

Topics for Discussion

- Affordable Housing Strategies
- New changes in state housing law
- Inclusionary Zoning
- Mixed-Use housing opportunities
- Green building standards
- Mobile home rent control/mobile home park conversions

IV. Conclusion

If, after receipt of public testimony and Commission discussion, the Commission concurs that the Housing Element update is ready for inclusion in the General Plan, staff recommends that it be forwarded to the State Housing and Community Development and to the City Council with a recommendation of adoption.

The draft Housing Element will be submitted to the State Department of Housing and Community Development (HCD) in accordance with state law. HCD will submit its comments on the Element and may request certain changes and additions. These changes will be incorporated into the draft Element reviewed by the Commission. If the changes are minimal and do not significantly impact policy decisions, staff recommends that the revised Element be submitted directly to the City Council. If the changes are more substantial in nature, the revised Element will be returned to the Planning Commission. Upon final adoption of the Element by the City Council, the Element will be re-submitted to HCD. Per Section 65585 of the Government Code, HCD will then review the adopted Housing Element within 90 days of receipt and submit its findings back to the City.

V. Recommendation

That the Planning Commission:

1. OPEN the public hearing and receive public testimony;
2. COMPLETE review of the Housing Element in light of testimony received; and
3. FORWARD the Housing Element to the State Housing and Community Development and to the City Council with a recommendation of adoption.

