

Preliminary Review Feedback

Y/N	Page Number	Topic	Notes
		Public participation	Availability of draft, stakeholders invited, incorporated feedback into the element
		Review and Revise	Cumulative impact of previous HE programs focused on special needs populations
		Special Needs: farmworkers	Add USDA data
		AFFH	Expand analysis – see notes
		RHNA Progress	Demonstrate affordability for lower
		Site Listing	Add more detail on existing uses
		Realistic capacity	Add discussion on non-residential zones such as mixed-uses and likelihood for residential on those zones
		Infrastructure	Describe total sewer capacity sufficient for RHNA and access to dry utilities
		Small sites	Add discussion such as examples and other factors
		Candidate rezone sites	Re-work label for clarity
		Non-vacant analysis	Expand analysis, reminder on 50% findings, calculate non-vacant reliance
		ADU	Rework trends with 2018,2019, 2020 and scale back
		Transparency	Clarify compliance with zoning code and fees posting on city's website or add program as appropriate
		Constraints	Discuss and analyze criteria to exceed base densities
		Constraints	Expand reasonable accommodation discussion and findings and address zoning and CUP for group homes for seven or more persons
		Permitting	Typical permits for SF and MF – approval body, findings, impact on certainty
		Permitting – CUP	Analyze CUP for certainty – findings, application meetings, design reviews, etc., clarify CUP for MF
		CHVSP	Status on the CHVSP incentive district
		Zoning for variety - ES	Group homes for 6 or fewer people in all zones allowing residential uses
		Zoning for variety - ES	ES zoning by-right in IL zone – describe performance standards and SB2 statute
		Zoning for variety – EHA	Compliance with EHA (17021.5) permit 6 or fewer as SF for employee housing?

		General plan consistency	Describe how consistency will be maintained
		Water/sewer priority – SB 1087	Expand discussion or add a program/policy
		Programs: timing	Add more discrete timing for 6, 14, 15, 19
		Programs: sites	Depends on analysis
		Programs: sites	Add residential only provisions to Program 7
		Program: zoning variety	Add AB 139 parking and spacing to Program 10 or if adopting June, ideally as a policy. LBNC – AB 101 – no limit on how many units/beds to qualify as by-right
		Programs: assist in development	Add general program for lower and all special needs, including developmental disability
		Programs: SB 35	SB 35 application and process
		Programs: Constraints	Depends on analysis
		Programs: AFFH	Depends on analysis
Follows Up, FYI and To be Determined			
		LCPA: impact?	No impact – focused on coastal hazard and adaptation
		Electronic sites inventory	

Commented [MS1]: Model ordinance:

<https://hcd.cagov.box.com/s/40wfi8dd1afgqo5339nxbe2qtg-gi4zrm>

AFFH Notes

Part 1 – Outreach: AB 686 strengthens and expands existing Housing element requirements for outreach.

Outreach	Oceanside	Feedback
<ul style="list-style-type: none"> - Meaningful, frequent, ongoing - Community participation, consultation and coordination - Integrated in HE outreach process - Key Stakeholders: <ul style="list-style-type: none"> o Public housing authorities o Advocacy groups o Providers 	<ul style="list-style-type: none"> - App.C - Pg.1-2 through 1-4 	<p>None</p>

Fair housing enforcement and capacity/outreach	Oceanside	Feedback
<ul style="list-style-type: none"> - Findings, lawsuits, enforcement actions, or judgements related to fair housing and civil rights - Compliance with existing fair housing laws and regulations - Agencies and organizations actively working on fair housing issues - Activities and capacity for each entity + resources - Impact on protected characteristics - Other relevant information about capacity and enforcement 	<ul style="list-style-type: none"> - Pg.D-5 - Quantification and description of complaints 	<ul style="list-style-type: none"> - How does the city comply with existing fair housing laws and regulations? - Any additional patterns and trends across specific neighborhoods? - Agencies and organizations actively working on fair housing issues - Activities and capacity for each entity + resources - Impact on protected characteristics - Other relevant information about capacity and enforcement

Part 2 – Fair Housing Assessment: Summary of Issues and Analysis for 1) integration and segregation patterns and trends 2) racially or ethnically concentrated areas of poverty 3) disparities in access to opportunity 4) Disproportionate Housing Needs + displacement risk

Fair Housing Assessment	Oceanside	Feedback
<p>Integration and Segregation patterns and trends</p> <ul style="list-style-type: none"> - Identification of areas with high segregation and integration - Dissimilarity index - Evaluate groups with high levels of segregation over time - Regional comparison - Conclusion and findings 		<ul style="list-style-type: none"> - Use the dissimilarity index - Identify areas of high segregation and integration, discuss patterns, trends, contributing factors, findings, and policy implications. - How does Oceanside’s local segregation/integration data compare to the region? - Need a discussion or analysis of segregation/integration for people with disabilities and familial status and income groups - Look at trends, history, patterns - Page. D-5 states there is one tract with high segregation and poverty – need to identify the tract, analyze, discuss, and policy actions
<p>Racially and Ethnically concentrated areas of poverty:</p> <ul style="list-style-type: none"> - Identification of areas that have racially and ethnically concentrated areas of poverty - Evaluate neighborhoods with concentration over time - Review and analyze racially and ethnically concentrated areas of poverty 	<ul style="list-style-type: none"> - No RECAPs identified in the city 	<ul style="list-style-type: none"> - Because the city has no RECAPs, the analysis is complete
<p>Disparities in access to opportunity:</p> <ul style="list-style-type: none"> - Analysis at the local level and a comparison at a regional level when 	<ul style="list-style-type: none"> - 	<ul style="list-style-type: none"> - Oceanside has 17 low resources tracts – need analysis, discussion, and things the city might be doing to mitigate - Need to include analysis and discussion about the disparities in

<p>accessing: education , transportation , economic opportunities such as employment opportunities and other key community benefits</p> <ul style="list-style-type: none"> - identify areas of high and low opportunity using TCAC maps 		<p>access to opportunity and access to opportunities for protected classes and people with disabilities (such as familial status, persons with disabilities and race since race is considered a protected class)</p> <ul style="list-style-type: none"> - Discuss data on access to transit, employment, and education
<p>Fair Housing Issue Area 4: Disproportionate housing needs including displacement risk:</p> <ul style="list-style-type: none"> - Identify and analyze significant disparities in the proportion of members of a protected class that are experiencing severe housing needs compared to other groups of the population. - Need to evaluate displacement risk for protected classes and vulnerable populations 	<ul style="list-style-type: none"> - included data on overcrowded and cost burdened and substandard housing conditions 	<p>Need to evaluate displacement risk for protected classes and vulnerable populations</p>

Part 3 – Sites inventory

Sites Inventory	Oceanside	Feedback
<p>Sites inventory – distribution of sites and will it exacerbate or improve?</p>		<p>Evaluate sites inventory based on the four fair housing issue areas (above) this includes segregation/integration, RECAPs, disproportionate housing needs including displacement risk, and opportunity. Also tie in income groups, overpayment, overcrowding.</p> <p>Focus on the analysis on how the sites inventory exacerbate or improves the identified area of high segregation and high poverty. How do the identified sites relate to the areas of low opportunity?</p>

Part 4 – Contributing factors and Priorities

Contributing factors and Priorities	Oceanside	Feedback (see list below for examples of contributing factors)
<ul style="list-style-type: none"> - Identify contributing factors - Develop priorities as a community in addressing those contributing factors. - Develop metrics and milestones for evaluating progress made on goals/actions and fair housing results 		<ol style="list-style-type: none"> 1. Identify contributing factors for the fair housing issue areas such as high segregation, high poverty and low opportunity areas. 2. Identify prioritization of contributing factors, for example “these top 3 contributing factors will be our priority to address during the HE period and we have x,y,z program to address them” 3. Develop metrics and milestones for evaluating progress on goals and actions. For example, we included 5 programs focused on AFFH, and we will monitor annually for progress...we hope to help x residents, zone x units, etc.,”

Part 5 – Goals and Actions/Programs

AFFH Program requirements	Oceanside	Feedback (see list below for sample programs on AFFH)
<p>4 fair housing topic program requirements:</p> <ol style="list-style-type: none"> 1. Mobility enhancement 2. New housing choices and affordability in high opportunity areas 3. Place-based strategies for preservation and revitalization 4. Displacement protection 	<ul style="list-style-type: none"> - Pg. V-48 	

Part 1 Outreach:

Does the element describe and incorporate meaningful engagement that represents all segments of the community into the development of the housing element, including goals and actions?

Part 2 Assessment of Fair Housing:

Does the element include a summary of fair housing enforcement and **capacity in the jurisdiction?**

Does the element include an analysis of these four areas: integration and segregation patterns and trends? Racially or ethnically concentrated areas of poverty? Disparities in access to opportunity? And disproportionate housing needs within the jurisdiction, including displacement risk? Each of these four areas must have its own analysis.

Each analysis on the four fair housing issue area should include the following:	Fair Housing Enforcement and Capacity	Segregation and Integration	RECAP	Access to opportunity	Disp. Housing needs +displacement risk
Patterns and trends – local and regional	N	N	N/A	N	Y
Local data and knowledge	x	some	ok	ok	Y
Other relevant factors	N	N	N/A	N	N
Conclusions and summary of issues	N	N	Ok – pg. D-9	N	N

Part 3 Sites Inventory:

Did the element identify and evaluate (e.g., maps) the number of units, location and assumed affordability of identified sites throughout the community (i.e., lower, moderate, and above moderate income RHNA) relative to all components of the assessment of fair housing? **missing**

Did the element analyze and conclude whether the identified sites improve or exacerbate conditions for each of the fair housing areas (integration and segregation, racially and ethnically concentrated areas of poverty, areas of opportunity, disproportionate housing needs including displacement)? **missing**

Part 4 Identification of Contributing Factors:

Did the element identify, evaluate and prioritize the contributing factors to fair housing issues? **missing**

Part 5 Goals and Actions:

Did the element identify, goals and actions based on the identified and prioritized contributing factors? **missing**

Do goals and actions address mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for preservation and revitalization, displacement protection and other program areas?

- Pg. V-48

- Need stronger programs

Are actions significant, meaningful and sufficient to overcome identified patterns of segregation and affirmatively further fair housing? No

Did the element include metrics and milestones for evaluating progress on programs/actions and fair housing results? missing

Examples of Contributing Factors by Each Fair Housing Issue Area¹:

Outreach – contributing factors:

- Lack of a variety of inputs media (e.g., meetings, surveys, interviews)
- Lack of marketing community meetings
- Lack of meetings at various times
- Lack of accessibility to draft documents
- Lack of language access

Fair Housing Enforcement and Outreach Capacity

- Lack of local private fair housing outreach and enforcement
- Lack of local public fair housing enforcement
- Lack of resources for fair housing agencies and organizations
- Lack of state or local fair housing laws
- Unresolved violations of fair housing or civil rights law

Segregation and Integration

- Community Opposition
- Displacement of residents due to economic pressures
- Lack of community revitalization strategies
- Lack of private investments in specific neighborhoods
- Lack of public investments in specific neighborhoods, including services or amenities
- Lack of regional cooperation
- Land use and zoning laws
- Lending Discrimination
- Location and type of affordable housing
- Occupancy codes and restrictions
- Private discrimination

Racially and Ethnically Concentrated Areas of Poverty

- Community Opposition
- Deteriorated and abandoned properties
- Displacement of residents due to economic pressures
- Lack of community revitalization strategies
- Lack of private investments in specific neighborhoods
- Lack of public investments in specific neighborhoods, including services or amenities
- Lack of regional cooperation
- Land use and zoning laws

¹ The following is excerpted from the December 2015 Affirmatively Furthering Fair Housing Rule Guidebook. See the Guidebook Appendix for additional descriptions of contributing factors (pages 202 – 216)

- Location and type of affordable housing
- Occupancy codes and restrictions
- Private discrimination

Disparities in Access to Opportunity

- Access to financial services
- The availability, type, frequency, and reliability of public transportation
- Lack of private investments in specific neighborhoods
- Lack of public investments in specific neighborhoods, including services or amenities
- Lack of regional cooperation
- Land use and zoning laws
- Lending Discrimination
- Location of employers
- Location of environmental health hazards
- Location of proficient schools and school assignment policies
- Location and type of affordable housing
- Occupancy codes and restrictions
- Private discrimination

Disparities in Access to Opportunity for Persons with Disabilities

- Access to proficient schools for persons with disabilities
- Access to publicly supported housing for persons with disabilities
- Access to transportation for persons with disabilities
- Inaccessible government facilities or services
- Inaccessible sidewalks, pedestrian crossings, or other infrastructure
- Lack of affordable in-home or community-based supportive services
- Lack of affordable, accessible housing in range of unit sizes
- Lack of affordable, integrated housing for individuals who need supportive services
- Lack of assistance for housing accessibility modifications
- Lack of assistance for transitioning from institutional settings to integrated housing
- Land use and zoning laws
- Lending Discrimination
- Location of accessible housing
- Occupancy codes and restrictions
- Regulatory barriers to providing housing and supportive services for persons with disabilities
- State or local laws, policies, or practices that discourage individuals with disabilities from being placed in or living in apartments, family homes, and other integrated settings

Disproportionate Housing Needs, Including Displacement Risks

- The availability of affordable units in a range of sizes
- Displacement of residents due to economic pressures
- Lack of private investments in specific neighborhoods
- Lack of public investments in specific neighborhoods, including services or amenities

- Land use and zoning laws
- Lending Discrimination

Sites Inventory

- Community Opposition
- Lack of community revitalization strategies
- Lack of private investments in specific neighborhoods
- Lack of public investments in specific neighborhoods, including services or amenities
- Lack of regional cooperation
- Land use and zoning laws
- Location and type of affordable housing
- Private discrimination

Examples of Actions

Mobility Strategies consist of removing barriers to housing in areas of opportunity and strategically enhancing access. Examples include:

- Voucher mobility
- Housing mobility counseling
- City-wide affordable rental registries
- Landlord outreach to expand the location of participating voucher properties
- Assistance with security deposits and moving expenses
- Extend search times for particular groups such as larger families with children or persons with disabilities
- Regional cooperation and administration of vouchers (such as through portability and shared waiting lists);
- Affirmative marketing can be targeted at promoting equal access to government-assisted housing or to promote housing outside the immediate neighborhood to increase awareness and the diversity of individuals in the neighborhood.
- Collaborate with high performing school districts to promote a diversity of students and staff to serve lower income students
- Developing multifamily housing opportunities²
- Encouraging the development of four or more units in a building,
- Accessibility programs focus on improving access to housing, public buildings and facilities, sidewalks, pedestrian crossings, and businesses

New Housing Choices in Areas of Opportunity means promoting housing supply, choices and affordability in areas of high opportunity and outside of areas of concentrated poverty. Examples include:

- Zoning, permit streamlining, fees, incentives and other approaches to increase housing choices and affordability (e.g., duplex, triplex, multifamily, accessory dwelling units, transitional and supportive housing) in high opportunity areas
- Target housing creation or mixed income strategies (e.g., funding, incentives, policies and programs, density bonuses, land banks, housing trust funds)
- Inclusionary requirements
- Scattered site affordable development
- Targeted investment and programs, including sweat equity, down payment assistance, new rental construction
- Accessibility modification programs
- Leveraging in-home or community based supportive services

² The federal FHA includes design and construction requirements for all residential buildings with four or more attached units. In buildings with stairs, all ground floor units must be accessible, and in buildings with elevator access, all units must have minimum access. There is no federally mandated standard for accessibility in single family homes.

- Develop a campaign to combat local opposition

Place-based Strategies to Encourage Community Conservation and Revitalization involves approaches that are focused on conserving and improving assets in areas of lower opportunity and concentrated poverty such as targeted investment in neighborhood revitalization, preserving or rehabbing existing affordable housing, improving infrastructure, schools, employment, parks, transportation and other community amenities. Examples include:

- Targeted investment in areas of most need focused on improving community assets such as schools, recreational facilities and programs, social service programs, parks, streets, active transportation and infrastructure,
- Develop a proactive code enforcement program that targets areas of concentrated rehabilitation needs, results in repairs and mitigates potential cost, displacement and relocation impacts on residents
- Dedicate or seek funding to prioritize basic infrastructure improvements (e.g., water, sewer) in disadvantaged communities
- Address negative environmental, neighborhood, housing and health impacts associated with siting and operation of land uses such as industrial, agricultural, waste storage, energy production, etc. in disadvantaged communities
- Target acquisition and rehabilitation to vacant and blighted properties in neighborhoods of concentrated poverty
- Inter-governmental coordination on areas of high need
- Prioritized capital improvement programs
- Develop new financing
- Recruit residents from areas of concentrated poverty to serve on boards, committees, task forces and other local government decision-making bodies
- Catalyze leadership and future community wide decision-makers including affirmative recruitment in hiring practices
- Leverage private investment for community revitalization, including philanthropic
- Expand access to community meetings, including addressing language barriers, meeting times

Protecting Existing Residents from Displacement comprises strategies that protects residents in areas of lower or moderate opportunity and concentrated poverty and preserves housing choices and affordability. Examples include:

- First right of return to existing residents policies that include moving expenses
- Multi-lingual tenant legal counseling
- Affirmative marketing strategies or plans targeting nearby neighborhoods, a Disadvantaged Community or a Low-Income Community
- Replacement requirements in targeted growth areas such as transit stations, transit corridors, job and housing rich areas, downtowns and revitalization areas or policies on sites identified to accommodate the housing needs of lower income households

- Rent stabilization programs beyond what is required by California Civil Code 1946.2
- Just cause eviction or other efforts improving tenant stability beyond what is required by California Civil Code 1946.2
- Policies to preserve Single Room Occupancy (SRO) housing or mobile home parks
- Condominium conversion restrictions
- Land banking programs actively receiving funding
- Community benefit zoning and/or other land value recapture strategy
- Rent review board and/or mediation, foreclosure assistance, or multilingual tenant legal counseling services
- Density bonus ordinances that expand on state replacement requirements
- Implementation of an overlay zone to protect and assist small businesses
- Establishment of a small business advocate office and single point of contact for every small business owner;
- Creation and maintenance of a small business alliance;
- Increased visibility of the jurisdiction's small business assistance programs;
- Formal program to ensure that some fraction of a jurisdiction's purchases of goods and services come from local businesses;
- Prioritization of Minority and Women Business Enterprises (MWBE) for public contracting.