to see more detail
- Click on an area of interest then pick a category for your comment



MAP YOUR FEEDBACK

Tips for using Map.Social

- Give your comment a Title and a Description
- Click 'Submit' and you're done!
- You may leave more than one comment



NEXT STEPS

Stay connected!

- Visit the Planning Department page on the City website for more Housing Element Update Information : ci.san-fernando.ca.us/community-development/#planning
- Ask a question or provide your comments by email: CommunityDevelopmentStaff@sfcity.org
- Watch for future public meetings: **Next meeting in late April**

A black and white photograph of Trinity Church, a Spanish Colonial Revival style building with two bell towers and a tiled roof. A large palm tree stands in front of the church. A sign in the foreground lists church services: 8:15AM "DON'T BE A PHARISEE", 11:00AM "LA AGONIA DE LA NOCHE OSCURA", and 6:00PM "SERVICIO DE ALABANZA". Two people are standing on the sidewalk in front of the church. A street sign for O'MELVENY is visible on the right. A car is partially visible on the far right. The text "Thank You" is overlaid in large white letters across the center of the image.

Thank You