



To: Housing Commission

From: Ande Flower, Principal Planner, EMC Planning Group

Date: December 9, 2021

Re: Introduction to Housing Element Update Process & Preparation for Mapping Exercise

### **SUMMARY**

This memorandum introduces the Housing Element Update process and provides context for the Cupertino Community Workshop (December 9, 2021)

### **1. HOUSING ELEMENT UPDATE - OVERVIEW**

#### **Why does Cupertino have to update plans for future housing in their General Plan?**

The Housing Element of the General Plan (Housing Element) must include an inventory of land suitable and available for residential development required by state law and guided by target numbers. The Housing Element must be updated every eight years. While the City of Cupertino doesn't build housing, it is responsible for making sure that the zoning in place enables the capacity for the number of housing units allocated to the City. The Housing Element also includes programs and policies to incentivize construction of housing units at varying levels of affordability.

### **2. LEADING WITH EQUITY – BACKGROUND**

#### **Who will be part of the planning process, and why are people's stories important to the process?**

The state adopted new legislation (AB 686), also known as Affirmatively Furthering Fair Housing (AFFH), for this 6<sup>th</sup> Cycle Housing Element Update process. This new law requires public agencies to examine existing and future housing policies, plans, programs, rules, practices, and related activities and create meaningful actions and proactive changes to promote more inclusive communities. Meaningful actions can only happen as a result of creating an inclusive process for developing this update. It is a high priority to welcome and incorporate participation from a diversity of community members, particularly those who may have not contributed to policy development in the past.

### **3. REGIONAL HOUSING NEEDS ALLOCATION (RHNA)**

#### **How many housing units are required to be planned to be built in Cupertino's future?**

According to the specific methodology established by the Association of Bay Area Governments (ABAG), specific numbers of needed housing units are allocated to each county and municipality. The total draft RHNA for Cupertino's existing and future housing need is 4,588 housing units, at varying levels of affordability. Cupertino's Housing Element Update is expected to accommodate 1,193 very low-income units, 687 low-income units, 755 moderate-income units, and 1,953 above moderate-income units.

#### **4. SITES INVENTORY - INTRODUCTION**

##### **What is a Sites Inventory for a Housing Element?**

The purpose of the Housing Element's site inventory is to identify and analyze specific land (sites) that is available and suitable for residential development to determine the jurisdiction's capacity to accommodate residential development and reconcile that capacity with the jurisdiction's RHNA. Sites are suitable for residential development if the City's zoning regulations allow enough residential development to accommodate the RHNA during the planning period (2023-2031). If there are not enough existing sites to accommodate the RHNA for each income category, the City must identify additional sites until there are enough sites. Changes to the City's General Plan and/or zoning regulations and/or new programs and policies may be necessary to accommodate the full amount of housing needs allocated with RHNA.

#### **5. PROJECT SCHEDULE AND KEY MILESTONES**

##### **How long will we be working on this update process?**

The deadline for all Bay Area jurisdictions to submit a Council-adopted Housing Element Update is January 2023. In order to meet that deadline, a series of milestone goals must first be reached. The sites inventory analysis is the first step in the process because it will help us understand what kind of environmental review may be necessary. Our process must enable enough time for a potential Environmental Impact Report (EIR), and all the technical reports and public outreach that accompany that effort. Next, we will discuss policy options that relate the opportunity sites with incentives for housing construction at different levels of affordability options within this next eight-year cycle of the Housing Element Update.

#### **6. PUBLIC ENGAGEMENT PROCESS**

##### **What is the best way for the public to stay informed of progress with this update process?**

The Housing Element website will provide the community tools to learn about the Housing Element Update process, find out about upcoming events, and participate in online engagement opportunities, such as surveys, polls, and the Balancing Act mapping tool. The website will be available in five languages, including simplified Chinese, Spanish, Vietnamese, Russian, and English. Emails will be sent to all who sign up for Housing e-notifications on the website, and several social media blasts will direct individuals to visit [www.engagecupertino.org/housingelement](http://www.engagecupertino.org/housingelement).

The first Community Workshop will take place on Thursday, December 9, 2021, via Zoom from 6:00 – 8:00 pm. The focus of the workshop will be to launch the online interactive mapping tool. Additional maps will follow that become more informed by the public at each step.

#### **Attachment A: Housing Element Schedule (11/16/21)**