

# 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 with certain mandated elements.

Lafayette's General Plan, adopted in 2002, includes the following:

- Land Use
- Circulation
- Open Space & Conservation
- Parks, Trails, & Recreation
- **Housing**
- Safety
- Noise
- Growth Management

# HOUSING ELEMENT



- Only chapter of a General Plan which must be approved (“certified”) by the State.
- Current Housing Element covers City’s housing needs for 2007-2014.
- Update will cover 2014-2022.
- Housing Element contains:
  - ✓ Information on **housing needs** of the community
  - ✓ Governmental and non-governmental **constraints** to the development and preservation of housing
  - ✓ An **inventory of sites** to accommodate the RHNA allocation

# RHNA ALLOCATION



- Lafayette's total RHNA allocation for the current period (2007-2014) is 361 units, and for the next period (2014-2022) is 400 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 **demonstrate** there is adequate land **capacity** to build units.

# 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

June-  
July

Aug-  
Sept

Oct-  
Nov

Dec-  
Jan

**Community Meetings**

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

**Public Hearings**

Complete draft & hold public hearings before PC & CC.

**Submit Draft**

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

**Public Hearings**

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

**Adoption & Submittal**

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

# DISCUSSION



Questions/comments relating to:

- Housing Element Update

# WHAT IS A HOUSING SITES INVENTORY?



- Inventory must show enough land zoned at appropriate densities to accommodate the RHNA allocation.
- The City is only required to show sites that could be used for housing - the actual use of the sites is always a decision made by the owners.



# INVENTORY UPDATE



- Remove sites that have been developed with housing (e.g. Eden, Merrill Gardens, Hungry Hunter)
- Remove sites that have been developed with commercial development (without housing)
- Add new sites as necessary to meet RHNA.
- Include a buffer of ~30% to ensure that the City's inventory meets RHNA at all times.

# HOW TO SELECT SITES



## Location

- What are the adjacent uses?
- Are they compatible with housing?
- Is the site close to services - grocery and drug stores, BART, bus service, schools?

# HOW TO SELECT SITES



## Size

- Is it at least  $\frac{3}{4}$  of an acre?
- Are there parcels that can be combined to create a larger site?
- Are these adjacent parcels under single ownership?

# HOW TO SELECT SITES



## Assessment

- Is the site hilly or otherwise constrained?
- Does the site contain abandoned or older buildings that do not meet current building codes?
- Is the site developed to its fullest potential?

# 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



- 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



## Goals and 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 28<sup>th</sup>** at the Lafayette Methodist Church. The focus will be on 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.

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# FINAL QUESTIONS

