



CITY OF MONTEREY PARK 2014-2021 HOUSING ELEMENT

GPAC STUDY SESSION
DECEMBER 17, 2012

Housing Element Update 2014-2021

Agenda

- Review Housing Element requirements
- Discuss Regional Housing Needs Assessment (RHNA)
- Take input on housing needs and proposed housing programs

Housing Element Basics

- 1 of 7 required General Plan elements
- Requires review and certification by Dept. of Housing and Community Development (HCD)
- Assesses local housing need
- Identifies constraints to housing development
- Defines opportunities for housing in Monterey Park to achieve the RHNA

Why Update the Housing Element?

- Periodic updates required by State law
 - ▣ 2014-2021 Housing Element due October 2013
- Adjusts housing policy to reflect changes in the community
- HCD Certification
 - ▣ Compete for housing grants
 - ▣ Ensure legally adequate General Plan

The Housing Element Role

The Housing Element DOES...

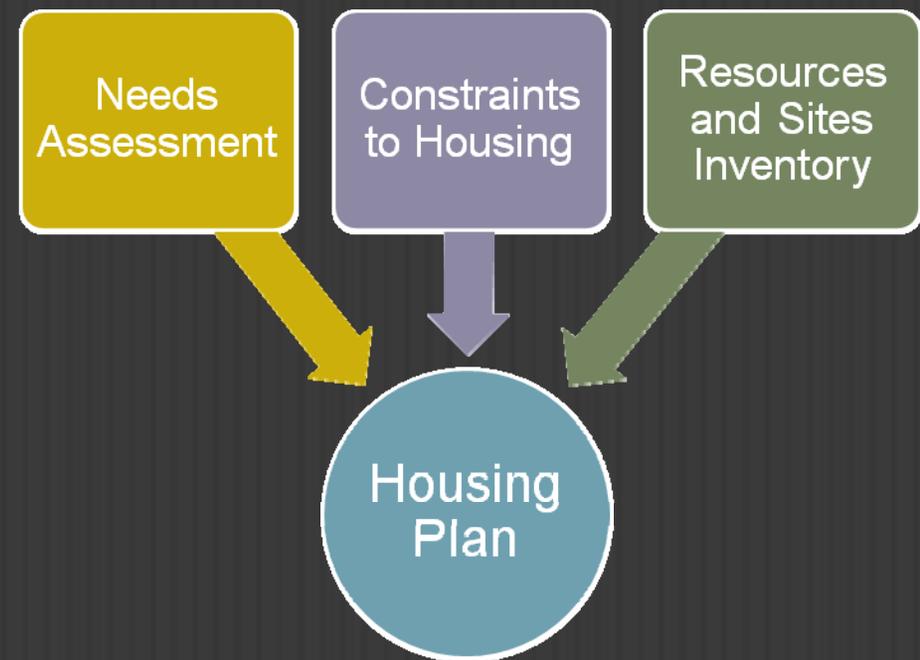
- **Assess constraints to development and addresses those constraints**
- **Guide housing development policy**
- **Identify opportunities to meet the City's housing needs**

The Housing Element DOES NOT...

- **Require the City to build the housing units identified in the RHNA – Intent: facilitate and encourage**
- **Solve all housing problems**

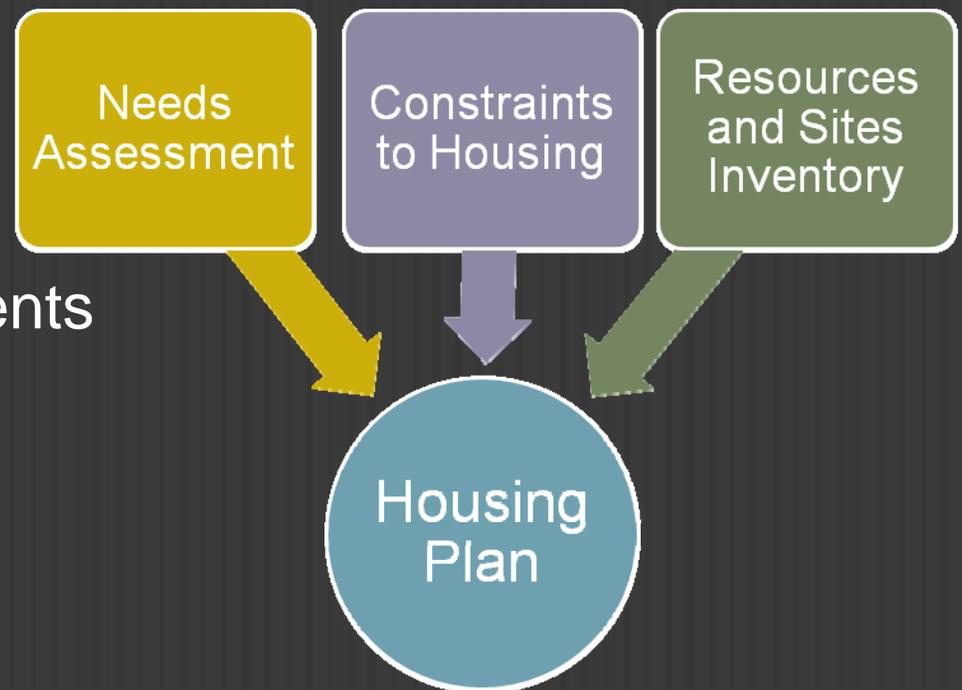
Housing Element Content

- Needs Assessment
 - Demographic and Housing Trends
 - Special Needs Groups
- Constraints
 - Governmental
 - Market
 - Environmental



Housing Element Content

- Resources
 - Financial and Administrative
 - Adequate Sites
- Housing Plan
 - Previous Accomplishments
 - Policies and Programs



Update Process

Phase

1

Review Existing
Population and
Housing
Conditions



Evaluate
Constraints



Evaluate Land
Inventory and
Resources

Phase

2

Draft Housing Plan

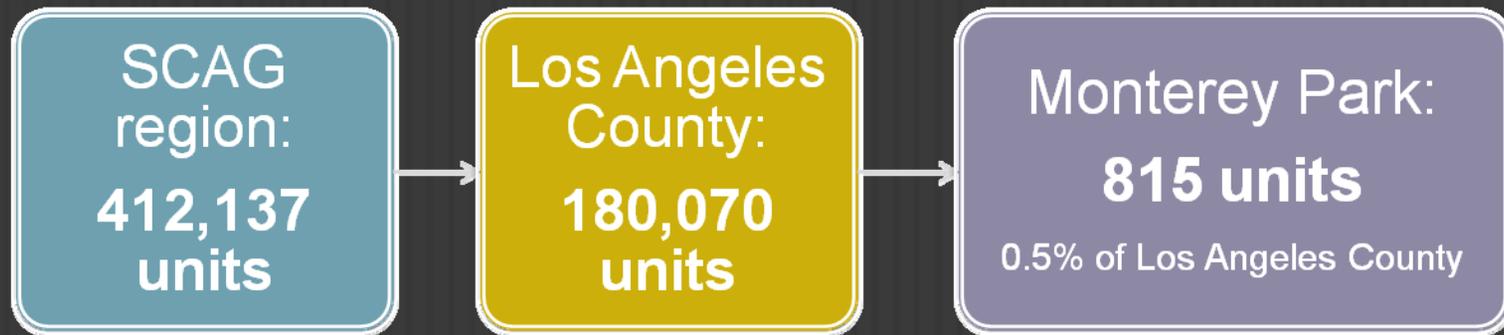


State Review



City Adoption

Regional Housing Needs Assessment



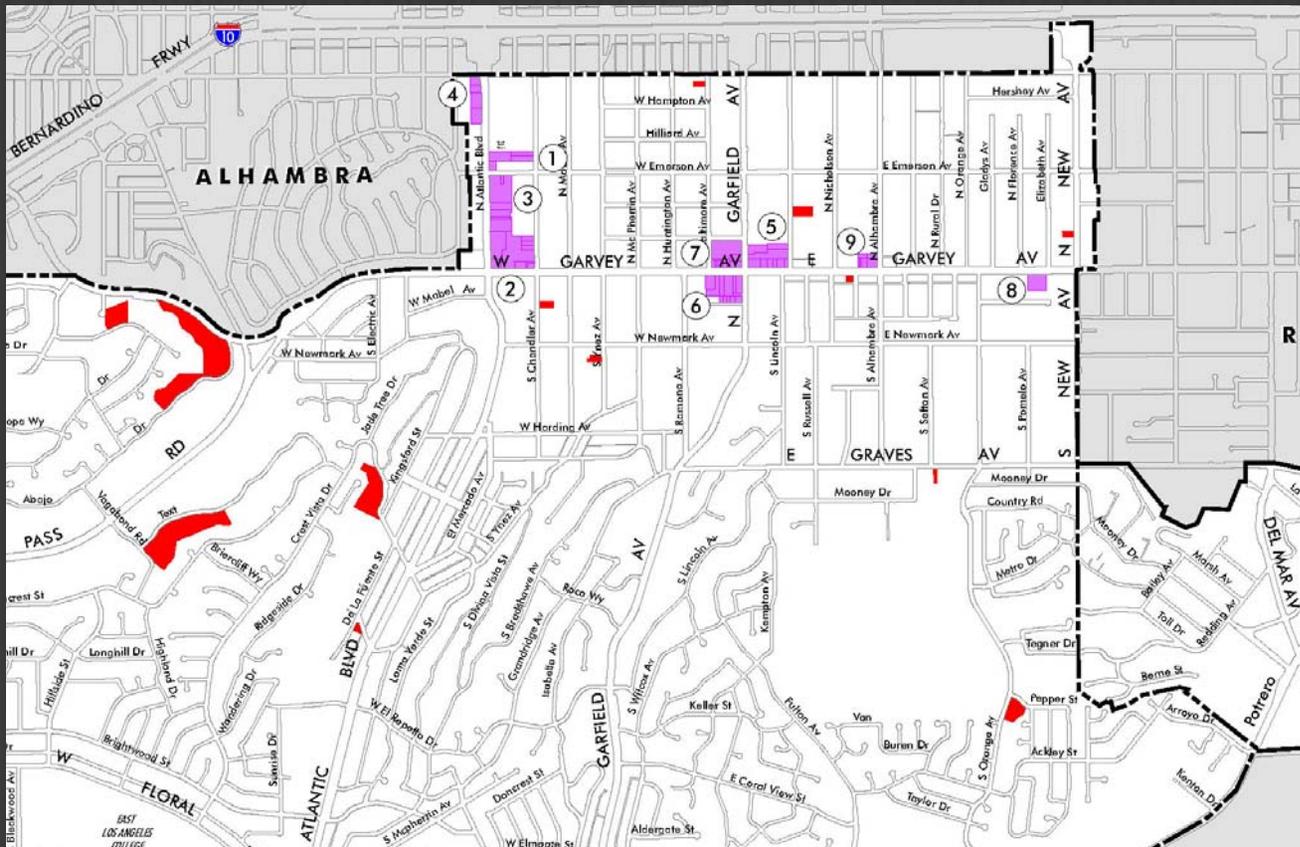
| Income Group | % of County AMI | Monterey Park RHNA | Percentage of Units |
|---------------------|------------------------|---------------------------|----------------------------|
| Very Low | 0-50% | 205 | 25% |
| Low | 51-80% | 123 | 15% |
| Moderate | 81-120% | 137 | 17% |
| Above Moderate | 120% + | 350 | 43% |
| Total | | 815 | 100% |

Regional Housing Needs Assessment

| City | RHNA |
|----------------------|------------|
| Monterey Park | 815 |
| Alhambra | 1,492 |
| El Monte | 2,142 |
| Pasadena | 1,332 |
| Rosemead | 602 |
| San Gabriel | 930 |
| Temple City | 603 |

How to Achieve the RHNA

Vacant/Underutilized Residential & Mixed Use Sites



- Higher density sites facilitate affordable housing

Housing Plan

- Intent of the Goals, Policies, and Programs has remained the same
- Removed programs already accomplished
- Includes policies and programs to address new State laws (SB 812: developmental disabilities)
- Removes RDA as potential funding source

Programs

Housing Conservation and Improvement

- Housing Rehabilitation
- Affordable Housing Incentives
- Code Enforcement
- Preservation of Affordable Housing

Programs

Remove Barriers to Housing Development

- ❑ Efficient Permit Processing
- ❑ Density Bonuses
- ❑ Extremely-Low Income and Special Needs Housing
- ❑ Water and Sewer Providers

Programs

Adequate Sites

- Ensure Adequate Sites
- Mixed-Use Sites
- Second Units

Programs

**Assist in the
Development
of Housing**

**Equal Access
to Housing**

- Affordable Housing Incentives
- Section 8 Rental Assistance

- Fair Housing
- Reasonable Accommodation

Next Steps

- Planning Commission study session
- Incorporate GPAC, PC, CC, and community feedback into the Draft Element
- Submit Draft Element to HCD for review
- Address HCD comments with the goal of obtaining substantial compliance
- Submit revised draft to HCD for certification
- Environmental review
- City adoption

Questions & Discussion



Archstone San Mateo

San Mateo, California



- **Density:** 30 du/ac
- **Unit Info:** 1-3 bedroom units
- **Amenities:** Play areas, laundry, fitness center, picnic areas, computer center

Park View Terrace

Poway, California

- **Density:** ~20 du/ac
- **Unit Info:** 1-4 Bedroom Units
- **Amenities:** Computer center, play areas, pool



Ocean Park Co-op

Santa Monica, California



- **Density:** 41 du/ac
- **Unit Info:** 1-4 Bedroom Units
- **Amenities:** Onsite laundry, play areas, courtyards



Claremont Village

Claremont, California



- **Density:** ~30 du/ac
- **Unit Info:** 2-4 bedroom
- **Amenities:** Playground, laundry, sports courts

Harbor Station at Glenwood

Aliso Viejo, California



- **Density:** ~25 du/ac
- **Unit Info:** 2-3 bedrooms
- **Amenities:** Aquatic center, conference facilities, parks