

**CITY COUNCIL  
MEETING**

**MARCH 28, 2023**

**PRESENTATIONS**

**FISCAL YEAR 2024 MASTER  
FEE SCHEDULE**

**ITEM #7**

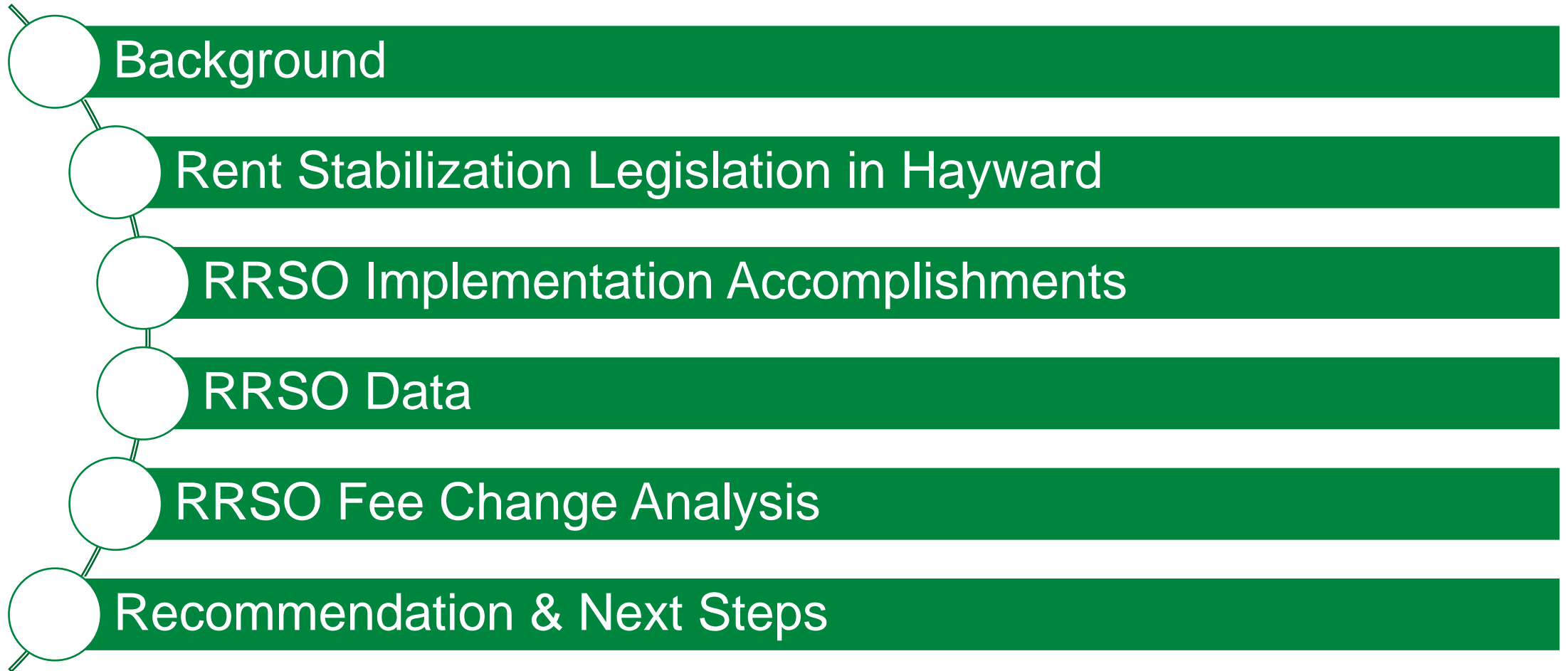
**PH 23-015**



# Master Fee Schedule Amendment to Update Rent Stabilization Annual Fees

March 2, 2023 | Homelessness-Housing Task Force  
Amy Cole-Bloom, Management Analyst  
Christina Morales, Housing Division Manager

# Presentation Outline



# Background

This section provides an overview of feedback from the Homelessness-Housing Task Force.

# The HHTF discussed the RRSO fee increase on March 2, 2023

- Homeless-Housing Task Force provided a range of feedback
  - Desire for more information on the implementation and efficacy of the RRSO
  - Concern that not increasing the fee would underfund the program and weaken the protections established by the RRSO
  - Consensus across members that more information on implementation was needed
- Staff provide annual updates to the HHTF on RRSO in September

# Rent Stabilization in Hayward

This section provides an overview of the RRSO and other relevant local and state policy related to rent stabilization.

# **The RRSO stabilizes rents for Covered Rental Units and provides tenant protections for almost all units**

Hayward's Residential Rent Stabilization and Tenant Protection Ordinance (RRSO):

- Provides rent increase relief to tenants as allowed under State law
- Establishes a mediation and arbitration program to enforce requirements and to reduce displacement
- Discourages harassment and retaliatory evictions
- Encourages investment in new residential rental property
- Assures landlords receive a fair return on their property and sufficient rental income to cover operational costs



# Approximately 54% of all rental units are Covered Rental Units

- For Covered Rental Units, rent increases:
  - Can only be imposed once every 12 months
  - Can be no more than 5% of the existing monthly rent absent other justifications allowable under the RRSO.
  - Are subject to the RRSO's rent dispute resolution process if they exceed 5%, meaning that tenants can petition a rent increase more than 5% to initiate a review of the increase
- There are additional circumstances in which higher rent increases for covered units are allowed

# State law provides some additional protections to renters in Hayward not covered by the RRSO

- The Tenant Protection Act (AB 1482) creates a rent cap of no more than 5% + local CPI or 10%, whichever is lower
- AB 1482 covers almost all rental units except:
  - Units constructed in the last 15 years, on a rolling basis
  - Units otherwise regulated to be affordable
  - A two-unit property if the second unit is owner-occupied
  - Single-family homes not owned by a real estate trust, corporation, or LLC
- The RRSO includes just cause protections that supersede state law

# The MRSO stabilizes rents and provides protections for mobilehome space renters

## Hayward's Mobilehome Space Rent Stabilization Ordinance (MRSO):

- Establishes a space rent increase limit for mobile home park residents without long-term leases
- Provides a mediation and arbitration program to enforce requirements and to reduce displacement
- Prevents retaliatory evictions
- Has maintained consistent levels of service since 2019, so the current administration fee of \$5 per space continues to cover implementation costs

# **In 2020, Council adopted the Tenant Relocation Assistance Ordinance to protect displaced tenants under certain conditions**

- Adopted in July 2020 to match new State law and provide protections for temporarily displaced tenants
- Requires that landlords pay relocation assistance under certain circumstances when a tenant becomes displaced from their unit
- Does not include imposition of additional administrative fees
- Since adoption, there have been 29 relocation cases and 22 (76%) of them have been due to a Code Enforcement Notice of Violation

# The costs of administering the RRSO are reimbursed through the rent stabilization fee

- Section 12-1.17(b):
  - “The costs of administration of this ordinance shall be reimbursed in full to the Rental Housing Program Fund by imposition of a Rent stabilization administration fee chargeable against all Rental Units, including Covered Rental Units.”
- The original fees were established in 2019 based on budget analysis and benchmarking research to estimate expenses for implementing the RRSO

# RRSO Implementation Accomplishments

The HHTF requested additional information on the implementation of the RRSO to date. This section provides a summary of activities required to implement the RRSO.

# Implementing the RRSO requires significant ongoing marketing, outreach, and education activities

## Communication

- 200 average inquiries per month
- Annual and ad hoc mailings to landlords and tenants

## Education

- Monthly workshops
- City staff and stakeholder education through Eviction Prevention Learning Lab

## Community engagement

- Over 50 community events with several local partners

# Implementation requires development and maintenance of forms, notices, and processes to facilitate compliance

- Create and maintain over a dozen resources and forms in three languages to facilitate implementation and rent review petition process
- Receipt, review, and tracking of over 2,400 rent increase notices and over 700 termination notices through 2022
- Process 117 petitions for review of rent
- Process 8 capital improvement pass-through petitions covering hundreds of units
- Manage mediation and arbitration for the 40% of petitions that advance to that stage of the process



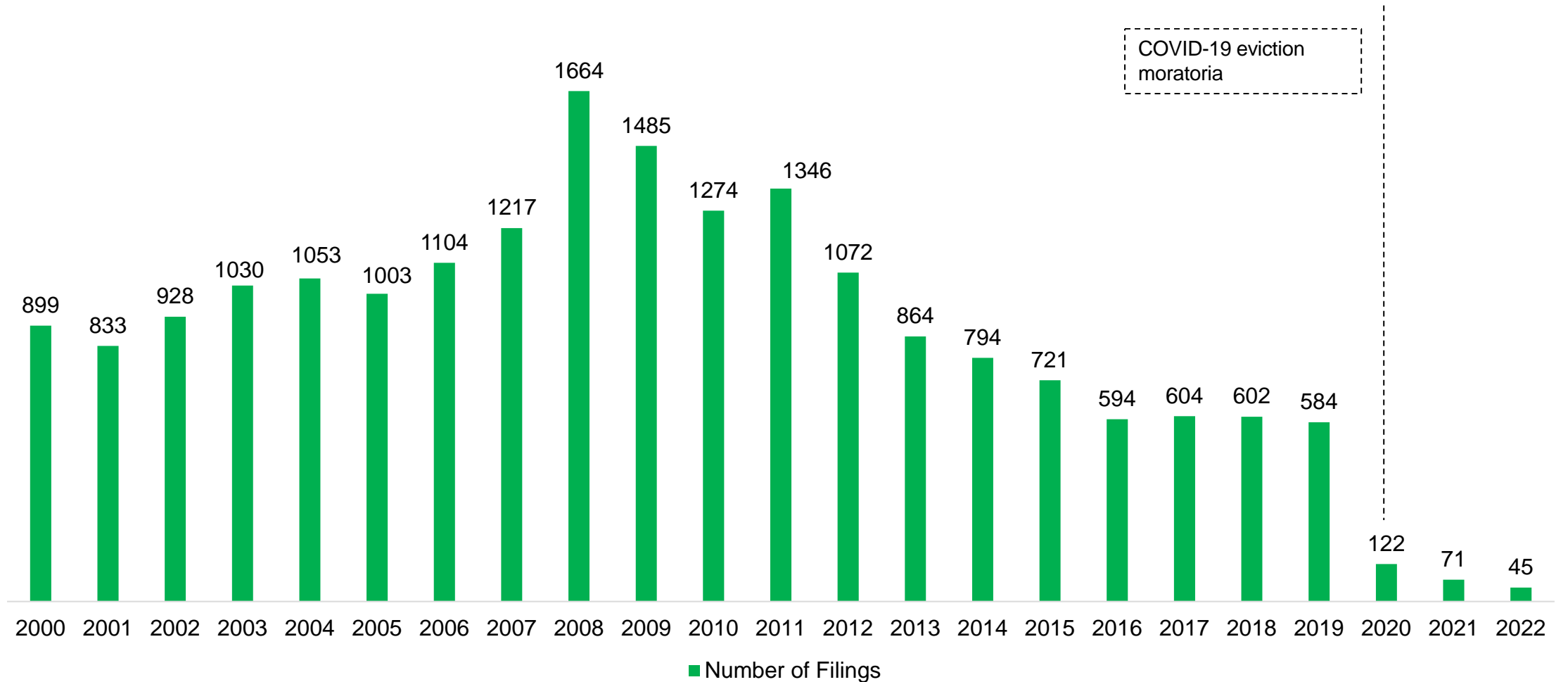
# **Implementation also requires ongoing internal infrastructure improvements to meet demand and improve accessibility**

- Development and ongoing maintenance of rental unit inventory
- Collaboration with other departments for EnerGov implementation
- Development and ongoing maintenance of Bookings app to allow community members to make appointments online for in-person or phone appointments

# RRSO Implementation & Unlawful Detainer Data

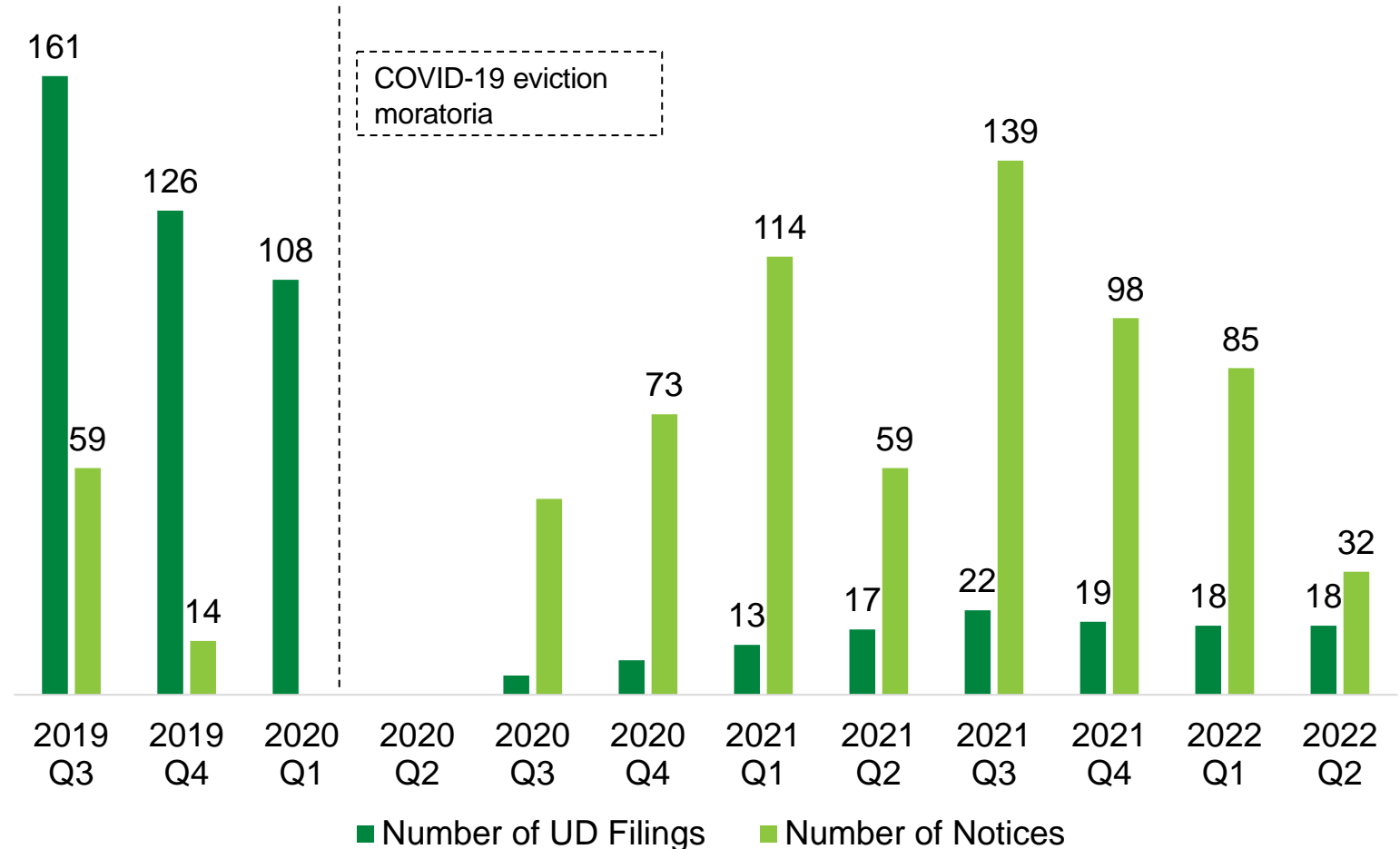
This section provides a summary of data illustrating key trends.

# Only 121 unlawful detainers filed since first eviction moratoria

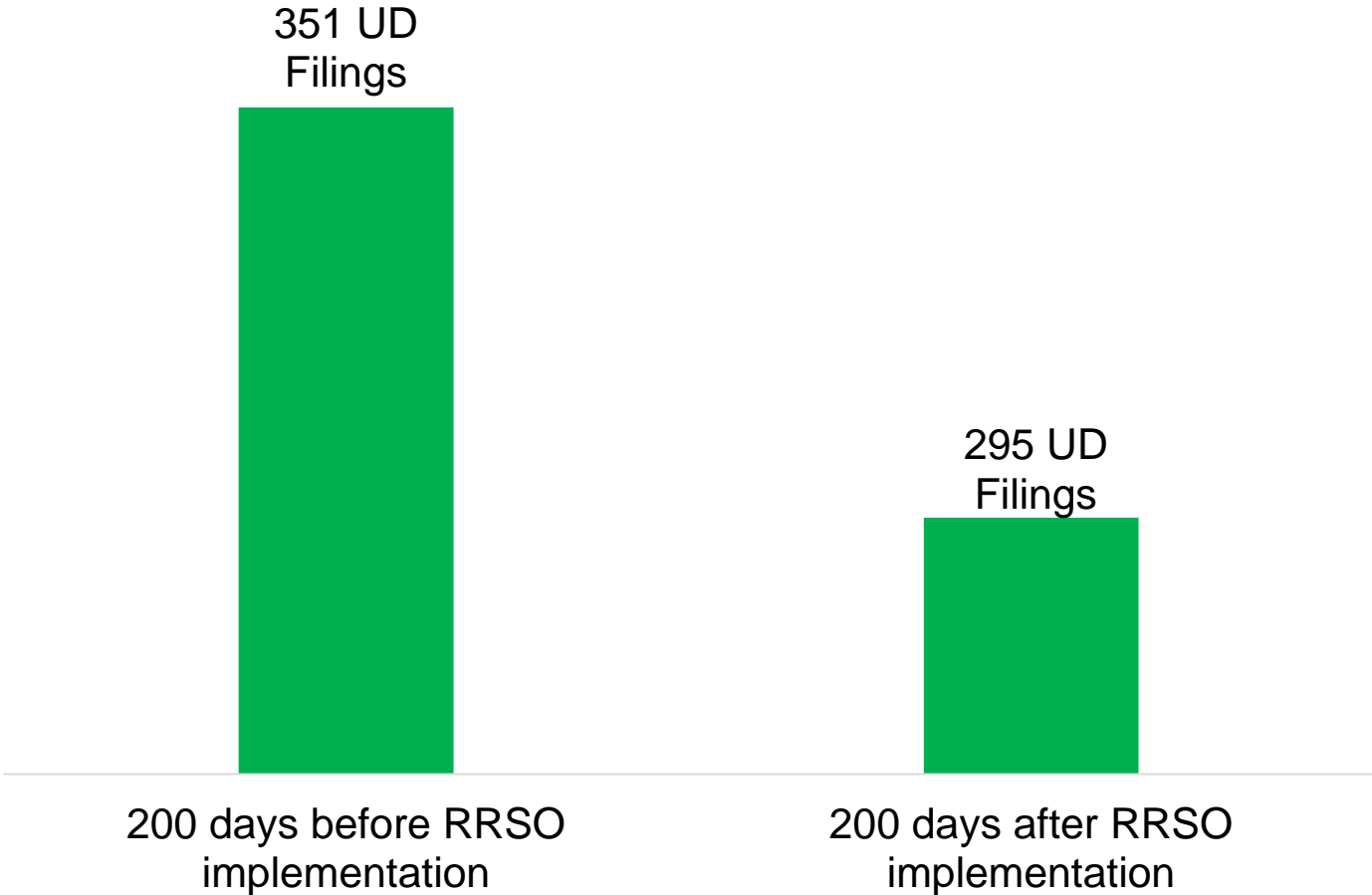


# Trends in notice submissions align with changes in State law

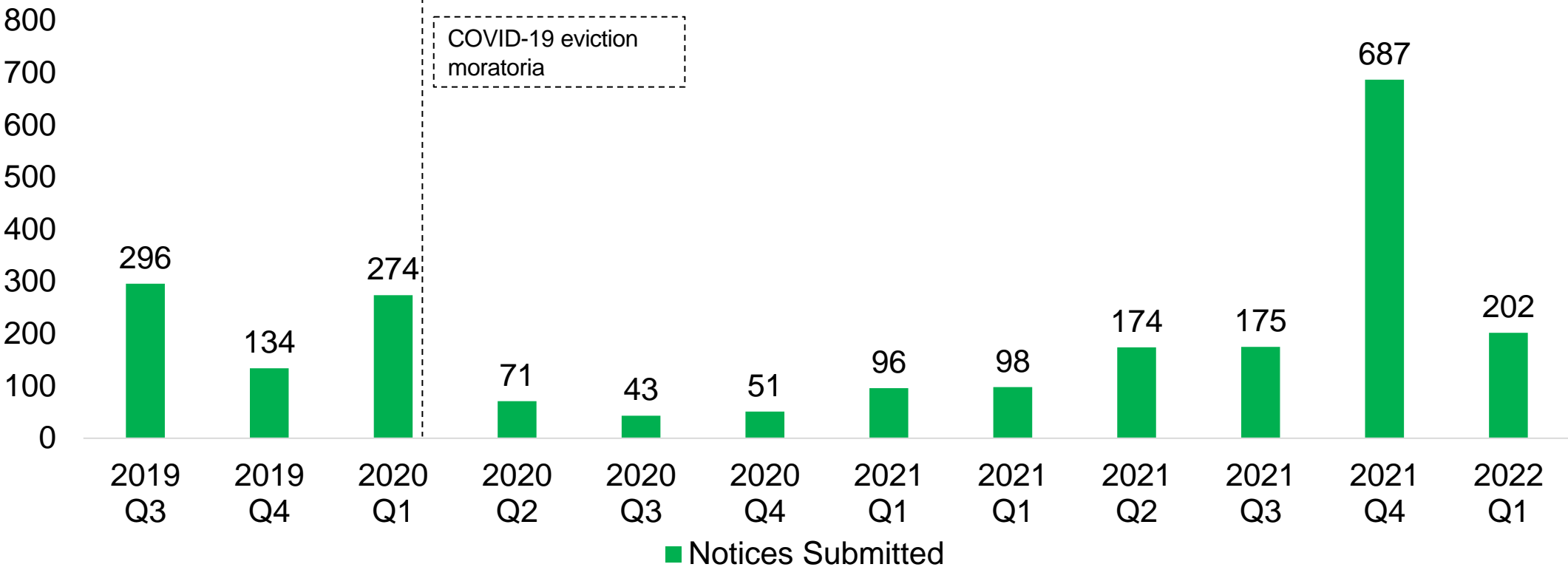
- 772 notices received through June 2022
  - Before pandemic protections, 86% were for a failure to pay rent or utilities
  - With pandemic protections, 95% were for a failure to pay rent or utilities



# 15% reduction in UD filings following RRSO

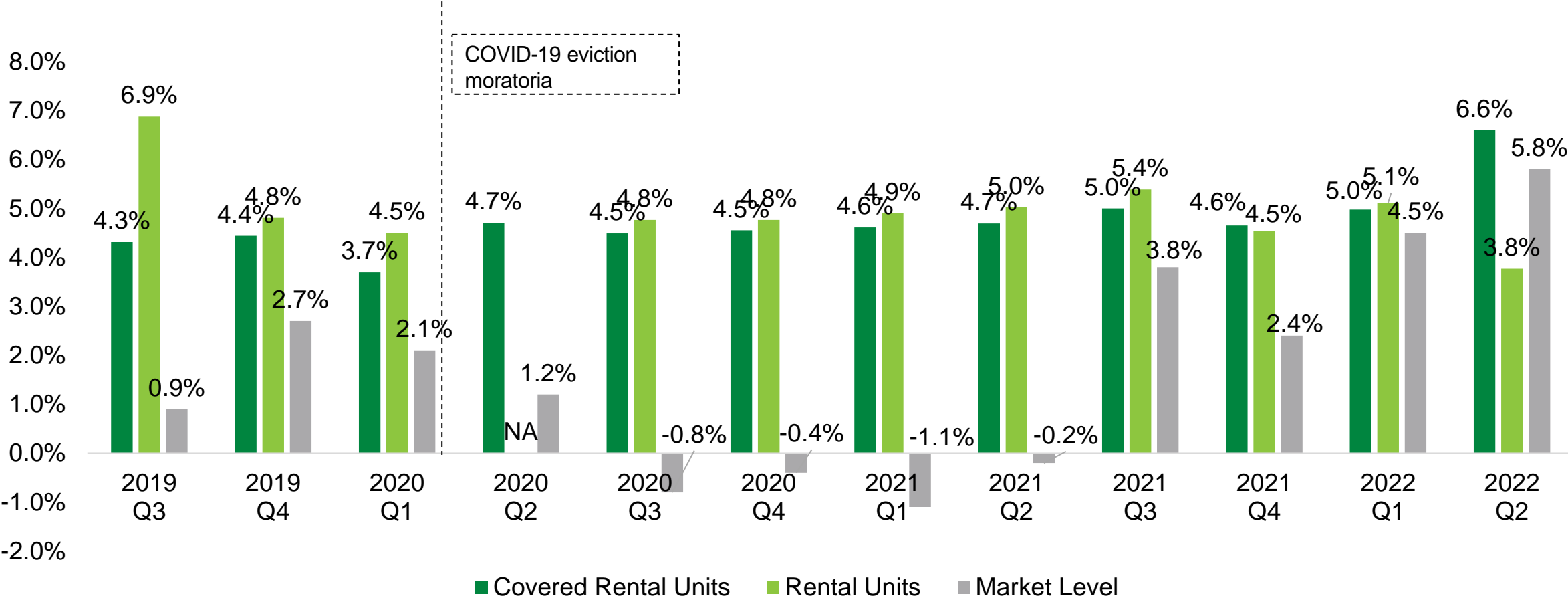


# Spikes in the number of rent increases related to large properties submitting several notices at once



# Covered rental units averaged lower increases

- Lower market-level average effective rent during the pandemic, with an increase in second half of 2021
- Banked increases lead to average increase over the threshold as allowed under the RRSO



# RRSO Administration Fee Increase Analysis

This section describes the need for an increase to the RRSO administration fee to meet the requirements established by the RRSO.



# The RRSO administration fee has not been increased since it was established in July 2019

Initial calculation assumptions:

- Proportional distribution of expenses for all units based on the proportion of Covered Rental Units (43%) and Rental Units (57%) at the time
- Expenses directly related to administering the Rent Review Program for Covered Rental Units were distributed 95% to Covered Rental Units and 5% to Rental Units

	FY 19-20 Rates
Annual Fee per Covered Rental Unit	\$40
Annual Fee per Rental Unit	\$19

# **After 3.5 years, implementation costs consistently exceed revenues, and a fee increase is necessary to continue meeting the requirements of the RRSO**

- No earlier fee increases due to increased economic constraints experienced by tenants and property owners during the peak of the COVID-19 pandemic
- Other funds were used to offset RRSO and TRAO administrative costs
- Expenses are rising across all Housing Division funds and other non-restricted fund balances are depleted
- Consistent with the requirements of the RRSO, staff recommends increasing fee to achieve full cost recovery

# Reductions in service would result in inability to comply with the RRSO

- The HHTF directed staff to review areas to reduce expenses
- Analysis indicates that any reductions, such as to staffing, consultant contracts, or marketing expenses negatively impacts RRSO implementation
  - Risk of failing to comply with the RRSO
  - Reduced ability to proactively inform stakeholders about their rights and responsibilities
  - Reduced ability to share important changes, such as information about eviction moratoria or other significant state- or county-wide changes

# Hayward's proposed fee falls within the range of fees assessed by comparable jurisdictions that implement renter protections

- On average, other jurisdictions increased fees by approximately 30% but have higher overall fees
- In cities with tiered structures like Hayward, Covered Rental Unit fees range from \$226-\$250 and Rental Unit fees range from \$37-\$127
- In cities with one fee for all units, the fees range from \$12 to \$101
  - In Fremont, the fee is reduced because the program is a non-binding rent review program requiring less administration compared to Hayward

# The proposed fee increase accounts for actual implementation expenses

- The initial fees were developed based on estimates in 2019
- Proposed fee increase reflects:
  - Staffing allocation from 2.75 FTE to 4.0 FTE
  - Increase consultant capacity to account for almost 50% increase in petition volume and to continue service provision as required by the RRSO
  - Enhanced marketing efforts to improve accessibility, awareness, and compliance
- Proposed increase uses the same proportional allocation methodology as the original calculation and increases the fee proportionally based on percent increase of the budget

# Proposed fee increase will cover estimated expenses

	Proposed Fee Increase		
	MH	RU	CRU
<b>Fee per unit</b>	\$5	\$32	\$66
<b>Increase from FY 19 fee</b>	\$0	\$13	\$26
<b>Percent increase from FY 19 fee</b>	0%	68%	65%
<b><i>Total projected revenue</i></b>	<b>\$1,034,823</b>		
<b>Legend: MH = Mobile Home Unit; RU = Rental Unit; CRU = Covered Rental Unit</b>			

# The RRSO provides opportunities for cost recovery for landlords

- Owners of Covered Rental Units may pass through half the cost of the fee to the tenants.
- Owners of Rental Units are not restricted by the City's RRSO on increases that may cover the cost of the fee, though they may be subject to a State rent increase threshold.
- RRSO guarantees owners a fair return, so property owners whose net operating income does not exceed the increase in CPI during a specific period may file a fair return petition

# Recommendation



# Summation and Recommendation

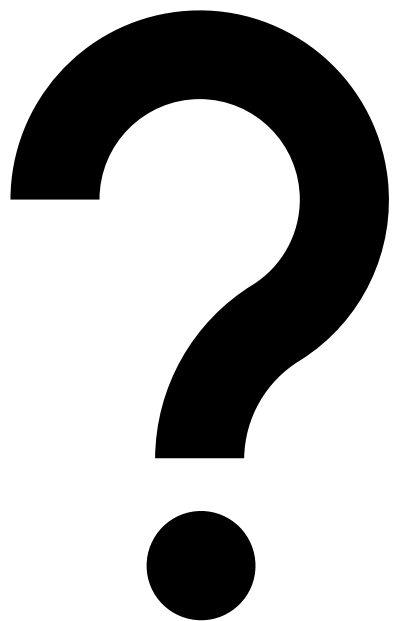
- Increasing the fee ensures the City can enforce the RRSO and maintain the same level of service
- Landlords can recover at a minimum half of the costs from the tenants
- Staff recommend increasing the RRSO administration fees to recover the full cost of implementation as required by the RRSO



# Next Steps

# If approved, staff will notify landlords of the fee increase before next annual billing





**Questions**

**HAYWARD MUNICIPAL CODE**

**ITEM #8**

**PH 23-016**



# Affordable Housing Ordinance Update

City Council Meeting

City of Hayward

March 28, 2023



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# Presentation overview

- Purpose of today's item:
  - Consider introduction of ordinance to amend the Affordable Housing Ordinance
  - Consider adopting resolutions to change certain affordable housing in-lieu fees and to amend the FY 2024 Master Fee Schedule
- Today's presentation:
  - Summary of February 21<sup>st</sup> work session recommendations
  - Responses to work session questions
  - Recommended actions

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# The AHO policy leverages market rate housing production to produce affordable housing

- Applies to new market rate housing development projects
- Does not directly control the types of projects proposed
- AHO requires:
  - % on-site deed-restricted affordable housing units and affordability levels of those units (“inclusionary” requirement)
  - Other alternatives that produce affordable housing, or
  - Payment of in-lieu fees which subsidize the development of affordable housing
- Last updated in 2017
  - Increased in-lieu fees & applied the AHO to smaller projects
  - Increased flexibility for means of compliance



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# The AHO Study and update seeks to ensure affordable housing production

- Revise the inclusionary housing requirements and in-lieu fees
- Optimize the AHO's potential to produce affordable housing

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# The AHO Study incorporated technical analysis and stakeholder input

- Stakeholder and decisionmaker input:
  - City Council and its Homelessness-Housing Task Force
  - Planning Commission
  - Community surveys
  - Technical Advisory Committee (developers)
- Technical Analyses:
  - Financial feasibility analyses of AHO and alternatives
  - “Affordability gap” calculations to inform in-lieu fee amounts

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# Recommendations Shared at the February 21<sup>st</sup> Work Session

# 2/21 Recommendations: Inclusionary Requirements




Existing AHO		Recommended Revised AHO
<p><i>Rental:</i> 6% total inclusionary</p> <ul style="list-style-type: none"> <li>• 3% Low income</li> <li>• 3% Very low income</li> </ul>		<p><i>Rental:</i> No changes</p>
<p><i>Ownership</i> 7.5% Moderate income if more than 35 du/acre</p> <p>10% Moderate income if less than 35 du/acre</p>	  	<p><i>Ownership</i> No changes</p> <p>12% if less than 35 du/acre</p> <ul style="list-style-type: none"> <li>• 6% Low income</li> <li>• 6% Moderate income</li> </ul>

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## **Recommended a 6% low-income & 6% moderate-income requirement for lower-density ownership products (12% total inclusionary)**

- The low-income affordability level addresses HHTF and community priorities for meeting the needs of lower-income households
- The moderate-income affordability level recognizes the AHO's unique ability to provide ownership housing at this income level
- Feasibility analyses show that this is the highest requirement reasonably supportable by single-family homes and townhomes
- Higher-density ownership products and rental products cannot feasibly support higher inclusionary requirements

# 2/21 Recommendations: Developer Paid In-Lieu Fees

Existing AHO		Recommended Revised AHO
<i>Rental:</i> \$21.64 per square foot		<i>Rental:</i> Maintain \$21.64 per square foot
<i>Ownership</i> \$17.85 per square foot if more than 35 du/acre		<i>Ownership</i> Maintain \$17.85 per square foot if project built at 35 du/acre or greater
\$21.64 per square foot if less than 35 du/acre		<b>\$26</b> per square foot for projects built at less than 35 du/acre

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# Recommended increasing in-lieu fees for lower-density ownership products

- Increasing lower-density ownership fees better aligns fees with adjusted inclusionary recommendations, peer city fee levels
- Maintaining other existing in-lieu fees acknowledges limited feasibility of these products, aligns with peer city fees
- TAC members emphasized importance of in-lieu fees for providing flexibility as market conditions evolve
- Fee revenues provide critical City funding for affordable housing production

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# 2/21 Administrative Amendments Recommendations

Staff recommended the following amendments to improve implementation of the AHO:

- **Affordable Housing Cost:** Revise to make definition inclusive of all housing costs
- **Marketing Plan:** Revise to align with development process. Currently, plan is requested too early. Elaborate on requirements to affirmatively further fair housing and marketing in multiple languages
- **Approval of Affordable Unit Phasing Plan:** Revise to replace Council approval with approval by decision making body to streamline



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# 2/21 Administrative Amendments Recommendations-Continued

- **Priority Preference:** Add priority preference to people displaced by City activity in addition to live/work preference.
- **Maximum Resale Price:** Revise formula for calculated resale price to be consistent with existing city agreements that apply one of two indices instead of the lesser of the two indices.
- **Administrative Cost:** Increase the amount of in-lieu fees to be applied to administrative costs from 10% to 15%.
- Seven non substantive changes for clarification purposes only

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# Discussion of City Council Questions/Interests

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# City Council guidance from the February 21 work session:

- Majority supported the proposed modifications
- Some interest in:
  1. 15% on-site inclusionary requirement for ownership units
  2. Increasing rental requirements or setting parameters for an increase
  3. Historic uses of in-lieu fees
  4. Factors contributing to Fremont's production of inclusionary units
  5. Incorporating commercial development timeline in the affordable housing phasing plan
  6. Language indicating that the City prefers on-site inclusionary housing
  7. Information about other City strategies for housing stability & affordability

# Infeasible to Increase Homeownership Unit Requirements to 15% While Including Low-Income Units

- Shifting from a 10% moderate-income inclusionary requirement to a 6% low- and 6% moderate-income requirement (12% total) is already a major increase in requirements from a feasibility perspective
- At 15% (with low-income units), minor changes in development conditions make most single-family home and townhome project infeasible

## Sensitivity Analysis Results for Ownership Units - Assuming 15 Percent Required Inclusionary and 50/50 Split Between Low and Moderate Income

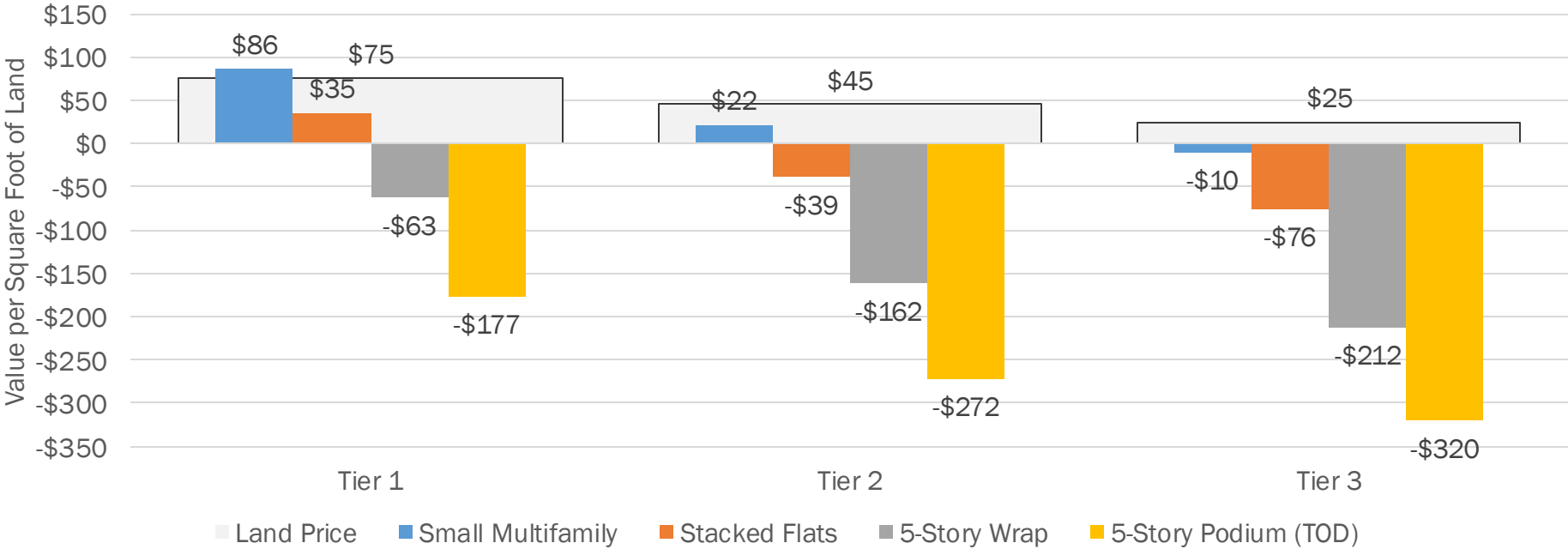
	Current Costs	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5
Increase in Hard Costs of Construction	0%	1%	2%	3%	4%	5%
Feasibility by Project Type						
Single Family Development	Marginally Feasible	Marginally Feasible	Marginally Feasible	Marginally Feasible	Marginally Feasible	Marginally Feasible
Townhomes	Marginally Feasible	Marginally Feasible	Infeasible	Infeasible	Infeasible	Infeasible

Source: Strategic Economics, 2023.

Notes:  
 Projects considered "Feasible" if Return on Cost is greater than 25%  
 Projects considered "Marginally Feasible" if Return on Cost is greater than 20%  
 Projects considered "Infeasible" if Return on Cost is less than 20%

# Considering current infeasibility, increasing requirements will only further constrain development of rental housing

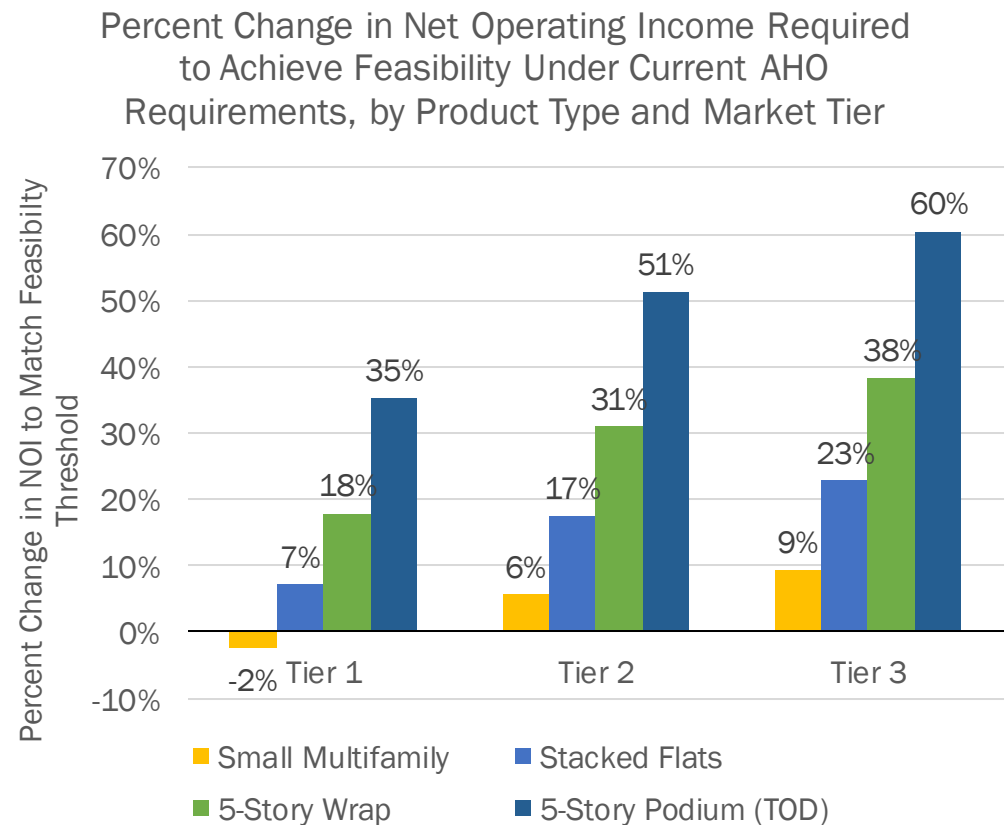
Residual Land Value Results Under Existing AHO On-Site Inclusionary Requirements for Rental Products, by Market Tier



Strategic Economics, 2023.

# Increasing AHO requirements for rental housing would require an even larger increase in rents before rental housing could be built

- Existing requirement is 3% very low income and 3% low income (6% total)
- Maintaining existing requirement:
  - Ensures affordable units are produced if development conditions improve
  - Avoids adding additional constraints



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# Selecting an automatic trigger for adjusting rental inclusionary requirements is impractical due to the many factors determining project feasibility

- No specific indices can capture the many factors that impact financial feasibility outcomes and link to a specific policy change
- Example factors include achievable rents, materials costs, labor costs, financing costs, City fees, changing development standards
- A future feasibility study should be used to adjust rental requirements if development conditions appear to positively change

# Hayward in-lieu fees have funded 364 affordable housing units in five 100% affordable developments

- \$9.6 million of in-lieu fees (Inclusionary Housing Trust Funds)
- 67% of these units affordable to “extremely low income” and “very low income” households
- Leveraged in-lieu revenues to receive nearly \$4m in HCD Local Housing Trust Funds
- Most other City contributions were one-time sources

City of Hayward Inclusionary Housing Trust Fund Commitments by Project

Project	Project Type	ELI	VLI	LI	Total units	Inclusionary Housing Trust	Other City Funds
Depot Community Apartments	Individuals	67	27	30	125	\$1,610,000	\$22,839,865
Mission Paradise	Senior	36	26	13	76	\$3,764,720	\$2,365,280
Pimentel Place	Family	35	11	10	57	\$2,000,000	\$238,951
Sequoia Grove	Ownership	0	0	10	10	\$200,000	\$600,000
Parcel Group 8 Affordable Housing	Family	0	42	53	96	\$2,000,000	\$8,865,161
<b>Total</b>		<b>138</b>	<b>106</b>	<b>116</b>	<b>364</b>	<b>\$9,604,720</b>	<b>\$34,909,257</b>

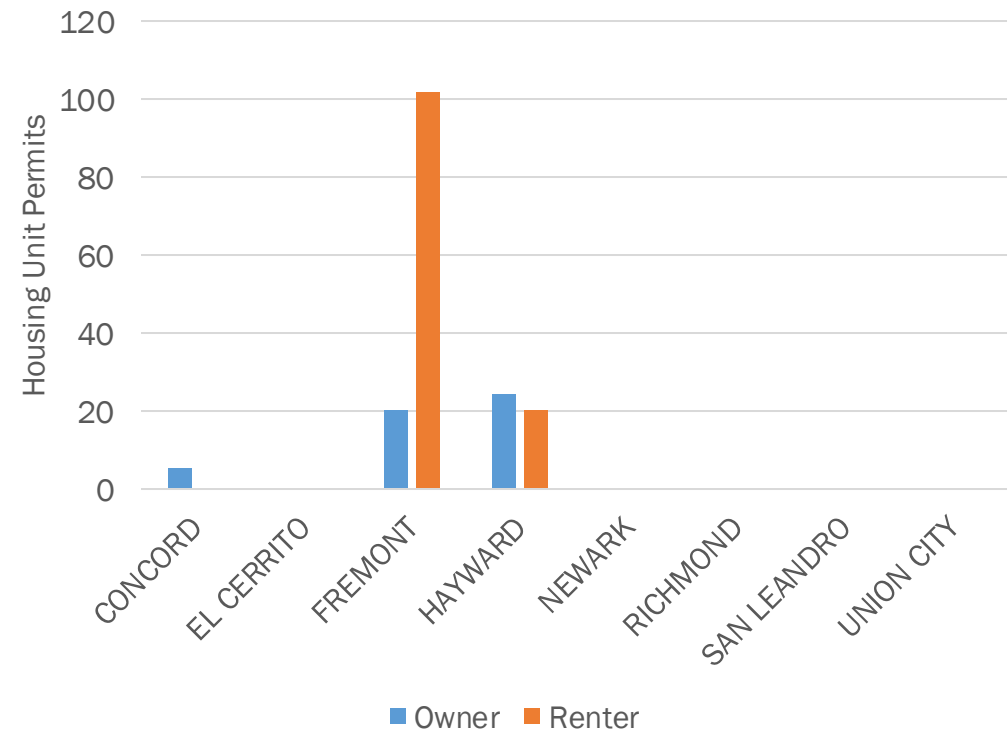
City of Hayward, 2023.



# Higher household incomes and achievable rents partly explain Fremont's greater inclusionary housing production

- Effective market-rate rents per square foot are nearly 18% higher in Fremont
- Fremont household incomes are:
  - 65% higher for renters
  - 51% higher for owners
- The differences partly explain Fremont's high inclusionary housing production, even with higher requirements (10% for rentals)

On-Site Units Permitted, 2018-2021



Source: California HCD, RHNA Annual Progress Report, 2022; Strategic Economics, 2022.

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# Conditions of approval already include commercial space delivery timing in mixed-use developments

- Affordable unit phasing plan requirements under the AHO may not apply to all projects
- Maintaining timing requirements as a separate condition of approval ensures timing requirements are applied to all mixed-use projects
- The proposed modification is intended to reduce confusion about affordable unit phasing plan with a development phasing plan
- No additional requirement related to commercial development was added.

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# Staff modified the AHO findings language to state a preference for on-site affordable units

- Language was added to the affordable housing ordinance to state Council's preference for on-site affordable units to create mixed-income communities.
- The intent is to provide guidance to the developers but does not impose a requirement.

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# The City uses many additional strategies to improve housing stability and affordability

- Residential Rent Stabilization and Tenant Protection Ordinance
- Tenant Relocation Assistance Ordinance
- Implementation of the Emergency Relocation Assistance Fund
- Opening the Hayward Navigation Center
- Incentives to Housing Production Work Plan
- Let's House Hayward! Strategic Plan
- Applying for State housing and planning grants
- Funding contracts with services providers to provide:
  - Legal service for low-income tenants
  - Tenant/landlord mediation
  - Fair housing testing
  - Housing counseling
  - Shallow rental subsidy
  - Foreclosure prevention services providers
  - Fair housing organization
  - Housing counselors
  - Foreclosure prevention

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# Recommended Actions

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# Staff recommends:

- Modify the AHO to:
  - Increase ownership inclusionary requirement for lower-density housing products to 6% low-income and 6% moderate-income
  - Improve implementation by clarifying language, better aligning some of the requirements with the development process to streamline, and to conform requirements with existing affordable housing agreements and resale restrictions
- Adopt a resolution to increase the affordable housing in-lieu fee for lower density ownership projects from \$21.64 to \$26 per square foot

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## If approved:

- Changes to AHO effective 30 days after second reading and applied to all new affordable housing plans submitted
- Change to the fee effective with the FY 2024 Master Fee Schedule (July 1, 2023)

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# Thank you!



**GENERAL PLAN ANNUAL  
PROGRESS REPORT**

**ITEM #9**

**LB 23-012**



# Hayward 2040 General Plan

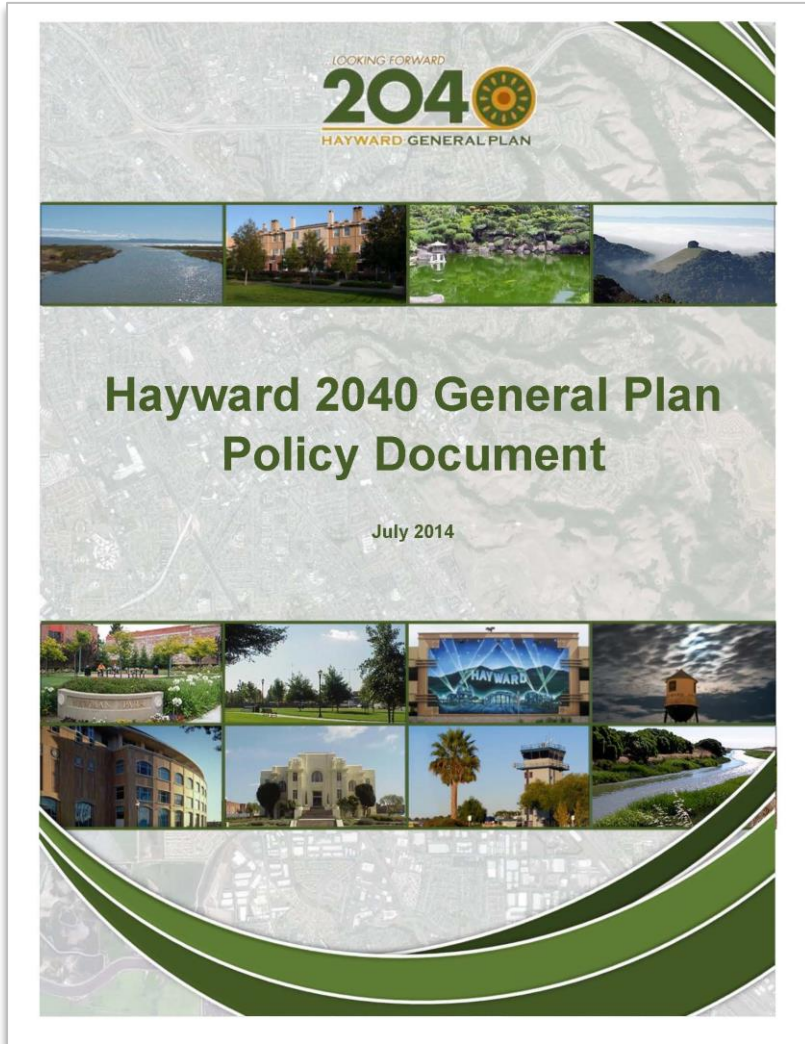
## Annual Progress Report

City Council  
March 28, 2023



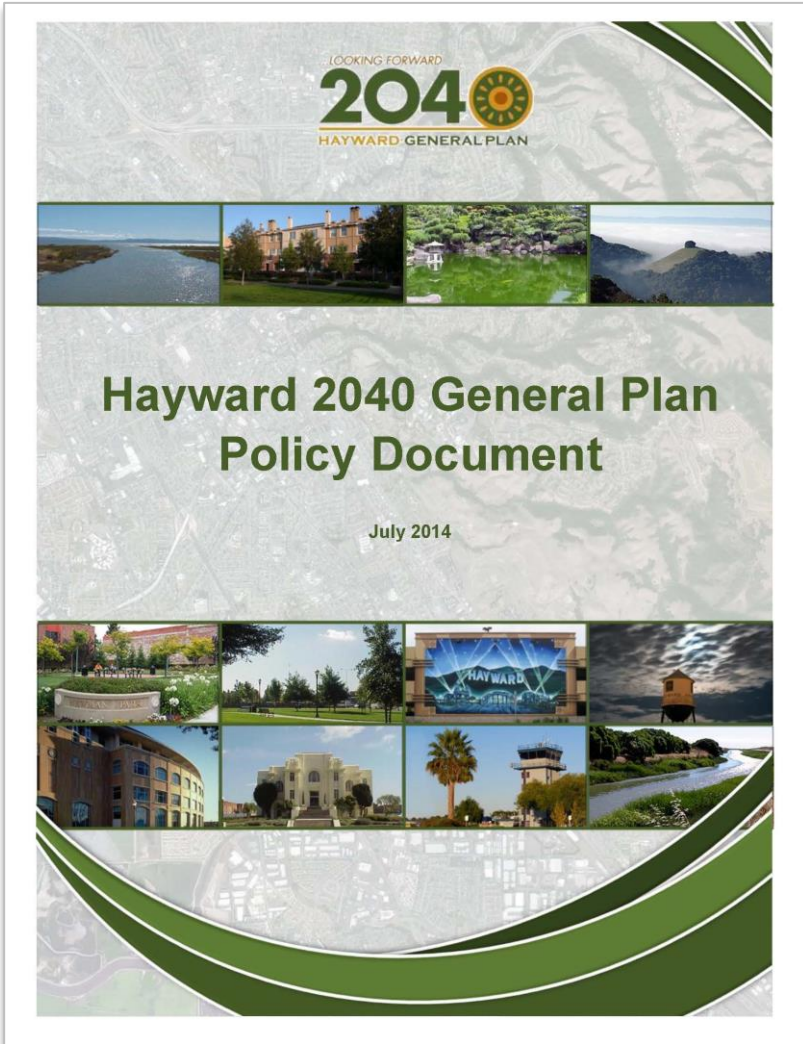


# Background



- ✓ Annual updates of the General Plan (GP) implementation programs are required by the California Government Code
- ✓ GP annual progress report includes measurable outcomes and actions associated with the implementation of all the General Plan elements.
- ✓ Once Council accepts the report, it is forwarded to the State OPR and the Housing and Community Development office. No other action is required from the Council.

# Hayward 2040 General Plan



**Hayward General Plan: A long-range comprehensive plan that controls and regulates land uses and development in the City through 2040. The General Plan was adopted in July 2014.**

- ✓ Establishes a community-based vision for the future of Hayward.
- ✓ Includes goals, policies and implementation programs included in ten individual elements of this General Plan (Land Use, Mobility, Economic Development, Community Safety, Natural Resources, Hazards, Education, Community Health, Facilities/Services, and Housing).

# General Plan Priorities

## Timelines of Program Implementation

<b>Short &amp; Near Term</b>	<b>107 Programs</b>	<b>2014-2019</b>
<hr/>		
59 Annual/Ongoing		
48 One Time		
<b>Long Term</b>	<b>36 Programs</b>	<b>2020-2040</b>
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31 One Time		
5 Annual/Ongoing		



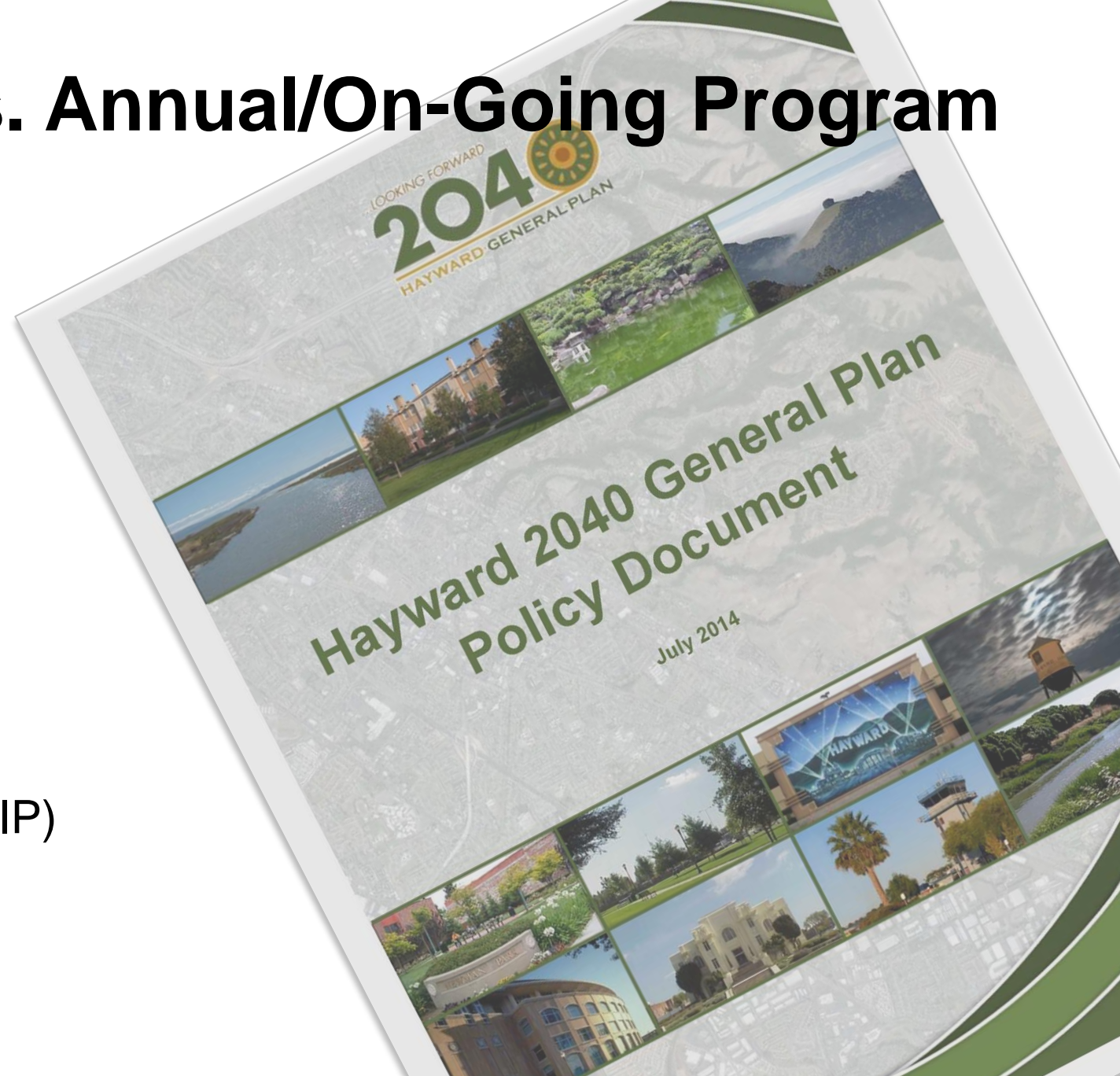
# One Time Program vs. Annual/On-Going Program

## One-Time Programs

- Downtown Specific Plan
- Traffic Impact Fee
- Bicycle/Pedestrian Master Plan

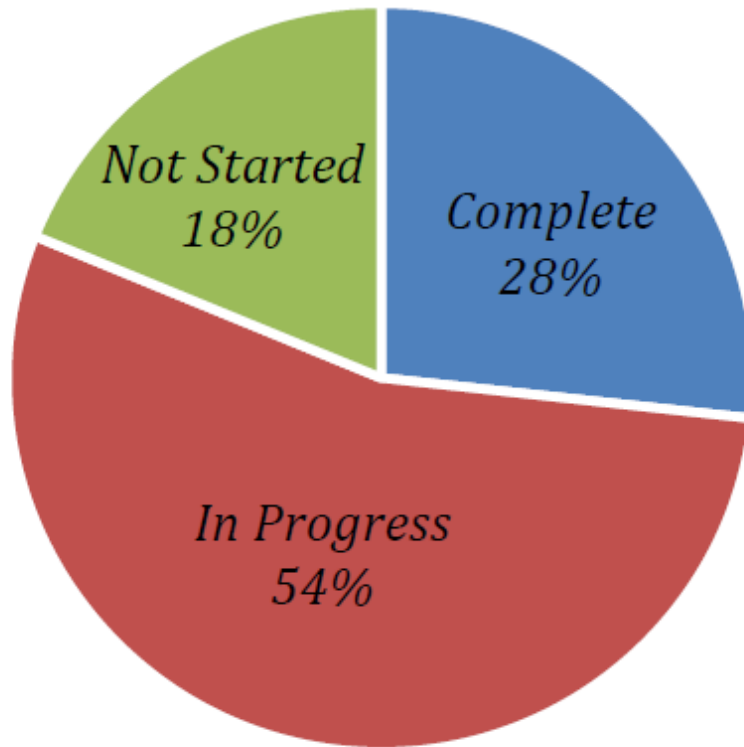
## Annual/On-Going Programs

- General Plan Annual Reporting
- Grant Funding
- Capital Improvement Program (CIP)

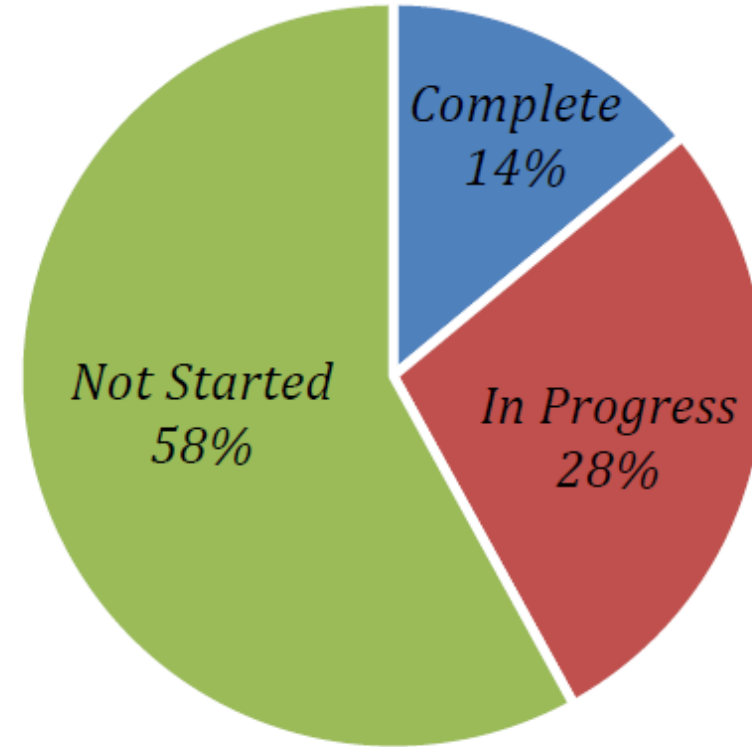


# Implementation Program Status

2014-2019 Timeframe

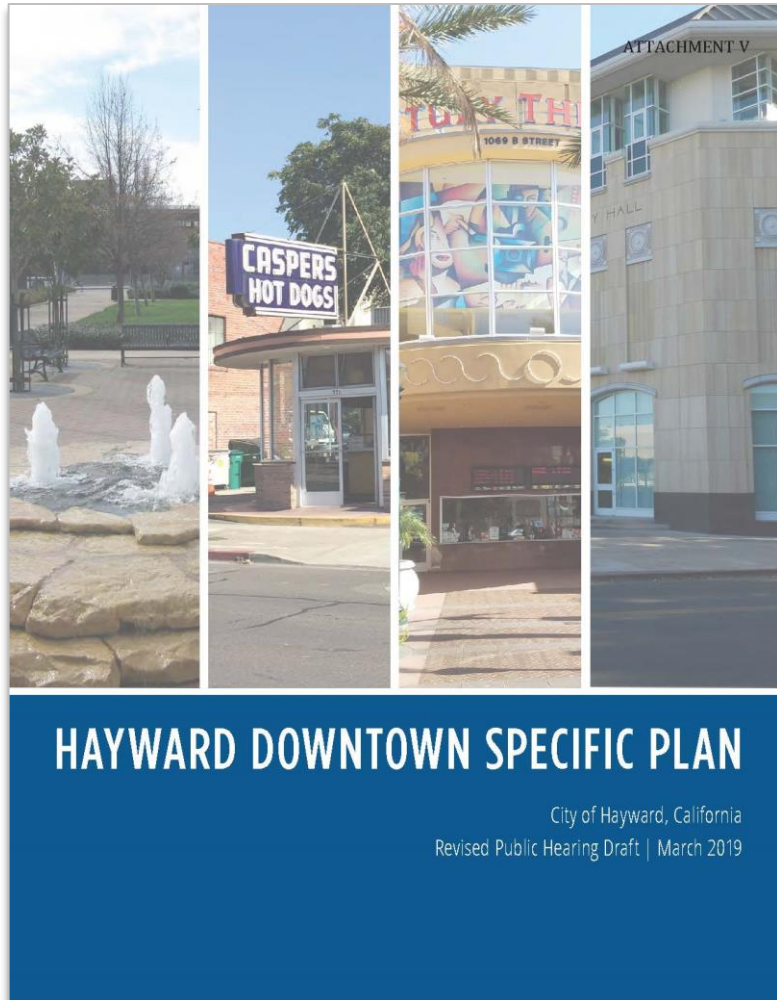


2020-2040 Timeframe



# Completed Programs

## 2014-2019 Timeframe



Thirty programs identified for the 2014-2019 timeframe have been completed, some of which include:

- ✓ Downtown City Center Specific Plan
- ✓ Pedestrian Master Plan
- ✓ Education and Lifelong Learning Resource Center
- ✓ Park Dedication Requirements and In-Lieu Fees



# Programs In-Progress

## 2014-2019 Timeframe

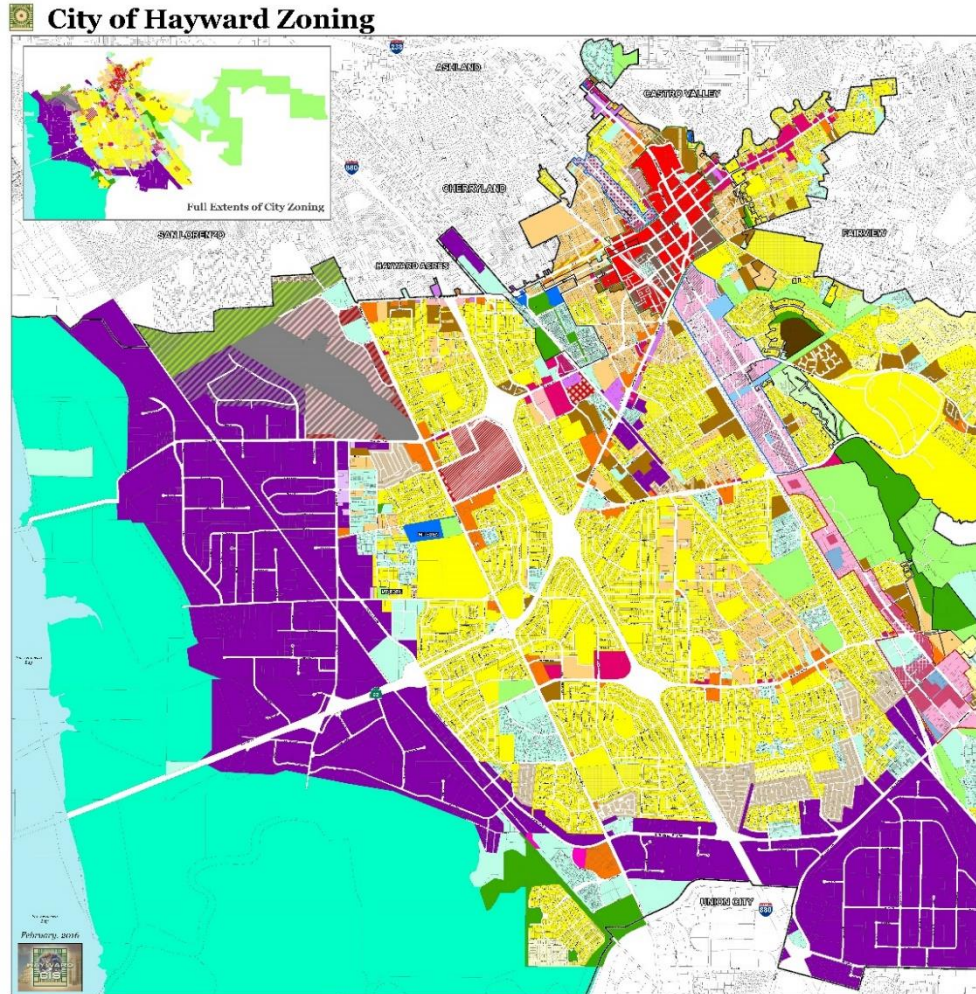


**Fifty-eight programs identified for the 2014-2019 timeframe are currently in progress. Some of these include:**

- ✓ Library Strategic Plan and Annual Report
- ✓ Homeless Services Partnership program
- ✓ Updates to the Climate Action Plan, Safety Element and adoption of a new Environmental Justice Element

# Programs Not Yet Started

2014-2019 Timeframe



Programs identified for the 2014-2019 timeframe not yet initiated due to limited staff/fiscal resources and/or competing City priorities include:

- ✓ Comprehensive updates to: Zoning Ordinance, Subdivision Ordinance, Design Guidelines, and Off-Street Parking Regulations
- ✓ Urban Forest Management Plan
- ✓ Updates to Grading Ordinance



# Reprioritized Programs

Several programs identified for the 2020-2040 timeframe that have been initiated ahead of schedule include:

- ✓ City Building Energy Efficiency Audits and Reports
- ✓ Neighborhood Traffic Calming Policy
- ✓ Recycled water program
- ✓ Local Hazard Mitigation Plan



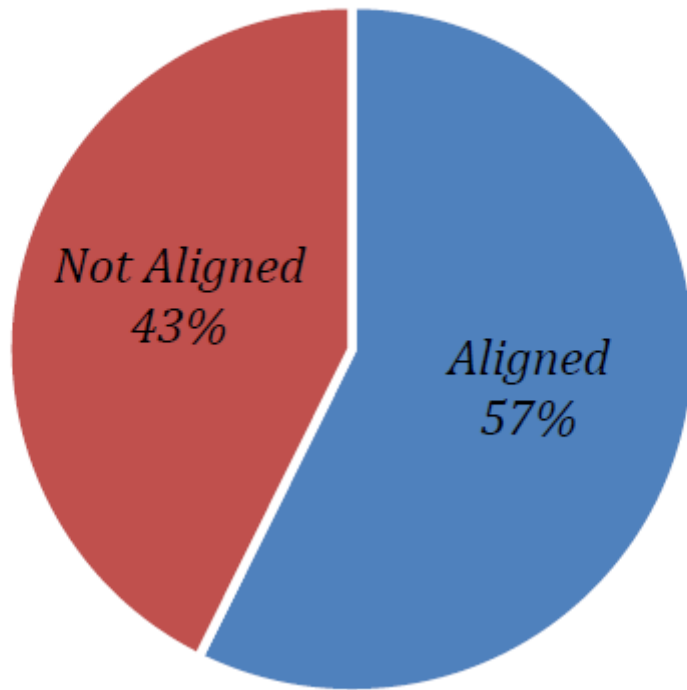
# Upcoming Priorities in 2023 & Beyond

Programs that have been identified as priorities and/or are currently in progress for 2023 include:

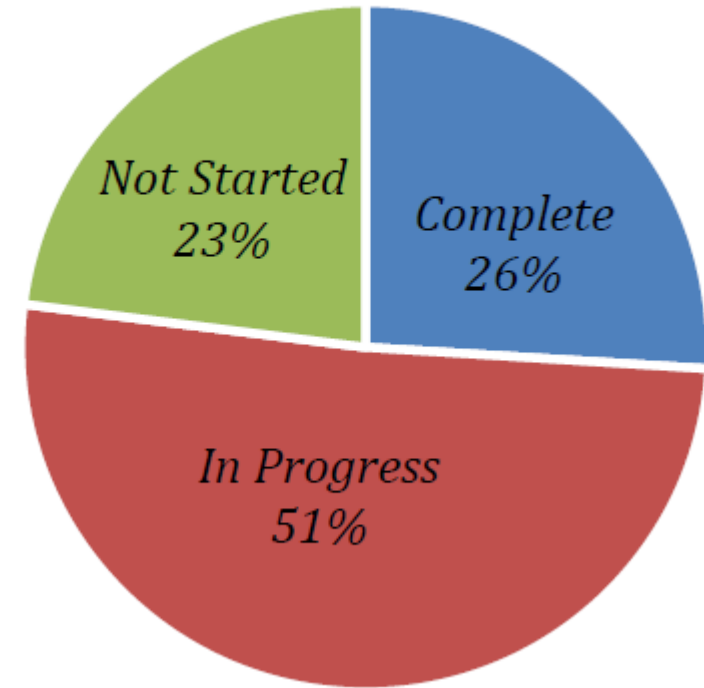
- ✓ General Plan Update  
(Housing Element, Environmental Justice Element, Climate Action Plan)
- ✓ Density Bonus
- ✓ Homeless Services Partnership
- ✓ Inclusionary Housing Ordinance

# Programs Aligned with Strategic Roadmap Projects

GP programs aligned with SRM projects



Status of SRM-aligned GP programs



# Programs Aligned with Strategic Roadmap Projects

Some of the programs in the General Plan identified in the City Council's Strategic Roadmap (SRM) include:

- **City's Housing Element Update (GP Update, GPA-2)**

*Aligned with SRM Project:*

*Preserve, Protect and Produce Housing for All (9)*

- **Foreclosure Prevention Program (H-5)**

*Aligned with SRM Project:*

*Preserve, Protect and Produce Housing for All (11)*

- **Density Bonus Ordinance Update (H9)**

*Aligned with SRM Project:*

*Preserve, Protect and Produce Housing for All (4, 4b, 4f)*

Not Aligned  
43%

Aligned  
57%

# General questions from the Planning Commission

## February 23, 2023



- Timing on the implementation of several of the programs that have not started yet
- Possible reprioritization of some of the programs that are aligned with the Strategic Road Map



# Next Steps



- ✓ Council to accept report. No other formal action needed.
- ✓ Staff will:
  - Forward Annual Report to the State
  - Update status of implementation programs on the City's website
  - Continue to provide an annual update to the City Council on General Plan implementation progress.
  - Continue to take the lead on the various programs, helping to implement the General Plan's goals and policies.





**Thank you!**

*Any questions?*