
SECTION V: HOUSING PROGRAMS

Housing Element Section I, entitled "Summary of Housing Needs" describes the characteristics and housing needs of the City's current and projected population, as well as the specific needs resulting from the current housing inventory, market constraints and the special housing needs for certain segments of the City's population. Section IV, "Housing Element Goals and Policies", contains the City's response to these needs. Implementation of the adopted goals and policies are accomplished through the set of Housing Programs described in this Section.

The City's overall housing program strategy is defined according to the issue areas enumerated in the Goals and Policies Section:

- New Housing Opportunities within Existing Constraints
- Maintenance and Preservation of Existing Housing
- Compatibility of New Housing with the Environment and Neighborhoods
- Equal Housing Opportunity

Housing programs include both existing programs currently in use in the City and new programs which have been added to address the City's unmet housing need. This section provides a description of each housing program, and where appropriate, previous accomplishments and future program goals. The Housing Program Summary Table located at the end of this section summarizes the future 5-year goals of each housing program, along with identifying the program funding source, responsible agency, and time frame for implementation.

HOUSING OPPORTUNITIES

The City's ability to create new housing opportunities is limited by the scarcity of developable land, the cost of land which is available, the topography of the City, the absence of sewers, and the City's desire to maintain a low density, wooded, primarily

single family character. Within these constraints, the City seeks to establish new housing opportunities which address identified housing needs.

Provision of Adequate Sites

A key element in creating new housing opportunities is the provision of adequate sites through the General Plan and Zoning Code.

1. **Land Use Element:** The General Plan Land Use Element provides for the development of a range of residential types and densities, and accommodates residential uses on 63% of the City's 5,510 acres. Single family densities range from 1 unit per 10 acres for Hillside Residential to 8.7 units per acre for Medium Density areas. Multiple family densities range from 15 units per acre for Medium High Density areas to 30 units per acre for High Density. While over 200 acres of the City are strictly limited in development potential due to their extreme slopes, a major new housing opportunity is provided in the Land Use Element by allowing the integration of residential uses along the Foothill Boulevard corridor in Development Opportunity Overlay areas at densities of up to 15 units per acre.

Previous Accomplishments: The previous Housing Element identified Residential Planned Development (RPD) and Mixed Uses as flexible housing development options available in the City. Subsequently, the City has expanded the RPD designation from a single family residential option to include multiple family development. Mixed uses on Foothill Boulevard have been more affirmatively identified through the Foothill Boulevard Master Plan and General Plan Land Use Element. Appendix E outlines the steps the City has taken since FY 85-86 to increase housing opportunities.

The ability to provide additional housing units is also limited by the City's infrastructure, particularly its lack of sewers. The City has been pursuing a low cost State loan for the Foothill sewer line since February, 1992, and expects to complete this line in FY 95/96.

Programs Goals: The City is concurrently updating its Land Use Element with the Housing Element. It will update the Land Use Map to reflect the Housing Element's policies, specifically so as to allow 315 new units (excluding projected Accessory Living Quarters) over the next 20 years or 250 within the next five years.

2. **Accessory Living Quarters:** The City's greatest opportunity for the provision of affordable housing lies in the development of Accessory Living Quarters (second units). Recent adoption of standards regulating Accessory Living Quarters now permits their construction as separate units, including a kitchen. As interest and awareness grows, the City will continue to process and regulate new Accessory Living Quarters so that they become a viable and appropriate affordable housing option for the community.

Program Accomplishments: The previous Housing Element identified second units as permitted, but with no cooking facilities allowed. The City has expanded its development standards in accordance with State law to allow kitchens. Fourteen new Accessory Living Quarters - over 90% of those considered by the City - have been approved under the recently adopted standards. Twelve of these have been approved in the most recent one-year period.

Program Goals: It is expected that community interest in the development of Accessory Living Quarters will grow slightly and that up to fifteen units per year could be developed within the next five years.

3. **Density Bonus:** Pursuant to State density bonus law, if a developer allocates at least 20% of the units in a housing project to lower income households, 10% for very low income households, or at least 50% for "qualifying residents" (e.g. senior citizens), the City must either a) grant a density bonus of 25%, along with one additional regulatory concession to ensure that the housing development will be produced at a reduced cost, or b) provide other incentives of equivalent financial value based upon the land cost per dwelling unit. The developer shall

agree to and the City shall insure continued affordability of all lower income density bonus units for a minimum 30-year period.

Previous Accomplishments: Although the City's 13 acres of Foothill Community District have been designated and zoned for multi-family residential and transitional uses adjacent to commercial areas, the City has not received any requests for density bonus or like incentives for development of affordable housing. Land assemblage required for an economic project size, land costs and the difficulty of providing onsite sewage disposal are constraints on the development of higher density units for low income households.

Program Goals: By the end of 1994, the City will revise its Zoning Code to reflect current State density bonus law.

4. **Senior Needs Study:** A comprehensive study of long term housing needs of seniors must first identify the extent to which a housing need may exist and then determine sites available to meet that need.

Previous Accomplishments: The City has recognized a substantial increase in the proportion of seniors within its population over the last twenty years, a trend which is expected to be augmented by increased life expectancy. The Land Use Element has identified potential differences in the needs of La Cañada Flintridge seniors as compared to those of seniors within the larger population.

Program Goals: By FY 94/95, complete a comprehensive study of the long term needs of seniors with respect to housing, and the extent to which these needs may not be met by existing and proposed facilities in the area. The study will also identify opportunities to address any needs identified.

Removal of Government Constraints

Under present State Housing Element law, the City's Housing Element must address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.

5. **Zoning Code:** The City has developed a comprehensive Zoning Code to implement the General Plan.

Program Accomplishments: Based on the Los Angeles County Zoning Code, the City's Code has evolved to address a variety of housing issues:

- o Appropriate development of single family homes,
- o Environmental and neighborhood compatibility of hillside residential development,
- o Design and appearance of multiple family residential development
- o Flexibility in zoning standards to respond to unique site conditions and project attributes

The City has determined that market and infrastructure constraints in its single family neighborhoods adversely impact the affordability of housing in these areas, irrespective of government regulations or fees. Therefore the City has identified opportunities for government regulations to provide incentives for additional housing development within single family neighborhoods (Accessory Living Quarters) and along its commercial corridor.

Program Goals: Following completion of the General Plan update, the City will embark on a revision of the Zoning Code to provide compliance with the Plan, including provisions for the following:

- o Residential uses in the Foothill Boulevard Development Opportunity Overlay areas at densities of up to 15 units per acre, or an overall Floor Area Ratio of up to .675:1 for mixed use development.
- o Density bonus for affordable housing, in accordance with State regulations.

The aim of this program is to revise the Zoning Code by the end of 1994 to provide consistency with the adopted

General Plan, and to ensure that City standards are not excessive and that they do not unnecessarily constrain affordable housing. The City will also monitor the use and affordability of its Accessory Living Quarters on an annual basis to determine their effectiveness in addressing the City's stated housing goals.

6. **Development Fees:** Various fees and expenses are charged by the City to cover the costs of processing permits and providing services and facilities. While fees are assessed on a pro rata share system, they often contribute to the cost of housing and constrain the development of lower priced units. Certain fees could be waived or subsidized by the City for the provision of lower cost and senior citizen housing.

Previous Accomplishments: The City's residential fee schedule is comparable to similar jurisdictions; they cover only the costs associated with processing the case and are not considered excessive in comparison to other Cities.

Program Goals: The goal of this program is to review City fees to ascertain if waivers or subsidies may be beneficial for the provision of affordable housing. Based on this review, the City may adopt an ordinance establishing a modified fee schedule for affordable projects by the end of 1994.

7. **Efficient Processing:** The evaluation and review process required by the City contributes to the cost of housing. In order to minimize project holding costs, the City should streamline its review procedures to the greatest extent possible without compromising adequate review.

Previous Accomplishments: The City has administered a one-stop permit processing procedure to minimize delays in the development of housing. The City has further refined its procedures to allow consolidation of several review tracks. Subdivision, land use, design review and building plan check may be processed simultaneously to reduce costs associated with time delays.

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Program Goals: The goal of this program is to ensure that project review times are streamlined to the greatest extent feasible. Affordable housing projects should be identified to receive priority review in the scheduling of planning and building plan check activities.

MAINTENANCE AND PRESERVATION OF EXISTING HOUSING

Although the City was incorporated within the past twenty years, its housing stock averages nearly thirty years old and many units were built sixty to seventy years ago. Few units are substandard, however, and the goal of housing maintenance and preservation is to protect the community's residential character by preventing physical decline that could reduce the residential quality of life.

8. **Code Enforcement:** The objective of the City's Code Enforcement Program is to prevent structures and properties from falling into substandard conditions. Potential code violations are identified based on complaints reported to the City. Exterior inspections are then performed and, if necessary, a notification of violation is issued to the property owner. The property owner is allowed a reasonable time to correct the violation before the case is forwarded to the District Attorney's office. Very few cases (one to two per year) are forwarded to the District Attorney.

Previous Accomplishments: The City operates a fairly reactive code enforcement program, with no full-time code enforcement department. The Planning Department responds to approximately 150 complaints per year. Most complaints address the accumulation of weeds or debris in visible yard areas, abandoned vehicles, illegal construction and deteriorated structures.

Program Goals: The City's Code Enforcement Program has been effective in preserving the quality of housing and neighborhoods in the City. On-going enforcement of the City's Property Maintenance Ordinance will continue to preserve existing units, maintain property values, and support a high quality of life for all residents.

9. **Conservation of Existing and Future Affordable Units:** Presently, the City has no assisted housing that is subject to conversion to market rate. Although no City assistance is available for affordable housing, future projects which include units affordable to lower income households shall have covenants filed with the land to ensure the long term affordability of the units. The City also has limited reporting from L.A. County Building and Safety Division on the locations of demolished residential units.

Program Goals: The goal of this program is to conserve the long-term affordability of future units in the City. This will be accomplished by filing affordable housing covenants/deed restrictions on any future assisted projects. The City will work with L.A. County Building and Safety Division to determine if demolition of units can be consistently tracked by locations, to determine the impact on lower and moderate income housing stock.

COMPATIBILITY OF NEW HOUSING WITH THE ENVIRONMENT AND NEIGHBORHOODS

The primary housing development activity in the City is the remodel or expansion of existing single family dwellings. In order to preserve the quality of residential living in the City and reduce the impact of mansionization on affordability and compatibility in single family neighborhoods, measures are needed to manage new development so that change is compatible with the environment and the character and scale of the adjacent neighborhood.

10. **Hillside Development Standards:** Much of the City's residential development is located in hillside areas of varying slope characteristics. Hillside development issues include environmental impacts, such as drainage and slope stability, as well as aesthetic consideration, such as view impacts on surrounding properties. The City's Hillside Development Standards provide a complete assessment of the consequences of hillside development on these issues.

Previous Accomplishments: The City recently revised its Hillside Development Standards to establish greater public review of single family development on lots having an average slope of 15% or more. As a result, hillside residential development is provided better environmental protection and has become more carefully designed to blend with the surrounding neighborhood character.

Program Goals: The goal of this program is to continue to review hillside residential development to protect and preserve the low-density, wooded character of the City's neighborhoods.

11. **Advancement of Residential Design and Character:** The City does not require design review on single family developments, but enforces zoning standards which seek to prevent homes that are too large from being constructed on smaller lots ('mansionization'). The design of multiple family projects is regulated to ensure that open space, design features and sensitive architecture are provided. Design review is conducted simultaneously with other City approvals. The City presently has no regulations to protect, preserve or maintain historic properties.

Previous Accomplishments: Residential development standards for single family zone categories have been adopted in recent years to address the mansionization trend for single family dwellings. Multiple family development standards have also been revised to provide greater flexibility in the design of these projects. Previously, the City identified several residential structures having historic significance and indicated that new programs may be appropriate to preserve the City's historic elements.

Program Goals: The City will continue to review overall size, design and quality issues as they relate to residential development. By the end of 1993, the City will conduct a review of the single family residential zoning code to refine and modify development standards, particularly with respect to mansionization, as noted in Section IV of this Element. The City will conduct a review of design and historic preservation issues and determine the appropriate regulatory response by the end of 1994.

EQUAL HOUSING OPPORTUNITY

In order to make adequate provision for the housing needs of all economic segments of the community, the housing program must include actions that promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age or physical disability.

12. **Equal Housing Opportunity:** The City does not support any residential development activities which may act to deny housing opportunities to any individual or family. Although the City has not received any indication or complaint regarding housing discrimination, such a charge would result in investigation and forwarding any evidence to the proper authority, the San Fernando Valley Fair Housing Council.

Program Goals: The goal of this program is for the City to act aggressively in response to any evidence of housing discrimination. Further, the City will publish information at least annually in the City Newsletter, delivered to all postal patrons within the City, regarding how individuals and organizations can address concerns to the San Fernando Valley Fair Housing Council.

ANNUAL REVIEW OF HOUSING POLICIES AND GENERAL PLAN

13. **Annual Review of Implementation:** As required in Government Code Section 65583(c), the City will annually assess the implementation of its Housing Element, simultaneous with its assessment of other elements to insure consistency between element.

Program Accomplishments: The City has developed reporting mechanisms with which to assess its progress at implementation, including tracking of building and demolition permit activities, annual certification of occupancy and survey of Accessory Living Quarters, published rentals survey, and reports on assisted housing in the community.

Program Goals: The City will work with the L.A. County Building and Safety Division to enhance reporting on the locations of new and demolished units to improve tracking of housing activity by affordability. An evaluation format will be developed for each stated goal, policy and program in this element and in each General Plan element to be presented to the Planning Commission and City Council annually, and to be forwarded to the California Department of Housing and Community Development, in compliance with state requirements.

**TABLE H-6
HOUSING PROGRAM SUMMARY**

HOUSING PROGRAM	PROGRAM OBJECTIVE	5-YEAR GOAL (# of UNITS)	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME
1. Land Use Element	Protect low density character of single family neighborhoods. Provide development opportunities for a variety of housing types	Revise and maintain Land Use Element and Map to reflect new housing types and allow 325 units	General Fund	Planning Department; Planning Commission; City Council	By end of 1993
2. Accessory Living Quarters	Allow development of appropriate second units in single family neighborhoods	It is expected that interest in accessory living quarters will yield approximately 15 units per year	Development Fees	Planning Department; Planning Commission	On-going
3. Density Bonus	Make provision for development incentives (increased density) for affordable housing	Amend the Zoning Code in accordance with State density bonus law	General Fund	Planning Department; Planning Commission; City Council	By end of 1994
4. Senior Housing Study	Identify long-term housing needs for seniors	Provide background for future Gen. Plan amendments	General Fund	Planning Department; Planning Commission; City Council	By end of 1995
5. Zoning Code	Establish standards for new housing types which minimize constraints to affordable housing	Revise Zoning Code for mixed housing and density bonus	General Fund	Planning Department; Planning Commission; City Council	By end of 1994

**TABLE H-6
HOUSING PROGRAM SUMMARY (Continued)**

HOUSING PROGRAM	PROGRAM OBJECTIVE	5-YEAR GOAL (# of UNITS)	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME
6. Development Fees	Maintain development fees at levels which reflect actual cost of review	Continue to review and revise the fee schedules to avoid excessive costs.	General Fund	Planning Department; Planning Commission; City Council	On-going
7. Efficient Processing	Provide cost- and time-efficient processing of development applications	Continue review of City procedures to insure minimum time delays	General Fund	Planning Department	On-going
8. Code Enforcement	Maintain high quality of residential neighborhoods through code enforcement	Continue complaint-based code enforcement procedures	General Fund	Planning Department	On-going
9. Conservation of Affordable Units	Conserve the long-term affordability of regulated housing units	(Presently, no regulated affordable units in City) Provide covenants for future units	General Fund	Planning Department; Planning Commission; City Council	On-going
10. Hillside Development Standards	Continue to review new hillside residential development to protect the City's character	Enforce existing hillside development standards on all affected lots	Development Fees	Planning Department; Planning Commission; City Council	On-going

**TABLE H-6
HOUSING PROGRAM SUMMARY (Continued)**

HOUSING PROGRAM	PROGRAM OBJECTIVE	5-YEAR GOAL (# of UNITS)	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME
11. Residential Design	Modify residential design standards to protect neighborhoods and historic properties	Revise single family residential development standards and historic preservation program by 1994	General Fund	Planning Department; Planning Commission; City Council	On-going
12. Equal Housing	Eliminate housing discrimination	Report evidence of discrimination	General Fund	Planning Department	On-going
13. Annual Review	Assess Housing Element Implementation & Gen. Plan Consistency	Review annually and report to City Council and State	General Fund	Planning Department	Annual, in January, beginning 1995

**TABLE H-6
HOUSING PROGRAM SUMMARY (Continued)**

HOUSING PROGRAM	PROGRAM OBJECTIVE	5-YEAR GOAL (# of UNITS)	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME
11. Residential Design	Modify residential design standards to protect neighborhoods and historic properties	Revise single family residential development standards and historic preservation program by 1994	General Fund	Planning Department; Planning Commission; City Council	On-going
12. Equal Housing	Eliminate housing discrimination	Report evidence of discrimination	General Fund	Planning Department	On-going
13. Annual Review	Assess Housing Element Implementation & Gen. Plan Consistency	Review annually and report to City Council and State	General Fund	Planning Department	Annual, in January, beginning 1995

**TABLE H-6
HOUSING PROGRAM SUMMARY (Continued)**

SUMMARY OF FIVE YEAR GOALS						
HOUSING PROGRAM	Total	INCOME CATEGORY				
		Very Low	Low	Moderate	Upper	
Land Use Element-						
Mixed Use Residences	128			60	68	
Single Family Residences	104				104	
Medium High Density	18				18	
Accessory Living Quarters	75	40	35			
TOTAL	325	40	35	60	190	
REGIONAL HOUSING NEEDS ASSESSMENT	266	22	29	34	181	