



**La Palma City Council**  
**November 7, 2017**

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# **ZONING AND AFFORDABLE WORKSHOP**



# INTRODUCTION

- **City Land Use and Zoning**
- **Relationship to Affordable Housing Requirements**





# OVERVIEW

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## Session 1:

- **What is Affordable Housing**
- **City's Land Use and Zoning Laws**
- **State Laws that Restrict the City's discretion**
- **Roles and Process for Considering Proposed Housing Projects**



# OVERVIEW

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## Session 2:

- **Affordable Housing Tools Available to the City**
- **Regulatory Compliance with New Laws**
- **Upcoming Community Workshops**
- **City's Affordable Housing Fund**



# AFFORDABLE HOUSING:

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- **WHY ?**
- **WHAT ?**
- **WHO?**





# AFFORDABLE HOUSING: WHY ?

- California Government Code requires each California City to have Housing Element within the City's General Plan

- La Palma Housing Element Goals include:

- Provide adequate sites to achieve a variety and diversity of housing types
- Facilitate the development of affordable housing stock





# AFFORDABLE HOUSING: WHAT ARE THE INCOME QUALIFICATIONS?

Orange County	Income Category	1 Person Household	2 Person Household	3 Person Household	4 Person Household
	Extremely Low	\$21,950	\$25,050	\$28,200	\$31,300
	Very Low Income	\$36,550	\$41,750	\$46,950	\$52,150
	Low Income	\$58,450	\$66,800	\$75,150	\$83,450
	Median Income	\$61,600	\$70,400	\$79,200	<u>\$88,000</u>
	Moderate Income	\$73,900	\$84,500	\$95,050	\$105,600



# **MAJOR LA PALMA EMPLOYERS WITH JOB SALARIES THAT MEET AFFORDABLE HOUSING INCOME CRITERIA**

## **2017-18 LA PALMA MAJOR EMPLOYERS**

**ADP, INC**

**C & D Zodiac Aerospace**

**La Palma Intercommunity Hospital**

**Performance Machine**

**Anaheim Union High School District**

**Unisource Worldwide**

**Arcadia Chair Company**





# AFFORDABLE HOUSING: WHO? JOB SALARIES THAT MEET THIS INCOME CRITERIA

Income Category	Extremely Low Income	Very Low Income	Low Income	Median Income
Household Size	Households 1-4	Households 1-4	Households 1-4	Households 1-4
Income Range	\$21,950-31,300	\$36,550-52,150	\$58,450-83,450	\$61,600-88,000
Job Title/ Salary	Nursing Assistant \$30,576	Military Service Squad Leader \$40,046	U.S. Postal Clerk \$54,000	Elementary/ Secondary School Teacher \$61,000
Job Title/ Salary	Data Entry Clerk \$23,961	Public School Secretary \$45,660	Corporate Customer Service Rep \$60,539	Design Engineer \$65,010
Job Title/ Salary	Sales Merchandiser \$28,822	Police, Fire, Ambulance Dispatcher \$52,133	School Maintenance Foreman \$59,580	Registered Nurse \$61,464



# ZONING 101

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- **Relationship between City's General Plan, Zoning, Subdivision Ordinance and CEQA**
- **Housing Element Requirements**  
**Housing Element adopted 2014 for 2014-2021**
- **Designation of adequate sites to meet housing needs (Regional Housing Needs Assessment "RHNA")**



## REGIONAL HOUSING NEEDS ALLOCATION FOR 2014-2021 BY INCOME CATEGORY

City	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
City of La Palma	2	2	2	3	9



# CEQA

## CALIFORNIA ENVIRONMENTAL QUALITY ACT

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- WHAT IS CEQA?
- What are the Requirements?
- Are there Exemptions?



## **CITY'S ROLE IN AFFORDABLE HOUSING**

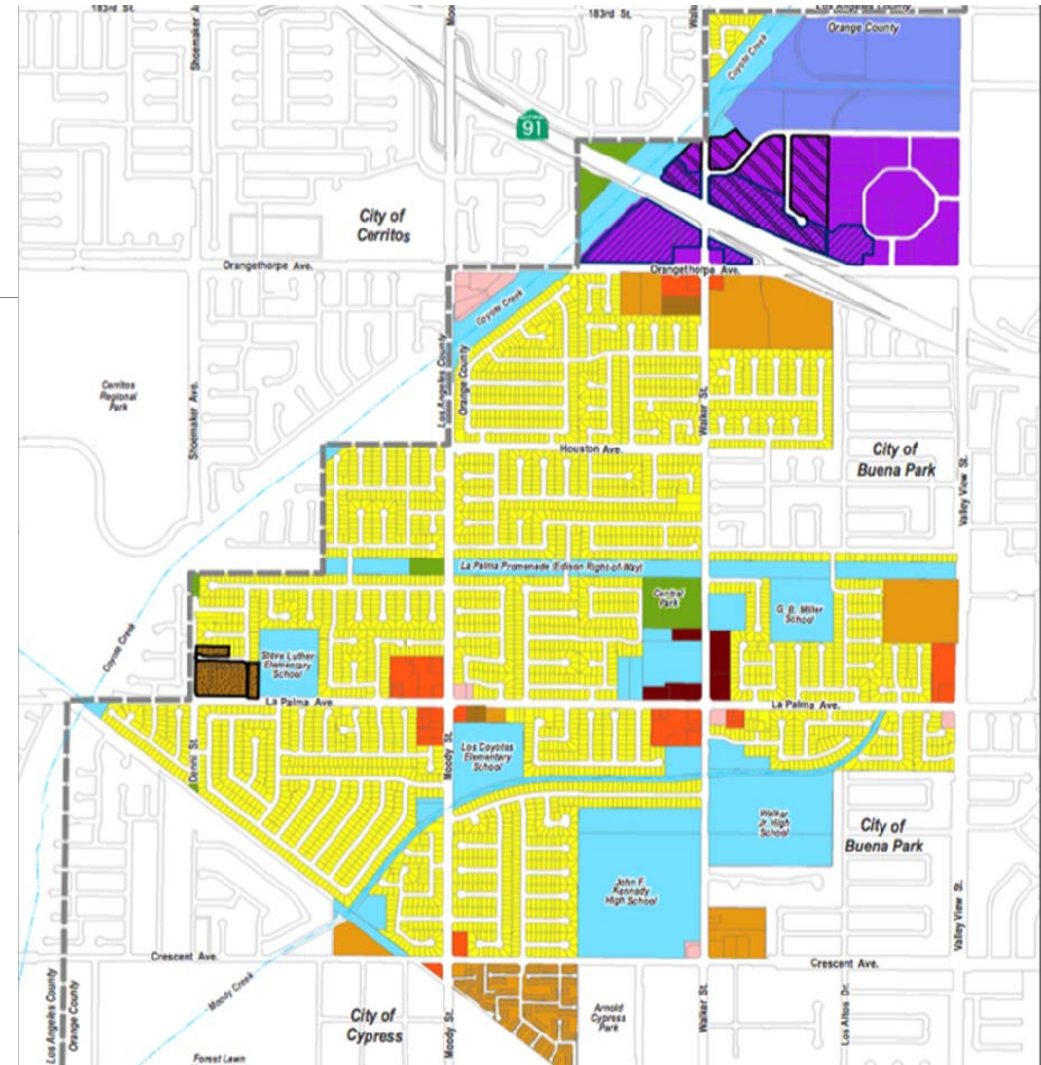
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- **Identify adequate sites to achieve a variety and diversity of housing types.**
- **Facilitate the development of affordable housing stock.**



# City of La Palma Zoning Map

- **Adopted 2015**
- **Establishes land uses within the City**
- **Approximately 58% zoned Residential**
- **Approximately 8% is zoned Multi-Family**





# DIVERSITY OF HOUSING OPTIONS

- **Housing**
  - **Single Family**      R-1
  - **Multi Family**      R-3
- **Village Residential Overlay (VRO)**
- **Denni Street Affordable**





# ADDITIONAL AFFORDABLE HOUSING PROJECTS

Name	Address	Types of Units	Affordable Units	Total Units
Camden Place Apts.	4500 Montecito Dr.	Senior 62+, 30-1 Bd., 5-2 Bd.	35	35
Seasons La Palma	7051-7061 Walker St.	Senior 62+, 1 & 2 Bd.	60	60
Casa La Palma Apts.	7777-7799 Valley View	Family 2 & 3 Bd.	272	272





# HOUSING REHABILITATION

## ■ City's Code Enforcement Program

Assists La Palma Homeowners on reduced incomes maintain their homes.

Partner with local Home Improvement Store

Donate materials & supplies

Provide volunteers to perform work

Perform minor maintenance and repair code enforcement items





# STATE RESTRICTIONS ON THE CITY'S DISCRETION TO CONDITION OR DENY HOUSING PROJECTS

- **Further Restrictions To A Local Public Agency's Ability To Reject Housing Projects**
- **Market Rate Housing Projects That Otherwise Satisfy General Plan And Zoning**
- **Affordable Housing Projects**



# STATE RESTRICTIONS

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- **Density Bonus Law**
- **AB 2406-Government Code-65852.22- Other Options To Deal With Affordable Housing Requirements**
- **Granny Flats As A Tool To Create Affordable Housing**



# Next Steps

**Reminder\*\*\***

**Neighborhood Workshops**

**Session 2 Overview:**

- **Affordable Housing Tools Available to the City**
- **Regulatory Compliance with New Laws**
- **City's Affordable Housing Fund**





# QUESTIONS

