



# PUBLIC MEETING NOTICE

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- Who:** La Cañada Flintridge General Plan Advisory Committee (GPAC)
- What:** Committee Meeting No. 9
- When:** Thursday, June 26, 2008 at 6:30 P.M.
- Where:** Council Chambers at City Hall, 1327 Foothill Boulevard, La Cañada Flintridge

## AGENDA

- |    |   |            |
|----|---|------------|
| 1. | Public Comments   | 6:30 p.m.  |
| 2. | Welcome / Updates to GPAC   | 6:35 p.m.  |
| 3. | Review and discuss Housing and Demographic Background Information | 6: 40 p.m. |
| 4. | Develop goals for Housing Element:                                | 7:10 p.m.  |
| 5. | Conclude Land Use Element Opportunity Map discussion:             | 8:30 p.m.  |
| 6. | Discuss Next Steps and Time Frames                                | 8:55 p.m.  |
| 7. | Adjourn   | 9:00 p.m.  |

# City of La Cañada Flintridge HOUSING ELEMENT UPDATE

June 26, 2008  
7:00-9:00 p.m.



# Purpose of Tonight's Meeting

1. Provide an overview of the Housing Element update process.
2. Frame the need for the Housing Element Update in light of State Law.
3. Take suggestions from the GPAC.
4. Develop goals for the Housing Element/
5. Answer questions.



# **What is the Housing Element?**

# Housing Element

- **One of the seven mandated elements of General Plan**
- **Contents:**
  - Provides an assessment of both current and future housing needs
  - Identifies constraints and opportunities for meeting those needs
  - Provides a comprehensive strategy that establishes goals, policies, and programs
- **Must be reviewed by the State Department of Housing and Community Development (HCD) for compliance with State laws**

# Statutory Requirements

- Identify adequate sites which will be made available through appropriate zoning and development standards and with services and facilities to facilitate and encourage the development of a variety of types of housing for all income levels
- Assist in the development of adequate housing to meet the needs of lower- and moderate-income households
- Address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing
- Conserve and improve the condition of the existing affordable housing stock
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, disability, or sexual orientation

# Housing Element Contents

## ■ Needs Assessment

- Demographic and housing trends
- Special needs – elderly, disabled, large households, female-headed household, homeless

## ■ Constraints Analysis

- Market constraints – land and construction costs; availability of financing
- Governmental constraints – land use controls, zoning, development review and processing procedures
- Environmental constraints – hazards, infrastructure and services, habitat and farmland protection

# Housing Element Contents

## ■ Resources and Opportunities

- Land resources – vacant and underutilized land available to meet the Regional Housing Needs Allocation (RHNA)
- Financial resources
- Administrative resources

## ■ Review of past accomplishments

- Whether the City has been successful in implementing programs in the current Housing Element

# Housing Element Contents

## ■ Housing Plan

- Preservation of existing housing
- Provision of assistance to lower and moderate income households and households with special needs
- Development of housing for all income groups
- Quantified objectives with respect to financial resources available

# Housing Element Update Process

Community Input  
+  
Review of Current Housing Element  
+  
Review of Existing Housing Characteristics and Conditions  
+  
Housing Programs  
+  
Evaluations of Constraints  
+  
Evaluations of Land Inventory and Resources  
=  
**Draft Housing Plan  
Available 2008**

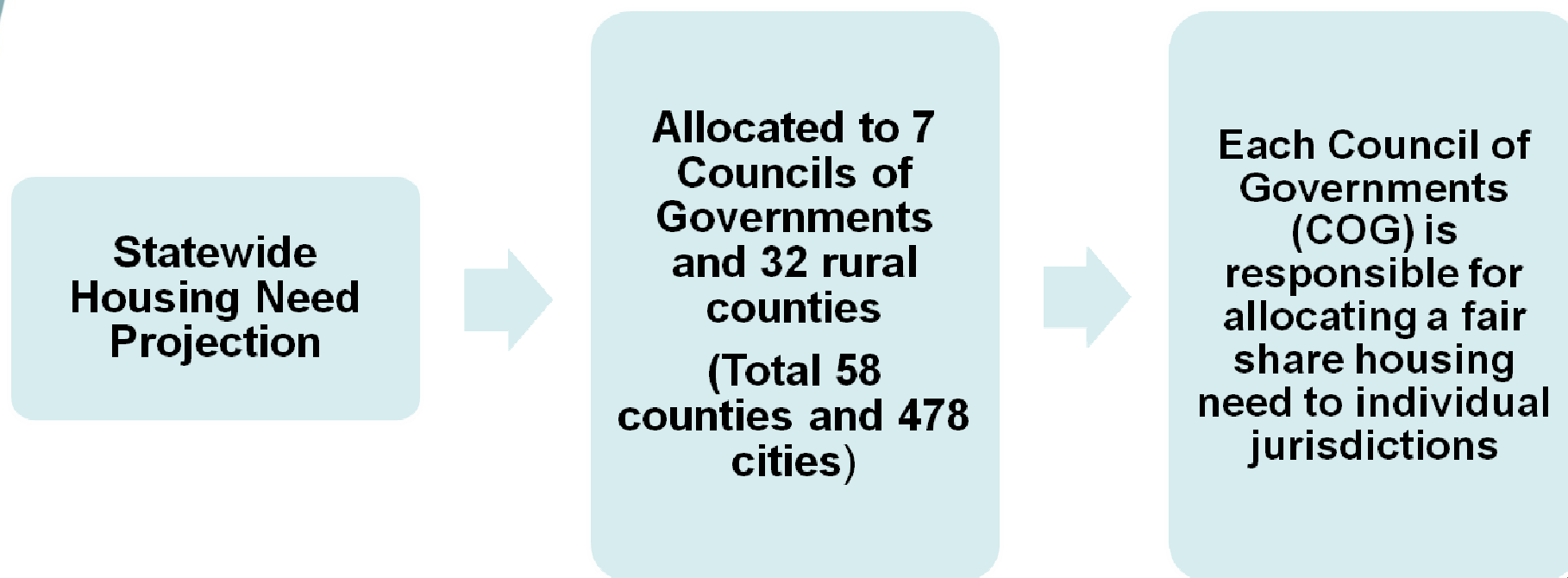
# HCD Finding of Compliance

- **Legally adequate General Plan**
- **Rebuttable presumption of validity in the event of a lawsuit**
  - Burden of proof of non-compliance rests upon litigant
- **Priority for funding under Proposition 1C and other State-administered funds**
  - Jobs/Housing Balance Grants
  - CalHFA loans, BEGIN loans, Workforce Housing grants
  - Infrastructure funds (recent trend of tying regional transportation funds with Housing Element compliance – San Diego region)
- **Alternative action without HCD Finding of Compliance**
  - Local jurisdiction can make Finding of Substantial Compliance with State law when adopting the Housing Element
  - This status offers limited legal protection

# HCD Review of Housing Element

- Critical component of HCD review is the Regional Housing Needs Allocation (RHNA)
- City of La Cañada Flintridge's RHNA is 235 units:
  - Very Low Income: 62 units (26.2%)
  - Low Income: 39 units (16.7%)
  - Moderate Income: 42 units (18.0%)
  - Above Moderate Income: 92 units (39.1%)
- RHNA is for 2006-2014
  - Units built since January 1, 2006 receive credits

# Regional Housing Needs Allocation



*Projection and allocation process considers population, household, and housing growth; jobs/housing balance; transportation system; among other factors.*

# RHNA for SCAG Region

	<b>Units</b>	<b>% of SCAG</b>
Imperial County	24,327	3.5%
Los Angeles County	283,927	40.6%
Orange County	82,332	11.8%
Riverside County	174,705	24.9%
San Bernardino County	107,543	15.4%
Ventura County	26,534	3.8%



# **La Cañada Flintridge Today**

# La Cañada Flintridge Today

## Population

- 2008: 21,276 persons
  - 4.7% increase since 2000
- Other Jurisdictions:
  - Glendale: 6.2%
  - Pasadena: 10.6%
  - Los Angeles: 9.5%
  - County: 8.9%

## Race/Ethnicity

- White: 71%
- Asian: 21%
- Hispanic: 5%
- Two or More Races: 3%
- Other: 1%

Sources: 2000 Census; 2008 State Department of Finance Population and Housing Estimates (May 1, 2008).

# La Cañada Flintridge Today

## Households

- % Families
  - La Cañada Flintridge: 83%
  - County: 68%
- Tenure
  - La Cañada Flintridge: 90% owners; 10% renters
  - County: 48% owners; 52% renters
- Average Household Size:
  - La Cañada Flintridge: 2.95
  - County: 2.98

## Housing

- 2008: 7,069 units
  - 1.1% increase since 2000
- Other Jurisdictions
  - Glendale: 1.5% increase
  - Pasadena: 5.8% increase
  - LA City: 4.6% increase
  - County: 4.1% increase
- Type:
  - La Cañada Flintridge : 96% SF/4% MF
  - County: 56% SF/43% MF

# La Cañada Flintridge Today

## Age

- La Cañada Flintridge:
  - 25.7% under age 18
  - 14.0% age 65+
- County:
  - 28.0% under age 18
  - 9.7% age 65+

## Housing Prices

- Median Single-Family Home Price
  - La Cañada Flintridge: \$1,333,000
  - Glendale: \$703,500
  - Pasadena: \$682,333

## Households by Income Groups – City of La Cañada Flintridge

Income Group	% of County Median	Income Range (\$)	% of Households	% of Households with Housing Problems
Very Low Income	Less Than 50%	Less than \$37,900	8.2%	83.6%
Low Income	51% - 80%	Up to \$60,650	4.7%	60.9%
Moderate Income	81% -120%	Up to \$71,800	8.4%	28.4%
Above Moderate	Greater Than 120%	Greater than \$71,800	78.8%	

Note: Income based on four-person households

Sources: SCAG Income Distribution; HCD Income Limits; HUD Comprehensive Housing Affordability (CHAS) data on housing problems.

## Senior Households by Income Groups – City of La Cañada Flintridge

<b>Income Group</b>	<b>% of County Median</b>	<b>Income Range (\$)</b>	<b>% of Households</b>	<b>% of Households with Housing Problems</b>
Very Low Income	Less Than 50%	Less than \$30,300	11.0%	80.7%
Low Income	51% - 80%	Up to \$48,500	9.1%	42.8%
Moderate Income	81% -120%	Up to \$57,400	79.9%	15.0%
Above Moderate	Greater Than 120%	Greater than \$57,400		

Note: Income based on two-person households

Sources: HUD Income Distribution; HCD Income Limits; HUD Comprehensive Housing Affordability Strategy (CHAS) data on housing problems.

# Potential Challenges for La Cañada Flintridge

- RHNA for 2006-2014 of 235 units represents a 3.3-percent increase from current housing stock
- Demonstrating adequate sites at appropriate densities and development standards to facilitate lower income housing (101 units at 20+ unit per acre)
- Challenging to facilitate housing for lower income households and persons with special needs (seniors, disabled, etc.)

# GPAC Input

- Questions and comments regarding presentation
- Discussions on goals for updated Housing Element