

City of Los Alamitos

Agenda Report Public Hearing

December 21, 2009
Item No. 9A

To: Mayor Marilyn M. Poe and Members of the City Council

Via: Jeffrey L. Stewart, City Manager

From: Steven A. Mendoza, Community Development Director

Subject: Consideration of the Draft Comprehensive Update of the City's Housing Element for the Reporting Period of 2006-2014

Summary: Consideration of General Plan Amendment GPA08-02 updating the City Housing Element for the Reporting Period of 2006-2014

Recommendation:

1. Conduct a public hearing; and,
2. Adopt Resolution No. 2009-21, entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA ADOPTING GENERAL PLAN AMENDMENT GPA08-02 INCORPORATING AN UPDATED HOUSING ELEMENT INTO THE GENERAL PLAN."

Background

Pursuant to State Government Code Section 65300, cities and counties are required to prepare and adopt General Plans to guide them in the long-range development of their communities. General Plans must include seven mandatory, internally consistent elements including land use, circulation, conservation, open space, safety, noise and housing. Only the Housing Element is reviewed and certified by the State. State law requires that each Housing Element accommodate and facilitate the development of housing to meet a city's fair share housing needs as determined by the Regional Housing Needs Analysis (RHNA) every five years. The City of Los Alamitos last adopted the Housing Element in March of 2001. The draft Housing Element and Mitigated Negative Declaration (CEQA Documentation) were distributed to the City Council on November 17, 2009 to provide adequate time for review.

The Element shall identify and address the housing needs of special needs groups, mitigate potential constraints or barriers to housing, and contain a detailed implementation plan of how the city intends to meet its housing needs. The current Housing Element cycle extends from 2006-2014, and the updated Housing Element

should have been submitted to the California Department of Housing and Community Development (HCD) no later than June 30, 2008.

The City of Los Alamitos approved a contract with RBF Consulting to complete the Housing Element of the General Plan on May 19, 2008, in the amount not to exceed \$36,820. The Planning Commission approved the Housing Element during a November 24, 2009 Special Meeting.

As required by State law, the prior Housing Element and the update must include a "housing program" that meets the following requirements:

- Identify adequate sites which will be made available through appropriate zoning and development standards and with services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels.
- Assist in the development of adequate housing to meet the needs of low- and moderate-income households.
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.
- Conserve and improve the condition of the existing affordable housing stock.
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color."
- Preserve for lower income households the assisted housing developments at risk of conversion to market rate housing.

To encourage public participation by all segments of the community during the preparation of the Housing Element, community workshops were conducted. Surveys were distributed to local groups and advocacy, community organization groups, housing developers, and service providers in the area.

The consultants and staff subsequently developed a set of goals, policies and programs, taking into account census data, current market data, community input at public workshops, the City's net regional housing needs and the housing needs of special needs groups, as well as revisions requested by HCD. Staff, the consultant, and HCD have worked together over several revisions to bring the document into compliance. The Planning Commission has considered the draft Housing Element and has recommended that the document be sent to the City Council for consideration and adoption. The Council is requested to review and comment on the draft and direct staff to submit the draft document to HCD.

Staff has already submitted a draft version of the document to the State and has received evidence of compliance for the contents of the document. In the event changes are made to the draft Housing Element during the public hearing process, changes will be forwarded to the California Department of Housing and Community

Development. The summary provides a brief description of the key findings and considerations of the proposed Housing Element. The draft Housing Element contains four chapters that are briefly described below:

- Section 1 explains the purpose, process and contents of the Housing Element.
- Section 2 describes the demographic, economic, and housing characteristics of Los Alamitos, as well as the existing and projected housing needs. The Regional Housing Needs Allocation (RHNA) is shown below:

Fair Share Housing Needs Allocation 2006-2014						
	Extremely low income	Very low Income	Low Income	Moderate Income	Above Moderate Income	Total Allocation
RHNA Need	5	9	7	8	17	41
Construction Achievements	4	4	0	0	14	18
Adjusted Need	1	5	7	8	3	23

- Section 3 analyses the potential and actual governmental and non-governmental constraints to the maintenance, preservation, conservation and development of housing, and analyses the potential housing resources of the City.
- Section 4 describes specific policies and programs the City will carry out over the Planning Period to address the City’s housing goals. Associated strategies include :
 - Maintenance and rehabilitation of existing housing stock through active Code Enforcement efforts, various loan and grant programs, and community-based enhancement programs;
 - Preserving housing cost affordability through the preservation of at-risk affordable units converting to market-rate, continue to provide Section 8 housing assistance, energy conservation, and develop a green building program;
 - Encouraging equal housing opportunity, such as removing governmental barriers to emergency shelters, supportive and transitional housing, and residential care facilities, encouraging housing for persons with disabilities, and providing fair housing information, ease zoning restrictions to allow for Single Room Occupancy units;
 - Facilitating adequate housing supply through the development of incentive programs, identification of adequate sites which may require re-zoning, encourage and facilitate lot consolidation, and review and revise multi-family parking requirements;
 - Implementing coordinated housing efforts, such as the development and dissemination of materials for distribution to residents and property owners, seek additional outside funding sources, investigate redevelopment opportunities, increase opportunities for affordable housing for workers employed in the City, increase partnerships with developers and outside agencies, and promote community participation.

As shown in the table above, the City of Los Alamitos is in-line to meet the State required housing units by 2014. The City of Los Alamitos density in the R-3 areas permits the development of housing units which assist the City in meeting its required fare share of the State's Housing need.

The following section describes the changes required by the State Department of Housing and Community Development to be in compliance with State Law.

HCD requested that the Housing Element include additional information relating to the following topics:

- Infrastructure capacity to accommodate new residential units through 2014
- Current zoning and development standards for emergency shelters, single room occupancy units and manufactured homes
- Current lot coverage and parking standards
- Current development and permit fees and exactions
- Zoning and standards for residential care facilities with seven or more persons
- List of public participation activities and attendees

HCD recommended the following revisions to the draft Policy Program:

- Policy Action 3.1: Emergency Shelters and Supportive and Transitional Housing. Commit to zoning changes to accommodate the need for emergency shelters pursuant to SB 2.
- Policy Action 3.2: Housing for Persons with Disabilities. Include that the City will outreach to developers of these types of projects, assist with identifying funding sources and support their efforts in pursuing funding.
- Policy Action 3.4: Residential Care Facilities for Six or Fewer Persons. Include that residential care facilities for six or fewer persons will be permitted by-right, without a CUP or discretionary review, consistent with State law.
- Policy Action 3.6: Zoning to Encourage and Facilitate Single Room Occupancy Units (SROs). Amend the program to state the City will identify the zones SROs are permitted in and establish regulatory standards for the use.

HCD recommended the following policy actions be added to the Housing Element:

- Policy Action 2.4: Green Building Program. Describes the City's intent to encourage green building and energy conservation.
- Policy Action 3.7: Residential Care Facilities for Seven or More Persons. The City will evaluate existing standards for residential care facilities for seven or more persons and revise as appropriate to remove potential constraints to the development of this type of housing.
- Policy Action 4.4: Review and Revise Multifamily Parking Requirements. The City will review the current multi-family parking requirements and revise if they are found to be a constraint to multi-family development.
- Policy Action 4.5: Monitor Multifamily Development Fees. The City will annually monitor the impact of development fees charged to multi-family development. If the fees are found to be a constraint, the City will establish programs to reduce their negative impact.

Each of the above mentioned items were included in the document and submitted to the State with a favorable response.

Fiscal Impact

None.

Submitted By:

Approved By:

Steven A. Mendoza
Director of Community Development

Jeffrey L. Stewart
City Manager

Attachments:

- 1) *Letter of Approval from HCD*
- 2) *Draft Resolution No.2009-21*
- 3) *Draft Housing Element Update (provided under separate cover)*
- 4) *Environmental Documentation (provided under separate cover)*
- 5) *Planning Commission Minutes, Staff Report & Resolution*
- 6) *Comments and Response to Comments*