



City of Anaheim Housing Element Update Committee (HEUC) Meeting Summary

Thursday, June 17th, 2021
5:30 p.m.

Location: Virtual – Zoom

The City of Anaheim (City) hosted the fourth meeting for the HEUC (Committee) on June 17, 2021. The Committee meeting started at 5:30 p.m. Below is a summary of the meeting.

Attendance:

Committee members present: Cesar Covarrubias, Rochelle Mills, Maggie Downs, Elizabeth Hansburg (alternate to James Lott), Mitchell Lee, Tim Graham, Natalie Rubalcava, Linda Lehnkering, Adam Wood (alternate to Steve Lamotte), Rachael Mask (partial participation), Thomas Fielder, Christina Cota, James Lawson

Committee members absent: Rob Mitchell, Todd Ament, Benjamin Hurst

City staff present: Susan Kim, Andy Nogal, Bianca Alcock, Niki Wetzel, Charles Guiam

Consultant team present: David Barquist, Molly Mendoza, Rossina Chichiri

City staff welcomed Committee members and introduced the live Spanish translation feature for English as second language participants. City staff then provided the opportunity for the newest Committee members to introduce themselves to the Committee and the public.

1. Roles and Responsibilities of the Committee

After roll call, the consultant team provided an overview of the expected roles of Committee members as well as roles of the public during the Committee meetings.

2. Community Outreach Next Steps

The Consultant team provided an overview of the online community survey. The survey was in English and Spanish, and closed for public comment on June 13, 2021. The English survey had 303 participants and the Spanish survey had 20 participants.

Committee members had questions regarding the following topics:

- How did the City advertise the survey?
- What methods did the City use to increase participation?
- Is the survey statistically significant and how will it be used in the Housing Element?

The consultant also provided an overview of the upcoming outreach and engagement events.

3. Best Practices for Facilitating Affordable Housing

The Consultant team provided information and an overview of the criteria the City established to identify jurisdictions with progress towards the RHNA. The presentation included progress to date towards the very low, low, and moderate RHNA for each identified City.

The consultant team then provided an overview of different programs, which increased housing progress towards the 5th cycle RHNA, that the identified jurisdictions were implementing.

The Consultant team opened the floor to comments and questions from Committee members. A summary of the comments and questions is below:

- Clarification about what the City reports to HCD as affordable for the low, very low- and moderate-income categories.
- Do ADUs count towards the low-income housing; does Anaheim count ADUs towards low income RHNA?
- Programs should specifically capture how to increase housing at different income levels.
- Incentives and implementation plans should be a priority in this Housing Element.
- The Housing Element should include effective programs.
- Would the City consider an affordability requirement for land that the City will rezone, rather than a blanket ordinance for the entire City?
- Are there checks and balances with how well the plan comes together?
- What is the reporting process and progress update of the City to the state?

4. Review of Past Performance

The consultant team provided an overview of the draft review of past performance. The presentation included the following:

- Programs that were identified as being implemented or completed and no longer needed
- Programs that either lost funding or had little progress and the City would, therefore, need to modify.
- Programs that were successful or are required, which the City will continue into the sixth cycle.

The Consultant team also opened the floor to the Committee for comments and questions; below is a summary:

- The permit processing timeline take a long time and the City should streamline the process.
- What are the roadblocks and challenges to getting people into affordable units, and expedite the process?
- There is a population who needs accessible and affordable housing, how do we provide this? Why are there vacancies in affordable developments?

5. Open Committee Member Q&A

The Consultant team and City staff opened the floor to comments and questions from Committee members; below is a summary:

- Has there been feedback or studies of the success of ADUs in other communities?
- Is there a city that has been successful in implementing the ADUs?

- Has the City looked at surplus land that the school districts or other public entities own?
- What are the considerations for a site that may not lend itself to multifamily or high density, how can the City consider those sites?
- Important to look at programs that identify City-owned sites/properties for affordable housing.
- In addition to churches and using houses of worship, can the City also consider other non-profits?
- Can the City create housing programs for public/government employees?
- What are the top three things that Anaheim needs to do differently in the sixth cycle to make more progress towards the RHNA?
- The City should consider creating a local finance trust, create local funding to leverage county and state funding.
- How do we ensure that market rate and affordable housing move together?

6. General Public Comment

The Consultant team opened the floor for public comments and questions and provided responses to the questions. In addition, the members of public provided additional public comments and questions through the Q&A function. The following are summary themes of questions received:

- How can the City make better progress this round? How will the City make a strong document to address the shortfalls of the 5th cycle?
- How are unincorporated areas being addressed or considered?
- What different incentives were/are most successful?
- Will the Housing Element address short term rentals?
- That inability to provide avenues to engage virtually is not in the spirit of the Brown Act. Surely the City has the technology and council members have called in to meetings.
- "A whole host of various methods"? Define with some specificity exactly where the survey was advertised."
- This is once every 8 years. There is no second chance.
- Will this presentation be available to the public?
- How did SA [Santa Ana] do in this category?
- *RE: High RHNA numbers comment - "crazy #s"* as in over met need. How will this cycle be different?
- I am familiar with permit process. Does the permit count reflect actual builds?
- Is the City considering any other workforce housing residence assistance programs?

7. Next steps

The Consultant team provided an overview of next steps for the update process, information on future public engagement opportunities. The Committee provided recommendations about in person meetings, and tentatively decided to host the first in person meeting in July. Staff also provided the time and date of the next HEUC meeting.

8. Adjourn

Committee chair called the meeting to a close at 7:30 p.m.