



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

Thursday, July 15th, 2021
5:30 p.m.

Location: City of Anaheim, Downtown Community Center
250 East Center St, Anaheim, CA 92805

The City of Anaheim (City) hosted the fifth meeting for the HEUC (Committee) on July 15, 2021. The Committee meeting started at 5:30 p.m. Below is a summary of the meeting.

Attendance:

Committee members present: Maggie Downs, Tim Graham, Natalie Rubalcava, Linda Lehnkering, Steve Lamotte, Thomas Fielder, Christina Cota

Committee members absent: Rob Mitchell, Todd Ament, Benjamin Hurst, Cesar Covarrubias, Rochelle Mills, Elizabeth Hansburg (alternate to James Lott), Mitchell Lee, Rachael Mask (partial participation), James Lawson

City staff present: Ted White, Andy Nogal, Bianca Alcock, Niki Wetzel, Charles Guiam, Kevin Clausen

Consultant team present: David Barquist, Molly Mendoza

City staff and the consultant team welcomed Committee members and the public and provided Spanish translation upon request.

1. Roles and Responsibilities of the Committee

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. Survey Results

The Consultant team provided an overview of the online community survey and the results provided. The survey was in English and Spanish, and the consultant team reviewed data results and a summary of key themes. Consultant staff indicated that they would provide a summary survey report to Committee members and post the summary on the website.

Committee members had questions regarding the following topics:

- Why were the English and Spanish results reported separately?
- How many people took the survey?

The Consultant team then provided the intent and purpose of the survey, and how committee members can utilize the results.

3. Adequate Sites Analysis

The Consultant team provided information and an overview of the sites analysis standards and regulations as set by state legislation. The Consultant team then provided a summary of the existing sites strategy identified for the City of Anaheim including:

- Existing Zoning
- Pipeline Projects
- Accessory Dwelling Units

The Consultant team gave direction on the goal of committee participation in the sites analysis process. The consultant then provided an overview of future candidate areas for housing opportunity on Citywide maps. Following this overview, the consultant asked the Committee to review each map and provide recommendations on candidate areas, suitable densities and housing types, and additional housing related recommendations.

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

- What does "underutilized" site mean?
- Would the city consider sites for purchase?
- What is the rate and feasibility of acquisition?
- What is a pipeline project?
- How can the city use pipeline projects?
- What is the difference between entitled and pipeline projects?
- If a developer pulls a permit is the project counted as a unit towards RHNA?
- What is the current ratio of permits to applications, what is the likelihood that those projects develop?

The Committee then held general discussion focused in the following key themes:

- General appropriate densities for different income levels
- Areas with high propensity for mixed use
- Areas most consistent with multifamily or single-family opportunities
- Where mixed income housing is most appropriate compared to primarily affordable or primarily market rate
- Areas with a focus on transit and mobility opportunities
- Areas which will need infrastructure improvements or economic improvements to support adequate housing opportunity

4. Open Committee Member Q&A

The Consultant team and City staff opened the floor to comments and questions from Committee members; there were no additional comments.

5. Next steps

The Consultant team provided an overview of next steps for the update process, information on future public engagement opportunities. The Consultant team also provided the time and date of the next HEUC meeting.

6. General Public Comment

The Consultant team opened the floor for public comments.. The following are summary themes of questions received:

- Have plans changed since the pandemic? Has the pandemic shown how easy it can be to fall into the low-income bracket?
- How can the public trust that all the good work in [committee meetings] when a city council member has filed a complaint against the State? We don't want the good to be undone.
- Is there opportunity to make the meetings available virtually as well as in person?

7. Adjourn

The Consultant team called the meeting to a close at 7:45 p.m.