

# City of Lafayette Housing Element Update 2014

## Community Meeting Inventory & Density Bonus



# 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 City’s Regional Housing Needs Allocation (RHNA)

# 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.

# 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 = 32 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**

# WHAT DOES AFFORDABILITY LOOK LIKE?

Housing costs are considered "affordable" under state law if they do not exceed 30% of a household's income, including utility payments.

Household Composition	Example Job(s)*	Income	Income Category	Affordable Monthly Rent	Affordable Sales Price
Single adult	Manicurist	<b>\$19,030</b>	ELI	\$476	\$77,833
Single parent, one child	Restaurant line cook	<b>\$27,200</b>	VLI	\$680	\$111,248
Two parents, one child	Paramedic, stay-at-home mom	<b>\$42,450</b>	LI	\$1,061	\$173,621
Two parents, two children	Tax preparer, receptionist	<b>\$88,730</b>	Median	\$2,218	\$362,906
Two parents, three children	Middle school teacher, medical lab tech	<b>\$115,500</b>	Moderate	\$2,888	\$472,395
Two parents, four children	Landscape architect, accountant	<b>\$164,970</b>	Above Mod	\$4,124	\$742,365



# 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**

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**Aug-  
Sept**

**Submit Draft**

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

**Oct-  
Nov**

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**Dec-  
Jan**

**Adoption & Submittal**

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

# DISCUSSION



Questions/comments relating to:

- Housing Element Update

# HOUSING SITES INVENTORY RECAP



- 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.



# 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?

# WORKSHOP EXERCISE RESULTS



- 22 additional sites identified from the workshop
- Created master map showing all potential sites
- Reviewed against the state and city methodology and rated on a scale of 1-5
- Added 4 of these sites to the draft Housing Sites Inventory



# SITES ANALYSIS EXAMPLE

## BART Parking Lot (BB)

### ■ Pros:

- Under single ownership
- Close to services and transit
- Compatible with adjacent uses
- Flat lot without topographical or natural feature constraints
- Large enough for an affordable housing project (~10 ac)

### ■ Cons:

- Zoned for single-family residential
- General Plan does not call for multi-family residential north of freeway
- Temporarily displaces parking



**The site was ruled out because of inconsistency with our General Plan.**

# SITES ANALYSIS EXAMPLE

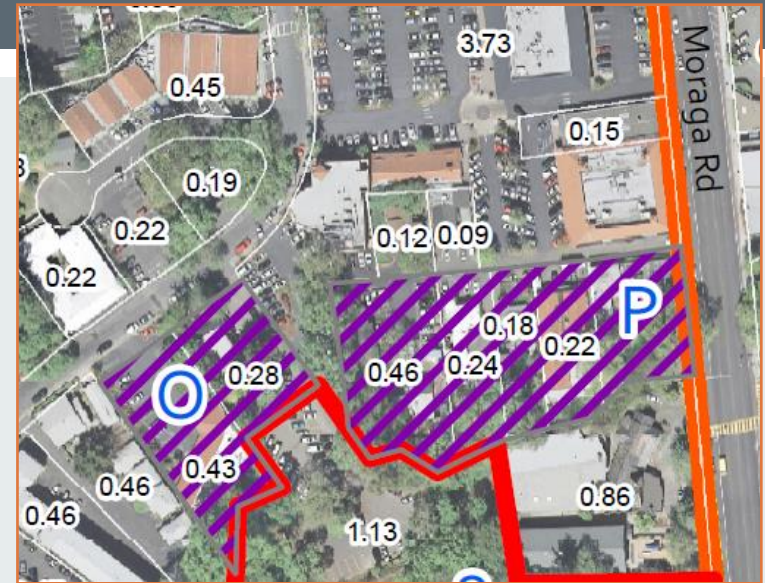
## Wilkinson Ln. Properties (P)

### ■ Pros:

- Close to services
- Compatible with adjacent uses
- Over 1 acre by combining 5 lots

### ■ Cons:

- Under multiple ownership
- Creek south of the properties
- Lots not deep enough for housing and parking
- Area already has parking and circulation issues
- Currently developed with housing and a facility for adults with developmental disabilities.

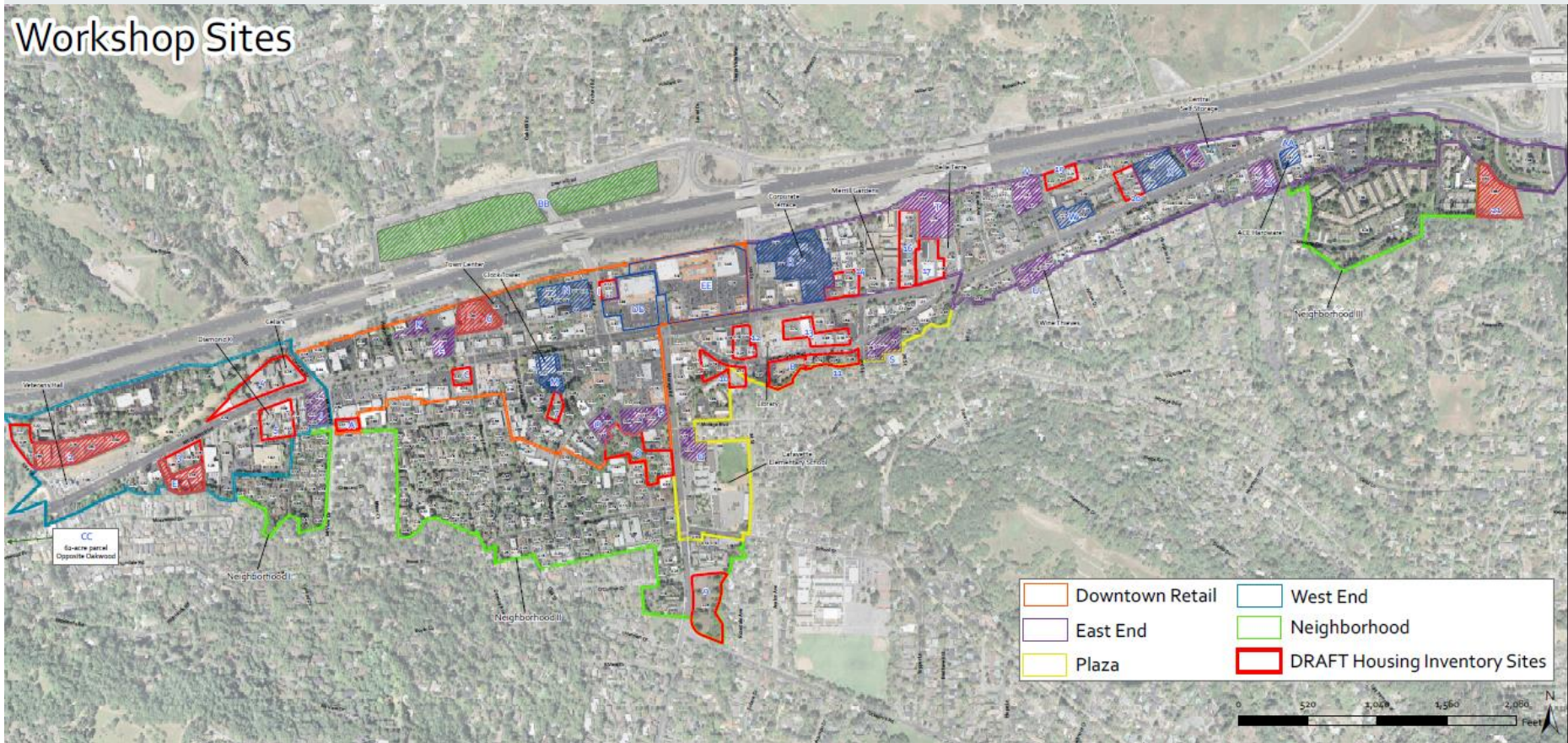


On a scale of 1-5 (with 5 being the highest), staff gave it a rating of a **3** in terms of whether the State would accept it.



# WORKSHOP SITES

## Workshop Sites

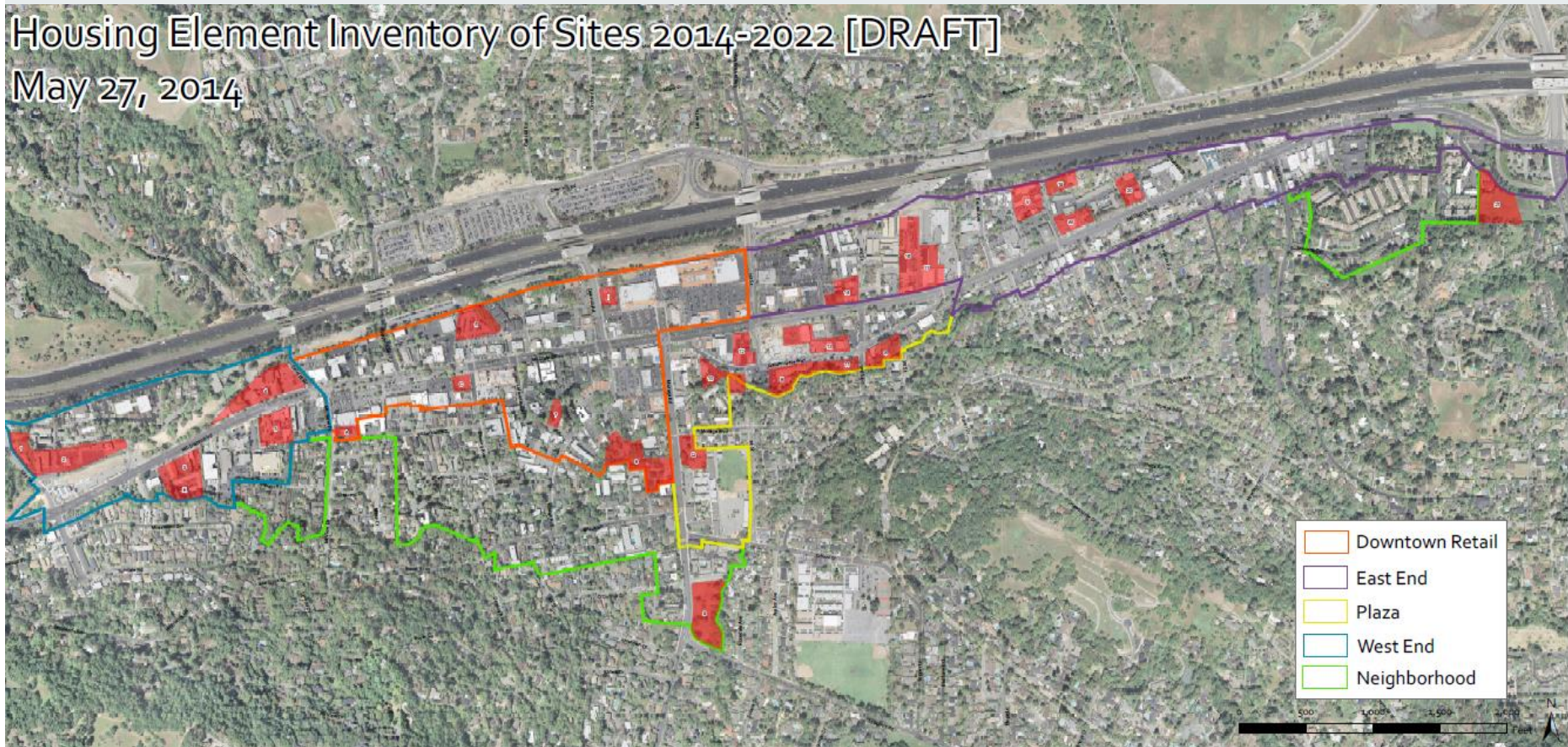




# REVISED DRAFT INVENTORY

Housing Element Inventory of Sites 2014-2022 [DRAFT]

May 27, 2014





# DISCUSSION



Questions/comments relating to:

- Housing Sites Inventory

# DOWNTOWN HOUSING DENSITY

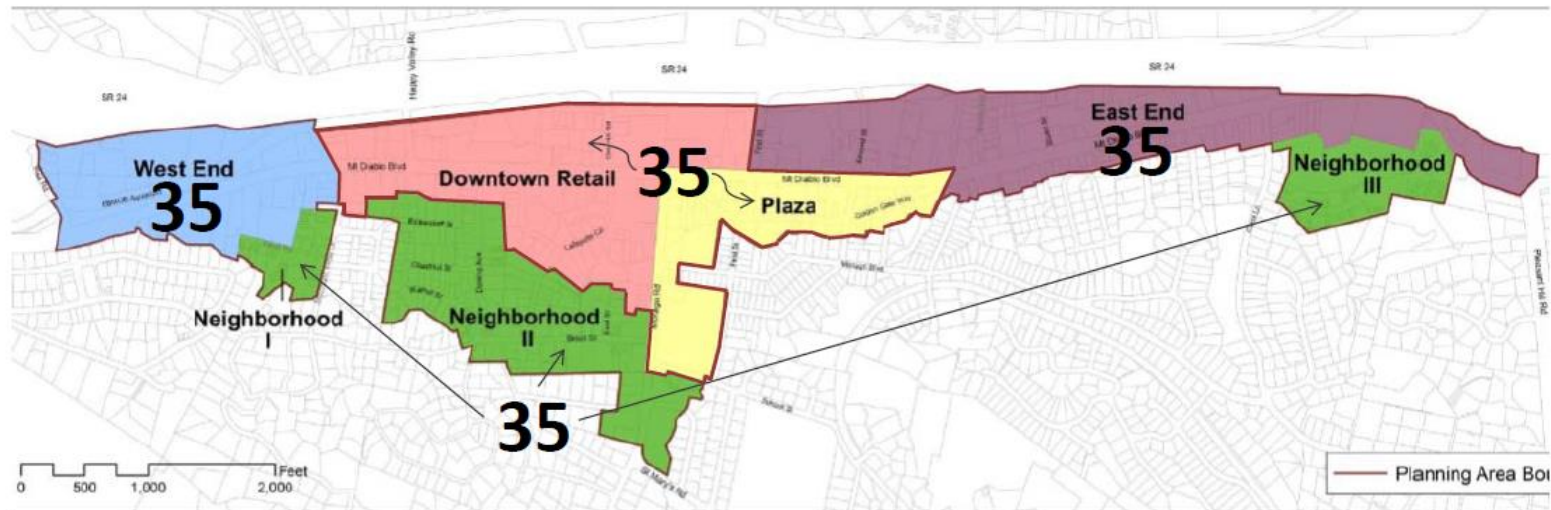


- If downtown housing density is lowered, the City will have to identify more sites in its inventory to meet RHNA.
- Tested draft inventory with multiple density scenarios:
  1. **General Plan** at 35 du/acre (existing).
  2. **Uniform 20** -20 du/acre for downtown & neighborhoods
  3. **Hybrid 1** - 25 du/acre for neighborhoods, & 35 du/acre for downtown
  4. **Hybrid 2** -25 du/acre for neighborhoods, 30 du/acre for east/west ends, & 35 du/acre for the core
  5. **Hybrid 3** - 25 du/acre for neighborhoods, 30 du/acre for east/west ends, 35 du/acre for the core, & 40 du/acre for new zone near BART

# DOWNTOWN HOUSING DENSITY

## Density – General Plan

(dwelling units / acre)

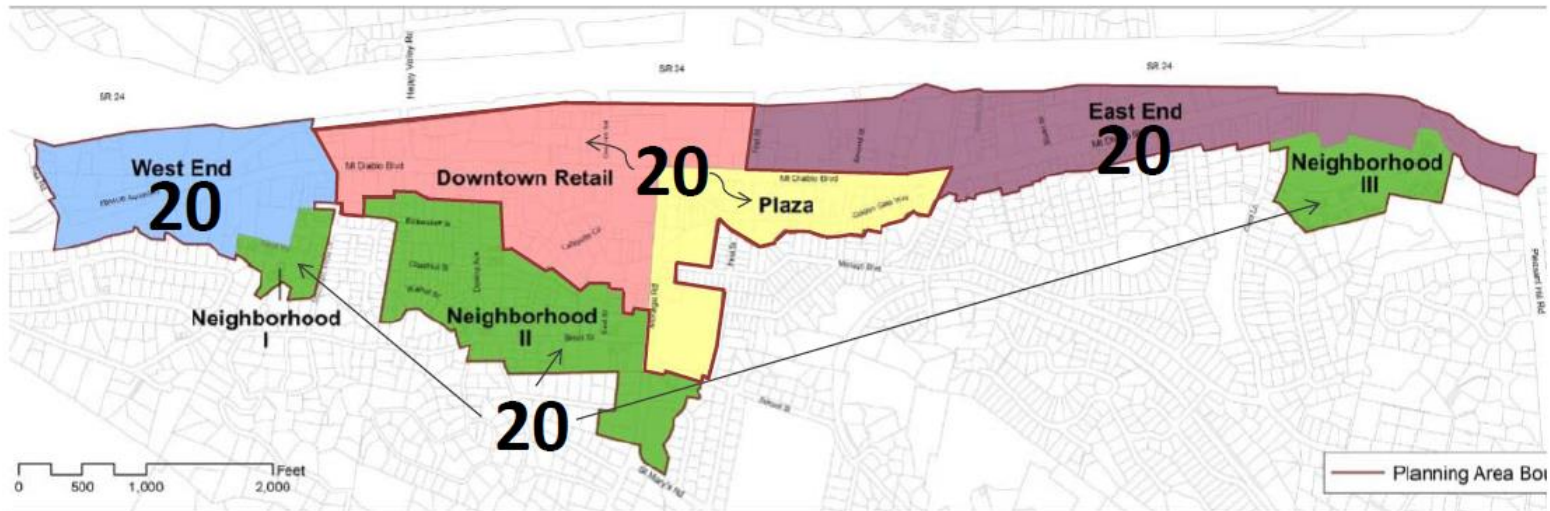


Area	Mathematical Capacity	ELI/ VLI	LI	MOD	AMOD	Total	% of Mathematical Capacity
193.7	1,282	194	145	139	495	973	76%
	RHNA	138	78	85	99	400	
		141%	186%	164%	500%	243%	
	Total Lower-Income	478					
	RHNA	301					
	% of RHNA	159%					

# DOWNTOWN HOUSING DENSITY

## Density – Uniform 20

(dwelling units / acre)



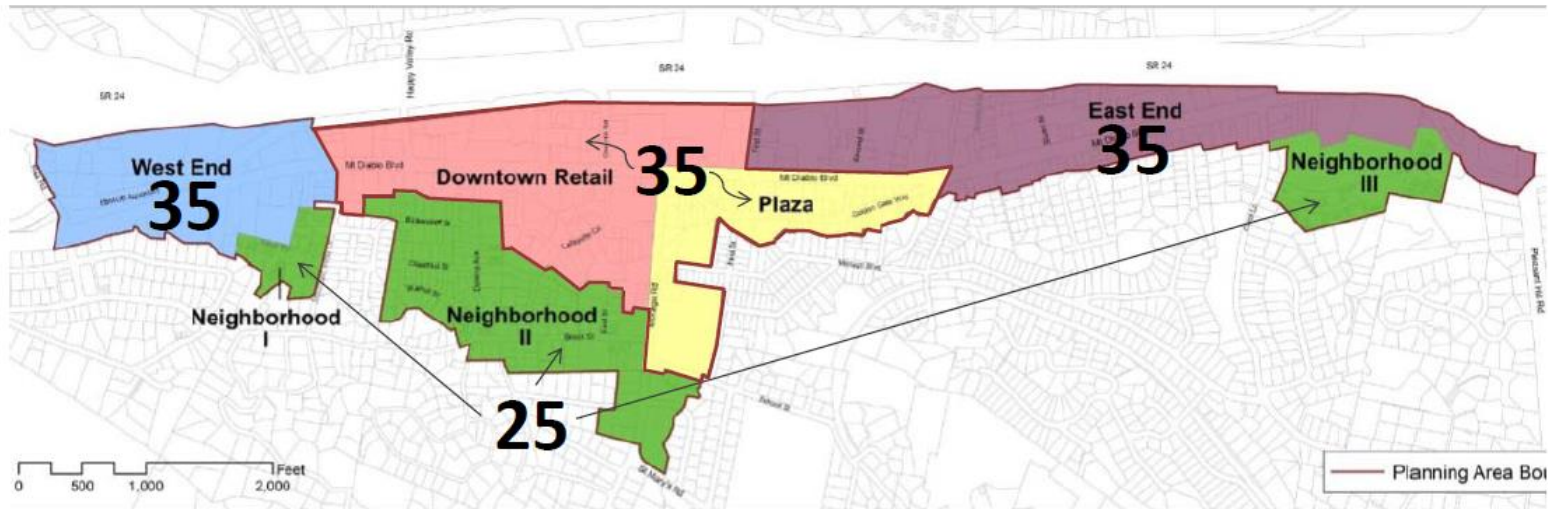
Area	Mathematical Capacity	ELI/ VLI	LI	MOD	AMOD	Total	% of Mathematical Capacity
193.7	789	139	82	85	375	681	80%
	RHNA	138	78	85	99	400	
		101%	105%	100%	379%	170%	
	Total Lower-Income	306					
	RHNA	301					
	% of RHNA	102%					



# DOWNTOWN HOUSING DENSITY

## Density – Hybrid 1

(dwelling units / acre)

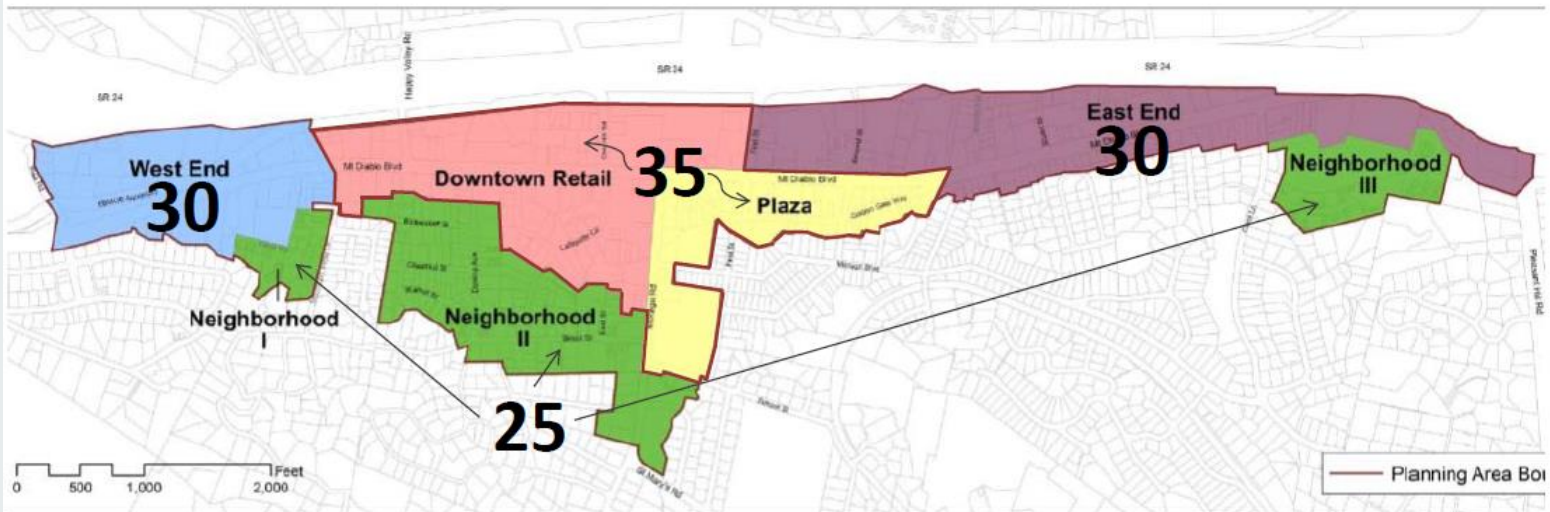


Area	Mathematical Capacity	ELI/ VLI	LI	MOD	AMOD	Total	% of Mathematical Capacity
193.7	1,258	185	137	138	495	955	76%
	RHNA	138	78	85	99	400	
		134%	176%	162%	500%	239%	
	Total Lower-Income	460					
	RHNA	301					
	% of RHNA	153%					

# DOWNTOWN HOUSING DENSITY

## Density – Hybrid 2

(dwelling units / acre)

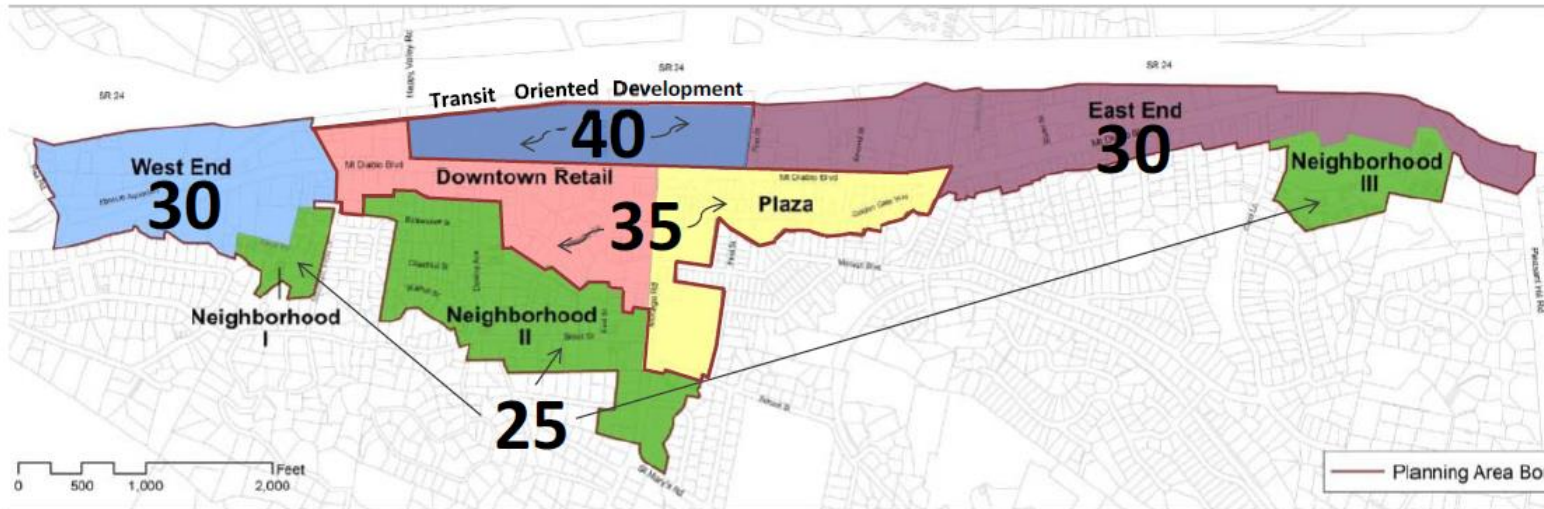


Area	Mathematical Capacity	ELI/ VLI	LI	MOD	AMOD	Total	% of Mathematical Capacity
193.7	1,174	173	120	130	471	894	76%
	RHNA	138	78	85	99	400	
		125%	154%	153%	476%	224%	
	Total Lower-Income	423					
	RHNA	301					
	% of RHNA	141%					

# DOWNTOWN HOUSING DENSITY

## Density – Hybrid 3

(dwelling units / acre)



Area	Mathematical Capacity	ELI/ VLI	LI	MOD	AMOD	Total	% of Mathematical Capacity
204.5	1,613	263	210	220	473	1,166	72%
	RHNA	138	78	85	99	400	
		191%	269%	259%	478%	292%	
	Total Lower-Income	693					
	RHNA	301					
	% of RHNA	230%					

# DISCUSSION



Questions/comments relating to:

- Downtown Housing Densities

# DENSITY BONUS RECAP



A density bonus is a provision of State law which allows a developer to ask for and receive additional housing density in return for providing affordable or senior housing, including:

- Granting a sliding scale of market-rate density bonus percentages (20%-35%) based on the percentage of proposed affordable units;
- Providing up to 3 concessions or incentives, depending on the percentage of affordable units provided;
- Granting a density bonus if a developer donates land for very low income housing; and
- Requiring jurisdictions to implement Density Bonus law through local codes.



# DENSITY BONUS RECAP



- Even if the City does not adopt its own Density Bonus ordinance, it is still required to comply with the State's Density Bonus law.
- Adopting a local ordinance allows the City to only list those concessions/incentives it would accept and prohibit those not listed.

# DENSITY BONUS

Concessions and incentives could include:

1. waiving the public art requirement
2. reducing parking
3. reducing setbacks
4. reducing lot area
5. reducing open space/landscaping
6. reducing processing or impact fees
7. deferring collection of fees until certificate of occupancy

# NEXT STEPS



- 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

