



Housing Element Update 2021-2029



Joanne Coletta, Director

November 3, 2021

Housing Element Update

2021-2029 Timeline

(Since June 2021 Update)

- **July 1, 2021.** Submittal of Draft to Housing and Community Development (HCD).
- **August 26, 2021.** HCD review letter sent to City.
- **September 2021.** Prepared revisions to draft per HCD comments.
- **September 27, 2021.** Revised Draft Housing Element posted on City's website.
- **October 11, 2021.** Planning and Housing Commission Public Hearing.
- **November 3, 2021.** City Council Hearing.
- **Submittal to HCD.** HCD has 90 days to review the adopted housing element and report its findings back to the jurisdiction.



Public Information Outreach

- City Website:
www.CoronaCA.gov/GPUUpdate.
- City Facebook.
- Special Interest Contact List – 74 agencies and organizations.
- Mailed 100 letters to property owners having property identified on the housing sites inventory.
- Posted interactive mapping tool (Map Social) on Housing Element Update website.
- Email address:
CoronaHEUpdate@CoronaCA.gov.

What is Covered in the Housing Element?



Housing
Needs
Assessment
-
Existing and
Projected
Housing
Need For
All Income
Segments



Housing
Constraints
-
Market,
Governmental
Infrastructure
&
Environmental



Housing
Resources
-
Residential
Sites
Inventory
for Future
Housing
Needs



Review of Past
Accomplishments
-
Describe
Accomplishments
from Prior Housing
Element Programs



Housing
Plan
-
Housing
Programs,
Goals &
Policies for
the
Planned
Period

Housing Resources Chapter

Housing Sites Inventory

How Many Housing Units Does Corona Need to Plan For?

Corona's Regional Housing Needs Allocation

(Source: SCAG 2021)

Income Category based on Area Median Income (AMI)	Number of Housing Units to Accommodate	%
Very Low Income between 31 and 50% AMI	1,752	28.8%
Low Income between 51 and 80% AMI	1,040	17.1%
Moderate Income between 81 and 120% AMI	1,096	18.0%
Above-Moderate Income greater than 120% AMI	2,200	36.1%
Total	6,088	100.0%



Criteria Used to Identify Housing Sites

- Counted existing residential projects approved but not yet built and residential projects proposed but not yet entitled.
- Used Existing Zoning and General Plan to identify sites for **Moderate and Above-Moderate Income** housing.
- Used HCD's **Housing Element Site Inventory Guidebook** – *Best Practices for Selecting Sites to Accommodate the **Low Income** RHNA.*
 - ✓ Allows at least 30 dwelling units to the acre
 - ✓ Proximity to public transportation
 - ✓ Available infrastructure and utilities
 - ✓ Access to:
 - high performing schools
 - jobs
 - parks, services, & grocery stores
 - health care facilities



Criteria Used to Identify Housing Sites

- Used **housing survey** results.
 - Asked where high density residential would be best located.
 - **75%** of the responses said in areas where public transportation is within walking distance.
- Selected non-vacant commercial sites that include one of the following:
 - <50% building coverage,
 - may be underutilized,
 - vacancies or high turnover.



Housing Sites Plan 2021-2029

	Lower Income Households	Moderate Income Households	Above Moderate- Income Households	Total
RHNA Allocation	2,792	1,096	2,200	6,088
Planned and Approved Units	0	92	2,110	2,202
Anticipated ADUs	46	28	6	80
Remaining RHNA to Plan	2,746	976	84	3,806
Vacant Units Already Zoned	132	56	595	783
Nonvacant Units Already Zoned	82	33	255	370
Potential Rezone	149	219	0	368
Potential Affordable Housing Overlay Zone	2,983	669	0	3,652
Total RHNA Units	3,346	1,097	2,966	7,455
Total Unit Surplus/Deficient	600	1	766	1,367

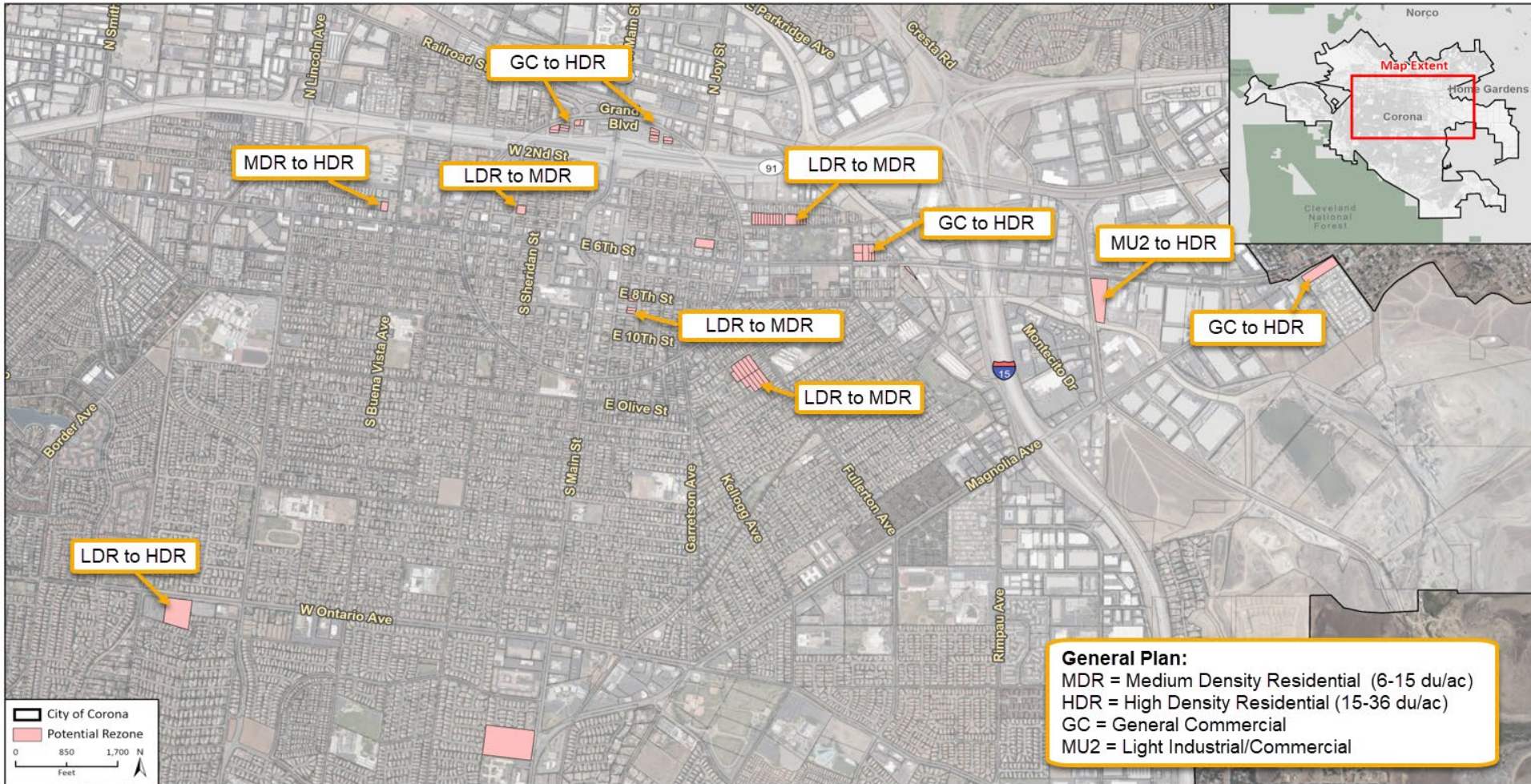
Rezone Program To Meet RHNA

- **3 years and 120 days** if the City has a State Compliant Housing Element certified by HCD within 120 days from the beginning of the Housing Element Planning Period (October 15, 2021).

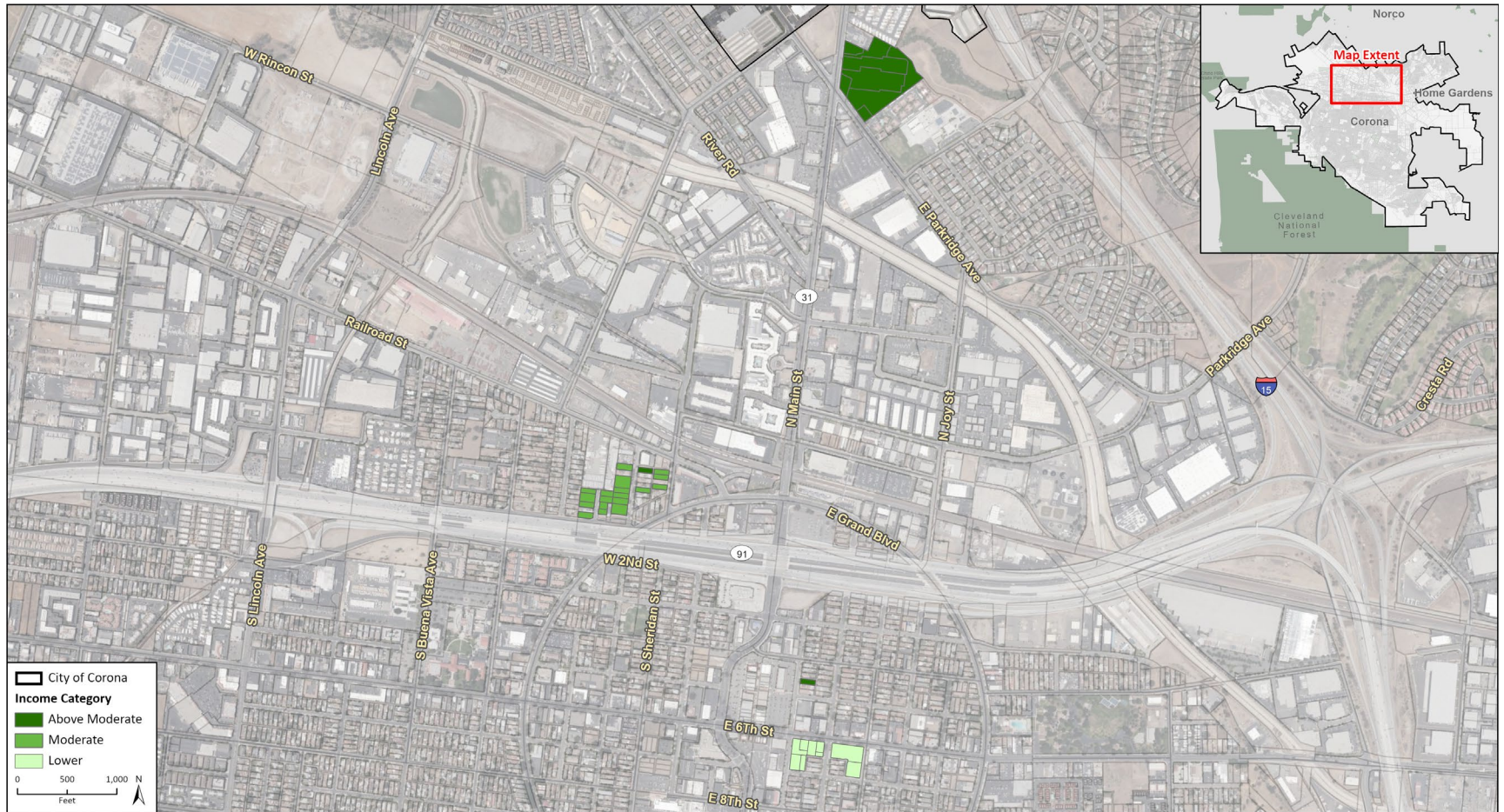
OR

- **One year** if the City is not able to obtain a State Compliant Housing Element certified from HCD within 120 days from the beginning of the Housing Element Planning Period (October 15, 2021) **(SB 1398)**.

Rezone Sites To Meet RHNA Shortfall



Nonvacant Already Zoned Sites To Meet RHNA Shortfall



Why is a City Adopted Housing Element and State Compliant Housing Element Required?

- State law mandates that a city's General Plan have a certified Housing Element.
- Prevents the Attorney General from seeking a court order against the city to bring its Housing Element into compliance with state law.
- Prevents the city from being exposed to lawsuits from housing advocates and persons of low income.
- Prevents the risk of the entire General Plan from being deemed inadequate, and therefore invalid.
- Prevents the city from having non-compliant General Plan consistency findings and from the potential of being sued when making land use decisions for all types of development.
- Allows the city to be eligible for several housing, community development and infrastructure funding programs from the State that require Housing Element compliance.

Recommendation:

- City Council adopt the resolution approving the Addendum to the General Plan EIR and the update to Housing Element covering Planning Period 2021-2029.

What Happens Next:

- An adopted Housing Element will be submitted to the State Housing and Community Development Department (HCD) for their review.
- HCD determines if the City's Housing Element is State Compliant.

QUESTIONS?



CoronaHEUpdate@CoronaCA.gov



www.CoronaCA.gov/GPUUpdate

Main HCD Comments and Revisions to Draft Housing Element

HCD Comment	Revisions to Draft
To support assumptions for ADUs in the planning period, the element should reconsider assumptions, reconcile trends with HCD records.	The number of ADUs assumed cut by 50%
More information on nonvacant sites needed to support redevelopment potential assumptions.	Detailed information on the existing uses of nonvacant sites was added to the sites inventory. Decreased assumptions of lower-income units on nonvacant sites.
More information needed to support realistic development assumptions for moderate and lower-income units.	Information added on recent residential projects, investments in downtown area, and market rents.
Adjustments needed to programs to remove constraints to housing development and to comply with State laws.	<p>Adjustments made to programs:</p> <ul style="list-style-type: none"> • Replacement housing requirements • More incentives/priority to affordable housing and high-density housing • Changes to zoning ordinance to allow more types of housing by-right, such as 7+ person residential care facilities and projects with 20% affordable housing • Develop a Streamlined Ministerial Approval Process pursuant to SB 35