

City Council Review

2014-2021
**HOUSING
ELEMENT
UPDATE**

26 September 2017



ITEMS *for* REVIEW:



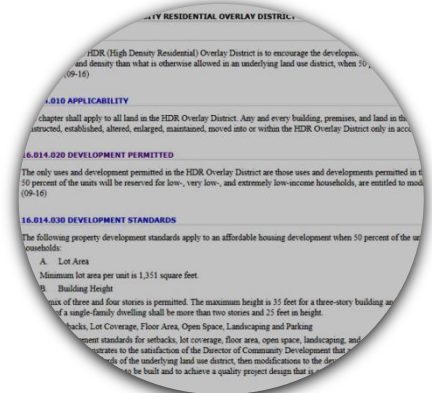
***2014-2021
Housing
Element
Update***



***Addendum
to
General Plan
EIR***



***High Density
Residential
Overlays for
1550 N. Indian
Hill Blvd.***



***Code
Amendments***

PLANNING COMMISSION

September 5th Review:



**2014- 2021
Housing
Element
Update**



**Addendum
to General
Plan EIR**



**High Density
Residential
Overlays for
1550 N. Indian
Hill Blvd.**



**Code
Amendments**



**Additional
Planning
Commission
Recommendation**

STATE HOUSING ELEMENT LAW

The Housing Element is a required component of the City's General Plan subject to specific statutory requirements, which require the City to:



UPDATE

Update its Housing Element every 4 to 8 years to address the upcoming Planning Period



PLAN

Plan how the it will accommodate its share of regional housing needs for all economic segments of the community per the *Regional Housing Needs Assessment (RHNA)*



IDENTIFY

Identify sites that have the potential to accommodate housing for lower-income households with appropriate Land Use and Zoning designations

WHAT *is* RHNA?

- 1** *The Regional Housing Need Allocation (RHNA) is the state-mandated process to identify the total number of housing units that each jurisdiction must accommodate in its Housing Element.*
- 2** *RHNA quantifies the projected housing need for each jurisdiction during specified planning periods.*
- 3** *The **RHNA TARGET** is the region's forecasted housing need, which is divided into income brackets.*
- 4** *The City is not required to provide its share of the region's forecasted housing needs, but it must identify adequate sites within the city that have appropriate zoning to potentially accommodate the housing need.*
- 5** *Low-income **RHNA** housing sites require that the zoning designation allows for a minimum of 30 dwelling units per acre to be developed by right (no Conditional Use or other discretionary permit)*

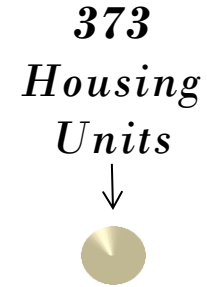
RHNA ALLOCATION



CALIFORNIA



SCAG REGION



CLAREMONT

Imperial County • LA County • Orange County • Riverside County • San Bernardino County • Ventura County

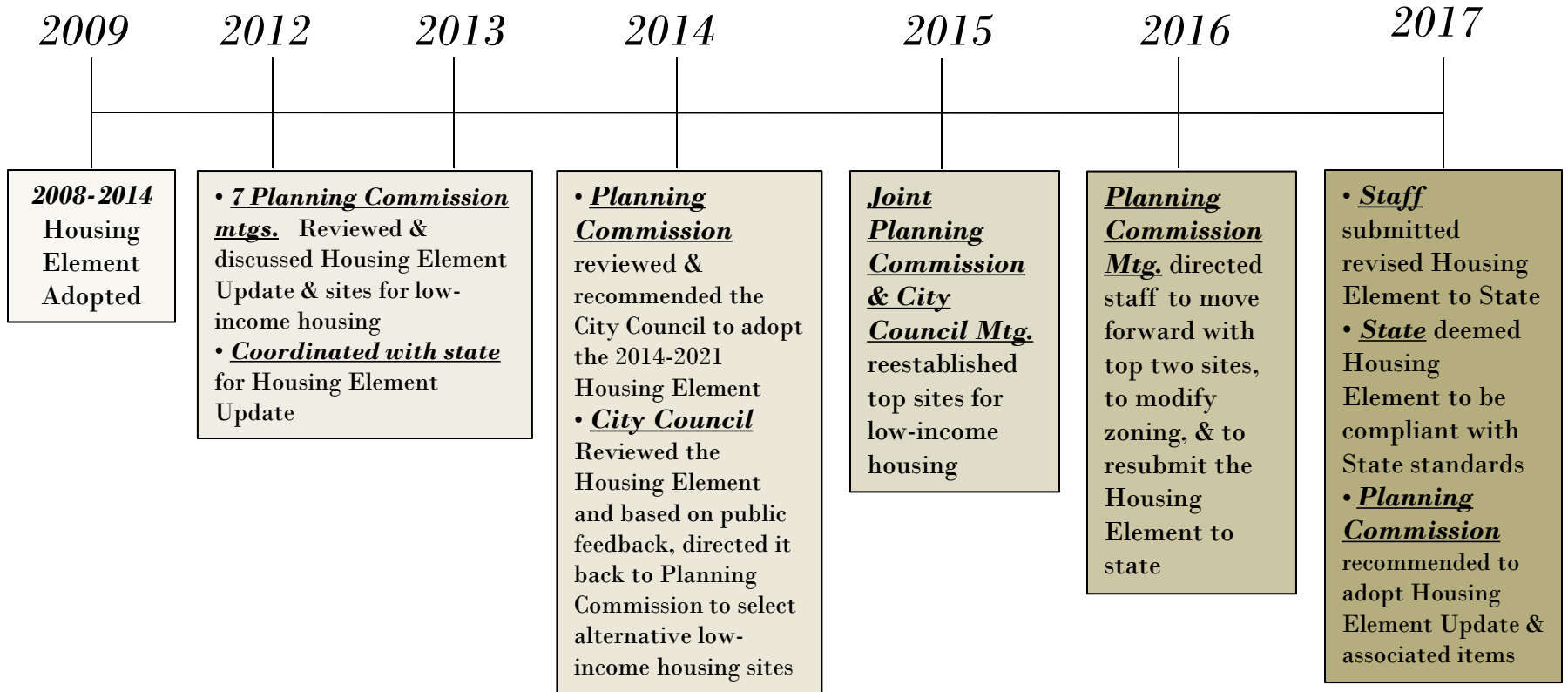
Los Angeles County Income Brackets

INCOME CATEGORY	NUMBER OF PERSONS IN HOUSEHOLD			
	1	2	3	4
Extremely low-income (0-30% of area median income)	\$18,950	\$21,650	\$24,350	\$27,050
Very low-income (31-50% of area median income)	\$31,550	\$36,050	\$40,550	\$45,050
Low-income (51-80% of area median income)	\$50,500	\$57,700	\$64,900	\$72,100
<i>Area Median Income</i>	\$45,350	\$51,850	\$58,300	\$64,800
Moderate-income (81-120% of area median income)	\$54,450	\$62,200	\$70,000	\$77,750

SOURCE: HCD • June 9, 2017 • Memorandum: State income Limits for 2017

CLAREMONT'S RHNA <i>(Regional Housing Needs Allocation)</i>	NEW HOUSING UNITS TARGET
Extremely low-income (0-30% of area median income)	49
Very low-income (31-50% of area median income)	49
Low-income (51-80% of area median income)	59
Moderate-income (81-120% of area median income)	64
Above Moderate- (over 120% of area median income)	152
TOTAL UNITS	373

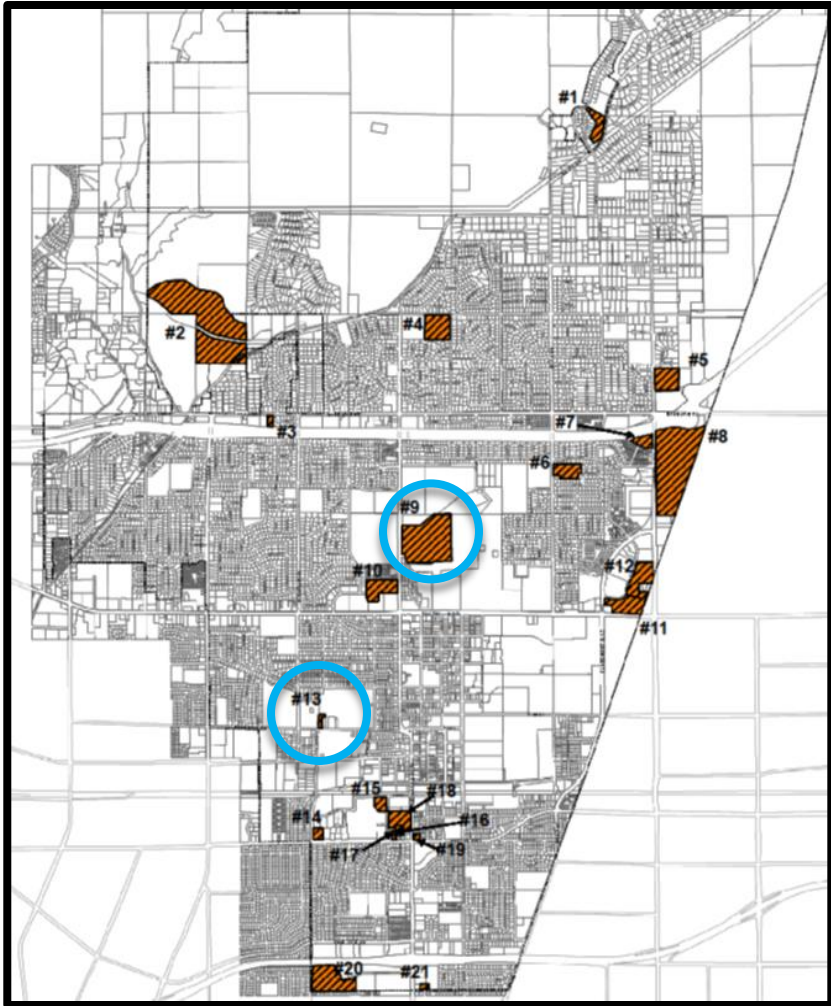
BRIEF HISTORY *of* THE HOUSING ELEMENT



HOUSING ELEMENT

Update Summary

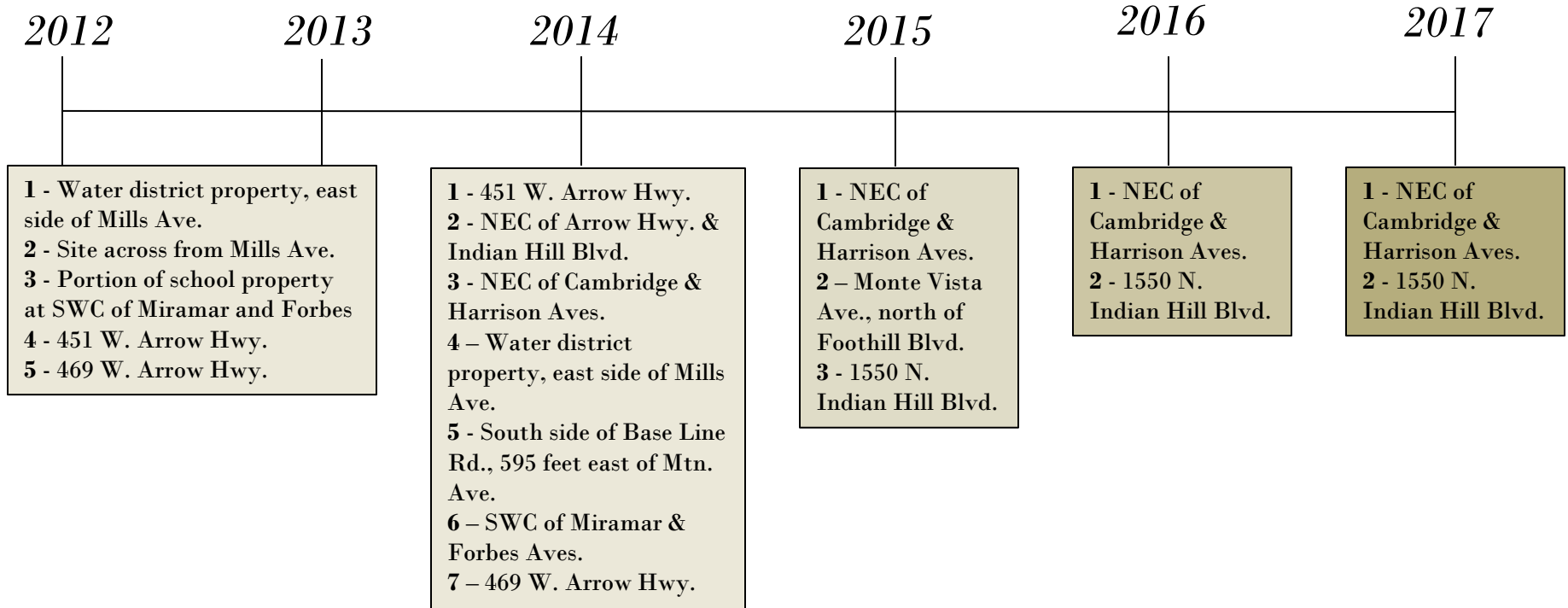
- 1 Updated population & housing data
- 2 Revised housing needs assessment & strategies for the development of affordable housing
- 3 Evaluated **2008-2014** housing programs
- 4 Updated housing programs for **2014-2021**
- 5 Identified sites to accommodate low-income **RHNA** housing



SITES
CONSIDERED
for **RHNA**
LOW-INCOME
HOUSING

2012 *to* 2017

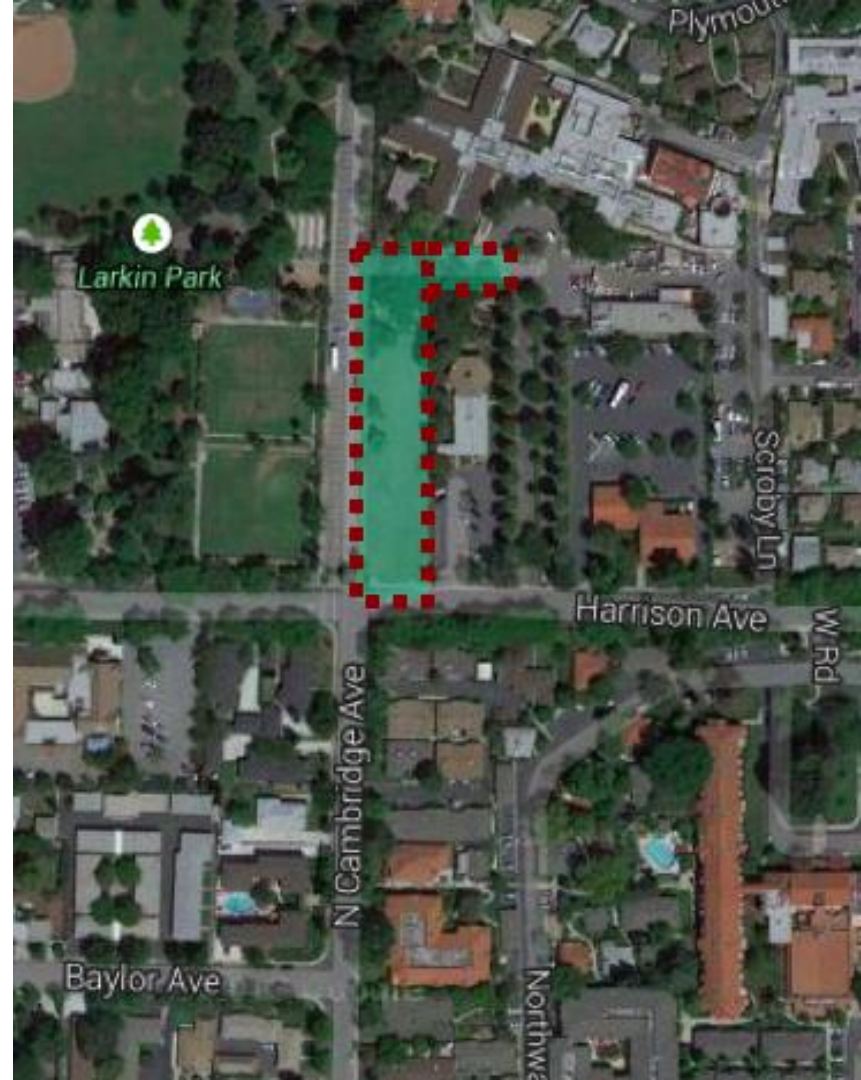
SITES CONSIDERED for RHNA LOW-INCOME HOUSING



HARRISON & CAMBRIDGE

Site 13

- **LOCATION:** northeast corner of Cambridge and Harrison Avenues
- **TOTAL SIZE:** 0.8 acres
- **ZONING:** Institutional Residential (IR)
 - Existing zoning allows 30 units per acre
 - Site could accommodate 18 units at an expected density of 23 units per acre
 - Site is already identified in 2008-2014 Housing Element as a potential site for low-income housing
- **REQUIRES:** No further action.



1550 N. INDIAN HILL BLVD.

Site 9

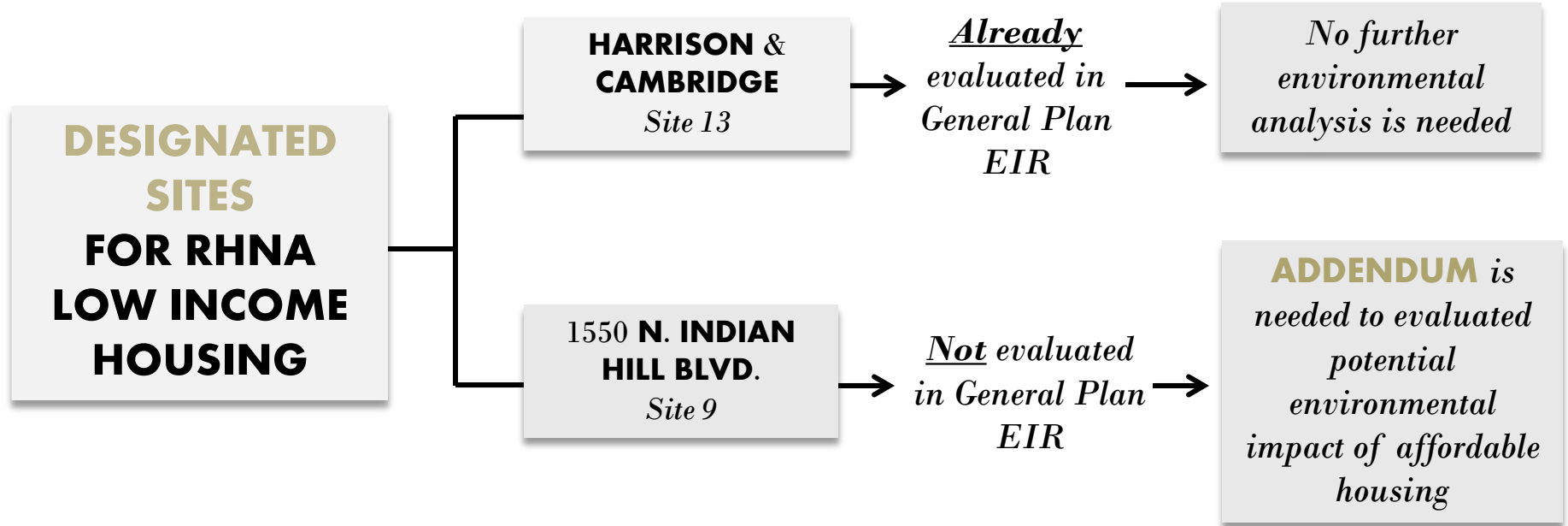
- **LOCATION:** Northeast corner of Indian Hill Blvd & Via Zurita St. (*former golf course*)
- **TOTAL SIZE:** 7.0 acres
- **CURRENT ZONING:** Institutional Educational (IE)
 - Existing zoning allows 30 units per acre with a CUP
 - Site could accommodate 161 units at an expected density of 23 units per acre
 - Site is not identified in 2008-2014 Housing Element as a potential site for low-income housing
- **REQUIRES :** Zoning Map, General Plan and Code Amendments to allow 30 units per acre to be built by right (without a Conditional Use Permit)



REVISED PERMITTED USE *for* the INSTITUTIONAL ZONING DISTRICT

<i>Uses Table</i> 16.069.A	INSTITUTIONAL DISTRICT	
	IE Educational Institution	IR Residential Institution
Adult and child day care	Permitted	Permitted
Cultural Institutions, museums, theaters for live performances	Permitted	Permitted
Educational facilities for pre-school, primary, junior, high school and collegiate level students	Permitted	Requires CUP
Garth and columbariums	Requires CUP	Permitted
Student group quarters, student dormitories and apartments, and other student housing facilities	Permitted	Prohibited
Staff and/or faculty housing maximum density of 30 units per acre	Permitted	Permitted
Emergency shelter, supportive housing, and transitional housing	Permitted	Permitted
Multiple family residential housing, maximum density of 30 units per acre, that is not designated for student housing, faculty, or staff	Requires CUP	Permitted
Multiple family residential housing, maximum density of 30 units per acre, that is not designated for student housing, faculty, or staff where the site is within High Density Residential Overlay	Permitted	Permitted
Use of existing institutional facilities by community and other organizations for special events, workshops, seminars, conferences, and similar uses	Permitted	Permitted
Offices for non-profit organizations	Permitted	Permitted
Places of assembly and/or worship, meeting halls, clubs, lodges, churches	Permitted	Permitted
Secondary uses and development that provide a service of benefit to residents or users of an established permitted use, or which are closely related but secondary to an established permitted use, including but not limited to, facilities for common dining, recreation or sports (including gymnasiums, athletic fields or courts, pools and stadiums), shared parking, health care, maintenance buildings, yards and sheds, and similar types of supportive facilities	Permitted	Permitted
Senior housing for independent living, assisted living, congregate care, skilled nursing and/or acute care	Prohibited	Permitted

ENVIRONMENTAL ANALYSIS of SITES 9 & 13



ENVIRONMENTAL ANALYSIS

for 1550 N. Indian Hill Blvd.

(**SITE 9**)

- *CEQA Evaluation*
- *Traffic Analysis*
- *Biological Resources Analysis*
- *Cultural Resources Analysis*
- *Sewer Analysis*
- *Air Quality Analysis*



**A SUBSEQUENT
or SUPPLEMENTAL
ENVIRONMENTAL
IMPACT REPORT
is NOT NEEDED**

DEFINITION REVISIONS *per* STATE LAW

that require CODE AMENDMENTS

Transitional Housing

CMC 16.900.850

Transitional housing and transitional housing development shall mean buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. **This type of housing shall be permitted as a residential use, subject only to restrictions that apply to other residential dwellings of the same type in the same zone.** **(Government Code Section 65582)**

Supportive Housing

CMC 16.900.832

Supportive housing shall mean housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. “Target population” means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code), and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people. **This type of housing shall be permitted as a residential use, subject only to restrictions that apply to other residential dwellings of the same type in the same zone.** **(Government Code Section 65582)** .

STAFF'S RECOMMENDATION *to* CITY COUNCIL

ADOPT THE RESOLUTION *to:*

- Approve the *Addendum to the General Plan EIR*
- Adopt the *2014-2021 Housing Element Update*
- Adopt the amendment to the General Plan Land Use Element to apply the *Residential 30 land use overlay* designation to 7.0 acres of 1550 N. Indian Hill Blvd.

INTRODUCE THE ORDINANCE *to:*

- Amend the Official Zoning Map of the City of Claremont to apply the *High Density Residential Overlay* to 7.0 acres of the property located at 1550 N. Indian Hill Blvd.
- Amend Title 16 of the Claremont Municipal Code to
 - Adopt *permitted uses in the Institutional Zoning District*
 - Amend the definitions for *Transitional Housing and Supportive Housing* to be compliant with State law
- Place the ordinance on first reading, and refer it to the City Attorney for not less than five days.

NEXT STEPS

- Upon the adoption of the 2014-2021 Housing Element, staff will *address any additional revisions*.
- The *City Manager, Director of Community Development, and City Attorney* will review the revised Housing Element before it is sent to the State.
- Staff will send the revised Housing Element *to the State*.
- The State will *certify* the Housing Element.
- The *City Manager, Director of Community Development, and City Attorney will review* the revised Housing Element before it is published.

ADDITIONAL SLIDES

HIGH DENSITY RESIDENTIAL OVERLAYS

on 7.0 Acres of 1550 N. Indian Hill Blvd.

(Site 9)

50%

With the **HDR Overlay** (Zoning Map) and **Residential 30 Overlay** (General Plan Land Use Map) , a development would qualify for higher density (**maximum 30 units per acre**) only if at least 50% of its units would be restricted to lower income households

**MAX
DENSITY**

If units are not restricted to lower income households, then the maximum density is that which is allowed by the underlying zoning designation.

ASSEMBLY BILLS *that impact housing*

BILL	SUMMARY
72	AB 72 gives the Dept. of Housing and Community Development (HCD) authority to find a city's, county's, or city's and county's housing element out of substantial compliance if it determines that the city, county, or city and county acts or fails to act in compliance with its housing element, and allows HCD to refer violation of law to the Attorney General (AG).
73	AB 73 allows a city or county to create a housing sustainability district to complete upfront zoning and environmental review in order to receive incentive payments for development projects that are consistent with the district's ordinance.
74	AB 74 creates the Housing for a Healthy California Program to provide rental assistance to individuals who are homeless and receive services from the Whole Person Care pilot program, Health Homes, or another locally controlled funding source.
291	AB 291 enacts the Immigrant Tenant Protection Act of 2017 to establish various protections and safeguards against unauthorized disclosure of tenants' immigration or citizen status to federal immigration authorities or other parties, as well as potential harassment, retaliation, or discrimination against tenants based on their immigrant status, or perceived immigration or citizen status.
678	Makes multiple changes to the Housing Accountability Act (HAA), including, changing the evidentiary standard for a local agency to disapprove a housing development project from "substantial" evidence in the record to a "preponderance of the" evidence in the record, and changes other references in the HAA to this standard for consistency.
1397	Makes a number of changes to housing element law by revising what may be included in a locality's inventory of land suitable for residential development.
1505	Authorizes the legislative body of a city or county to establish inclusionary housing requirements as a condition of the development of residential rental units, and allows the Dept. of Housing and Community Development to review inclusion ordinances in specified circumstances.

SENATE BILLS *that impact housing*

SB	SUMMARY
2	<p>BUILDING HOMES & JOBS ACT SB 2 imposes a \$75 fee on real estate transaction documents, excluding commercial and residential real estate sales, to provide funding for affordable housing. <i>1st Year</i>: 50% of funds collected must be spent for the homeless and the 50% will be made available for localities to update planning documents and zoning ordinances <i>2nd Year & Beyond</i>: 70% of funds will be distributed directly to locals and 30% will go to the state for purposes, such as, farmworker housing, state incentive programs, and mixed income multifamily residential housing affordable to lower and moderate income housing.</p>
3	<p>VETERANS & AFFORDABLE HOUSING BOND ACT OF 2018 SB3 authorizes the issuance of \$4 bil. in general obligation (GO) bonds for affordable housing programs and a veteran's home ownership program, subject to approval by voters in the 11/6/2018 election.</p>
35	<p>PLANNING & ZONING • AFFORDABLE HOUSING • STREAMLINED APPROVAL SB 35 creates a streamlined, ministerial approval process for infill developments in localities that fail to meet their regional housing needs assessment (RHNA) numbers.</p>
166	<p>RESIDENTIAL DENSITY & AFFORDABILITY SB 166 requires that a local jurisdiction accommodate its remaining unmet need at all times throughout the housing element planning period. If a locality permits a development with fewer units by income category than identified in the locality's housing element, the locality shall make written findings supported by substantial evidence as to whether or not remaining sites identified in the housing element are adequate to meet the requirements of Housing Element law.</p>
167	<p>HOUSING ACCOUNTABILITY ACT SB 167 require a court, upon determination that a locality failed to comply a court order within 60 days, to impose a minimum fine of \$10,000 per housing unit. Local agencies would be authorized to deposit the fine into a specified state fund. Funds in a local housing trust fund not spent after five years would go to that fund, to be used for financing newly constructed housing units affordable to extremely low, very low, or low-income households.</p>
540	<p>WORKFORCE HOUSING OPPORTUNITY ZONE SB 540 authorizes a city or county to establish a Workforce Housing Opportunity Zone (WHOZ) by preparing an EIR to ID and mitigate impacts from establishing a WHOZ and adopting a specific plan. A local govt. must approve a housing development within the WHOZ that meet specific criteria, and no project-level EIR or a Negative Dec. would be required on a development within the WHOZ that meets specified criteria.</p>