



staff report

TO: Honorable Chairman and Members of the Planning Commission

ATTENTION: Brian K. Lee, Director of Community Development

FROM: Mario Suarez, City Planner

SUBJECT: Housing Element Update

A Public Hearing to Discuss All Reports, Studies and Testimony Relative to the Amendment and Adoption of the Housing Element of the General Plan. The City's Current Housing Element was certified by HCD in 1994. This is an Update to the City's Existing Housing Element as Required by Law to be completed every five years. Various Sections of the Housing Element Including Housing Trends, City Zoning Mechanisms, and Housing Constraints will be addressed.

RESOLUTION NO. PC 03-37 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELLFLOWER RECOMMENDING TO THE CITY COUNCIL APPROVAL OF NEGATIVE DECLARATION 03-10 AND APPROVAL OF THE HOUSING ELEMENT OF THE GENERAL PLAN.

DATE: October 6, 2003

CEQA STATUS: An environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQA). An Initial Study and a Negative Declaration have been prepared and are attached. Based on the environmental assessment, the proposed project is not anticipated to have a significant impact on the environment.

PUBLIC NOTICE: A Notice of Public Hearing was published in the Press Telegram newspaper on September 26, 2003 consistent with Government Code requirements related to Commission public notice and hearing.

RECOMMENDATION

Adopt resolution recommending approval Negative Declaration No. 03-10 and the Housing Element

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BACKGROUND

As required by State law, both the prior Housing Element and the update must include an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The entire scope of the assessment and inventory includes:

1. An analysis of *population and employment trends* and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. These existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584.
2. An analysis and documentation of *household characteristics*, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
3. *An inventory of land suitable for residential development*, including vacant sites and sites having potential for redevelopment and an analysis of the relationship of zoning and public facilities and services to these sites.
4. An analysis of *potential and actual governmental constraints* upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584.
5. An analysis of *potential and actual nongovernmental constraints* upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
6. An analysis of any *special housing needs*, such as those of the handicapped, elderly, large families, farm workers, families with female heads of households, and families and persons in need of emergency shelter.
7. An analysis of *opportunities for energy conservation* with respect to residential development.

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8. An analysis of *existing assisted housing developments* that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use."

The new Housing Element – in Technical Appendix A – updates all the information contained in the prior Housing Element. The information has been updated using the best data available such as the 2000 Census data; SCAG 1998 estimates of existing housing needs; SCAG Regional Housing Needs Assessment; State Employment Development Department job estimates; and current surveys of sale and rental housing costs.

As required by State law, the prior Housing Element and the update must include a "housing program" that meets the following requirements:

- ? Identify adequate sites which will be made available through appropriate zoning and development standards and with services and facilities needed 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 low- 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, or color.
- ? Preserve for lower income households the assisted housing developments at risk of conversion to market rate housing.

The individual programs included in Part 2 of the Housing Element Update are based, in part, on those included in the prior Housing Element. However, after adoption of the prior Housing Element, the City completed several plans and studies that were required by State and Federal laws. As some of these plans and programs were recently adopted by the City Council, they have been incorporated in the appropriate program categories. Chart 1 provides a summary of the individual housing programs (**Attachment A**).

PROJECT ANALYSIS

Please refer to the Housing Element's Introduction and Summary.

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Ralph Castaneda, Castaneda and Associates, is the City's Housing and City Planning Consultant related to the update and draft of the Housing Element. Mr. Castaneda will be present on Monday, October 6, 2003, Planning Commission meeting to present and answer technical questions related to this important document.

ATTACHMENTS

Attachment A – Housing Summary Chart 1

Attachment B - Black Folder Three Ring Binder Includes P.C. Resolution and Housing Element

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