



City of San Fernando, CA
August 11, 2021

HOUSING ELEMENT UPDATE

TOWN HALL #3

HOUSING ELEMENT UPDATE

HOUSING ELEMENT

- Mandatory General Plan Element
- Updated in 8-year Cycles
- Assess current and future housing needs
- Set policies and actions to meet housing needs
- Must demonstrate accommodation of RHNA
- Plans for adequate housing for all income levels, special needs
- Due October 15, 2021

PUBLIC SAFETY ELEMENT

- Mandatory General Plan Element
- Must be updated concurrently with Housing Element
- Identifies public safety risks and vulnerabilities
- Sets policies and actions to reduce hazard risks
- SB 379, SB 1035 – must update to address wildfire, climate adaptation

ENVIRONMENTAL JUSTICE POLICIES

- Must be added when updating 2+ Elements
- Identifies communities with unique challenges to health and livelihoods(CalEnviroscreen)
- Develops strategies to address challenges of EJ communities and promote civic engagement

HOUSING ELEMENT UPDATE

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 UPDATE

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



Overview of the City of San Fernando



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;

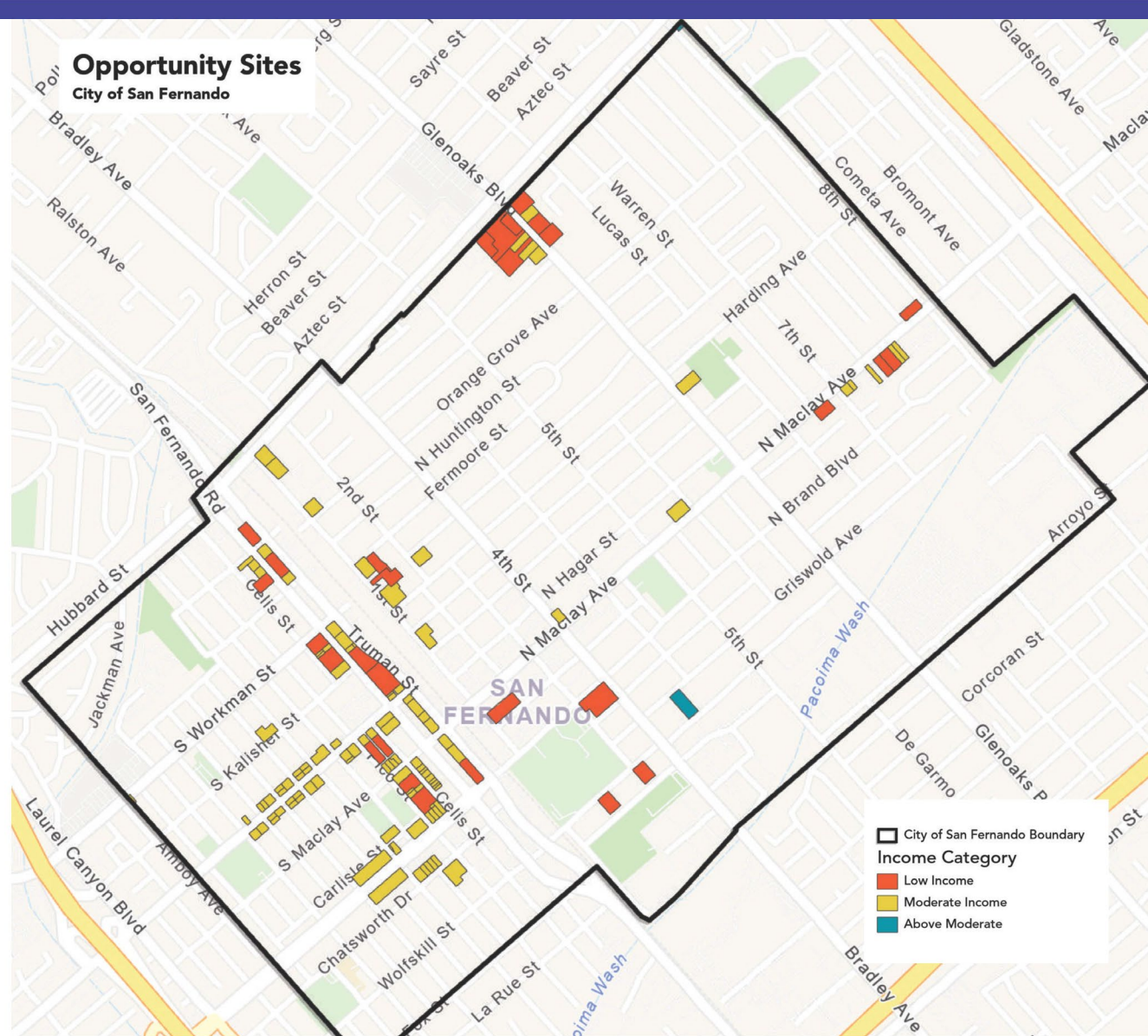
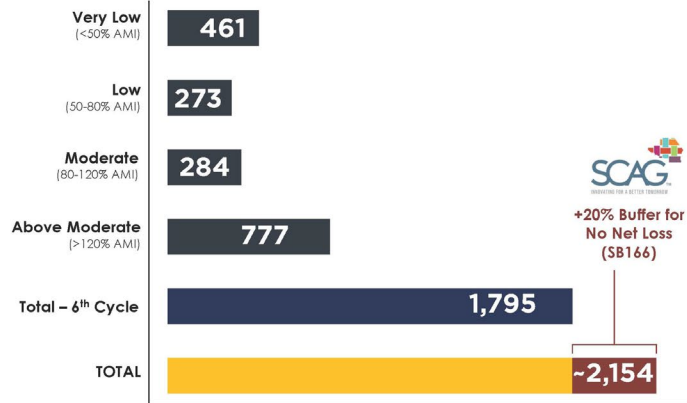
Hazards and Environmental Conditions

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

Note: these also relate to the Public Safety Element

HOUSING ELEMENT UPDATE

6TH-CYLCE RHNA ALLOCATION



HOUSING ELEMENT UPDATE

DRAFT POLICIES AND ACTIONS ADDRESS:

Affordable Housing

- Abundant, available and accessible

Homelessness

- Expanding services to meet needs

Fair Housing

- Upholding state and federal protections

Thriving Neighborhoods

- Supporting a sense of community

Regulations

- Streamlining for results

Monitoring and Engagement

- Tracking and sharing progress

Environmental Justice

- Safe, healthy and attainable neighborhoods

HOUSING ELEMENT UPDATE

AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFAH)

As defined by A.B. 686:

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**” for persons of color, persons with disabilities, and other protected classes

To meet AFFH requirements, the Housing Element must:

- **Assess** fair housing issues in the City
- **Analyze** segregation patterns and disparities in access to opportunity
- **Identify** major contributing factors to fair housing issues
- **Include** meaningful actions to correct issues

HOUSING ELEMENT UPDATE

MEANINGFUL ACTIONS TO AFFAH

Actions developed to AFFH must:

- Address significant disparities in housing needs and in access to opportunity
- May be separate Element or integrated policies
- Replace segregated living patterns with truly integrated and balanced living patterns
- Transform racially and ethnically concentrated areas of poverty into areas of opportunity
- Foster and maintain compliance with civil rights and fair housing laws

This could look like:

- Housing **mobility** strategies
- Place-based strategies to encourage **community revitalization**
- New **housing choices** in areas of high opportunity
- **Protecting** existing residents from displacement
- Fair housing **services**
- Community **health** strategies
- Environmental **equity** strategies