

City of Lafayette

Housing Element Update 2014

Community Meeting – Housing Sites Inventory



HOUSING ELEMENT RECAP



Every jurisdiction in California is required by law to have a General Plan which must contain several elements, including a Housing Element. Lafayette's General Plan, adopted in 2002, accounted for a housing build-out of 1,026 housing units. Services supporting this population were addressed in the following chapters:

- **Land Use** - Addresses the mix of uses on public and private property and infrastructure to accommodate existing and future development.
- **Circulation** - Examines the roadway system and other means of access and circulation including transit, pedestrian walkways, bicycle routes and transportation for the mobility-impaired.
- **Open Space & Conservation** - Emphasizes the identification and protection of environmentally sensitive areas such as the hillside and ridgeline areas, and maintenance of ample open space.
- **Parks, Trails, & Recreation** - Focuses on providing ample parks, trails, and recreational programs to meet the City's needs.
- **Housing** - Addresses state-mandated policies and programs to increase the variety and types of housing in the City, including the use of infill sites, the preservation of existing neighborhoods, and the advancement of mixed uses in the downtown area.
- **Safety** - Emphasizes protection of the community from injury, loss of life, and property damage resulting from natural disasters and hazardous conditions.
- **Noise** - Addresses the impacts of noise on the community, including the identification of noise generating activities and noise-sensitive land uses.
- **Growth Management** - Compiles goals, policies and programs that relate to Growth Management from all the chapters of the Plan into one, consolidated location.

HOUSING ELEMENT COMPONENTS



- The Housing Element is the only chapter of a General Plan which must be approved (“certified”) by the State on a regular basis.
- The last Housing Element Update, adopted in 2007, addressed the City’s housing needs for 2007-2014. The City is required to adopt an update to this Housing Element by January 31, 2015 to address the City’s housing needs for 2014-2022.
- The Housing Element contains:
 - ✓ Information on housing needs of the community, including lower income households and people with special needs (seniors, homeless people, people with disabilities, etc.)
 - ✓ Governmental and non-governmental constraints to the development and preservation of housing, and efforts to mitigate those constraints.
 - ✓ An inventory of sites, zoned at appropriate densities, that can accommodate the RHNA allocation of housing units for all income categories.

COMMUNITY INVOLVEMENT



In preparing this Housing Element, the City seeks to:

- Inform citizens as to the requirements of the Housing Element.
- Understand community concerns about housing needs.
- Obtain feedback on preferred policies and programs going forward.

TIMELINE



April-May

Community Meetings

Conduct 3 community meetings to obtain public input on Housing Element Update.

June-July

Public Hearings

Complete draft & hold public hearings before PC & CC.

Aug-Sept

Submit Draft

Submit draft to HCD for 60-day review & comments. Complete CEQA.

Oct-Nov

Public Hearings

Edit draft based on comments & hold public hearings before PC & CC.

Dec-Jan

Adoption & Submittal

CC to review & approve final draft. Submit to HCD.

RHNA ALLOCATION



Lafayette's total RHNA allocation for 2014-2022 is 400 units. The allocation for 2007-2014 is 361 units.

Total Projected Need	Extremely Low	Very Low	Low	Mod	Above Mod	Average Yearly Need
400	69	69	78	85	99	57
	17%	17%	20%	21%	25%	

The RHNA allocation is *not* a mandate to build units, but a means to ensure there is land capacity to build units.

DISCUSSION



Questions/comments relating to:

- Housing Element Update

HOUSING SITES INVENTORY



- The City is required to show, through a housing sites inventory, that there is enough land zoned at appropriate densities to accommodate the RHNA allocation.
- The inventory must include zoning, suitability of sites, and realistic capacity.
- The City is only required to show sites that could be used for housing, but the actual use of the sites is always a decision made by the owners.

INVENTORY METHODOLOGY



To determine what sites should be included in the housing sites inventory, staff considered the following:

1. **Adjacent land uses.** Sites should be located adjacent to compatible uses.
2. **Adjacency of services.** Sites should be near services (grocery and drug stores, BART, bus service).
3. **Realistic capacities.** Sites should be assessed for topographical constraints and opportunities.
4. **Past history and current status.** Developed sites may be included if they contain uses with expiring leases, abandoned or dilapidated buildings, or have potential for redevelopment and/or relocation.
5. **Owner interest.** Sites may be included if the property owner has expressed interest in selling or developing their property.
6. **Lot consolidation.** Sites must be of a minimum size to support housing development, which can be achieved through consolidating smaller contiguous lots.
7. **Downtown Specific Plan requirements.** The DSP calls for mixed use (housing over commercial) on properties fronting Mt. Diablo Blvd. and all-housing on properties away from Mt. Diablo Blvd.
8. **Age of structures.** Developed sites may be included if they contain structures that were built prior to the 1970s and are in need of upgrades to meet current building codes.
9. **Development trends.** Recent development trends have included multifamily residential projects due to the downtown revitalization, Lafayette's excellent schools, zoning which encourages housing in the downtown, and implementation of the Downtown Specific Plan.
10. **Entitled projects/study sessions.** Sites may be included which have been entitled for, or have had study sessions for housing projects.
11. **Single ownership.** Sites with single ownership have a better chance of lot consolidation or redevelopment.

CHANGES TO THE INVENTORY



With each Housing Element cycle, the City must update the inventory. Below are changes to the current inventory:

- Removed sites that have been developed with housing or commercial developments (e.g. Eden, Merrill Gardens, Hungry Hunter).
- Added new sites to ensure that the City's inventory meets RHNA at all times (~30% buffer).
- Included second units (new and existing non-documented) to offset the housing sites in the downtown.

EXAMPLE SITE



Below is an example site from the draft inventory to show how the City applied the methodology.

Site	APN	Area	Mathematical Capacity @ 35 du/ac	ELI/VLI	LI	MOD	AMOD	Total	% of Mathematical Capacity	Effective Density (du/ac)	Included in previous Element	Distance to grocery store	Distance to BART	Site Conditions/Notes
14243-011-016,030,042,056		0.96	34			4	22	26	77%	27	Y	0.32	0.57	Slight change in topography. Adjacent to multi family; realistic capacity assumes mixed use development (housing over commercial)



DEFAULT DENSITIES & RHNA



- The State sets target minimum densities based on a city's location in an urban or suburban area.
- For Lafayette, the default density is 20 units per acre, since the City's population is less than 25,000 people.
- If the population reaches 25,000, the default density will rise to 30 units per acre.

WHAT DOES DENSITY LOOK LIKE?

Eden Housing – Belle Terre = 58 units per acre



Merrill Gardens = 53 units per acre



Marquis Lafayette = 15 units per acre



WHAT DOES DENSITY LOOK LIKE?



Lincoln Building = 38 units per acre



Chateau Lafayette = 36 units per acre

WHAT DOES DENSITY LOOK LIKE?



Park Lafayette Apartments = 32 units per acre



Town Center Apartments = 54 units per acre

DOWNTOWN RESIDENTIAL DENSITIES



The City may consider adjusting downtown housing densities.

- Lower the residential density in the commercial and multifamily districts from the existing 35 units per acre.
- Continue to meet or exceed the default densities established by the state, which is currently 20 units per acre.
- If downtown housing density is lowered, the City will have to identify more sites in its inventory to meet RHNA.
- Lowering downtown housing density may also make building housing less attractive to developers.

DISCUSSION



Questions/comments relating to:

- Housing Sites Inventory
- Adjusting residential densities in the downtown

DRAFT INVENTORY



Staff prepared a draft inventory with 20 sites from the previous inventory (listed numerically, and 9 new sites (listed alphabetically). Below is a map showing the sites within the downtown districts.



COMMUNITY EXERCISE



Ground Rules

Area of Site: > 3/4 acre – Choose only sites that are – or can be consolidated to be – more than $\frac{3}{4}$ acre.

Realistic Capacity - Calculate the capacity of each site at 70% - 80% of the mathematical capacity. Calculate sites with difficult topography or other constraints towards the lower end, and sites that are more regular or with fewer constraints at the upper end.

Target Unit Count is 350 – RHNA numbers are allocated across affordability levels. Accommodating ‘above moderate’ units is typically not a challenge. For this exercise, the goal is to identify adequate sites inventory to accommodate 350 units of very low, low and moderate income units. This would also provide a 30% ‘buffer’ in case any given site is developed as non-residential, which would take it out of the inventory.

Consistent Density – spot zoning of one or more parcels within a land use district is not permitted, so the permitted density must be consistent throughout a given district. Densities can vary by district (e.g. 35 units/acre in the Downtown Retail district, but 25 units/acre in Neighborhood II).

Area & Density - If the income targets (including the 30% buffer) cannot be met at your table, look for additional sites in the Downtown. If no more sites can be found in the Downtown, look elsewhere in the city.

EXERCISE RESULTS



Representatives of each group will present their results, focusing on:

- Choice of sites (changes from the City's draft)
- Proposed densities (at 20, 25, 30, or 35 units per acre)
- Ability to meet RHNA

NEXT STEPS



- Conduct the final Community Meeting on **May 28th** at the Lafayette Methodist Church. Discussion will be on the proposed policies and programs to reduce governmental constraints on housing production.
- Complete draft considering community input.
- Public hearing by the Planning Commission and City Council of the initial draft.
- Submit the initial draft to State HCD for mandated 60-day review.
- Public hearings by the Planning Commission and City Council of final draft for adoption.
- Submit approved Element by January 2015.

TIMELINE



April-May

Community Meetings

Conduct 3 community meetings to obtain public input on Housing Element Update.

June-July

Public Hearings

Complete draft & hold public hearings before PC & CC.

Aug-Sept

Submit Draft

Submit draft to HCD for 60-day review & comments. Complete CEQA.

Oct-Nov

Public Hearings

Edit draft based on comments & hold public hearings before PC & CC.

Dec-Jan

Adoption & Submittal

CC to review & approve final draft. Submit to HCD.

FINAL QUESTIONS

