

City of La Canada Flintridge 2013-2021 Housing Element

PLANNING COMMISSION PUBLIC HEARING
NOVEMBER 26, 2013



What is the Housing Element?



- **Integral component of City's General Plan – a vision and blueprint for the future**
- **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**

Housing Element Contents



■ Needs Assessment

- Demographics, Housing Trends and Special Needs Groups

■ Constraints

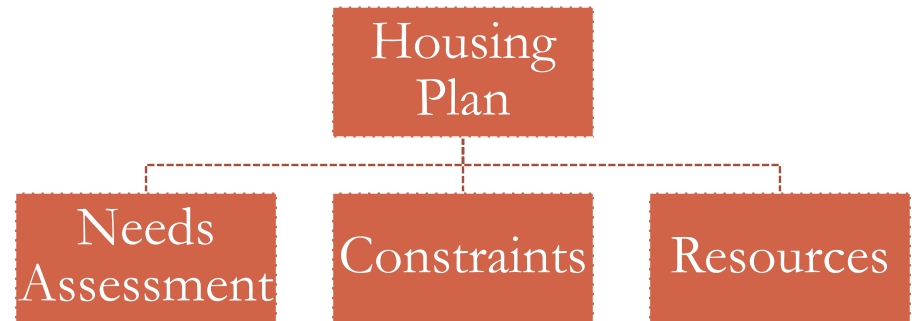
- Governmental, Market and Environmental

■ Resources

- Financial and Administrative
- Adequate Sites

■ Housing Plan

- Previous accomplishments
- Policies and Programs



Regional Housing Needs Allocation



- A critical component of HCD review
- RHNA:
 - 5th Cycle (1/1/2014 – 10/31/2021) – 112 units
 - 4th Cycle (1/1/2006 – 12/31/2013) – 231 units (carried forward)
- Goal for accommodating housing need through land use policies and planning (zoning)
- NOT a construction obligation
- By Income Category
- Based on Area Median Income (AMI)

Regional Housing Needs Allocation



	Very Low	Low	Moderate	Above Moderate	Total
Fourth Cycle (1/1/2006 – 12/31/2013)	62	39	42	88	231
Fifth Cycle (1/1/2014 – 10/31/2021)	30	18	20	44	112
Total	92	57	62	132	343

Area Median Income (AMI)



- 50% of Households Earn More and 50% Earn Less
- AMI Varies by Household Size
 - 1-person: \$45,350
 - 2-person: \$51,850
 - 3-person: \$58,300
 - 4-person: \$64,800
 - 5-person: \$70,000
- Los Angeles County (2013)

Providing New Housing Opportunities



1. Adequate Residential Sites
2. Downtown Village Specific Plan (DVSP)
3. Lot Consolidation
4. Second Units/Accessory Living Quarters

Conserving & Maintaining Existing Housing



1. Code Enforcement
2. Residential Rehabilitation Program
3. Sewer Connection Grant Program
4. Condominium Conversion Ordinance
5. Multi-family Housing Acquisition and Rehabilitation

Facilitating Housing



1. Density Bonus
2. Special Needs Housing
3. Senior and Workforce Housing
4. Mortgage Credit Certificate (MCC)
5. Home Ownership Program (HOP)
6. Housing Choice Voucher Program

Ensuring Environmental Sensitivity



1. Hillside Development Standards
2. Green Task Force
3. Advancement of Residential Design and Character

Promoting Equal Housing Opportunities



1. Fair Housing Program

Next Steps

