

Alhambra 2021-2029 Housing Element Update

October 19, 2020
Planning Commission Meeting

ECONorthwest
ECONOMICS • FINANCE • PLANNING



City of
Alhambra

Introductions

Project Team

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Project
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Housing Policy



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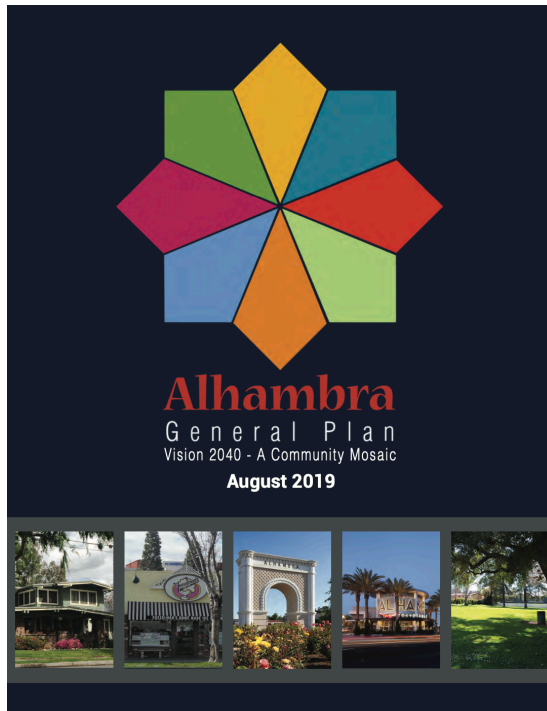
Environmental
Consultants



Graphic Design

Housing Element Update: Project Overview

What is a Housing Element?



GENERAL PLAN

A component in of the General Plan, guiding housing development over the planning period.

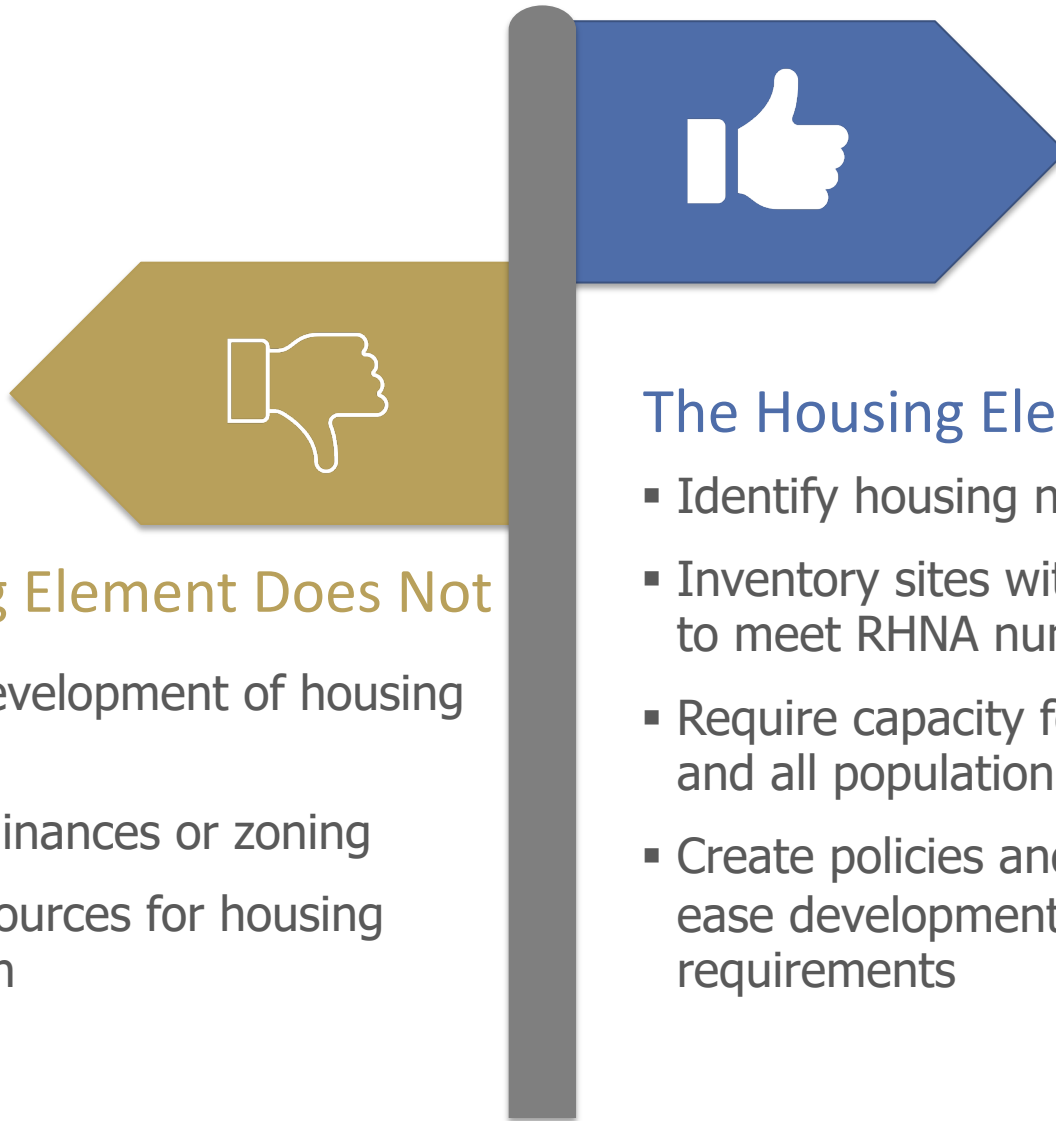
PLANNING PERIOD

Updated every 8-years: Oct. 2021 – Oct. 2029

STATE CERTIFICATION

The only General Plan chapter reviewed and certified by the State – Department of Housing and Community Development (HCD)

What does a Housing Element Do?



The Housing Element Does Not

- Mandate development of housing units
- Change ordinances or zoning
- Provide resources for housing construction

The Housing Element Does

- Identify housing needs
- Inventory sites with zoned capacity to meet RHNA number
- Require capacity for all incomes and all population segments
- Create policies and programs to ease development and meet State requirements

Components of a Housing Element



HOUSING NEED

Existing, projected, and special housing needs



CONSTRAINTS ANALYSIS

Governmental, non-governmental, resources and opportunities



SITES ANALYSIS

Vacant and nonvacant sites, capacity analysis, affirmatively furthering fair housing



HOUSING PLAN

Review and revise existing policies, new housing requirements, new policies and programs to reach RHNA

Steps to Update the Housing Element

1) Review Policy

Past success

Change existing programs

Remove programs

2) Analyze Data

Evaluate current inventory

Evaluate existing sites

Identify Need

3) Action Plan

How/where to site capacity

Successful case study / examples

Required programs

4) Public Engagement

Community forums

Public meetings

Evaluate options

5) Adopt & Certify

Formal processes to adopt and certify the Housing Element

Public Engagement Efforts



1. Disseminate information

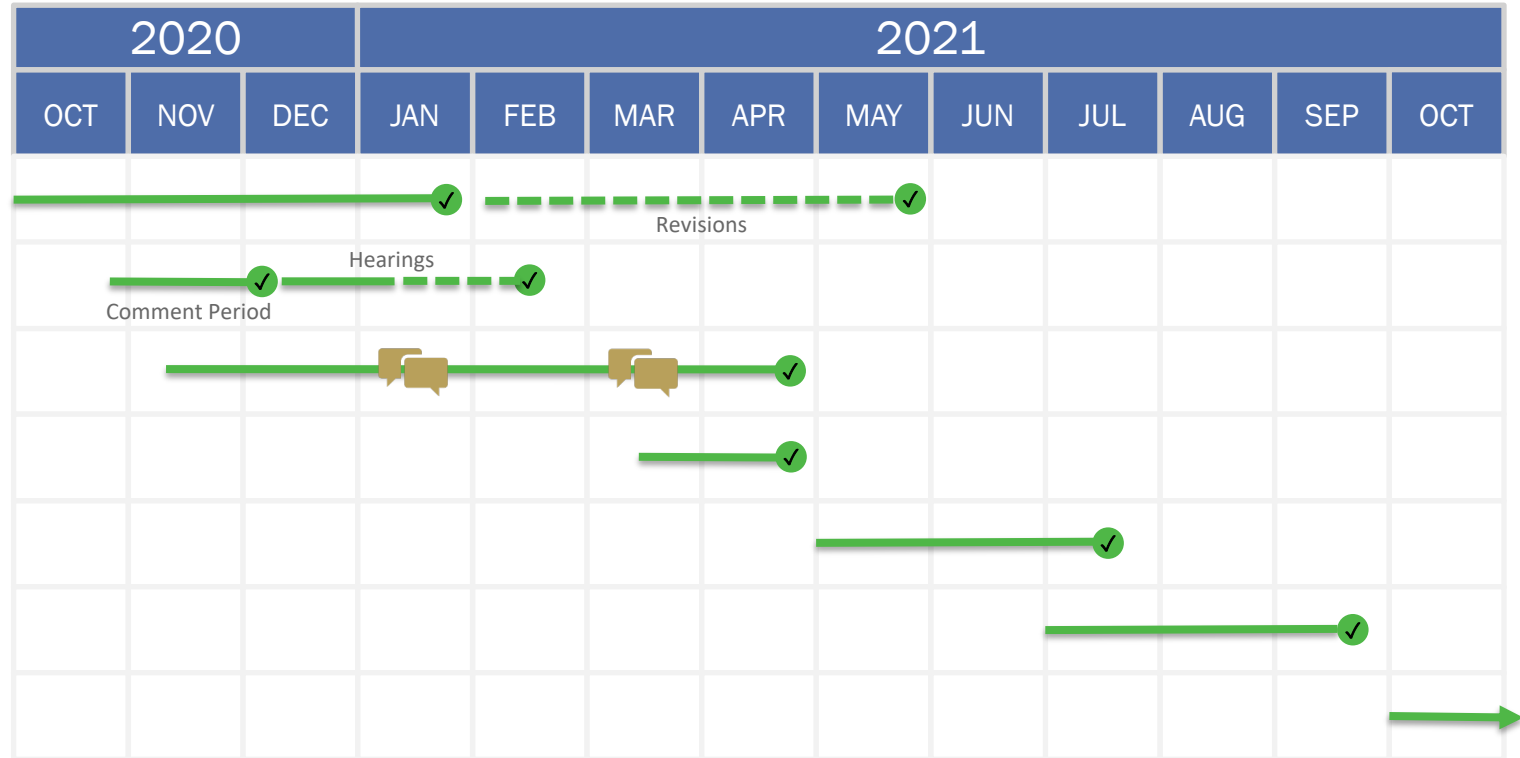
1. www.AlhambraHousingElement.com
2. Create a distribution list
3. Collaborate with Zoning Code Update
4. Engage existing community networks
5. Public & community meetings

2. Solicit Information

1. Contact page on website
2. Survey
3. Public comment period
4. Public & community meetings



Important Dates

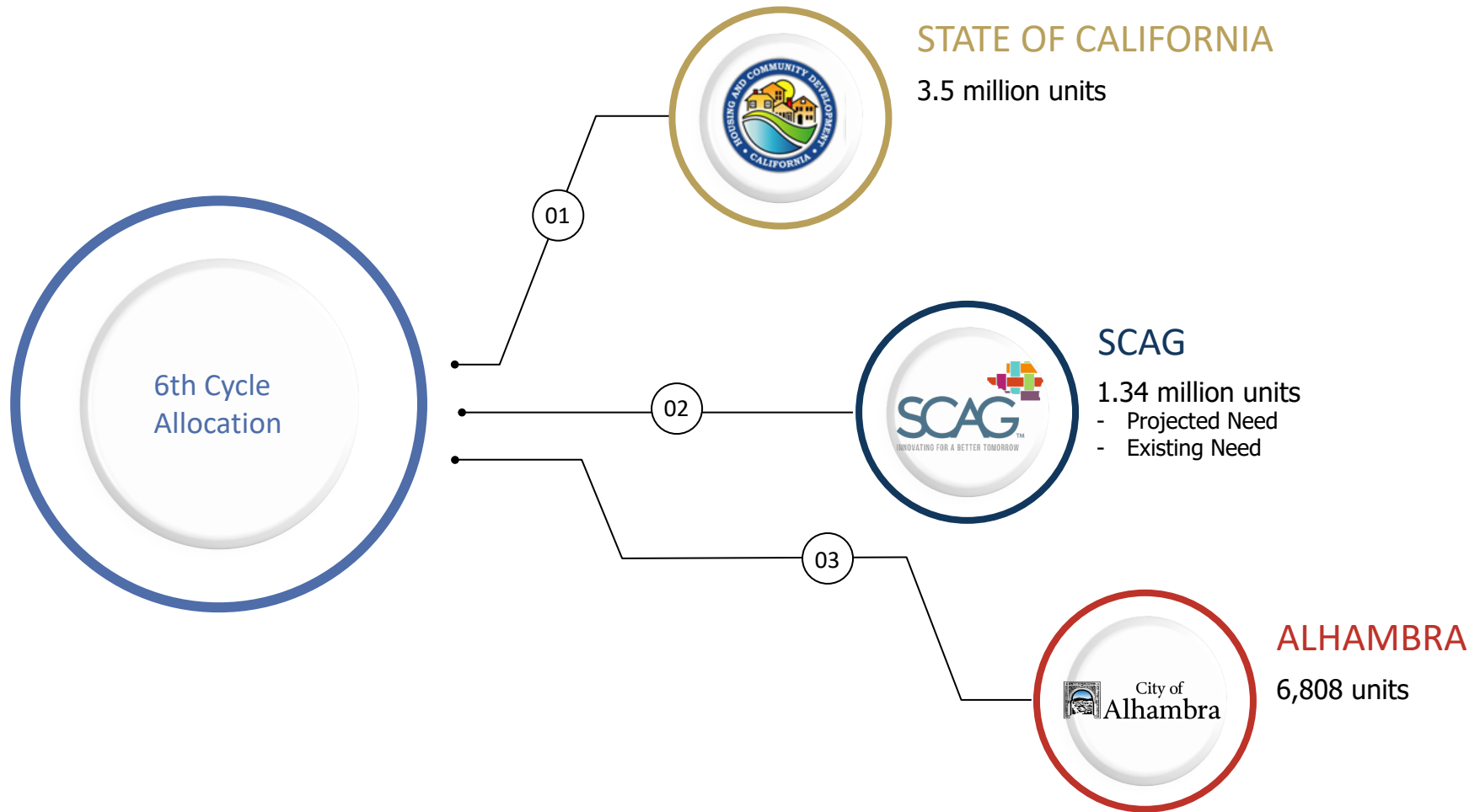


✓ Milestones

Community Workshops

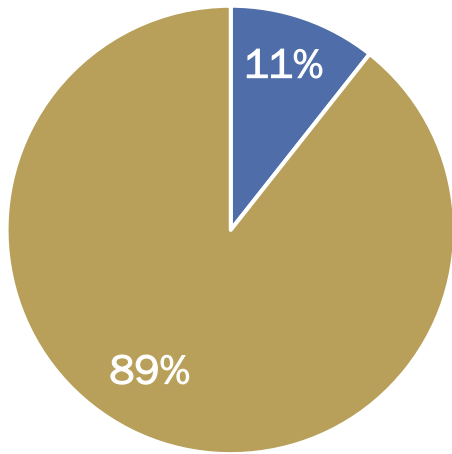
RHNA Overview

RHNA Determination Process



Why is the 6th RHNA Cycle so High?

CITY OF ALHAMBRA 6th CYCLE RHNA



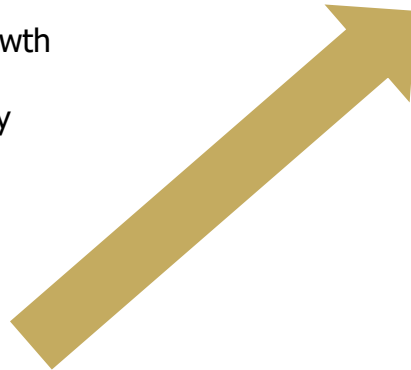
PROJECTED NEED

724 units. Based on growth forecasts, demolition replacement, and vacancy adjustment



EXISTING NEED

6,085 units. Based on regional allocation methodology.



EXISTING HOUSING NEED



OVERCROWDING

Households that have more than one person per room.

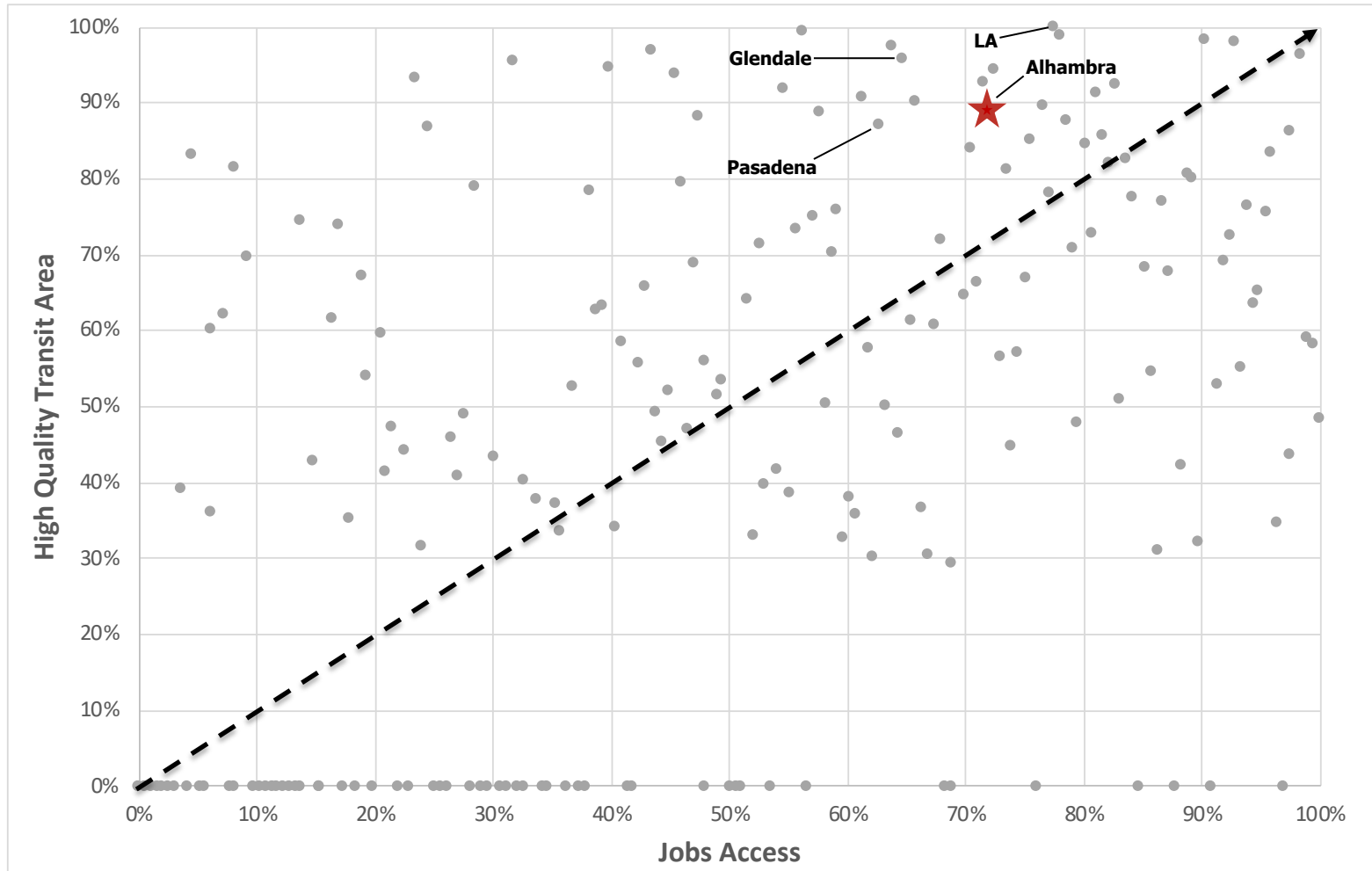


OVERPAYMENT

Households that spend greater than 30% of their gross income on housing.

Allocation of Existing Housing Need

Regional Percentile—Percent of population with access to jobs (73rd) and in High Quality Transit Areas (89th).



RHNA Appeals Process

Date	Milestone
Sept 11, 2020	Draft RHNA, appeals open
Oct 26, 2020	Deadline to file
Oct 26 – Dec 9, 2020	45-day comment period
Dec 10, 2020 – Jan 10, 2021*	30-day public hearing period *Could extend
Mid-January 2021	RHNA Appeals Board issues final plan
Feb 4, 2021	Deadline to approve final plan

BASIS FOR APPEAL



Application of the
Allocation Methodology



Local Planning Factors



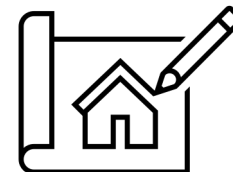
Change in
Circumstances

Alhambra 5th Cycle Progress

Income Level	5 th Cycle RHNA	5 th Cycle Production (2019)	6 th Cycle RHNA	6 th Cycle % of Total
Very Low Income	380	0	1,769	26%
Low Income	224	10	1,033	15%
Moderate Income	246	3	1,077	16%
Above Moderate Income	642	279	2,929	43%
Total:	1,492	292	6,808	100%

1,143

Units pending approval



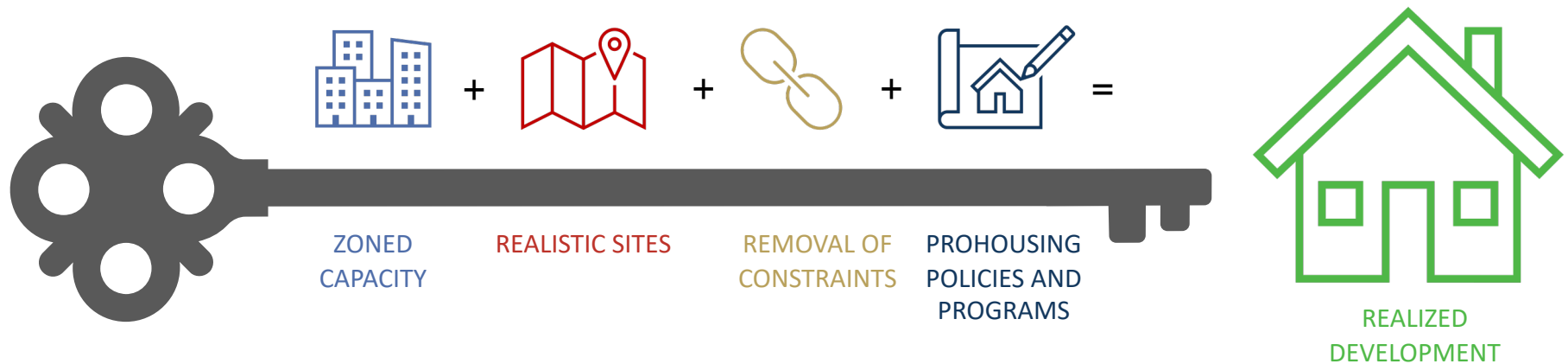
108

ADUs since 2017



Zoned Capacity vs. Development

The Housing Element is **NOT** a mandate for development, but...



Housing Element Rules

The Rules of the Game—The Four R's



The State and SCAG determine Alhambra's RHNA



Housing Element requirements determined by the State



The Housing Element must address new State laws and regulations



The Housing Element is reviewed and certified by the State

Why is it important to get certified?



The 4-year penalty

- Housing Element updates every 4-years (instead of 8)



RHNA Rollover

- The 6th Cycle RHNA is added to next housing element



Loss of State Funding


- Ineligibility for some state funding



Legal Challenges

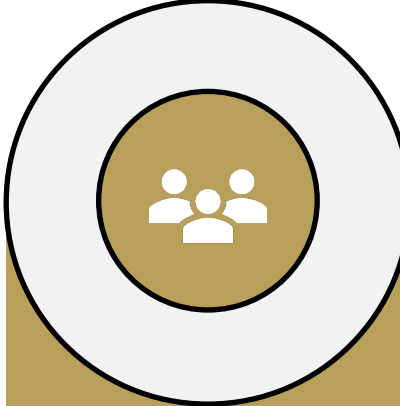
- Incomplete General Plan = increased risk of public legal challenges
- New authority from the state

New Housing Element Regulations



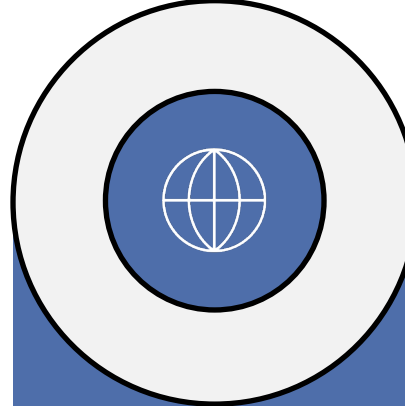
No Net-Loss

Requires gross-up of RHNA.



AFFH

Requires Equal Distribution of sites.

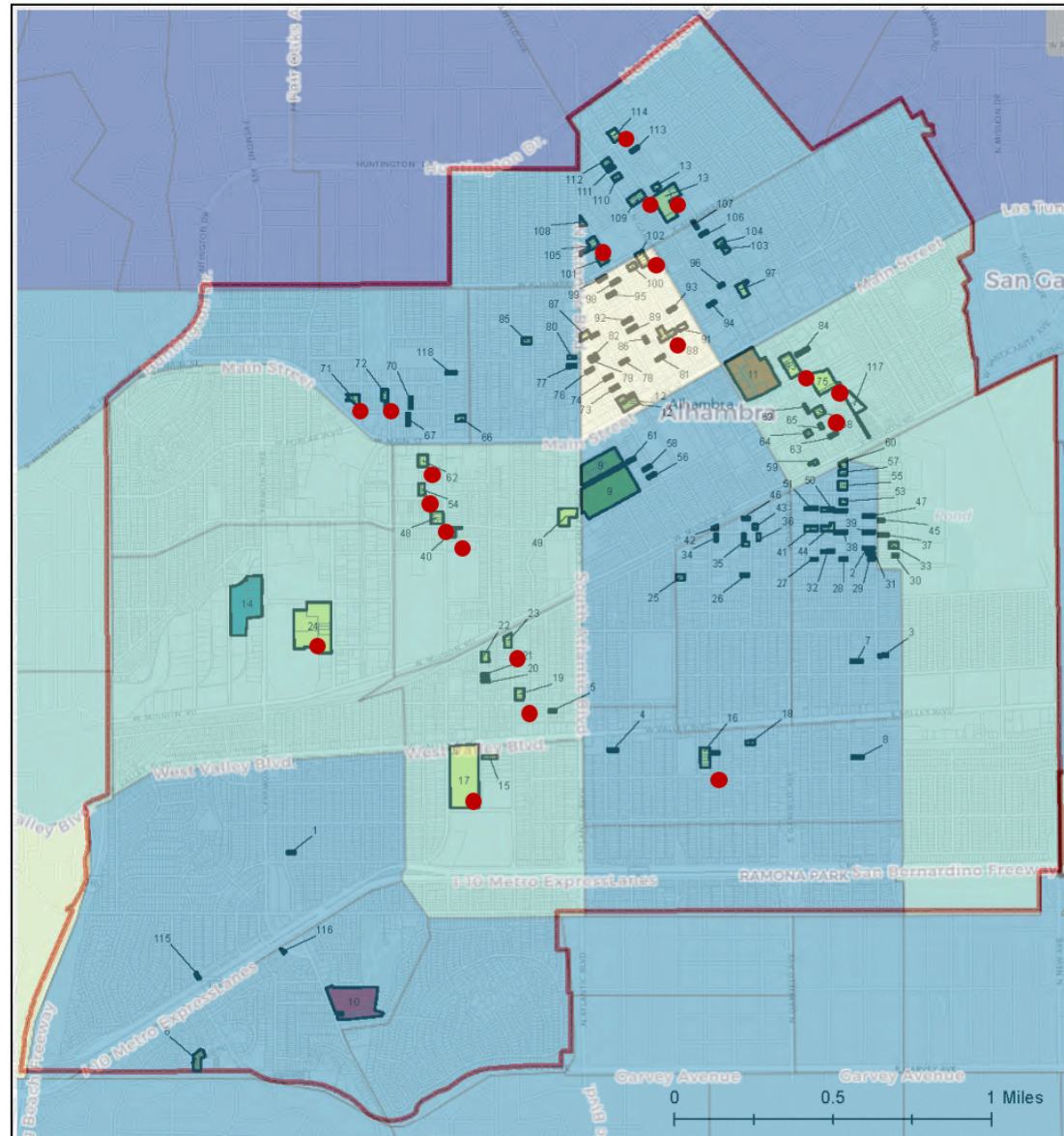


Sites Analysis

Requires additional analysis for sites in previous Housing Elements

Find and Create Zoned Capacity

- 6,808 units = 851 per year
- Big increase from 329 per year
- Will require meaningful changes and action



Options for Increasing Capacity



INCREASE DENSITY

- Increase density in residential zones
- Change development standards (increase FAR or height)

ADD NEW SITES

- Publically owned sites
- Rezone to allow residential
- Overzone for residential

ALTERNATIVE MEANS

- Stronger ADU reliance
- Small and irregular lots

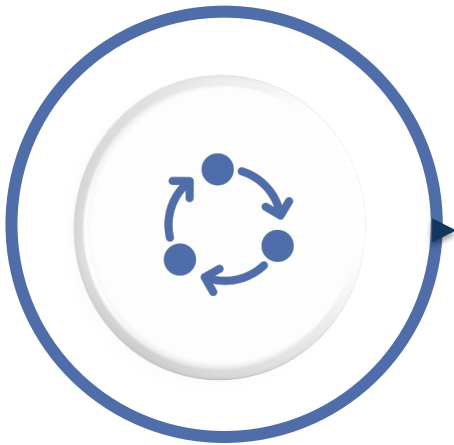
INCENTIVES AND POLICIES

- Incentives for affordable housing
- Promote lot consolidation
- Promote redevelopment

A Successful Housing Element

OUTCOME 1

A housing element that is **consistent** with the General Plan and Community Values



OUTCOME 3

A housing element that is provides **actionable strategies** to improve housing production



OUTCOME 2

A housing element that is **compliant** with HCD criteria and CEQA and is quickly approved



Thank you
Questions?