

## RESOLUTION NO. 2014-02

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION, APPROVING A MITIGATION MONITORING PROGRAM, AND APPROVING GENERAL PLAN AMENDMENT NO. 14-01 ADOPTING THE HOUSING ELEMENT FOR 2014-2021

**WHEREAS**, California Government Code ("Government Code") Section 65358 allows the City, when it deems it to be in the public interest, to amend all or part of the General Plan; and,

**WHEREAS**, Section 65300 of the Government Code requires that each city in California adopt a comprehensive General Plan for the long term physical development of the city; and,

**WHEREAS**, Government Code Section 65302(c) mandates that said General Plan include a Housing Element to adequately plan for the City's existing and projected housing needs, including its share of the regional housing need; and,

**WHEREAS**, Government Code Section 65580 et seq. regulates the content of Housing Elements (the "Housing Element Law"); and,

**WHEREAS**, the Housing Element Law requires that each jurisdiction within the Southern California Association of Governments (SCAG) region, update their Housing Element for the 2014-2021 planning period; and,

**WHEREAS**, the City prepared an Initial Study and Mitigated Negative Declaration (IS/MND) for the Housing Element which had a noticed review period of December 11, 2013, through January 13, 2014; and,

**WHEREAS**, the IS/MND and Housing Element Update for 2014-2021 were properly brought before the Planning Commission pursuant to Section 17.70.010 (General Plan Amendment) of the Los Alamitos Municipal Code pursuant to Government Code, Article 10.6, Sections 65580-65589.5; and,

**WHEREAS**, a duly noticed public hearing, as prescribed by law, was held on the Housing Element for 2014-2021 ("Housing Element Update"), by the Planning Commission on January 13, 2014, and all those present were given the opportunity to present testimony regarding this matter; and,

**WHEREAS**, the Planning Commission adopted Resolution No. 14-02, recommending the City Council adopt the MND and General Plan Amendment updating the Housing Element; and,

**WHEREAS**, a duly noticed public hearing, as prescribed by law, was held on said General Plan Amendment for the Housing Element Update by the City Council on February 3, 2014, at which time the City Council also considered the IS/MND, and all those present were given the opportunity to present testimony regarding this matter; and,

**WHEREAS**, adoption of the General Plan for the Housing Element Update is deemed to be in the public interest in providing a comprehensive General Plan for the City of Los Alamitos that complies with the requirements of State law.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

SECTION 1. The City Council of the City of Los Alamitos, California, finds that the above recitals are true and correct.

SECTION 2. In compliance with the California Environmental Quality Act (Public Resources Code Sections 21000, *et seq.* ("CEQA"), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, *et seq.*), and the City's Local CEQA Guidelines, the City Council hereby adopts the Mitigated Negative Declaration (MND) and Mitigation Monitoring Program (MMP) (Exhibit A) that was prepared for the 2014-2021 Housing Element. In adopting the MND and the MMP the City Council additionally finds as follows:

- A. The Housing Element Update does not propose any changes to the existing land use, development or densities within the City of Los Alamitos.
- B. With the exception of eliminating the requirement of a CUP for affordable housing, every strategy, policy and program contained in the Housing Element Update is a carry-over from the 2007-2014 Housing Element and does not impose any new requirements upon the City of Los Alamitos.
- C. Although there were no changes to development patterns, in an abundance of caution the MND identified that there may be significant impacts related to the development of housing that could be built under the existing General Plan and zoning relating to the potentially significant impact categories of Air Quality and Geology and Soils. Mitigation measures are included in the MMP to reduce those impacts to below a level of significance. In a further abundance of caution, the MMP also includes a mitigation measure relating to historical resources and school impacts, although the payment of school mitigation fees is already required by law.
- D. The City Council took into consideration the comments received on the IS/MND, including the comment by the City of Cypress received after the

close of the public comment period and, for the reasons set forth in the staff report, has determined that no changes are required based on such comments, other than as set forth in subsection E below.

- E. Modifications were made to the Mitigated Negative Declaration. These modifications do not require recirculation pursuant to CEQA Guidelines section 15073.5.
  - 1. Sections 4.2.a and 4.2.b were clarified in that the term "Housing Element Update" was added to clarify which General Plan Element was being discussed. Additionally, references to further discussions in the EIR were deleted as the Housing Element Update does not involve an EIR.
  - 2. Sections 4.13.a.1, 4.15.f, and 4.17.b were revised to refer to 61 housing units instead of 23 units and clarify that the planning period was from 2014-2021. This is merely a clarification consistent with the Project Description in Section 2.2 which specifies that the City's housing needs allocation for 2014-2021 is 61 units. Further, the City's Housing Element does not require any changes in existing development patterns, land use or density to accommodate the 61 units.

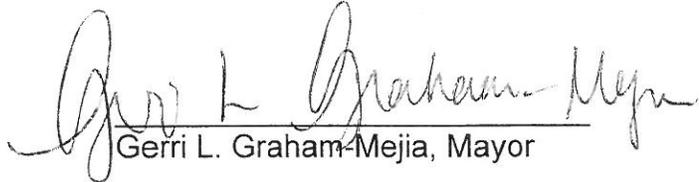
SECTION 3. General Plan Amendment (GPA) 14-01 adopting the Final Housing Element for 2014-2021 (Exhibit B) is hereby approved based on the following:

- A. The proposed General Plan Amendment for the Housing Element Update ensures and maintains internal consistency with the actions, goals, objectives, and policies of the remainder of the existing General Plan as it is simply a continuation of existing land use patterns, programs and policies.
- B. The proposed General Plan Amendment for the Housing Element Update will not adversely affect the public convenience, health, interest, safety, or welfare of the City as it does not change existing land use patterns, programs and policies and is required by the Housing Element Law which seeks to insure an adequate supply of decent and affordable housing.
- C. That the proposed General Plan Amendment for the Housing Element Update is in compliance with and required by the Housing Element Law.
- D. That the proposed General Plan Amendment for the Housing Element Update is consistent with the City's zoning ordinance with the exception of the need to eliminate the conditional use permit for affordable housing which will be accomplished as indicated in the Housing Element Update.

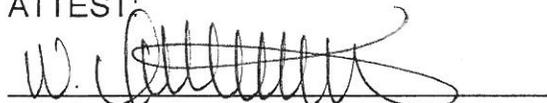
SECTION 4. The City Council has determined that the above referenced findings, in conjunction with all written and oral evidence presented to the City Council at the hearing, including staff reports, public testimony, and Council deliberation, constitutes substantial evidence for approval of General Plan Amendment 14-01 for the Housing Element Update.

SECTION 5. The City Clerk shall certify as to the adoption of this Resolution.

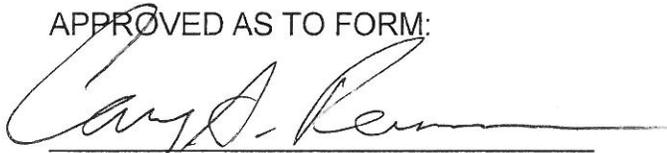
**PASSED, APPROVED, AND ADOPTED** this 3<sup>rd</sup> day of February, 2014.

  
Gerri L. Graham-Mejia, Mayor

ATTEST:

  
Windmera Quintanar, CMC, City Clerk

APPROVED AS TO FORM:

  
Cary S. Reisman, City Attorney

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) ss  
CITY OF LOS ALAMITOS )

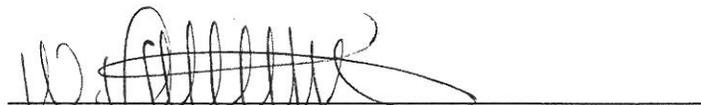
I, Windmera Quintanar, CMC, City Clerk, of the City of Los Alamitos, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the City Council held on the 3rd day of February 2014, by the following vote, to wit:

AYES: COUNCILMEMBERS: Grose, Murphy, Edgar, Kusumoto

NOES: COUNCILMEMBERS: Graham-Mejia

ABSENT: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

  
Windmera Quintanar, CMC, City Clerk

# CITY OF LOS ALAMITOS



2014-2021 Housing Element  
GPA 14-01

Adopted  
February 3, 2014



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# CHAPTER 1 INTRODUCTION

## A. Purpose and Content

The Housing Element of the General Plan contains the official policies for the construction, rehabilitation and preservation/conservation of housing in the City of Los Alamitos. The Housing Element is built upon identification and analysis of existing and projected housing needs, resources, opportunities and past performance. The Housing Element contains detailed analysis of the City's economic, demographic and housing characteristics.

The Housing Element addresses housing opportunities for current and future Los Alamitos residents through 2021 and provides the policy guidance for local decision making related to housing in the City. The Housing Element is the only element of the General Plan that requires review and certification by the State of California.

This Housing Element update covers the Planning Period from January 2014 through October 2021. The Housing Element also evaluates the City's progress in implementing the 2007–2014 housing policy program.

## B. Housing Element Update Process

The Statewide housing goal is a "decent and suitable living environment for every California family." The Legislature recognizes the important role that local governments play in pursuit of this goal and mandates that all cities and counties prepare a Housing Element as part of their comprehensive General Plans.

The Housing Element is intended to be reviewed annually and updated and modified as necessary to remain relevant and useful and to reflect the community's dynamic housing needs. This Housing Element update covers the planning period from January 2014 through October 2021, consistent with the State-mandated update required for all jurisdictions within the Southern California Association of Governments (SCAG) region.



## **C. State Law and Local Planning**

### **1. Consistency with State Law**

The Housing Element is one of the seven required General Plan elements, mandated by State law. State law requires that each jurisdiction's Housing Element consist of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled program actions for the preservation, improvement, and development of housing." The Housing Element must also analyze and plan for housing for all segments of the population.

Government Code Section 65583 outlines specific requirements regarding the scope and content of the Housing Element.

### **2. General Plan Consistency**

The Government Code requires internal consistency among the Elements of a General Plan. Section 65300.5 of the Government Code states that the General Plan's various Elements shall provide an integrated and internally consistent and compatible statement of policy. City staff has reviewed the other Elements of the General Plan and has determined that this Housing Element provides consistency with them. The City will maintain this consistency as future General Plan Amendments are processed by evaluating proposed amendments for consistency with all Elements of the General Plan.

### **3. Relationship to Other Plans and Programs**

The Housing Element identifies goals, objectives, policies and programs for the Planning Period that directly addresses the City's housing needs. These goals and policies will be implemented through a number of City plans and programs including the City's Municipal Code.



## D. Housing Element Organization

The Housing Element is organized into four parts:

- Section 1: Introduction. Explains the purpose, process and contents of the Housing Element;
- Section 2: Housing Needs. Describes the demographic, economic and housing characteristics of Los Alamitos, as well as the existing and projected housing needs;
- Section 3: Resources and Constraints Analysis. Analyzes the potential and actual governmental and non-governmental constraints to the maintenance, preservation/conservation, and development of housing. Also analyzes the potential housing resources of the City; and,
- Section 4: Housing Policy Program. Describes specific policies and programs the City will carry out over the Planning Period to address the City's housing goals.

Supporting background material is included in the following four appendices:

- Appendix A: Community Outreach;
- Appendix B: Residential Land Resources;
- Appendix C: Review of Housing Element Past Performance; and,
- Appendix D: Glossary of Housing Terms

## E. Community Participation

The Housing Element was developed through combined efforts of City staff, the City's Planning Commission and City Council and community members. Community input was sought and received through a public workshop and hearings. In addition to the public meetings, the City distributed a survey to community members to gain additional input on housing topics in Los Alamitos. Comments received through the outreach activities have been considered in the development of the Housing Policy Program. A summary of the comments is provided in Appendix A of this Housing Element, along with a list of community stakeholders.

**1**

**Housing Element  
Introduction**



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## **CHAPTER 2**

# **HOUSING NEEDS ANALYSIS**

### **A. Introduction**

An important component of preparing the Housing Element is evaluating both existing and future housing needs for all segments of the community.

This chapter analyzes housing, demographic and economic characteristics that influence the supply of and demand for housing. These analyses provide baseline information and establish a foundation for developing policies and programs to address identified housing needs. The analyses identify housing needs according to income, tenure and special needs groups.

Primary data sources include the 1990, 2000 and 2010 US Census, the California Department of Finance (DOF), the California Employment Development Department (EDD) and the Southern California Association of Governments (SCAG). These sources provide the most reliable information for evaluating existing conditions and a basis for consistent comparison with historical data. These sources also provide forecasts of future conditions and needs.

### **B. Community Profile**

#### **1. Population Trends and Characteristics**

Population and employment trends generally influence the demand for housing and the types of housing needed. This section describes the changes to population size and age and racial/ethnic composition of the City.

##### **a. Historical, Existing and Forecast Growth**

Los Alamitos is one of 34 cities within Orange County. Table 2-1 lists the counties in southern California and their respective populations. DOF estimates the overall County population was 3,010,232 in 2010, the third most populous county in the state. Los Angeles and San Diego Counties had the first and



second largest populations in the state, respectively. According to the 2000 US Census, Orange County had the second largest county population at the time with 2,846,289 residents. Overall, the County has experienced rapid population growth over the last two decades. The population increased by 25 percent from 1980 to 1990 and by 18 percent from 1990 to 2000. From 2000 to 2008, the population increased by 10 percent. From 2000 to 2010, the population increased by 163,943 residents,

Table 2-1  
 Regional Population Trends  
 1990-2010

County	1990	2000	2010
Imperial County	109,303	142,361	174,528
Los Angeles County	8,863,164	9,519,338	9,818,605
<b>Orange County</b>	<b>2,410,556</b>	<b>2,846,289</b>	3,010,232
Riverside County	1,170,413	1,545,387	2,189,641
San Bernardino County	1,418,380	1,709,434	2,035,210
San Diego County	2,498,016	2,813,833	3,095,813
Ventura County	669,016	753,197	823,318

Source: US Census. 2010.

As shown in Table 2-2, DOF estimated Los Alamitos' population at 11,449 in 2010. The City experienced a 1 percent decrease in population from 2000 to 2010. The City represents approximately 0.4 percent of the overall county population.

Table 2-2  
 Population Growth  
 1990-2010

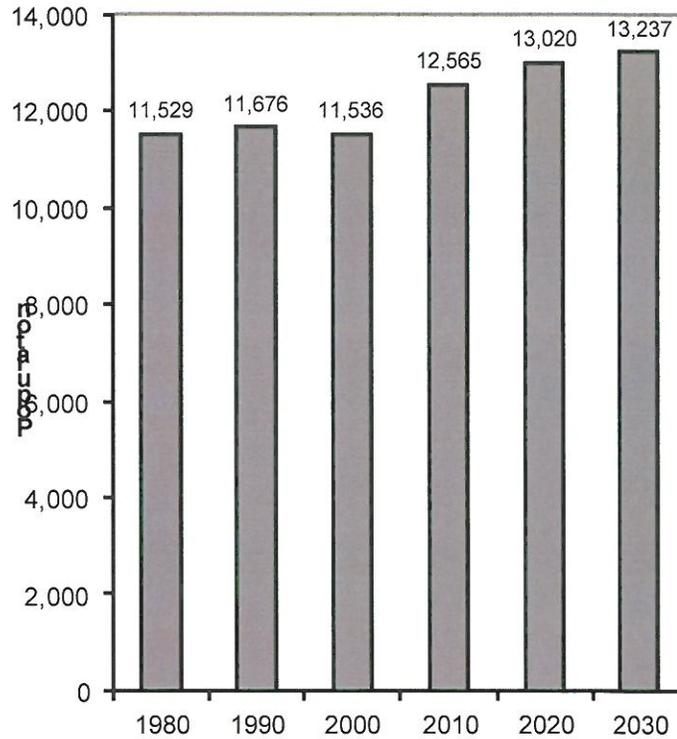
Jurisdiction	1990	2000	2010	2000-2010 Growth	
				Number	% change
City of Los Alamitos	11,676	11,536	11,449	-87	-1%
<b>Orange County</b>	2,410,556	2,846,289	3,010,232	163,943	5%

Source: US Census, 2010.

The Center for Demographic Research at Cal State Fullerton forecasts the City's population to increase to 13,237 by 2030, although the City's population has not increased for over 20 years. Figure 2-1 illustrates the historic population and forecasted growth.



Figure 2-1  
Population Growth Forecast  
1980–2030



Source: Cal State Fullerton Center for Demographic Research, 2010.

### b. Age Composition

From 2000 to 2010, Los Alamitos experienced growth in the School Age (5-24 years) and Retirement (55-64 years) populations, while the populations of most other age groups declined. The Prime Working age group remains the largest in the City with 42 percent of the population in 2010. Table 2-3 summarizes the age distribution of the City's population.



**Table 2-3  
Age Distribution  
2000–2010**

Age Group	2000		2010	
	Number	% of Population	Number	% of Population
Preschool (0–4 years)	634	5.6%	527	5%
School (5–17 years) <sup>1</sup>	2,154	19.1%	2,579	22%
Young Adult (18–24 years) <sup>1</sup>	798	7.1%	712	6%
Prime Working (25–54 years)	5,216	46.3%	4,804	42%
Retirement (55–64 years)	869	7.7%	1,233	11 %
Senior Citizen (65+ years)	1,589	14.1%	1,594	14%
<b>Total</b>	<b>11,260</b>	<b>100.0%</b>	<b>11,449</b>	<b>100.0%</b>

Notes:

<sup>1</sup> Discrepancy due to categorical change in Young Adult definition, 2010 Census break down classifies school age as 5–19 years and Young Adult as 20–24 years.

Source: US Census, 2010.

### **c. Race and Ethnic Composition**

As illustrated in Table 2-4, the majority of Los Alamitos residents are White, representing 59 percent of the population in 2010. Residents of Hispanic origin comprise the second largest racial/ethnic group with 21 percent of the population, and Asian or Pacific Islander residents comprise the third largest group with 13 percent. Between 2000 and 2010 the White, Black, and American Indian and Alaska Native populations declined. All other racial/ethnic groups increased in population.



**Table 2-4**  
**Racial and Ethnic Composition**  
**2000–2010**

Racial/Ethnic Group	2000		2010		2000-2010 Change in % of Population
	Number	% of Population	Number	% of Population	
White	7,836	67.9%	6,721	58.7%	-14%
Black	358	3.1%	300	2.6%	-16%
American Indian & Alaska Native	31	0.3%	22	.2%	-29%
Asian or Pacific Islander	1,125	9.7%	1,494	13%	33%
Hispanic	1,848	16.0%	2,418	21.1%	31%
Some Other Alone	18	0.2%	46	.4%	156%
Two or more races <sup>1</sup>	320	2.8%	448	3.9%	40%
<b>Total</b>	<b>11,536</b>	<b>100.0%</b>	<b>11,449</b>	<b>100.0%</b>	<b>-1%</b>

Source: US Census, 2010.

## 2. Employment Trends

Housing needs are also influenced by employment trends. Proximity to job opportunities is an important factor in housing choices. Significant employment opportunities within and close to a city can lead to demand for housing. The quality and/or pay of available employment influence the demand for various housing types and price levels.

Table 2-5 lists the top employers in Los Alamitos in 2013. The types of industries with large employment needs in the City are closely related to the housing needs of the local labor pool.



Table 2-5  
Top Employers  
2013

Company	Industry	Number of Employees
Los Alamitos Medical Center, Inc.	Healthcare	840
Arrowhead Products	Aerospace	601
Trend Offset Printing	Service/Printing	541
SuperMedia Sales West, Inc.	Media	253
Alamitos West Health Care Center	Healthcare	166
Katella Delicatessen	Restaurant	161
M D A Information Systems, Inc.	Aerospace	149
Evergreen Pharmaceutical	Pharmaceutical	140
Bearing Inspection, Inc.	Manufacturing	122
Systems Services of America	Manufacturing	110

Source: City of Los Alamitos HDL, 2013.

As shown in Table 2-6, the largest group of Los Alamitos residents were employed in the educational, health and social services industry (21 percent) in 2010. Professional, scientific, management, administrative, and waste management services (12 percent) made up the second largest employment group followed by manufacturing (11 percent). In Orange County, the top three industries are the same rank as Los Alamitos, including educational, health and social services (18 percent) first, and professional, scientific, management, administrative and waste management services (14 percent) second.



**Table 2-6**  
**Employment by Industry<sup>1</sup>**  
**2010**

Industry	Los Alamitos		Orange County	
	Number	%	Number	%
Agriculture, forestry, fishing and hunting, mining	30	1%	7,541	1%
Construction	326	6%	90,396	6%
Manufacturing	583	10%	195,824	14%
Wholesale trade	391	7%	50,066	3%
Retail trade	499	9%	157,203	11%
Transportation and warehousing, utilities	351	6%	49,556	4%
Information	99	2%	31,018	2%
Finance, insurance, real estate, and rental and leasing	400	7%	128,461	9%
Professional, scientific, management, administrative, and waste management services	654	12%	200,287	14%
Educational, health and social services	1,152	21%	263,034	18%
Arts, entertainment, recreation, accommodation and food services	544	10%	139,657	10%
Other services (except public administration)	133	2%	77,410	5%
Public administration	368	7%	44,860	3%
<b>Total</b>	<b>5,530</b>	<b>100%</b>	<b>1,435,313</b>	<b>100%</b>

Notes:

<sup>1</sup>Employment reported by Los Alamitos/Orange County residents. Does not reflect the number of jobs within the respective jurisdictions.

Source: US Census, 2010.

According to the EDD, the City's labor force increased from 6,200 in 2000 to 6,800 in 2013. As shown in table 2-7 the unemployment rate in Los Alamitos in April of 2013 was 3.1 percent.



Table 2-7  
 Labor Force Trends  
 2000–2013

Year	Labor Force	Employment	Unemployment	Unemployment Rate
2000	6,200	6,100	100	1.8%
2001	6,300	6,200	100	2.0%
2002	6,400	6,200	200	2.5%
2003	6,500	6,300	200	2.4%
2004	6,600	6,500	100	2.1%
2005	6,700	6,600	100	1.9%
2006	6,800	6,700	100	1.7%
2007	6,800	6,700	100	2.0%
2008	6,800	6,600	200	2.9%
2009	6,500	6,200	300	4.9%
2010	6,500	6,200	300	5.3%
2011	6,600	6,300	300	4.9%
2012	6,700	6,400	300	4.2%
Apr/2013	6,800	6,600	200	3.1%

Source: California EDD, 2013.

### 3. Household Characteristics

The US Census Bureau defines a household as all persons living in a single housing unit, whether or not they are related. One person living alone is considered a household, as is a group of unrelated persons living in a single housing unit. A family is defined as related persons living within a single housing unit.

#### a. Household Formation and Composition

Table 2-8 summarizes the change in the number of households in the City, County and State since 1990. In 2010, the US Census reported 4,212 households in Los Alamitos, approximately a 1 percent increase since 2000. During the same period total households in Orange County increased by about 6 percent and households in California increased by 9 percent.



Table 2-8  
Total Households  
1990–2010

Area	1990	2000	2010	Percent Increase 1990-2000	Percent Increase 2000-2010
Los Alamitos	4,125	4,180	4,212	1%	0.8%
Orange County	828,849	935,287	992,781	13%	6%
California	10,399,700	11,502,870	12,577,498	11%	9%

Source: US Census, 2010.

The average number of persons per household in Los Alamitos was 2.7 in 2000 and 2010. As shown in Table 2-9, the average persons per household in the City was less than the overall county average of 3.0 in both 2000 and 2010.



**Table 2-9**  
Average Persons per Household  
2000–2010

Area	2000	2010
Los Alamitos	2.69	2.66
Orange County	3.00	2.99

Source: US Census, 2010.

As shown in Table 2-10, households of 2 persons made up the largest segments of both renter-occupied and owner-occupied households. Three-person households comprised the second largest segment of renter-occupied households. One-person households comprised the second largest segment of owner-occupied households. Large households (5 or more persons) comprised 10 percent of the total households.

**Table 2-10**  
Household Size Distribution by Tenure  
2010

Household Size	Total Households		Renter-Occupied Households		Owner-Occupied Households	
	Number	% of Total Households <sup>2</sup>	Number	% of Total Households	Number	% of Total Households
1 Person	885	21%	487	22%	398	20%
2 Persons	1322	31%	669	30%	653	33%
3 Persons	908	22%	536	24%	372	19%
4 Persons	705	17%	361	16%	344	17%
5 Persons	824	7%	136	6%	148	8%
6 Persons	70	2%	32	1%	38	2%
7 Persons	38	1%	24	1%	14	1%
<b>Total</b>	<b>4,180<sup>1</sup></b>	<b>100.0%</b>	<b>2,290</b>	<b>55%</b>	<b>1,890</b>	<b>45%</b>

Notes:

<sup>1</sup> Represents Total Households

<sup>2</sup> Percentages may not equal to 100% due to rounding.

Source: US Census, 2010.



**b. Household Income**

As shown in Table 2-11, the median household income for Los Alamitos in 2011 was \$79,861. This is \$4,099 more than the county median. Within the City, the median income of owner-occupied households was \$104,399, approximately \$35,601 more than that of renter-occupied households.

**Table 2-11**  
**Median Household Income**  
**2011**

Area	Median Income
Los Alamitos	\$79,861
Owner-Occupied Households	\$104,399
Renter-Occupied Households	\$68,798
Orange County	\$75,762

Source: US Census, 2007-2011 American Community Survey.

The federal Department of Housing and Urban Development (HUD) calculates an annual median family income (MFI) for the purpose of determining program eligibility. The State uses five income categories to determine housing affordability based on the MFI. Table 2-12 shows the income ranges for each income category based on the 2013 HUD MFI for Orange County.

**Table 2-12**  
**Income Range by Affordability Category**  
**2013**

Affordability Category	Percent of County Median	Income Range
Extremely-low income	≤ 30%	≤ \$28,900
Very-low Income	31%-50%	\$28,901-\$48,150
Low Income	51%-80%	\$48,151-\$77,050
Moderate Income	81%-120%	\$77,051-\$104,650
Above-moderate Income	> 120%	>\$104,651

Notes: HCD CA State Income Limits, 2013.

The 2010 MFI for Orange County was \$87,200. Based on the US Census data for 2010 Table 2-13 shows that at least 7 percent of owner-occupied households and 15 percent of renter-occupied households were in the extremely-low income category. Approximately 11 percent of owner-occupied households and 21 percent of renter-occupied households were in the very-low income category. Approximately 17 percent of owner-occupied households and 25 percent of



renter-occupied households were in the low income category. Approximately 14 percent of owner-occupied households and 21 percent of renter-occupied households were in the moderate income category.

Table 2-13  
Household Income by Tenure  
2010

Income	Owner-Occupied Households		Renter-Occupied Households		Total Occupied Households	
	Number	% <sup>1</sup>	Number	% <sup>1</sup>	Number	% <sup>1</sup>
Less than \$5,000	22	1.0%	69	3.0%	91	2.0%
\$5,000-\$9,999	25	1.0%	103	5.0%	128	3.0%
\$10,000-\$14,999	56	3.0%	37	2.0%	93	2.0%
\$15,000-\$19,999	9	0%	43	2.0%	52	1.0%
\$20,000-\$24,999	42	2.0%	62	3.0%	104	3.0%
\$25,000-\$34,999	54	3.0%	186	8.0%	240	6.0%
\$35,000-\$49,999	158	8.0%	281	13.0%	439	11.0%
\$50,000-\$74,999	319	17.0%	549	25.0%	868	21.0%
\$75,000-\$99,999	265	14.0%	463	21.0%	728	20.0%
\$100,000-\$149,000	475	25.0%	345	15.0%	820	20.0%
\$150,000 or more	501	26.0%	87	4.0%	588	14.0%
<b>Total</b>	<b>1,926</b>	<b>100.0%</b>	<b>2,225</b>	<b>101.0%</b>	<b>4,151</b>	<b>103.0%</b>

Notes:

<sup>1</sup> Percentages may not equal to 100% due to rounding.

Source: US Census, 2006–2010 American Community Survey.

## 4. Housing Inventory and Market Conditions

This section describes the existing housing stock and current market conditions in Los Alamitos. Analysis of past and current housing trends provides a basis to project future housing needs.

### a. Housing Stock Profile

Based on 1990, 2000, and 2011 US Census and DOF estimates, less than one-half percent of Orange County's housing units are located in Los Alamitos. In 1990, the City had 4,279 housing units. By 2000, the number of units increased to 4,329 and by 2011 decreased slightly to 4,307.



**Table 2-14**  
**Number of Housing Units**  
**1990–2011**

<b>Year</b>	<b>Los Alamitos</b>	<b>Orange County</b>	<b>Los Alamitos as Percent of Total Orange County Units</b>
1990	4,279	875,072	0.49%
2000	4,329	969,484	0.45%
2011	4,307	1,046,323	0.41%

Source: US Census, 1990, 2000, and 2007–2011 American Community Survey.

**i. Unit Size**

As shown in Table 2-15, The Census reported two-bedrooms are the most common residential unit type in Los Alamitos, comprising 44 percent of all residential stock. Three-bedroom units are also relatively common comprising 28 percent of all residential units. Studio and one-bedroom units comprise only 7 percent of the total units. The slight majority of units are rentals, about 52 percent.

**Table 2-15**  
**Unit Size and Tenure**  
**2011**

<b>Subject</b>	<b>Estimate</b>	<b>Percent</b>
Total Housing Units	4307	100%
No Bedrooms	37	.9%
1 Bedroom	242	5.6%
2 Bedroom	1,872	43.5%
3 Bedroom	1,203	27.9%
4 Bedroom	694	16.1%
5+ Bedroom	259	6.0%
<b>Housing Tenure</b>		
Occupied Housing Units	4,184	100%
Owner Occupied	2,019	48.3%
Renter Occupied	2,165	51.7%

Source: US Census 2007–2011, American Community Survey.


**ii. Unit Type**

As shown in Table 2-16, single family detached and multifamily units are the largest housing types in Los Alamitos. As of 2013, 44 percent of the housing units are single-family detached and 47 percent are multifamily.

**Table 2-16**  
**Housing Inventory by Unit Type**  
**2000–2013**

Unit Type	2000		2008		2013	
	Number	%	Number	%	Number	%
Single family, detached	1,883	44%	1945	44%	1945	44%
Single family, attached	239	6%	269	6%	269	6%
Multifamily	2,009	47%	2,079	47%	2084	47%
Mobile homes	122	3%	129	3%	129+	3%
Other (Boats, RV, etc.)	5	0.1%	--	--%	--	--
<b>Total</b>	<b>4,258</b>	<b>100%</b>	<b>4,422</b>	<b>100%</b>	<b>4,427</b>	<b>100%</b>

Sources: US Census, 2000; DOF, 2008 and 2013; and City Permit Files.

Table 2-17 illustrates the distribution of unit types by tenure. The majority (82 percent) of owner-occupied units are single-family detached. The majority of renter-occupied units are within multifamily developments. Approximately 33 percent of renter-occupied units are in multifamily structures with 2 to 4 units and 42 percent are in structures with 5 or more units.

**Table 2-17**  
**Tenure By Units In Structure**  
**2011**

Unit Type	Owner-Occupied Units		Renter-Occupied Units		Total Occupied Units	
	Number	% <sup>1</sup>	Number	% <sup>1</sup>	Number	% <sup>1</sup>
Single family, detached	1,664	82%	359	17%	2,023	48%
Single family, attached	142	7%	184	9%	326	7%
Multifamily (2-4 units)	46	2%	721	33%	768	18%
Multifamily (5+ units)	72	4%	901	42%	973	23%
Mobile homes	95	5%	0	0%	95	2%
Other (Boats, RV, etc.)	0	0%	0	0%	0	0%
<b>Total</b>	<b>2,019</b>	<b>100%</b>	<b>2,165</b>	<b>100%</b>	<b>4,184</b>	<b>100%</b>

Notes:

<sup>1</sup> Percentages may not equal to 100% due to rounding.

Source: US Census, 2007–2011 American Community Survey.



**b. Tenure**

Approximately 48 percent of Los Alamitos' housing units were owner-occupied in 2011. As shown in Table 2-18, the percentage of owner-occupied housing units in Los Alamitos was comparatively less than California but equal to Orange County.

**Table 2-18**  
**Occupied Units by Tenure**  
**2011**

Area	Owner-Occupied Units		Renter-Occupied Units		Total Occupied Units	
	Number	%	Number	%	Number	%
Los Alamitos	2,019	48%	2,165	52%	4,184	100%
Orange County	781,991	48%	410,864	52%	792,855	100%
California	6,843,743	55%	5,625,374	45%	12,469,117	100%

Source: US Census, 2000 and 2007–2011 American Community Survey.



**c. Vacancy Rates**

Vacancy rates are an indicator of housing supply and demand. Low vacancy rates influence greater upward price pressures. Higher vacancy rates indicate downward price pressure. A four to five percent vacancy rate is considered “healthy” and indicates a well-functioning market. In 2000, the vacancy rate in Los Alamitos was 2 percent. DOF reports a 3 percent vacancy rate in 2010. Table 2-19 summarizes the occupancy status during these two years.

**Table 2-19**  
**Occupancy Status**  
**2000-2010**

<b>Occupancy Status</b>	<b>2000</b>	<b>Percent</b>	<b>2010</b>	<b>Percent</b>
Occupied Housing Units	4,180	98%	4,184	97%
Vacant Housing Units	78	1%	123	3%
Total Housing Units	4,258	100%	4,307	100%

Source: DOF, 2000 and 2010.

**d. Age of Housing Stock**

Age of a housing unit is often an indicator of housing condition. In general, housing units that are 30 years or older may exhibit need for repairs based on the useful life of materials. Housing over 50 years old is considered aged and is more likely to exhibit a need for major repairs.

Table 2-20 shows the housing units by year of construction and tenure. According to the 2011 American Community Survey, approximately 50 percent of all occupied housing units in Los Alamitos are over 50 years old. Another 40 percent are between 30 and 50 years old.



**Table 2-20**  
**Year of Construction by Tenure (Occupied Units)**  
**2011**

Year Built	Owner-Occupied Units		Renter-Occupied Units		Total Occupied Units	
	Number	% <sup>1</sup>	Number	% <sup>1</sup>	Number	% <sup>1</sup>
1999-Later	196	10%	33	2%	229	6%
1990-1998	78	4%	72	3%	150	4%
1980-1989	155	8%	447	21%	602	14%
1970-1979	300	15%	788	36%	1,088	26%
1960-1969	791	39%	455	21%	1,252	30%
1950-1959	433	21%	280	13%	713	17%
1940-1949	49	2%	57	3%	106	3%
1939 or earlier	17	1%	33	2%	50	1%
<b>Total</b>	<b>2,019</b>	<b>100%</b>	<b>2,165</b>	<b>100%</b>	<b>4,190</b>	<b>100%</b>

Notes:

<sup>1</sup> Percentages may not equal to 100% due to rounding.

Source: US Census, 2007–2011 American Community Survey.

### **e. Housing Conditions**

Housing is considered substandard when found to be below the minimum standard of living defined in the California Health and Safety Code. Households living in substandard conditions are considered to be in need of housing assistance, even if they are not seeking alternative housing arrangements, due to health and safety threat.

In addition to structural deficiencies and standards, lack of infrastructure and utilities often serves as an indicator of substandard conditions. In 2011, the US Census Bureau American Community Survey reported 26 units lacking plumbing facilities and 26 units lacking complete kitchen facilities, as shown in Table 2-21. It should be noted that there may be some overlap in the number of substandard housing units, as some units may lack both complete plumbing and kitchen facilities.

Much of the housing stock in Los Alamitos has been deemed to be in decent, suitable condition. The City’s Community Development Department estimates there are three substandard housing units in the City based on the City’s code enforcement records and activities.



**Table 2-21**  
**Units Lacking Plumbing or Complete Kitchen Facilities**  
**2011**

Condition	Total Units
Lacking plumbing facilities	26
Lacking complete kitchen facilities	26

Source: US Census, 2007–2011 American Community Survey.

## f. Housing Costs and Rents

This section evaluates housing cost and affordability trends in Los Alamitos.

### i. Affordability Gap Analysis

The costs of renting or owning a home can be compared to a household's ability to pay for housing. Housing affordability is defined as paying no more than 30 percent of the household income on housing expenses. Table 2-22 summarizes the affordable monthly rent payment and estimated affordable purchase price by income categories, based on the 2013 HUD MFI for Orange County.

**Table 2-22**  
**Affordable Rent and Purchase Price by Income Category**  
**2013**

Income Category	% of MFI <sup>1</sup>	Affordable Monthly Rent Payment <sup>2</sup>	Estimated Affordable Purchase Price <sup>3</sup>
Extremely-low Income	≤ 30% MFI	≤ \$515	\$86,880
Very-low Income	31%-50% MFI	\$941	\$182,430
Low Income	51%-80% MFI	\$1,318	\$252,210
Moderate Income	81%-120% MFI	\$2,135	\$445,045

Notes:

<sup>1</sup>Based on family of four.

<sup>2</sup>30 % Gross Rent or PITI.

<sup>3</sup>Assumes 6.0% interest rate, 30 year mortgage. Mortgage payments equal to 30% of monthly income.

Source: HUD CA State income limits and City of Los Alamitos, 2013.

### ii. Existing and New Home Price Trends

As shown in Table 2-23, 4 percent of the owner-occupied units were valued below \$100,000. Approximately 1 percent were valued between \$100,000 and \$199,999. Approximately 3 percent were valued between \$200,000 and \$299,999 and 90 percent were valued at \$300,000 or more.



**Table 2-23**  
**Value of Owner-Occupied Housing Units**  
**2011**

Value	Number of Units	Percent of Total Owner-Occupied Units
\$49,999 or less	23	1.1%
\$50,000 to \$99,999	84	4.2%
\$100,000 to \$149,999	13	0.6%
\$150,000 to \$199,999	10	0.5%
\$200,000 to \$299,999	64	3.2%
\$300,000 to \$499,999	356	17.6%
\$500,000 to \$999,999	1,378	68.3%
\$1,000,000 or more	91	4.5%
<b>Total</b>	<b>2,019</b>	<b>100%</b>

Source: US Census, 2007-2011 America Community Survey.

As shown in Table 2-24, the median sales price for new and resale homes in Los Alamitos was \$710,000 in August 2013. This represents a 3.65 percent increase from the median sales price of \$685,000 in April 2007. The median sales price of homes in the City continues to be higher than that of the overall county.

**Table 2-24**  
**Median Sales Price**  
**2007–2013**

Jurisdiction	April 2007	August 2013	Percent Change
Los Alamitos	\$685,000	\$710,000	3.65%
Seal Beach	\$625,000	\$739,000	18.24%
Long Beach	\$507,500	\$380,000	-25.12%
Cypress	\$415,000	\$490,000	18.07%
Hawaiian Gardens	\$385,000	\$295,000	-23.38%
Orange County	\$632,500	\$559,000	-11.62%

Source: Data Quick, accessed June 2007 and October 2013.



### iii. Ownership Affordability

The median sales price of \$710,000 for new and resale housing units as of August 2013 exceeds the affordability range for all income categories at or below Moderate income. New single-family homes are selling in the City for about \$640,000. A household earning an annual income equal to the 2013 HUD MFI of \$87,200 for Orange County would be able to afford a \$445,000 home, assuming a 30-year fixed-rate loan at 6 percent. The median sales price in Los Alamitos exceeds what a family earning the median could afford. Extremely-low, very-low, low and moderate households may have difficulty finding housing they can afford to purchase.

### iv. Rental Prices

There are a limited number of units listed for rent in Los Alamitos. Most renter-occupied units are privately owned single-family homes and few are in larger apartment complexes. Therefore, available data for average monthly rents is limited. Table 2-25 summarizes the fair market monthly rent for Orange County.

Table 2-25  
Fair Market Rent by Unit Size Orange County  
2013

Unit Size	Average Monthly Rent
Studio	\$1,126
1 bedroom	\$1,294
2 bedrooms	\$1,621
3 bedrooms	\$2,268
4 bedrooms	\$2,525

Source: [www.huduser.org/portal/datasets/fmr/fmr\\_il\\_history/data\\_summary.odb](http://www.huduser.org/portal/datasets/fmr/fmr_il_history/data_summary.odb)

As shown in Table 2-26, 38 percent of renter-occupied households in Los Alamitos spend 30 percent or more of their household income on rent.



Table 2-26  
Gross Rent as a Percentage of Household Income  
2011

Percent of Household Income Spent on Gross Rent	Number of Households	Percent of Renter-Occupied Households
Less than 10 percent	78	4%
10 to 14 percent	215	10%
15 to 19 percent	290	13%
20 to 24 percent	393	18%
25 to 29 percent	318	15%
30 to 34 percent	109	5%
35 to 39 percent	191	9%
40 to 49 percent	170	8%
50 percent or more	342	16%
Not computed	59	2%
<b>Total</b>	<b>2,165</b>	<b>100%</b>

Source: US Census, 2007-2011 American Community Survey.

#### v. Rental Affordability

Based on the average rents for housing in Los Alamitos and the surrounding areas, a very-low income family would not be able to afford even a studio apartment. A low income family would be able to afford a studio, 1-bedroom or 2-bedroom apartment. Three-bedroom apartments are only affordable to those in the moderate and above-moderate income categories. Lower-income large households may have difficulty finding adequately-size housing that is affordable.

### C. Housing Needs

This section provides an overview of existing and future housing needs in Los Alamitos. It focuses on four categories:

- Housing need resulting from households overpaying for housing;
- Housing need resulting from overcrowding;
- Housing need based on SCAG's Regional Housing Needs Assessment; and,
- Housing needs of special needs groups such as the elderly, large households, persons with disabilities, female-headed households, homeless persons and farmworkers.



## 1. Households Overpaying for Housing

Households experiencing overpayment are households paying more than 30 percent of their gross income on housing-related expenses, including rent or mortgage payments and utilities. High housing costs can cause households to spend a disproportionate percentage of their income on housing and can result in payment problems, deferred maintenance and/or overcrowding.

Overpayment is often more prevalent in renter-occupied than in owner occupied households. As shown in Table 2-27, SCAG reported that approximately 36 percent of Los Alamitos owner-occupied households and 43 percent of rental households experienced overpayment.

**Table 2-27**  
**Housing Costs as Percentage of Household Income 2009**

	<b>Owner Households</b>	<b>Percent Owner</b>	<b>Renter Households</b>	<b>Percent Renter</b>
Less than 20%	822	43 %	503	22%
20% to 24.9%	209	11%	441	20%
25.0% to 29.9%	206	11%	289	13%
30% to 34.9%	201	10%	145	6%
35.0% or more	487	25%	835	37%

Note 2.3 percent of renter households not computed.

Source: 2012 SCAG Existing Housing Needs Data Report, based on US Census American Community Survey, 2005–2009.



## 2. Overcrowding

An overcrowded unit is defined by the US Census Bureau as a housing unit occupied by more than one person per room (excluding bathrooms, kitchen, hallway and closet space). Overcrowding can affect public facilities and services, reduce the quality of the physical environment and create conditions that contribute to deterioration of the housing stock.

Table 2-28 summarizes estimates of overcrowding in Los Alamitos as reported by SCAG in 2012. Only three percent of total households were overcrowded. SCAG reported no overcrowded owner-occupied households and 149 overcrowded renter households.

**Table 2-28**  
**Overcrowded Households**  
**2009**

Owner-Occupied Households		Renter-Occupied Households		Total Households	
Overcrowded Households	% of Total Households	Overcrowded Households	% of Total	Overcrowded Households	% of Total
0	0%	149	0%	149	3%

Source: 2012 SCAG Existing Housing Needs Data Report, based on U.S. Census American Community Survey, 2005–2009.

## 3. 2014–2021 Growth Needs

SCAG is responsible for allocating housing needs to each jurisdiction in its region, including Los Alamitos. A local jurisdiction’s “fair share” of regional housing need (also known as the RHNA allocation) is the number of additional housing units needed to accommodate the expected growth in the number of households and to replace expected demolitions and conversion of housing units to non-residential uses. The “fair share” allocation is also designed to achieve a future vacancy rate that allows for healthy function of the housing market.

The allocation is divided into four income categories: very-low, low, moderate and above-moderate income. Cities must also plan for the growth needs in the extremely-low income category, which is assumed to be a subset equal to 50 percent of the very-low income allocation. The RHNA allocation is not a requirement for jurisdictions to construct these units; it is only a requirement to

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create policies and programs to encourage the construction of units and to identify adequate sites to accommodate the jurisdiction’s “fair share.”

Table 2-29 summarizes the City of Los Alamitos’ RHNA allocation for the 2014–2021 Planning Period.

**Table 2-29  
Fair Share Housing Needs Allocation  
2014–2021**

	<b>Very-low Income<sup>1</sup></b>	<b>Low Income</b>	<b>Moderate Income</b>	<b>Above-Moderate Income</b>	<b>Total Allocation</b>
Housing Units	14	10	11	26	61

Notes:

<sup>1</sup> Although not provided in the RHNA state law requires cities to plan for units to accommodate extremely low income, which can be estimated at 50% of very-low income, or 7 units.

Source: SCAG,

## 4. Special Needs Groups

Certain segments of the population may have more difficulty finding decent, affordable housing due to their special needs. This section identifies the needs of specific groups, as required by State law, including: elderly persons, large households, female-headed households, persons with disabilities, homeless persons and farmworkers.

### a. Elderly Persons

Elderly persons are considered a special needs group because they are likely to have fixed incomes and may require specially-designed housing. The primary housing concerns of the elderly include:

- Income- the elderly population is generally on a fixed income;
- Household composition- the elderly, especially elderly women, often live alone;
- Transportation- the elderly population is more likely to depend on public transportation; and,
- Health care- the elderly often need access to health care.

As shown in Table 2-30, elderly persons (age 65 and older) comprised 22 percent of the total households in Los Alamitos in 2011.



**Table 2-30**  
**Householders by Tenure and Age**  
**2011**

Householder Age	Owner-Occupied Households		Renter-Occupied Households		Total Households	
	#	% Owner-Occupied Households	#	% Renter-Occupied Households	#	% Total Households
15–24 years	16	1%	66	3%	82	2%
25–34 years	103	5%	570	26%	673	16%
35–64 years	1,201	60%	1,302	60%	2,503	60%
65–74 years	310	15%	164	8%	474	11%
75 plus years	389	20%	63	3%	452	11%
<b>Total</b>	<b>2,019</b>	<b>100%</b>	<b>2,165</b>	<b>100%</b>	<b>4,184</b>	<b>100%</b>

Source: US Census, 2007–2011 American Community Survey.

As indicated in Table 2-31, in 2011, the American Community Survey estimated the median household income for households with a householder age 65+ years in Los Alamitos was \$59,091 and \$75,762 in Orange County.

**Table 2-31**  
**Senior Citizen Householder Median Income**  
**2011**

Householder Age	City of Los Alamitos 2011 Median Income	Orange County 2011 Median Income
65 plus years	\$59,091	\$75,762

Source: US Census 2007-2011 American Community Survey.

Table 2-32 shows the distribution of elderly householders by household income in 2011. Of the elderly households, 23 percent had an income of less than \$25,000. An additional 39 percent earned between \$25,000 and \$74,999.



**Table 2-32**  
**Household Income for Householders Age 65+ years**  
**2011**

<b>Household Income</b>	<b>Householders Age 65+ years</b>	<b>Percent of Householders Age 65+ years</b>
< \$25,000	210	23%
\$25,000-\$34,999	61	7%
\$35,000-\$49,999	141	15%
\$50,000-\$74,999	162	18%
\$75,000-\$99,999	119	13%
\$100,000-\$149,999	110	12%
\$150,000-\$199,999	35	4%
≥\$200,000	88	10%
<b>Total</b>	<b>926</b>	<b>100%</b>

Source: US Census, 2007–2011 American Community Survey.

Approximately 34 percent of the elderly population in Los Alamitos had a disability in 2000. Due to changes in the 2010 Census more current information regarding information for disabled residents in the City is not available. Table 2-33 breaks down this population by disability status. The 2000 Census reported that 16 percent of persons age 65 years and older had one type of disability and 18 percent had two or more types of disability. The disabilities reported include sensory, physical, mental, self-care, go-outside-the-home and employment disabilities.

**Table 2-33**  
**Elderly with Disabilities**  
**2000**

<b>Disability Status</b>	<b>Number</b>	<b>Percent of People Age 65+ years</b>
With one type of disability	204	16%
With two or more types of disability	220	18%
<b>Total with a disability</b>	<b>424</b>	<b>34%</b>

Note:

<sup>1</sup> Total population 65+ years=1,252

Source: US Census 2000 SF 3, PCT26

According to the 2009 CHAS data, up to 53 percent of elderly renter-occupied households and up to 26 percent of elderly owner-occupied households experience overpayment. The increasing number of elderly persons in the population is creating a demand for more affordable housing. Table 2-34 provides a summary of housing problems experienced by elderly households in



Los Alamitos. The percentage ranges represent data between 2000 and 2009, and reflect important housing trends for the elderly population.

**Table 2-34**  
**Housing Problems for Elderly Households**  
**2000–2009**

	<b>Renters</b>	<b>Owners</b>
<b>Extremely-low Income Elderly Households</b>	<b>135</b>	<b>115</b>
% with any Housing Problem <sup>1</sup>	59-81%	49-78%
% Cost Burden <sup>2</sup> > 30%	76%	30-49%
% Cost Burden > 50%	45-59%	39-44%
<b>Very-low Income Elderly Households</b>	<b>90</b>	<b>125</b>
% with any Housing Problem	82-90%	24-37%
% Cost Burden > 30%	56-79%	16-37%
% Cost Burden > 50%	11-26%	8-15%
<b>Low Income Elderly Households</b>	<b>201</b>	<b>150</b>
% with any Housing Problem	63-99%	21-23%
% Cost Burden > 30%	5-63%	20-21 %
% Cost Burden > 50%	0%	0-7%
<b>Moderate and Above-moderate Income Elderly Households</b>	<b>163</b>	<b>365</b>
% with any Housing Problem	52%	11-22%
% Cost Burden > 30%	0%	11-22%
% Cost Burden > 50%	0%	0%
<b>Total Elderly Households</b>	<b>589</b>	<b>755</b>
% with any Housing Problem	57-74%	26-31%
% Cost Burden > 30%	12-53-%	22-26 %
% Cost Burden > 50%	15-21%	9-11 %

Notes:

<sup>1</sup>“Housing Problem” defined as any occupied housing units lacking a complete kitchen, lacking complete plumbing, having 1.01 or more persons per room (overcrowded), or costing more than 30 percent of the occupant household’s income (overpayment).

<sup>2</sup>Percentage of household income spent on housing cost.

Source: 2000, 2005–2009 HUD CHAS data. Percentages represent range between 2000 Census and 2009 ACS-based CHAS data.



**b. Large Households**

Large households are defined as having five or more persons living in the same household. Large households are a special needs group because they require housing with higher bedroom counts. As shown in Table 2-35, 332 of the City’s total households had five or more persons in 2011.

**Table 2-35**  
**Large Households by Tenure**  
**2011**

<b>Number of Persons in Unit</b>	<b>Owner-Occupied Households</b>	<b>Renter-Occupied Households</b>	<b>Total Households</b>
Five	181	39	220
Six	58	10	68
Seven or more	10	34	44
<b>Total</b>	<b>249</b>	<b>83</b>	<b>332</b>

Note:  
 Total Households Citywide= 4,180  
 Source: US Census, 2007–2011 American Community Survey.

**c. Female-Headed Households**

Female-headed households are considered a special needs group due to their historically low rates of homeownership, lower income, and high poverty rates. Table 2-36 summarizes the female-headed households by tenure, with and without children. Approximately 15 percent of Los Alamitos’ households are female-headed. Approximately 20 percent of renter-occupied households are female-headed compared to 11 percent of owner-occupied households that are female-headed.



**Table 2-36**  
**Female-Headed Households by Tenure**  
**2011**

Householder Age	Owner-Occupied Households		Renter-Occupied Households		Total Households	
	Number	% of Owner-Occupied Households <sup>1</sup>	Number	% of Renter-Occupied Households <sup>2</sup>	Number	% of Total Households <sup>3</sup>
Female householder, no husband present, with own children under 18 years	37	2%	288	13%	325	8%
Female householder, no husband present, without own children	179	9%	139	6%	318	7%
<b>Total</b>	<b>216</b>	<b>11%</b>	<b>427</b>	<b>19%</b>	<b>643</b>	<b>15%</b>

Notes:

<sup>1</sup> Total Owner-Occupied Households= 1,890

<sup>2</sup> Total Renter-Occupied Households= 2,290

<sup>3</sup> Total Households= 4,180

Source: US Census, 2007– 2011 American Community Survey.

As shown in Table 2-37, in 2011 the majority of female-headed households (98 percent) were above the poverty level. Approximately 23 percent of female-headed households with children were below the poverty level.



**Table 2-37**  
**Poverty in Female-Headed Households**  
**2011**

Household Type	Below Poverty Level		Above Poverty Level	
	Number	% of Household Type <sup>1</sup>	Number	% of Household Type <sup>1</sup>
Female householder, no husband present, with own children under 18 years	74	23%	319	98%
Female householder, no husband present, without own children	0	0%	250	79%
<b>Total</b>	<b>74</b>	<b>23%</b>	<b>569</b>	<b>88%</b>

Notes:

<sup>1</sup> ACS figures subject to margin of error; total female-headed households, no husband present, with own children under 18 years= 325; total female-headed households, no husband present, without own children= 318

Source: US Census, 2007–2011 American Community Survey.

**d. Persons with Disabilities**

The disabled population includes several special needs groups such as, but not limited to, the physically handicapped, developmentally disabled, and severely mentally ill. Typically housing for the needs of these populations include independent living units and supportive housing communities. Affordability and accessibility are the two major housing needs for persons with disabilities.

Accessibility needs, both within the home and to/from the housing unit, often require specially-designed housing units. The City’s reasonable accommodation ordinance provides a process for disabled individuals or those acting on their behalf to make requests for reasonable accommodation in the form of relief from various land use regulations such land use, zoning, or building laws and policies.

Table 2-38 shows the number of persons with disabilities residing in Los Alamitos. Due to changes in the 2010 Census more recent information for the City is unavailable.



**Table 2-38**  
**Persons Reporting Disabilities**  
**2000**

<b>Age Group</b>	<b>5-15</b>	<b>16-64</b>	<b>65+</b>
Sensory Disability	0	78	160
Physical Disability	17	280	292
Mental Disability	49	136	81
Self-Care Disability	10	833	78
Go Outside Home Disability	--	219	192
Employment Disability	--	499	--
<b>Total</b>	<b>76</b>	<b>1,245</b>	<b>803</b>

Source: US Census, 2000 SF 3.

### **Developmental Disabilities**

A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self- sufficiency;
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is



1.5 percent. This equates to 172 persons in the City of Los Alamitos with developmental disabilities, based on the 2010 Census population of 11,449 persons.

The State department of Developmental Services provides community-based services to developmentally disabled persons through contracted regional centers. The Regional Center Orange County (RCOC) is responsible with the care of persons with developmental disabilities in Orange County. RCOC currently serves 124 individuals with developmental disabilities in Los Alamitos. Table 2-39 provides a breakdown by age of those helped through RCOC programs.

**Table 2-39  
Developmentally Disabled Residents by Age  
2013**

<b>0-14</b>	<b>15-22</b>	<b>23-54</b>	<b>55-64</b>	<b>65+</b>	<b>Total</b>
57	27	35	3	2	124

Source: RCOC, 2013.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

**Resources**

The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most single-family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops. “Barrier free design” housing, accessibility modifications, proximity to services and transit, and group living opportunities are important in serving this group.



### **e. Homeless Population and Transitional Housing**

Due to the transient nature of homelessness, enumeration of this population is difficult. The homeless population tends to move from place to place based on available services such as food and temporary living quarters. Limited information is recorded during shelter intake, making it even more difficult to accurately track the number of homeless in the City.

The most recent data on the homeless population in Orange County is provided through the 2013 Point-in-Time Count and Survey Report. The Point-in-Time Count estimates 12,707 episodes of homelessness in the County over a 12-month period. The homeless comprise 0.14 percent of the Orange County population. The number of homeless instances has been declining since 2009 (0.28 percent). The duration of an episode could range from a single day to many months; the average for the County is about 12 days.

Based on the Homeless Needs Assessment, the number of homeless persons County-wide is approximately 1 percent of the total County population. Applying that same proportion to Los Alamitos, the City estimates there are approximately 121 persons in need of emergency shelter at any given point in time.

In Los Alamitos, there are two emergency/transitional shelters serving specialized populations. The Precious Life Shelter serves homeless pregnant women and has a total of 27 beds. Casa Youth Shelter provides shelter and supportive services for homeless or at-risk youth ages 12 to 17. The facility has 12 beds and serves approximately 200 youth per year. Many of Casa Youth Shelter's clients are referred from other cities. In addition to these shelters, We Care provides monetary housing assistance for Los Alamitos families with emergency need.

### **f. Farmworkers**

The 2010 US Census reported only 14 (0.2 percent) of Los Alamitos' residents were employed in agriculture and related industries. Active agricultural production is limited in Orange County. It is assumed that very few, if any, of the residents are employed in active agricultural production or harvesting. Therefore, there is no identified need for farmworker housing in Los Alamitos.



**g. Extremely-Low Income Households**

Although extremely-low income households are not specifically identified by the State as a special needs group, their specific housing needs warrant further analysis. Extremely-low income households are defined as households with incomes less than 30 percent of the MFI. The provisions of Government Code Section 65583 (a)(1) require quantification and analysis of existing and projected housing needs of extremely-low income households. In 2010, at least 11 percent of Los Alamitos households were within the extremely-low income category (refer to Table 2-13; household income less than \$25,000).

Table 2-40 provides a summary of housing problems experienced by extremely-low income households in the City of Los Alamitos. According to data from the 2000 and 2009 CHAS provided by HUD, up to 85 percent of extremely-low income households experience at least one type of housing problem.

**Table 2-40**  
**Housing Problems for Extremely Low-Income Households**  
**2000–2009**

	<b>Renters</b>	<b>Owners</b>	<b>Total Households</b>
<b>Extremely-low Income Households</b>	<b>400</b>	<b>135</b>	<b>535</b>
% with any Housing Problem <sup>1</sup>	79-86%	52-82%	71-85%
% Cost Burden <sup>2</sup> > 30%	0%	33-52 %	8-62%
% Cost Burden <sup>2</sup> > 50%	52-83%	48-37%	51-71%

Notes:

<sup>1</sup>“Housing Problem” defined as any occupied housing units lacking a complete kitchen, lacking complete plumbing, having 1.01 or more persons per room (overcrowded), or costing more than 30 percent of the occupant household’s income (overpayment).

<sup>2</sup>Percentage of household income spent on housing cost.

Source: 2000 HUD CHAS data, Percentages represent range between 2000 Census and 2009 ACS-based CHAS data.

The needs of extremely low-income households include housing units designed for transient/homeless populations, multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single room occupancy units, and workforce housing.



# **CHAPTER 3**

## **HOUSING RESOURCES AND CONSTRAINTS**

### **A. Governmental Constraints**

Governmental constraints may include policies, standards, requirements or actions imposed by government on land and housing use and development. Although State and federal agencies may also impose governmental constraints upon housing, these agencies are beyond the control of local government and are therefore not included in this analysis.

#### **1. Land Use Controls**

##### **a. Los Alamitos 2010 General Plan**

Every city in California is required by State law to have a General Plan, which establishes policy guidelines for development in the city. The General Plan is the foundation for all land use controls. The Land Use Element identifies the location, distribution and density of land uses throughout the city. Los Alamitos utilizes a number of planning tools, including zoning regulations and the subdivision ordinance, to implement the General Plan.

The Los Alamitos 2010 General Plan provides for three residential land use designations in the City. Table 3-1 summarizes these designations and their associated density ranges and acreages. Densities for residential designations are expressed in dwelling units per acre (du/ac).



**Table 3-1**  
**Los Alamitos 2010 General Plan**  
**Residential Land Use Designations**

<b>Designation</b>	<b>Description</b>	<b>Acreage</b>	<b>Density Range</b>
Single-Family Residential	Detached single-family homes on individual lots and planned unit developments	335	1-6 du/ac
Limited Multiple-Family Residential	Single-family residences, duplexes and triplexes	23	6-20 du/ac
Multiple-Family Residential	All types of development permitted in less intensive residential categories and multiple dwelling buildings of 4 or more. Other uses such as convalescent hospitals, churches, and mobile home parks are permitted in the Multiple-Family Residential category subject to special procedures	172	20-30 du/ac

Source: Los Alamitos 2010 General Plan.

When the General Plan was prepared in 1997, there were approximately 3,988 dwelling units in the City. The build-out analysis identified a maximum potential of 450 additional units that could be built. In total, 4,633 dwelling units are anticipated within the City limits at build-out. DOF reports 4,422 dwelling units within the City as of January 2008, leaving a potential for 211 units to be added to the City's housing stock. All Multi-family, Commercial or Industrial properties which are adding square footage are required to comply with the City's requirement for Site Plan Review.

**Growth Management Element**

The Growth Management Element of the City's General Plan contains policies for the planning and provision of traffic improvements that are necessary for the City's orderly growth and development. The policies and programs presented in the Element are for the establishment of specific traffic Level of Service (LOS) standards, a development mitigation program, and a development phasing program.

Under the Element's development phasing program, all new developments within the City are required to establish a Development Phasing Program commensurate with required improvements to roadway capacities. The phasing plan is required to include an overall build-out development plan to demonstrate the capability of the infrastructure to support the development. The City has not



found the Growth Management Element to constrain the provision of housing or unduly impact the cost of housing.

## **b. Zoning Code**

The City's Zoning Code establishes more specific development standards, allowable uses and limitations. Zoning regulations control development by establishing requirements related to density, height, lot size, yard setbacks and parking spaces. These site development standards work to ensure a quality living environment for all Los Alamitos residents.

There are four residential zoning districts:

- R-1: Single-Family
- R-2: Limited Multiple-Family
- R-3: Multiple-Family
- M-H: Mobilehome

The City permits mixed-use development in the C-G (General Commercial) zone and senior citizen housing in the C-F (Community Facilities) and C-O (Commercial Office) zones with a conditional use permit. The City also has one mixed-use overlay zoning district (-TC or Town Center), which permits residential uses above first floor commercial uses. Table 3-2 summarizes the residential zoning districts and permitted uses.



**Table 3-2**  
**Permitted Uses**

Land Use	R-1	R-2	R-3	M-H	-TC	C-G	C-F/C-O	P-M
Affordable Housing	CUP	CUP	CUP	--	--	--	--	--
Boarding and Rooming Homes	--	--	CUP	--	--	--	--	--
Condominiums	--	CUP	CUP	--	CUP	--	--	--
Detached Guesthome (no rental)	CUP <sup>4</sup>	--	--	--	--	--	--	--
Duplexes	--	P <sup>1,2</sup>	P	--	--	--	--	--
Emergency Shelters (up to 20 beds)	--	--	--	--	--	--	CUP	P
Emergency Shelters (more than 20 beds)	--	--	--	--	--	--	CUP	CUP
Mixed-use Projects, Residential and Commercial	--	--	--	--	--	CUP	--	--
Mobilehome Parks	--	CUP	CUP	CUP	--	--	--	--
Mobilehome	P <sup>3</sup>	--	--	--	--	--	--	--
Multiple-Family Dwellings	--	P <sup>1,2</sup>	P	--	CUP	--	--	--
Organizational Houses	--	--	CUP	--	--	--	--	--
Second Dwelling Unit	P	P	P	--	--	--	--	--
Senior Residential Projects	--	--	CUP	--	--	CUP	CUP	--
Single-Family Dwellings	P	P <sup>1</sup>	P	--	--	--	--	--
Single Room Occupancy	--	--	--	--	--	--	--	CUP
Townhomes	--	CUP	CUP	--	--	--	--	--
Transitional and Supportive Housing	P	P	P	--	--	--	CUP	--

Notes:

<sup>1</sup>Two-story developments may be allowed where the second story is an integral part of the first floor unit. No separate second-story dwelling unit shall be allowed.

<sup>2</sup>Conditional use permit required where the parcel to be improved is developed with an existing dwelling, which is to remain.

<sup>3</sup>On a permanent foundation system, if the Commission determines that the parcel proposed is compatible for the use.

<sup>4</sup>No cooking facility installed or maintained.

P= Permitted Use

CUP= Conditional Use Permit Required

-- = Use Not Permitted

Source: Los Alamitos 2010 General Plan.



The conditional use permit process, which requires Planning Commission action, is no different for a market rate or affordable residential development. A residential development plan, or the addition of square footage to an existing multiple-family residential structure, is already subject to another review process called the “site plan review.” This review is applied for and considered by the Planning Commission concurrently with the requirement for a conditional use permit. The Commission would approve, approve with conditions, or disapprove the conditional use permit application and site plan review applications, imposing conditions necessary to ensure compatibility with surrounding uses, to preserve the public convenience, health, interest, safety, or welfare, and necessary to make the findings required by the Los Alamitos Municipal Code at the same time.

Manufactured or mobilehomes are permitted in the R-1 zone on a permanent foundation if the Planning Commission determines the proposed parcel is compatible for the use. A mobilehome on a permanent foundation is included under the definition of “single-family dwelling” and is subject only to the same development standards as a conventional single-family dwelling in the same zone.

Table 3-3 summarizes the residential zoning requirements in the City.



**Housing Element**

**Housing Resources and Constraints**

**3**

**Table 3-3  
Summary of Residential Zoning Requirements**

Zoning District	Parcel Area (Sq Ft)	Minimum Dwelling Area (Sq Ft)	Dwelling Unit Density (Gross land in sq. ft. per dwelling unit)	Maximum Height Limit (Main Structures) (Ft)	Maximum Height Limit (Accessory Structures) (Ft)	Maximum Site/Parcel Coverage	Minimum Front Yard (Ft)	Minimum Front Yard (cul-de-sac) (Ft)	Minimum Side Yard (Ft)	Minimum Street Side Yard (Ft)	Minimum Rear Yard (Ft)	
R-1	6,000	No requirement	1 unit per parcel	30	15	50%	20	10	5	10	10	
R-2	9,000 <sup>1</sup>	800	5,000 for single family; 3,000 for multi-family	35	15	60%	20 <sup>4</sup>	10	5 <sup>6</sup>	10	10-15	
R-3	7,200	Bachelor Unit- 450; 1-Bedroom- 650; 2+Bedroom- 800	1,750	35 (or 3 stories) <sup>2</sup>	15	50%	20 <sup>5</sup>	10	5 <sup>6</sup>	10	10	
MH	5 acres	-	4,569.8	25 (or 2 stories) <sup>3</sup>	--	--	*	10	*	10	*	
-TC	Based on CUP											
C-G	6,000	-	same as R-3	40 feet (or 3 stories) <sup>7</sup>	--	90%	None required	--	Not required unless abutting a residential zoning district, then 15 feet	None required	Not required unless abutting a residential zoning district, then 15 feet	

**3-6**



**Housing Element**  
**Housing Resources and Constraints**

**3**

		Based on CUP or Site Plan Approval Process					
C-F				40 feet (or 3 stories) <sup>7</sup>	--	.4 FAR	Where the site abuts an arterial or local street that is a boundary with any residential or commercial zoning district, a 50-foot setback shall be required. The 20 feet nearest the street shall be landscaped; the remainder may be used for parking.
P-M	6,000	--	--				If the site abuts an arterial or local street that is not a boundary with a residential or commercial zoning district, a 10-foot setback shall be required.

**Notes:**

- <sup>1</sup>A parcel approved for single-family residential use, by subdivision or parcel split, may have a minimum area of 5,000 sq. ft.
- <sup>2</sup>Portions of structures:
  - In excess of 30 feet shall be set back an additional 5 feet.
  - Located within 100 feet of R-1 zoned property, shall not exceed 2 stories and 30 feet in height.
- <sup>3</sup>Mobilehomes shall not exceed 20 feet in height
- <sup>4</sup>A minimum 20-foot front setback shall be required. However, when a parcel is approved for single-family residential use by a subdivision or parcel split, with a minimum area of less than 9,000 sq. ft., the parcel may have a minimum front setback area of 15 feet.
- <sup>5</sup>Front setbacks may vary provided an average building setback of 20 feet is maintained along an entire block face, with no setback less than 15 feet.
- <sup>6</sup>Where a dwelling or dwellings have entry from an interior side yard; the entry must open upon an outer court. The minimum length of the outer court wall which parallels the side parcel line shall be 15 feet per dwelling unit, and shall be set back a minimum 15 feet from such side parcel line.
- <sup>7</sup>An additional 20 feet, for a maximum height of 5 stories (not to exceed 60 feet), may be allowed upon approval of a CUP. Further factors considered by the Planning Commission are outlined in the Los Alamitos Municipal Code Chapter 17.10.

\*See Los Alamitos Municipal Code Chapter 17.22

-- = Not listed

Source: Los Alamitos Municipal Code, Chapter 17



The minimum setback, maximum site coverage and maximum height requirements are specifically designed to work with the parcel area requirements to not reduce the ability for a project to achieve the maximum permitted density. The majority of constructed multifamily projects in the City yield densities of 20 du/ac and higher and a number of projects yield densities above 30 du/ac. The City's residential zoning requirements provide flexibility, especially for multi-family development, by allowing for average front yard setbacks instead of strict minimum setbacks. There is also flexibility for increased height through a conditional use permit.

The City's requirements are similar to other surrounding communities and do not constrain the provision of housing, nor do they unduly impact the cost of housing.

### c. Parking Requirements

Table 3-4 summarizes the residential parking requirements in Los Alamitos. Parking requirements do not constrain the development of housing directly. However, parking requirements may reduce the amount of available lot areas for residential development.

The City has found that these parking requirements are necessary to adequately provide for the number of vehicles typically owned by each housing type. The City has not found these parking requirements to constrain the provision of housing or unduly impact the cost of housing.



**Table 3-4**  
**Residential Parking Requirements**

Type or Residential Development	Required Parking Spaces (Off Street)
R-1 Single Family	Two spaces for each dwelling unit
R-2 Limited Multiple-Family	Two spaces for each dwelling unit
R-3 Multiple-Family	<ul style="list-style-type: none"> <li>• Two spaces for each dwelling unit for rooms that can be readily utilized as bedrooms (i.e. dens, offices), an additional ½ space for each room in excess of the first two bedrooms</li> <li>• One parking space for each studio unit</li> </ul>
R-3 Multiple-Family- Affordable Housing Units	<ul style="list-style-type: none"> <li>• One Parking space for each studio</li> <li>• One parking space for each affordable bedroom dwelling unit</li> <li>• Two parking Spaces for each affordable dwelling unit over one bedroom, regardless of the number of bedrooms</li> </ul>
Senior Citizen Housing	One-quarter space to one and one-half spaces per unit or room, to be determined by the commission based on the age of residents, type of transportation facilities provided and onsite amenities at the time of conditional use permit consideration <sup>1</sup>
Mobilehome Parks	Two covered tandem parking spaces for each dwelling unit and one-half open parking space for guests for each dwelling unit
Mixed Uses	The requirements for off-street parking shall be the sum of the requirements for the various uses, except shopping centers

Notes:

<sup>1</sup>The applicant shall submit a study prepared by a city selected, independent consultant which provides justification for the parking proposed.

Source: Los Alamitos Municipal Code, Chapter 17.26.



## 2. Density Bonus Ordinance

Section 17.38.040 of the City's Municipal Code states that residential density bonuses, incentives, or concessions for the production of affordable housing shall be granted in compliance with Government Code Section 65915, as amended from time to time. State law requires a city or county to grant at least one density bonus and permit an additional housing incentive for developers who agree to construct housing affordable to lower income households, unless the city makes a written finding that the density bonus or incentive is not required for the units to be affordable.

The City's density bonus ordinance requires residential development to set aside:

- at least 20 percent of the total units as affordable to low income households; or
- at least 10 percent of the total units as affordable to very-low income households; or
- at least 50 percent of the units for occupancy by "qualifying residents" (senior citizens).

Development concessions or incentives may include:

- a reduction in site development standards;
- a modification of zoning code requirements;
- approval of mixed-use zoning in conjunction with the housing project; or
- other regulatory incentives or concessions proposed by the developer or city or county which result in identifiable cost reductions.

A project that receives a density bonus and concession or incentive must retain affordability of the units for at least 30 years.



### 3. Senior Citizen Housing

The Zoning code allows Senior Citizen housing in the R-3 (Multiple-family), C-G, (General Commercial) and C-F (Community Facilities) zones with a conditional use permit. Development standards for Senior Citizen housing are found in Chapter 17.38 of the Municipal Code, and are as follows:

- A congregate care, senior citizen housing project, or residential care facility shall not exceed three stories in height.
- Off-street parking shall be provided for each project in compliance with the standards in Chapter 17.26 (See Table 3.4).
- As a minimum, proposed developments shall comply with the applicable district regulations relative to structure setbacks, parcel coverage, landscaping, etc.
- New projects proposed on property abutting parcels that are zoned or developed commercially or industrially shall include specific measures approved by the Commission to mitigate potential impacts from adjacent uses (e.g. the construction of decorative block walls, the use of sound attenuation materials, the inclusion of a landscaped buffer, etc.).
- Dwelling unit density shall be as specified in the R-3 (multiple-family residential) zoning district and shall be determined by the Commission in the C-O (Commercial-Professional Office), C-G (General Commercial), and C-F (Community Facilities) zoning districts based on proposed site design, location and occupancy.
- Minimum and maximum dwelling unit size shall be governed by the Uniform Building Code and Department of Housing and Urban Development regulations. The commission may increase these standards upon review of the proposed occupancy and on-site amenities.



#### 4. Emergency Shelters and Transitional Housing and Single Room Occupancy Units

##### a. Homeless Shelters and Transitional Housing

To accommodate its share of the region's homeless, there are a number of organizations in and around the City that offer shelter and services to homeless persons. State housing law requires that cities identify sites that are adequately zoned for homeless shelters and transitional housing. Table 3-5 provides a summary of emergency shelters and transitional housing located in the City of Los Alamitos.

**Table 3-5**  
**Homeless Facilities in Los Alamitos**

Facility Name	Type of Facility	Target Population	Number of Shelter Beds
Precious Life	Transitional	Pregnant homeless women and their infants	27
Casa Youth Shelter	Emergency	Youth	12

Source: City of Los Alamitos, 2013.

There is also a nonprofit consortium of 8 to 10 Los Alamitos area churches named "We Care" that provides services and monetary assistance to area families and individuals who find themselves in a difficult situation due to job loss or a family illness.

The City of Los Alamitos defines emergency shelters and transitional housing in its Municipal Code, and established the allowable locations and standards for these uses with the adoption of Ordinance 13-04 in July of 2013. To comply with the provisions of SB 2, the City amended the zoning Ordinance to allow for emergency shelters and transitional and supportive housing as a residential use, subject only to those requirements of other residential uses in the same zone.

##### i. Adequate Sites for Emergency Shelters

Pursuant to SB 2, jurisdictions with an unmet need for emergency shelters are required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a Conditional Use Permit or other discretionary permit. The identified zone(s) must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter.



Section 17.38.170 of the City's Municipal Code permits emergency shelters of up to 20 beds by right in the P-M zone. It also allows for shelters for more than 20 beds in the C-O and P-M zones through a Conditional Use Permit. While each facility is limited to the 20 beds, the Industrial zone (P-M) could accommodate several facilities within its 248 acres. More specifically, the limitation of each facility to 20 beds - does not limit the Industrial Zone (P-M) area to only 20 beds.

Other requirements include:

- A minimum of 1 parking space per 500 square feet;
- A waiting and intake area of 10 square feet per bed with a minimum of 100 square feet;
- A management plan and resident manager;
- An emergency shelter may not be located closer than 300 feet from another emergency shelter; and
- Residents are limited to a six month maximum stay.

#### ii. Transitional and Supportive Housing

Facilities of this nature offer an interim home for homeless individuals and families as they transition into permanent housing. Transitional and supportive housing are permitted as a residential use in Los Alamitos and are also allowed through a CUP in the PM zone. These uses are only subject to those restricts that apply to other residential dwelling of the same type in the same zone.

#### b. Single Room Occupancy Units

Single Room Occupancy (SRO) units are small, one-room units occupied by a single individual, and may either have a shared or private kitchen and bathroom facilities. SROs are rented on a monthly basis typically without rental deposits, and can provide an entry point into the housing market for extremely low income individuals, formerly homeless and disabled persons.

To comply with the provisions of AB 2634, the City adopted Ordinance 13-04 in 2013 to allow the development of SRO housing. SRO are conditionally permitted in the PM zone. Facilities with SRO units are subject to the requirements of Municipal Code Chapter 17.42 and must also follow the requirements of Section 17.38.180, which address, development, facility operation, and parking standards.



## 5. Second Dwelling Units

Second dwelling units provide additional housing opportunities for people of all ages and economic levels, while maintaining compatibility with the surrounding single-family residential neighborhood. The City of Los Alamitos permits second dwelling units in the R-1, R-2 and R-3 zones.

Requirements for a second unit include:

- Minimum parcel area of 8,000 square feet;
- Maximum size of second dwelling unit shall not exceed 640 square feet or 30 percent of the main structure, whichever is less;
- Minimum of one covered off-street parking space per bedroom in addition to the number of parking spaces required to be provided for the main structure; and
- Located to the rear or back of the main structure.

## 6. Housing for Persons with Disabilities

According to the US Census Bureau, persons with disabilities, including those with developmental disabilities, are individuals with a long-lasting physical, mental or emotional condition. These conditions can make it difficult for a person to do daily activities such as walking, climbing stairs, dressing, bathing, learning or remembering. These conditions can also prevent a person from going outside the home alone or to work at a job.

### a. Reasonable Accommodation Procedures

As a matter of State law (SB 520), jurisdictions are now required to analyze potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities, and demonstrate local efforts to remove governmental constraints and provide reasonable accommodations for housing designed for persons with disabilities. With the 2013 adoption of the Reasonable Accommodation Ordinance No. 13-05 the City of Los Alamitos established a process for requesting reasonable accommodation. Reasonable accommodation procedures are explained in Los Alamitos Municipal Code Section 17.75. An application for a reasonable accommodation from a zoning regulation, policy or practice is made on a form provided by the Community Development Department, accompanied by a fee. The Planning Commission shall issue a written determination to approve, conditionally approve, or deny a request for reasonable accommodation. All improvements constructed under a reasonable accommodation authorized by



Code, which exceed the City's development standards at the time that the improvement is constructed, are required to be removed upon the vacation of the unit by the person to whom the reasonable accommodation was granted.

## b. Zoning and Other Land Use Regulations

Examples of the ways in which the City facilitates housing for persons with disabilities through its regulatory and permitting procedures are:

- The City of Los Alamitos currently permits residential care facilities, regardless of the number of residents, in the C-O (Commercial-Professional Office) zoning district with a conditional use permit.
- The City of Los Alamitos currently permits 24-hour residential care facilities, regardless of the number of residents, in the R-3 (Multiple Family) zone with a conditional use permit, provided that it is in a single-family home with a minimum parcel of 6,000 square feet.
- The City defines family as "one or more persons occupying premises and living as a single nonprofit housekeeping unit, as distinguished from a group occupying a boarding house or lodging house, hotel, club, or similar dwelling for group use. A family shall be deemed to include domestic help employed by the family." The City has determined that the current definition does not pose a constraint on housing for persons with disabilities.
- For residential care facilities, the City requires one and three-quarter parking spaces for each bed.

The City has not received any applications for a residential care facility in the recent past. However, a conditional use permit application for a residential care facility would be evaluated based on compliance with the development standards and requirements stated in the Zoning Code and the conditional use permit requirement would not constrain development of residential care facilities.

To comply with State law, the City amended the Municipal Code to allow residential care facilities for 6 or fewer persons (also known as group homes) as a residential use in the R-3 zone. This use is subject only to the requirements of other residential uses within the same zone. State law already provides that transitional housing, supportive housing, and residential care facilities for 6 or fewer persons are allowed in all Residential zones of the city with the same development standards as other residential uses in those zones. The table 3-2 has been revised to clarify this.

Residential care facilities are currently allowed in the R-3 zone with a CUP, provided that they are located in a single-family home with a minimum parcel



area of 6,000 square feet. The table has been revised to specify that the CUP requirement only applies to facilities for 7 or more persons and the footnote reference to the single-family home requirement has been deleted. These facilities will still be allowed on a parcel of 6,000 square feet which is less than the 7,200 square feet normally required in the R-3 Zone.

## 7. Building Codes and Enforcement

Building and safety codes are adopted to preserve public health and safety, and ensure the construction of safe and adequate housing. These standards also have the potential to increase the cost of housing construction and maintenance.

### a. Building Codes

The City of Los Alamitos has adopted the 2013 California Building Code, which is based on the most recent International Building Code, which establishes construction standards for all residential buildings. The City amends the code as needed to further define requirements based on local conditions.

The following construction codes, subject to the modifications set forth in Section 105.04.010 of the Municipal Code, have been adopted by the City:

1. The 2013 California Administrative Code (Part 1);
2. The California Building Code (Part 2, which is based on the 2012 International Building Code);
3. 2013 California Residential Code (Part 2.5, based on the 2012 International Residential Code);
4. 2013 California Electrical Code (Part 3, based on the 2011 National Electrical Code);
5. 2013 California Mechanical Code (Part 4, based on the 2012 Uniform Mechanical Code);
6. 2013 California Plumbing Code, (Part 5, based upon the 2012 Uniform Plumbing Code);
7. 2013 California Energy Code, (Part 6, identical to the California Energy Code, and based on the Energy Efficiency Standards);
8. 2013 California Historical Building Code (Part 8);
9. 2013 California Existing Building Code (Part 10, based on the 2012 International Existing Building Code);
10. 2013 California Green Building Standards (Part 11, known as the "CALGreen" Code);
11. 2013 California Referenced Standards Code (Part 12).



The majority of amendments to the code do not apply to or affect residential construction. Prior to adoption of these amendments, the City analyzed their potential impacts and found that these amendments are required to ensure the public safety, health and welfare.

### **b. American with Disabilities Act**

The federal Fair Housing Act of 1998 (FHA) and the Americans with Disabilities Act (ADA) are intended to assist in providing safe and accessible housing. ADA provisions include requirements for a minimum percentage of units in new developments to be fully accessible for persons with physical disabilities. Compliance with these regulations may increase the cost of housing construction as well as the cost of rehabilitating older units, which may be required to comply with current codes. However, the enforcement of ADA requirements is not at the discretion of the City, but is mandated under federal law.

## **8. Development Fees**

The City charges various development and permit fees to cover administrative costs associated with the development of residential projects. These fees ensure quality development and the provision of adequate services. Often times, development fees are passed through to renters and homeowners in the price/rent of housing, thus affecting the affordability of housing.

Table 3-6 shows the results of the Building Industry Association of Orange County yearly land development fee survey and provides a comparative summary for Los Alamitos and surrounding jurisdictions. The fee survey utilizes a hypothetical subdivision and house size to standardize the reporting of fees. The prototype subdivision used in 2006-2007 was 50 units on 10 acres at a density of 5 dwelling units per acre. The building fees are based on a 2,500 square foot, single-family detached unit valued at \$177,970, with 4 bedrooms and 3 bathrooms and a 400 square foot garage.

The total development and permit fees for a recently built single-family home (1,739 square feet) were \$24,001.23 (plus entitlement fees) for all of the 17 homes in this tract. The total development and permit fees for a recent multifamily project (4 units with a total of 5,500 square feet) were approximately \$11,252.43 (plus entitlement fees) or \$2,813.00 per unit. Based on the residential projects constructed in Los Alamitos, the City has not found the development and permit fees to hinder the supply of housing or negatively impact the affordability of housing.



**Table 3-6**  
**Comparative Development Fee Summary (2006-2007)**

Description	Los Alamitos <sup>2</sup>	Cypress	Garden Grove	Westminster
<b>Planning</b>				
Preliminary Review	\$60	-- <sup>1</sup>	-- <sup>1</sup>	-- <sup>1</sup>
Negative Declaration	\$600	\$350 MF/actual cost	\$15 per unit (\$750)	Actual consultant cost + 25% for staff
Environmental Assessment for CUP	\$100	-- <sup>1</sup>	-- <sup>1</sup>	-- <sup>1</sup>
Planning Plan Check- Major	\$250	-- <sup>1</sup>	-- <sup>1</sup>	-- <sup>1</sup>
Planning Plan Check- Minor	\$50	-- <sup>1</sup>	-- <sup>1</sup>	-- <sup>1</sup>
ZOA	\$1,600	\$2,000 MF/actual cost	\$34.00 per unit (\$1,700)	\$70.00 per unit (\$2,740)
Tentative Tract Map	\$1,200 (\$1,000 for a Tentative Parcel Map)	\$1,600 MF/actual cost	\$63.00 per unit (\$2,400 + \$15/lot)	\$100 per unit (\$3,505 + \$37.00 per lot/unit over 10 lots)
Site Plan Review	\$1,600 Major; \$1,000 Minor	\$500 MF/actual cost Minor; \$1,500 MF/actual cost Major	\$40.00 per unit (\$2,000)	\$50.00 per unit (\$2,505)
Extension of Time Requests- Discretionary	\$400	-- <sup>1</sup>	-- <sup>1</sup>	-- <sup>1</sup>
Conditional Use Permits and Variances	\$1,900 Major; \$1,000 Minor; Variances \$1,800	\$700 + Environmental evaluation Minor; \$2,000 + Environmental evaluation Major; Variance \$1,000	\$38.00 per unit	-- <sup>1</sup>



**Table 3-6**  
**Comparative Development Fee Summary (2006-2007)**

Description	Los Alamitos <sup>2</sup>	Cypress	Garden Grove	Westminster
<b>Building</b>				
Building	\$1,224.94 per \$100,000 valuation.	\$1,114 per unit	\$1,487.70 per unit (\$1,086- 1 <sup>st</sup> 100,000 + \$5.15 each additional 1,000)	-- <sup>1</sup>
Automation Surcharge- Permit System	19.39%	-- <sup>1</sup>	-- <sup>1</sup>	-- <sup>1</sup>
<b>Engineering and Subdivision</b>				
Final Tract Map	\$900 + \$550 per lot	\$1,005 (\$209.00 + \$16.00/lot); \$790 minimum	\$1,620 (\$410 + \$25/lot- City + \$882 County deposit; \$55/hr Plan Check)	\$98 per unit (PC: \$3,375 per application + \$33.00 per parcel over 4 parcels)
Parcel Map	\$500 per parcel	-- <sup>1</sup>	-- <sup>1</sup>	-- <sup>1</sup>
Lot Line Adjustment	\$600 + \$600 per parcel	-- <sup>1</sup>	-- <sup>1</sup>	-- <sup>1</sup>
Access- Personal/Homeowner	\$245	-- <sup>1</sup>	-- <sup>1</sup>	-- <sup>1</sup>
Driveway- Residential	\$225	-- <sup>1</sup>	-- <sup>1</sup>	-- <sup>1</sup>
Grading	\$320 plan check, \$394 inspection	\$100,000 CY @ \$745.50 + \$50,000 CY/10,000 CY x \$29.00	\$775 (\$650 1 <sup>st</sup> 100,000 CY + Each 10,000 CY)	\$1,132 per unit
Improvement	\$543 plan check, \$394 inspection	-- <sup>1</sup>	-- <sup>1</sup>	-- <sup>1</sup>
<b>Capital Facilities and Connections</b>				
Park In-Lieu Fees	\$18,076 single-family \$15,161 duplex \$13,412 multi-family \$9,913 mobilehome	\$26,246 per unit	\$1,200 per unit (\$60,000)	N/A



**Table 3-6**  
**Comparative Development Fee Summary (2006-2007)**

<b>Description</b>	<b>Los Alamitos<sup>2</sup></b>	<b>Cypress</b>	<b>Garden Grove</b>	<b>Westminster</b>
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Notes:

<sup>1</sup>-- = Not listed in survey

<sup>2</sup> Fees charged for development in Los Alamitos as of October 2013 (fees last updated 2008)

Source: BIA OC 2006-2007 Land Development Fee Survey and 2013 City of Los Alamitos.

## 9. Local Processing and Permit Procedures

Processing time for residential projects varies according to the complexity of the proposed development. Projects not requiring a conditional use permit, tentative tract or parcel map or other additional entitlement are subject to ministerial (administrative) review by the Planning staff when the project is submitted for building permits.

A tentative parcel map, residential development plan, conditional use permit, or the addition of square footage to an existing multiple-family residential structure shall be subject to the site plan review process. The site plan shall be reviewed by the Community Development Director for conformity with the Zoning Code. Upon completion of review by the Director, the site plan shall be reviewed and approved, disapproved, or approved with conditions by the Planning Commission. The Planning Commission may authorize the Director to perform the site plan review process. The Director or Planning Commission shall:

- Ensure that the design and general appearance of the proposed structure(s) are in compliance with the purpose of the Zoning Code and
- Consider the location, design, site plan configuration, and the overall effect of the proposed project upon the surrounding neighborhood and the City in general.

Typically, the site plan review and conditional use permit processes take six to sixteen weeks from the date of application submittal. If the project also includes Planning Commission action on a Tentative Parcel or Tract Map then staff will process it concurrently with the site plan review, conditional use permit and any required environmental documentation.

Engineering plan check for a typical project in Los Alamitos normally takes two to four weeks. Building department plan check for the same type of project may also take from two to four weeks. Overall, the typical processing time for a 5-unit multiple-family project, from project submittal to building permit issuance, is



typically 10 to 16 weeks. Table 3-7 outlines the typical processing timeframes for all residential development.

Table 3-7  
Typical Processing Times

Approval Type	Timeframe
Conditional Use Permit	45-90 days
Site Plan Review	45-120 days
Tentative Parcel/ Tract Map	45-90 days
Ministerial	5-10 days for first review

Source: City of Los Alamitos Municipal Code, Chapter 16.

## 10. Environmental and Infrastructure Constraints

### a. Environmental Constraints

Environmental hazards affecting housing units include geologic and seismic conditions, which provide the greatest threat to the built environment. The following hazards may impact future development of residential units in the city.

#### i. Seismic Hazards

Los Alamitos is in a region of high seismic activity and is subject to potentially destructive earthquakes. While there are no known active or potentially active faults located in the City of Los Alamitos, the entire Southern California region is considered to be seismically active. Five faults, the Newport-Inglewood, Norwalk, El Modena, Whittier-Elsinore, and Elysian Park Faults are situated within close proximity to Los Alamitos. Surface rupture resulting from earthquakes is unlikely to occur in the City because no faults have been identified within its boundaries. Also, due to its flat topography, Los Alamitos residents are not exposed to geologic hazards such as landslides.

#### ii. Flooding

The Orange County Flood Control District (OCFCD) maintains storm drainage and flood control in Los Alamitos. Three natural surface water bodies located in and adjacent to Los Alamitos are the Coyote Creek, Carbon Creek and San Gabriel River. The two concrete-lined creeks are intermittent and can be dry for



some part of the year. The concrete-lined San Gabriel River flows year-round in the lower end. Most flood control facilities within the City currently provide protection for a 25-year storm.

The City of Los Alamitos participates in and promotes the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The program provides communities and individuals with flood hazard information and provides flood insurance for property owners within participating jurisdictions.

### **iii. Toxic and Hazardous Wastes**

The local regulatory authority for the on-site storage of hazardous materials in Los Alamitos is the Orange County Fire Authority. Within the Orange County Fire Authority, the Hazardous Materials Disclosure Office (HMDO) produces an inventory of all the City businesses that use, store, or handle hazardous materials above certain threshold quantities. This information, which is updated on a yearly basis, is on file in the Los Alamitos Community Development Department.

### **iv. Fire Hazards**

The City of Los Alamitos contracts with the Orange County Fire Authority for fire protection and emergency medical services. The local fire station in Los Alamitos is located at 3642 Green Avenue. The fire station houses one paid engine company with an additional engine company and unit manned by 25 fire service volunteers. Additional resources are also available from 45 Orange County Fire Stations, the City of Long Beach, and Los Angeles County. Due to the low density character of the community and sparse wildland areas in the City, the wildland fire hazard is considered to be insignificant or low.



## v. Noise

The existing noise environment surrounding the City of Los Alamitos is influenced primarily by transportation related noise sources. These transportation related noise sources include traffic noise from nearby roadways (i.e., I-605, Katella Avenue and Los Alamitos Boulevard) and aircraft noise from the Los Alamitos Armed Forces Reserve Center. Stationary noise sources include air conditioning units, power generators, air compressors, school bells, and power equipment. The City of Los Alamitos has adopted noise referral zones as the criterion for assessing the compatibility of residential uses with transportation related noise sources. The City has also adopted a Noise Ordinance that sets criteria for residential areas impacted by stationary noise sources, including “not to exceed” noise levels for various periods of time and regulations for special activities.

## b. Infrastructure Constraints

### i. Water

The Southern California Water Company owns and operates the extensive network of water lines that serves Los Alamitos. The water system supply sources include a mixture of groundwater from the Santa Ana River Basin and treated surface water purchased from the Metropolitan Water District of Southern California (MWDSC). The system has historically met 80 percent of its total water demand by pumping water from groundwater sources.

The City is located in an urbanized area and is generally built-out. Additional housing units will be accommodated through redevelopment or increased units on parcels with existing development. Water infrastructure facilities are generally accessible throughout the City. Fire flow has been determined adequate in most areas. Where there is low fire flow, buildings are required to be sprinklered. Based upon analysis and discussion with the City of Los Alamitos’ water service provider, sufficient water capacity is available to provide water service for additional units constructed to meet the City’s RHNA allocation for the planning period.

### ii. Sewer

Los Alamitos’ wastewater is carried through pipes owned by the Rossmoor/Los Alamitos Area Sewer District then to larger sewer trunk lines owned by the Orange County Sanitation District. These trunk lines eventually connect to treatment plant facilities owned by the Orange County Sanitation District located



in Huntington Beach. There are approximately 54 miles of sewer lines within the City.

Similar to water infrastructure, the main sewer infrastructure is available at most locations within the City. Based upon analysis and discussion with the Rossmoor/Los Alamitos Area Sewer District, there is sufficient sewer capacity available to provide service for additional units constructed to meet the City’s RHNA allocation for the Planning Period. Improvements to the sewer system may be necessary for certain parcels in the City if the existing infrastructure in that particular location cannot accommodate a higher intensity use. This would be determined on a project-by-project basis.

## 11. On and Off-Site Improvements

When subdividing land, the City may require the developer/subdivider to dedicate land or pay in-lieu fees to provide necessary on and off-site improvements. The subdivision committee determines the appropriate dedications which may include dedication of land for local streets, arterial highways, alleys, trails, paths and pedestrian ways, flood control facilities, parks, easements for landscape maintenance, public utility easements and public transit facilities.

Since Los Alamitos is generally built-out, new development would primarily be infill and subdivisions would result in few new parcels. Most subdivisions would utilize the existing circulation network. Private streets may need to be constructed for access to individual lots. Table 3-8 summarizes the required widths for private streets.

**Table 3-8**  
**Private Street Widths**

<b>Street Type</b>	<b>Minimum Pavement Width</b>	<b>Minimum Right-of-Way Width</b>
Private street serving 4 or less parcels	28'	40'
Private street serving 5 or more parcels	40'	56'

Source: City of Los Alamitos Municipal Code, Chapter 16.



## B. Non-Governmental Constraints

### 1. Vacant and Underutilized Land

A detailed analysis of vacant and underutilized land in the City of Los Alamitos is provided in Appendix B.

### 2. Land Prices

The cost of land has a key influence on the cost of housing and the availability of affordable units. Land prices are determined by a number of factors including, but not limited to, land availability and permitted development density. As land becomes less available, the price of land increases. The price of land also increases as the number of units permitted on each lot increases. In Orange County, undeveloped land is limited and combined with a rapidly growing population land prices have increased.

There are few vacant parcels of land remaining in Los Alamitos. As a result, few, if any, transactions of only land have occurred in the past few years. Based on transactions in nearby cities and the price of land in the overall County, the price of land in Los Alamitos is estimated to be \$35 to \$60 per square foot.

### 3. Construction Costs

Construction costs are primarily determined by the costs of materials and labor. They are also influenced by market demands and market-based changes in the cost of materials. Construction costs depend on the type of unit being built and the quality of the product being produced. Table 3-9 summarizes estimated construction cost based on development type in Los Alamitos.



**Table 3-9**  
**Construction Cost Estimates**

<b>Development Type</b>	<b>Cost per Square Foot</b>
Single-Family Residential – 17 Attached Condos	\$114
Multi-family- Residential – 4 Unit Apartment	\$116
Multi-family- Stacked Flats with Structured Parking	\$250

Source: RBF Consulting

#### 4. Financing

Mortgage interest rates have a large influence over the affordability of housing. Higher interest rates increase a homebuyer’s monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in a lower cost and lower monthly payments for the homebuyer.

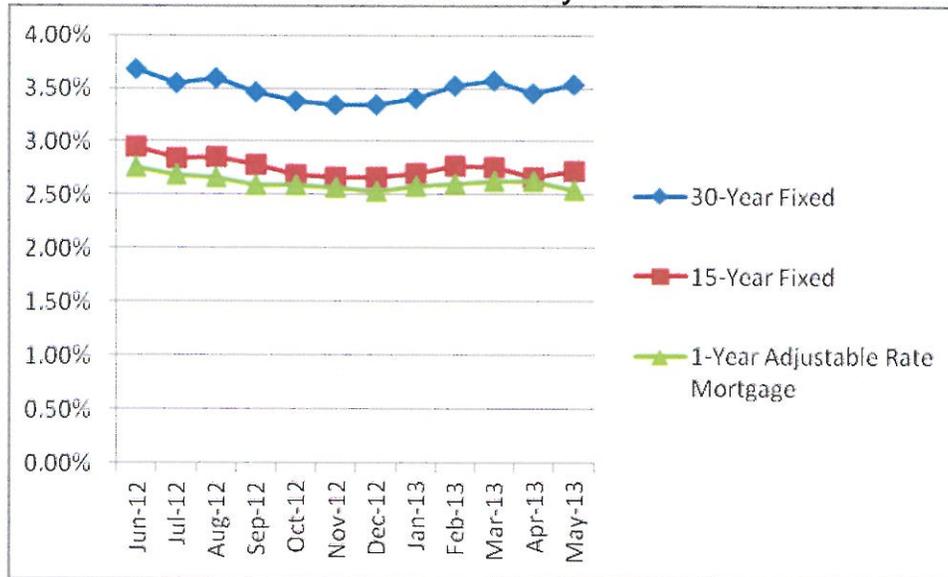
When interest rates rise, the market typically compensates by decreasing housing prices. Similarly, when interest rates decrease, housing prices begin to rise. There is often a lag in the market, causing housing prices to remain high when interest rates rise until the market catches up. Lower-income households often find it most difficult to purchase a home during this time period.

Figure 3-1 shows the average interest rates between June 2012 and May 2013. The interest rates declined from September 2012 through the early months of 2013. Interest rates have fluctuated, but have remained around 3.5 percent. Interest rates are determined by national policies and economic conditions and there is little that a local government can do to affect these rates. However, in order to extend home buying opportunities to lower-income households, jurisdictions can offer interest rate write-downs. Additionally, government insured loan programs may be available to reduce mortgage down payment requirements.

There have been recent changes in the qualifications and lending standards for home loans. Nationally there has been a large increase in the number of delinquencies and foreclosures in the residential market; as a result, lenders have more stringent qualifications for home loans and lower-income households may find it more difficult to qualify.



Figure 3-1  
Mortgage Rates  
June 2012 – May 2013



Source: Freddie Mac Primary Mortgage Market Survey

## 5. Energy Conservation

Southern California Edison, which provides electricity service in Los Alamitos, offers public information and technical assistance to developers and homeowners regarding energy conservation. Southern California Edison also provides incentives for energy efficient new construction and home improvements. Through the California Energy Star New Homes program, builders can receive up to \$700 per single family unit or \$275 per multi-family unit for constructing homes that are 15-20 percent more energy efficient than the Title 24 requirements.

Builders also have the option of installing efficient appliances, insulation and/or tight ducts to receive similar monetary incentives. Owners of existing homes can receive monetary incentives for purchasing Energy Star qualified appliances or making other energy-saving improvements such as installing a whole-house fan in the attic.

The Southern California Gas Company, which also provides service to Los Alamitos, offers various rebates and savings programs that promote reduced energy consumption and sustainable design. Rebates include energy efficient



appliances upgrade for both single-family and multi-family units. For new construction, the Southern California Gas Company offers the Advanced Home Program, which provides incentives for building homes that exceed the California Building Energy Efficient Standards (Title 24) by at least 15 percent.

One of the more recent strategies in building energy-efficient homes is following the U.S. Green Building Council's guidelines for LEED Certification. LEED-certified buildings demonstrate energy and water savings, reduced maintenance costs and improved occupant satisfaction. The LEED for New Construction program has been applied to numerous multi-family residential projects nationwide. The LEED for Homes includes standards for new single-family and multi-family home construction. The LEED certification standards are one piece of a coordinated green building program.

A green building program considers a broad range of issues including community site design, energy efficiency, water conservation, resource-efficient material selection, indoor environmental quality, construction management, and building maintenance. The end result will be buildings that minimize the use of resources; are healthier for people; and mitigate the effects on the environment.

The following presents a variety of ways in which Los Alamitos can promote energy conservation:

- Provide information regarding rebate programs and energy audits available through Southern California Edison;
- Refer residents and businesses to green building certification programs such as LEED for Homes;
- Develop incentives, such as expedited plan check, for developments that are utilizing green building;
- Promote funding opportunities for green buildings, including available rebates and funding through the California Energy Commission; and
- Provide resource materials regarding green building and energy conservation.



# CHAPTER 4

## HOUSING POLICY PROGRAM

### A. Introduction

This chapter describes the City’s Housing Policy Program for the 2014–2021 RHNA Planning Period. The Policy Program details the specific policy actions the City will undertake to address present and future housing needs, meet the requirements of State law and consider the input of residents and stakeholders. The Policy Program serves as a guide for policy makers and city staff and will assist in the decision-making process for housing and housing-related activities during the 2014–2021 planning period.

In developing the Policy Program, the City assessed its housing needs, evaluated the performance of existing programs and received input from the community. The strategies or policy actions detailed in this program are accompanied by:

- an identification of the City department or agency responsible for implementation;
- anticipated targeted financing or funding source;
- quantified objectives (where applicable); and,
- anticipated timeframe for implementation.

The Housing Policy Program is organized into five Housing Strategy Areas:

- Maintenance and Rehabilitation of Housing Stock
- Preserving Housing Costs Affordability
- Equal Housing Opportunity
- Adequate Housing Supply
- Coordinated Housing Efforts

### B. City of Los Alamitos Housing Policy Program

#### Housing Strategy Area 1: Maintenance and Rehabilitation of Housing Stock

The City of Los Alamitos is generally a “built-out” community comprised of long established neighborhoods. The City has not experienced significant construction of new housing units in recent years. Approximately 40 percent of the City’s housing stock is between 30 and 50 years old and an additional 50 percent is



over 50 years old. Much of the housing stock has been deemed to be in decent, suitable condition. However, due to the relative age of housing units there is an anticipated need for on-going maintenance and rehabilitation. Maintenance and rehabilitation activities help ensure the quality of the City’s existing housing stock and neighborhoods is preserved.

Policy Action 1.1: Proactive Code Enforcement

The City currently has an active code enforcement program and coordinates its efforts with County of Orange Housing Rehabilitation Programs. The City shall continue to perform proactive and complaint-based code enforcement activities. When the activities involve housing construction deficiencies, the City shall inform the property owner of County of Orange programs and other rehabilitation programs that may be available. The City shall also provide informational materials on the County programs at City Hall and on the City’s website.

Objective: Continued Proactive Code Enforcement Activities  
Responsible Party: Neighborhood Preservation  
Funding Source: General Fund  
Timeframe: Ongoing, update website and distribution materials by December 31, 2014

Policy Action 1.2: Single-Family Rehabilitation Loan Program

Lower-income Los Alamitos residents are eligible for the County of Orange Single-Family Rehabilitation Loan Program. This program assists homeowners with costs of home improvements when they are unable to obtain adequate financial assistance through commercial lenders. Priority is given to making health and safety improvements, energy and resource conservation improvements and exterior improvements.

The City shall continue to encourage residents to apply for the Single-Family Rehabilitation Loan Program by providing and disseminating information on the City’s website and at City Hall. The Neighborhood Preservation Division will continue to provide information on the program and encourage residents to apply for the Loan Program when addressing code violations.

Objective: 3 units  
Responsible Party: County of Orange/Community Development  
Funding Source: County of Orange  
Timeframe: Ongoing, update informational materials and website by December 31, 2014



Policy Action 1.3: Mobile Home Exterior Grant Program

Los Alamitos residents are eligible for the County of Orange Mobile Home Exterior Grant Program. Through this program, residents earning less than 80 percent of the area median income are eligible for up to \$10,000 for use on exterior improvements to their mobile homes. Recipients of the funds must own and live in their mobile home.

The mobile home park within Los Alamitos is maintained well and has not suffered from any issues related to deterioration or rehabilitation. The City shall continue to encourage residents to apply for the Mobile Home Exterior Grant Program if and when a need for rehabilitation assistance arises. The City's Neighborhood Preservation Division will inform residents of the program when addressing code violations. Information will also be made available at City Hall, on the City's website and provided directly to the homeowners' association.

Objective: Encourage use of Mobile Home Exterior Grant Program  
Responsible Party: County of Orange/Community Development  
Funding Source: County of Orange  
Timeframe: Ongoing, update website and distribution materials by December 31, 2014

Policy Action 1.4: Community-Based Neighborhood Enhancement

The City will continue to encourage the involvement of residents in the conservation, preservation and enhancement of quality of life in neighborhoods. Efforts will focus on community participation related to planning activities, strategies and programs that directly address quality of life in Los Alamitos. The City will continue focused outreach efforts, through a variety of marketing techniques the City's newsletter and website to directly engage residents in improving local neighborhoods. The City will also continue the City Pride Awards program to publicly recognize well-kept homes and encourage pride of ownership.

Objective: Resident involvement in neighborhood enhancement  
Responsible Party: Community Development  
Funding Source: General Fund  
Timeframe: Ongoing, regularly update outreach materials and website information



Policy Action 1.5: Rehabilitation of Multifamily Dwellings

The City will provide for regulatory incentives and in-kind technical assistance to nonprofit organizations, affordable housing developers and property owners for the acquisition and rehabilitation of multifamily properties. Through a variety of incentives such as streamlined permit review, reduced development standards, parking reductions or other concessions, the City will encourage acquisition and rehabilitation of multifamily units.

- Objective: Encourage and facilitate rehabilitation of multi-family dwellings
- Responsible Party: Community Development
- Funding Source: General Fund
- Timeframe: Conduct fee study and at City Council discretion adopt incentives by December 31, 2015

**Housing Strategy Area 2: Preserve Housing Costs Affordability**

The availability of suitable housing at an affordable cost directly positively influences the ability for Los Alamitos’ residents to remain in the City and maintain and/or enhance their quality of life. Preserving existing affordable housing units is especially critical to special needs persons in the community. Preserving affordable housing units and increasing assistance are ways in which the City can ensure current and future residents have the opportunity to obtain affordable housing.

Policy Action 2.1: Preservation of Units At-Risk of Converting to Market Rate

Continue to monitor units at-risk of conversion. The City does not have any units at-risk during the planning period or within ten years of the start date, however, it will continue to monitor affordable units and proactively assist property owners to continue income-restrictions.

- Objective: Continue to monitor “at-risk” units
- Responsible Party: Community Development
- Funding Source: General Fund
- Timeframe: Ongoing, re-evaluate in 2021 during the next housing element planning period

Policy Action 2.2: Section 8 Housing Choice Rental Assistance Program

The Orange County Housing Authority continues to provide rental assistance to qualified households in Los Alamitos through the Section 8 Housing Choice



Voucher Program. The City shall continue to work with the Housing Authority to promote the Section 8 program and increase the number of households served as additional vouchers become available.

Objective: 14 Section 8 Housing Choice Vouchers  
Responsible Party: Orange County Housing Authority  
Funding Source: HUD  
Timeframe: 2014–2021 upon issue of each Notice of Available Funds

Policy Action 2.3: Energy Conservation

Monthly utility costs can affect a household’s ability to afford suitable housing. Reducing energy consumption and residents’ utility costs can assist households in reducing monthly housing expenses. The City will encourage residents to participate in energy conservation incentive programs through the utility companies (Southern California Gas and Southern California Edison). To further promote efficient use of energy resources, the City shall investigate the feasibility and effectiveness of offering additional incentives or developing other strategies.

Objective: Encourage participation in energy conservation incentive programs  
Responsible Party: Community Development  
Funding Source: General Fund  
Timeframe: Investigate feasibility of offering additional incentives by June 2014;  
Develop and implement incentive program, if appropriate, by December 2014; periodically update information on the City website with links to SCE programs



### **Housing Strategy Area 3: Equal Housing Opportunity**

The City promotes the practice of equal housing opportunities for all persons. Housing should be available for all persons regardless of income, family status, age, race, sex, national origin or color. The City encourages the provision of housing to meet needs of those with special needs, including but not limited to, elderly households, persons with disabilities, including those with developmental disabilities, the homeless and all other segments of the community.

#### Policy Action 3.1 Housing for Persons with Disabilities

The City understands that persons with disabilities, physical and/or developmental, often require housing units not readily available in the private market and that affordability is a concern. The City shall encourage and facilitate development of housing for persons with disabilities. The City will assist developers in identifying outside funding sources and support efforts to pursue those opportunities—either as group homes or in single family homes, when appropriate and feasible. The City may also offer incentives such as density bonuses, regulatory concessions and expedited processing on a case by case basis. The City will develop and disseminate informational materials to developers regarding the incentive program and identified funding sources.

Objective: Housing for Persons with Disabilities  
Responsible Party: Community Development  
Funding Source: General Fund  
Timeframe: Develop and adopt an incentive program by December 31, 2015; update informational materials and City website as needed

#### Policy Action 3.2: Fair Housing Information and Referrals

The City shall continue to contract with and provide referrals to the Fair Housing Council of Orange County for fair housing services including counseling services for tenant-landlord disputes and cases of alleged discrimination.

The City shall continue to publicize fair housing and complaint referral information in the City newsletter, "City Insights" and in the Parks and Recreation Schedule of Classes. The City will also provide information at City Hall and on the City's website.

Objective: Fair Housing Information and Referrals  
Responsible Party: Fair Housing Council of Orange County  
Funding Source: General Fund



Timeframe: Ongoing, 2014–2021

### **Housing Strategy Area 4: Adequate Housing Supply**

The City strives to ensure an adequate supply of housing is available to meet future and existing housing needs of all economic segments of the community.

#### Policy Action 4.1: Incentives for Development of Housing Affordable to Extremely-Low, Very-Low, Low and Moderate Income Households

The City recognizes the need for housing affordable to all income segments of the population, especially lower and moderate income households. The City shall encourage the development of housing affordable to extremely-low, very-low, low and moderate income households by promoting second dwelling units, a variety of regulatory procedures, and the use of incentives such as density bonus provisions, expedited processing and fee waivers/deferrals.

Objective: Encourage development of lower and moderate income housing units.  
Responsible Party: Community Development  
Funding Source: General Fund  
Timeframe: Develop and adopt an incentive program by December 31, 2015; update informational materials and City website as needed

#### Policy Action 4.2: Encourage and Facilitate Lot Consolidation

The City will encourage and facilitate the consolidation of vacant and underutilized lots for residential development through a variety of incentives, including but not limited to; financial incentives such as land write-downs, assistance with on- or off-site infrastructure costs, and other pre-development costs associated with the assemblage of multiple parcels. Consolidation will provide the opportunity to develop vacant and underutilized lots to their fullest potential. The City will evaluate the appropriateness of a variety of incentives and provide this information to the developers and other interested parties through the City's website and print material at City Hall.

Objective: Encourage and facilitate lot consolidation  
Responsible Party: Community Development  
Funding Source: General Fund  
Timeframe: Develop and adopt an incentive program by December 31, 2015; update informational materials and City website as needed



Policy Action 4.3: Monitor Multifamily Development Fees

Development fees, including impact and permit fees, may impact the feasibility of residential development, especially the development of multifamily units. The City shall annually monitor the impact of fees for multifamily development. If fees are determined to be a constraint to multifamily development, the City shall establish programs or strategies to address constraint such as fee deferral or waivers at City Council's direction.

Objective: Monitor multifamily development fees and establish strategies as appropriate  
Responsible Party: Community Development  
Funding Source: General Fund  
Timeframe: 2014–2021, Annually monitor fees and implement strategies as appropriate

**Housing Strategy Area 5: Coordinated Housing Efforts**

The City of Los Alamitos has very limited local resources to provide for housing and housing-related activities. Therefore, to maximize use of limited local resources, the City strives to build partnerships and coordinate housing efforts with outside agencies and organizations.

Policy Action 5.1: Housing Programs Information Dissemination

To promote the use of the City and County's housing programs and housing resources, the City shall develop, print, and publish electronic informational materials for distribution to residents and property owners. These materials will be placed on the City's website, at City Hall, in the City's newsletter and in other locations frequented by community members. The City shall also distribute program information, as appropriate, in conjunction with the City's code enforcement activities.

Objective: Dissemination of Housing Programs Information  
Responsible Party: Community Development  
Funding Source: General Fund  
Timeframe: Develop and distribute informational materials by March 31, 2014



Policy Action 5.2: Pursue External Funding for Housing Rehabilitation, Preservation and Production

To assist in the production, rehabilitation and preservation of housing for its residents, the City shall investigate and pursue, as appropriate, external funding sources including CDBG and HOME funds, State HCD grants and other existing and future Federal and State funding opportunities.

The City is a participating city in the County of Orange's Urban County Program and may receive federal funds through the County's annual competitive proposal/application process. To ensure the City is able to receive funds through the County, the City shall continue to meet with County staff and develop a proposal/application according to the County's requirements. If funds are secured, the City shall develop implementation and monitoring programs consistent with the fund requirements.

Objective: Obtain external funds for housing  
Responsible Party: Community Development  
Funding Source: Various Federal, State and local sources  
Timeframe: 2014–2021 upon issue of each Notice of Available Funds

Policy Action 5.3: Housing Related to Employment Centers

To increase the opportunities for affordable housing for persons employed by major businesses in Los Alamitos, the City shall encourage the development of housing in conjunction with new development or expansion of existing employment centers. The City shall encourage the City's existing large employers to develop housing for their employees, thereby reducing vehicle miles traveled. The City shall consider density bonuses, reduced parking standards or other regulatory concessions to further encourage and facilitate employee housing to be approved by City Council on a case by case basis. The City shall outreach to existing large employers through individual and/or group meetings. Incentive will be approved by City Council on a case by case basis.

Objective: Housing for Workers Employed in Los Alamitos  
Responsible Party: Community Development  
Funding Source: General Fund  
Timeframe: 2014–2021, Ongoing

**4 Housing Element  
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Policy Action 5.4: Partnerships and Coordination with Developers and Outside Agencies

To maximize the efficiency and effectiveness of existing and estimated future local resources, the City seeks partnerships with developers and applicable outside agencies in the development of affordable housing. The City shall evaluate the effectiveness of its current partnerships with developers and outside agencies. Based on its findings, the City will seek ways to expand and foster partnerships and increase cooperation within these partnerships to provide additional housing opportunities for lower income households

The City will formulate an outreach strategy to provide information to residential developers on a variety of City-initiated incentives, such as development standards and density bonuses, reduced parking requirements and other programs related to residential projects.

The City will also seek partnerships with outside agencies such as the County of Orange to obtain financing as appropriate.

Objective: Increase Partnerships and Coordination with Developers and Outside Agencies  
Responsible Party: Community Development  
Funding Source: General Fund  
Timeframe: Develop outreach strategy by June 30, 2014

Policy 5.5: Promote Community Participation

The City understands collaborating with residents and stakeholders is critical in formulating effective housing policies and programs. The City shall continue to encourage community participation by informing residents and stakeholders of public workshops and hearings related to housing through notices posted at City Hall, local community centers and the City's website; and mailers to relevant community stakeholders.

Objective: Promote Community Participation  
Responsible Party: Community Development  
Funding Source: General Fund  
Timeframe: Ongoing



Policy 5.6: Change Los Alamitos Municipal Code concerning Affordable Housing

Within one year the City will make changes to the Table of Permitted Uses in the Los Alamitos Municipal Code (LAMC 17.08.020, Table 2-02 to remove the Conditional Use Permit requirement for Affordable Housing.

Objective: Promote Affordable Housing  
Responsible Party: Community Development  
Funding Source: General Fund  
Timeframe: Within one year of Housing Element adoption



## C. Quantified Objectives

Table 4-1 summarizes the quantified objectives by income category for the 2014–2021 planning period.

Table 4-1  
 Quantified Objectives  
 2014–2021

Program/Income Level	Quantified Objective (dwelling units or households)
<b>New Construction</b>	
<i>Extremely-low Income (subset of Very Low Income Objective)</i>	7
Very-Low Income	7
Low Income	10
Moderate Income	11
Above-Moderate Income	26
<b>Total</b>	<b>61</b>
<b>Rehabilitation (Actions 1.2, 1.3, and 5.2)</b>	
Extremely-low Income	3
Very-low Income	2
Low Income	--
Moderate Income	--
Above-moderate Income	--
<b>Total</b>	<b>5</b>
<b>Preservation/Conservation</b>	<b>N/A</b>
Extremely-low Income	--
Very-low Income	--
Low Income	--
Moderate Income	--
Above-moderate Income	--
<b>Total</b>	<b>N/A</b>
<b>Assistance</b>	
<b>Action 2.2:</b> Section 8 Housing Choice Rental Assistance Program	14 vouchers
<b>Total</b>	<b>14</b>



# APPENDIX A

## COMMUNITY OUTREACH

### A. Community Outreach Activities

The Housing Element was developed through combined efforts of City staff, the City's Planning Commission, City Council and Los Alamitos residents and stakeholders. Community input was sought and received through public workshops, hearings, a community survey, and direct communication with stakeholder groups. The input received was considered in the development of goals and policy actions provided in Chapter 4: Housing Policy Program. The comments received were provided as part of the draft Housing Element to the Planning Commission and City Council. These bodies will consider the public input prior to the adoption of the final Housing Element.

### B. Public Workshop

On May 1, 2013, the City held a public workshop at the Los Alamitos City Hall Council Chambers. The workshop was advertised and open to the general public; and stakeholder groups such as affordable housing developers, community groups and housing advocacy groups were invited to participate (see list of invitees below).

Feedback from the public workshop indicated a need for group homes, especially for the developmentally disabled. Some individuals who had children with developmental disabilities expressed a desire to turn their homes into businesses to help others. Policy Action 3.1 was modified to emphasize the City's support of housing for developmentally disabled residents.

Stakeholders invited to public workshop:

- St. Isidore Historical Plaza
- Los Alamitos Unified School District
- Los Alamitos Chamber of Commerce
- Precious Life Shelter, Inc.
- Casa Youth Shelter
- Grateful Hearts Storehouse
- OC Community Housing Corp.
- Dayle Macintosh Center for the Disabled



**Housing Element**  
**Community Outreach**

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- Orange County Council on Aging
- Orange County Community Resources
- Mercy Charity Housing
- Los Alamitos Medical Center
- Orange County Rescue Mission
- Building Industry Association
- Center for Public Law
- Fair Housing Council of Orange County
- Jamboree Housing Corporation
- Adult Mental Health Services
- A Community of Friends
- Habitat For Humanity, Santa Ana
- Orange County Business Council
- Kennedy Commission
- Southern California Association of Governments
- Orange County Community Housing Corporation
- Christmas in April
- Neighborhood Housing Services of Orange County
- Mercy Housing
- Orange County Council of Governments
- Mary Erickson Community Housing
- Orange County Housing Providers
- Irvine Housing Opportunities
- Heritage Community Housing, Inc.
- OCCORD
- Affordable Housing Advocates
- California Department of Housing Community Development
- County of Orange, Planning and Development Services Department
- OC Health Care Agency
- AMCAL Multi-Family Housing
- LINC Housing Corporation
- Esperanza Community Housing Corporation
- WNC and Associates, Inc.
- Orange County Housing Trust
- Bridges America Foundation
- Civic Center Barrio Housing Corp
- Community Partnership Development
- Doty Burton Associates
- H.O.M.E.S Inc.
- Hart Community Homes



- Housing Corporation of America
- Nexus for Affordable Housing
- Fullerton City Lights
- Salvation Army Hospitality House
- Senior Citizen Commission
- Long Beach Affordable Housing Coalition Inc.
- Shelter for the Homeless
- Orangewood Children's Home
- Pacific West Associates of Realtors
- Neighborhood Housing Services
- Families Forward
- The Sheepfold

## C. Public Workshop Comments

The following notes were taken during the participant discussion at the public workshop held on May 1, 2013. Workshop participants included Los Alamitos residents.

- Attendees commented that Group Homes should be easily permitted in the Single Family Residential (R-1) Zone, which they are not-- so that single family homes can be used for this type of housing.
- Attendees commented that there appears to be a need in Los Alamitos for housing for those with developmental disabilities.
- There needs to be more affordable housing in Los Alamitos
- The variety of housing in Los Alamitos needs to be availability to more economic levels of our society.

## D. Housing Element Survey

Based upon the level of citizen participation in the May 1, 2013 public workshop, the City of Los Alamitos determined additional outreach to the community was warranted. Subsequent to the public workshop, the City distributed a survey to the community to gain additional input on housing and housing-related topics. The survey asked community members to identify current and future housing challenges, opportunities and resources. The survey was provided in paper format at the Senior Center and through the Meals on Wheels program during May 2013. This survey was also placed on the City's website advertised via the New Enterprise newspaper on April 17, 2013.



The survey remained on the Website for three months with three parties responding to the survey. The results conveyed concern about ongoing maintenance in multifamily neighborhoods and support for more senior housing.

## **E. Other Community Outreach Activities**

The Draft Housing Element was made available on the City's website for public review and comment at the same time as the initial submittal to HCD for compliance review. Subsequent drafts were placed on the City's website. Additionally, the City notified stakeholder groups and other interested parties of the availability of the draft.



## **APPENDIX B**

# **RESIDENTIAL LAND RESOURCES**

### **A. Adequate Sites Analysis**

State law requires each jurisdiction in California to demonstrate the availability of adequate sites through appropriate zoning and development standards and the availability of public services and facilities. These available sites must provide the necessary policy and regulatory guidance to accommodate a variety of housing types at a variety income levels. The City of Los Alamitos must demonstrate through policies and regulations that the estimated capacity of adequate sites will be able to accommodate the projected housing need for the 2013-2021 Planning Period.

The Southern California Association of Governments (SCAG) is the regional agency responsible for allocating projected new housing demand to individual jurisdictions within the region. The Regional Housing Needs Assessment (RHNA) process identifies each jurisdiction's "fair share" allocation for new construction need. The "fair share" allocations consider factors such as market demand for housing, employment trends, availability of adequate sites, public facilities, transportation infrastructure and type and tenure of existing housing units. The "fair share" allocation is further adjusted to minimize over-concentration of lower-income households in any one jurisdiction.

The RHNA allocations are divided into four state-defined income categories;

- Very-low income: 31 to 50 percent of the County median income;
- Low income: 51 to 80 percent of the County median income;
- Moderate income: 81 to 120 percent of the County median income; and
- Above-moderate income: more than 120 percent of the County median income.

Recent state legislation also requires jurisdictions to analyze and plan for the growth needs for extremely-low income households, earning 30 percent or less of the County median income. State law allows local jurisdictions to estimate extremely-low income need as 50 percent of the very-low income allocation.



The RHNA for the Planning Period of October 15, 2013 through October 15, 2021 identifies the City of Los Alamitos’ share of the region’s housing need as 61 new housing units.

## 1. Capacity to Meet Regional “Fair Share” Goals

The City’s RHNA allocation of 61 units is shown below in Table B-1, and is further broken down into income categories. The City must demonstrate it has or will make available adequate sites with appropriate zoning and development standards and with services and facilities to accommodate the remaining RHNA needs.

**Table B-1**  
**2014–2021 RHNA Allocation**

	<b>Very-low Income<sup>1</sup></b>	<b>Low Income</b>	<b>Moderate Income</b>	<b>Above-Moderate Income</b>	<b>Total</b>
2014-2021 RHNA	14	10	11	26	61

Notes:

<sup>1</sup> Although not provided in the RHNA state law requires cities to plan for units to accommodate extremely low income, which can be estimated at 50% of very low income, or 7 units.

Source: SCAG.

The City currently has vacant land and underutilized sites available to accommodate future residential development. However, supplemental zoning and development standards to encourage and facilitate housing for lower income households must be enacted to satisfy the requirements of state law.

The City currently permits multifamily and single family residential development within the R-3 zone with a maximum density of 30 du/ac. AB 2348 establishes “default” density standards. If a local government adopts density standards consistent with the “default” density standard (20 to 30 du/ac for Los Alamitos), the sites with those density standards are accepted as appropriate for accommodating the jurisdiction’s share of regional housing need for lower income households. The capacity analysis of vacant and underutilized is based on a minimum density of 20 du/ac.

Additionally, many of the available sites are less than ¼ acre in size. For a site to be able accommodate housing affordable to lower income households pursuant to AB 2348, the site must accommodate a minimum of 16 units per site. Policy action 4.2 of the Housing Policy Program (Chapter 4) encourages and facilitates residential lot consolidation through a variety of incentives.



The City identifies underutilized sites in Table B-4 currently zoned R-3 and of sufficient size to accommodate the lower-income need.

**a. Vacant Land**

Los Alamitos is essentially a built-out city. There are minimal areas of vacant land available for residential development. Table B-2 summarizes the three vacant parcels in the City currently zoned for residential use and their potential capacity. These parcels are in already established neighborhoods that present no know environmental or infrastructure constraints. The location of these parcels is shown in Exhibit B-1. A total of 10 units could be developed on these sites at a minimum density of 20 du/ac. These three vacant parcels have the capacity to accommodate less than 16 units per site. Therefore, it is assumed that these parcels could accommodate units affordable to moderate and above-moderate income households.

**Table B-2**  
**Vacant Land Permitting Residential Development**

APN	Address	GP/Zoning Designations	Permitted Density	Acres	Projected Units <sup>1</sup>
242-192-01	10700 Walnut St.	Multiple Family Residential/R-3	1,750 gross sq. ft./ unit (30 du/ac max.)	0.22	4
242-202-06	10912 Walnut St.	Multiple Family Residential/R-3	1,750 gross sq. ft./ unit (30 du/ac max.)	0.17	3
242-183-03	10700 Reagan St.	Limited Multiple Family Residential/R-3	1,750 gross sq. ft./ unit (30 du/ac max.)	0.16	3
<b>Total</b>				<b>0.33</b>	<b>10</b>

Notes:

<sup>1</sup> Projected units are based on a density of 20 du/ac.

Source: City of Los Alamitos, Community Development Department.



## **b. Underutilized Land**

In addition to the vacant parcels described above, there are a number of underutilized parcels within the “Apartment Row” and “Old Town West” neighborhoods zoned R-3. These parcels are currently developed with single-family dwellings. However, the existing parcels provide opportunities for additional units.

The scarcity of vacant land, current market conditions and development trends continue to provide conditions favoring redevelopment and reuse of underutilized land at higher densities in these neighborhoods. Los Alamitos is essentially a built-out city within a region that is largely built-out. There are limited areas for growth within the City, increasing the demand for more intensive infill development.

Median sales prices continue to decline and the average days-on-market remains high for single family homes (75 days for the third quarter of 2012<sup>1</sup>). These conditions are attractive to investors likely to purchase homes and redevelop the land with for-sale or rental multifamily buildings. Long-time homeowners may also see opportunities to increase the value of their property through developing additional units.

This analysis looks at the redevelopment capacity of sites with existing single family units to provide a conservative estimate of the realistic capacity for additional units. It is also feasible that existing small multifamily buildings may be redeveloped at higher densities during the planning period.

### **i. Apartment Row**

The “Apartment Row” neighborhood is generally bounded by commercial uses fronting on Katella Avenue to the north, commercial uses fronting on Los Alamitos Boulevard to the west, Farquhar Avenue and the Joint Forces Training Center to the south and Lexington Drive to the east. The area contains mostly small multifamily dwellings and duplexes, with some scattered single family homes. The area is currently zoned R-3 and the General Plan designation is Multiple Family Residential.

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<sup>1</sup> Sales trends for Cypress, Stanton, La Palma, Los Alamitos and Buena Park, ZipRealty.com, accessed on August 2012



Since the 1960's, Apartment Row has experienced an increase in the number of multifamily units. Redevelopment at higher densities continues while the number of single family homes declines. The remaining single family homes in this area were constructed in the 1960's and earlier. These parcels are in already established neighborhoods that present no know environmental or infrastructure constraints.

Based on the development trends in this neighborhood, the remaining single family residential parcels have a greater likelihood of transitioning to multifamily residential units. Underutilized parcels (parcels currently developed with single family units) with realistic capacity for additional residential units in the Apartment Row neighborhood are detailed in Table B-3. The locations are shown in Exhibit B-1. These parcels have a total projected capacity of 113 units with a minimum permitted density of 20 du/ac. These parcels have the capacity to accommodate less than 16 units per site. Therefore, it is assumed that these parcels could accommodate units affordable to moderate and above-moderate income households. Being a fully developed City, Los Alamitos has little land that can actually be developed upon. The City has three multi-family zones that have not reached their housing infill potential and we have therefore made note of the underutilized areas from those zones in this calculation. The City's emphasis for meeting the RHNA is on land of suitable size that someone may likely intensify. The parcels shown below are all currently built as single family units, which is less dwelling units per acre than what is allowed in this area. These homes are a mix of owner and rental occupied structures, but since this is an apartment area in a multi-family zone the potential is that all of any future units built on these parcels could be rental apartments.

**Table B-3**  
**Underutilized Land- Apartment Row Neighborhood**

<b>APN</b>	<b>Address</b>	<b>Year Built</b>	<b>Existing Units</b>	<b>Acres</b>	<b>Net Capacity<sup>1</sup></b>	<b>Existing Use/Zone/Notes</b>
22213243	4281 FARQUHAR AVE	1960	1	0.218	3	SFR/R-3
22213209	4312 HOWARD AVE	1955	1	0.218	3	SFR/R-3
22213207	4292 HOWARD AVE	1960	1	0.218	3	SFR/R-3
22213131	4301 HOWARD AVE	1957	1	0.215	3	SFR/R-3
22213129	4321 HOWARD	1926	1	0.218	3	SFR/R-3



**Table B-3  
Underutilized Land- Apartment Row Neighborhood**

APN	Address	Year Built	Existing Units	Acres	Net Capacity <sup>1</sup>	Existing Use/Zone/Notes
	AVE					
22213106	4292 GREEN AVE	1948	1	0.218	3	SFR/R-3
22213104	4272 GREEN AVE	1957	1	0.218	3	SFR/R-3
22213101	11102 NOEL ST	1952	1	0.218	3	SFR/R-3
22212152	4241 GREEN AVE	1960	1	0.234	3	SFR/R-3
22211130	4131 GREEN AVE	1926	1	0.212	3	SFR/R-3
22211126	4181 GREEN AVE	1947	1	0.212	3	SFR/R-3
22209112	3571 GREEN AVE	1976	1	0.190	2	SFR/R-3
22206233	3701 FARQUHAR AVE	1957	1	0.207	3	SFR/R-3 Opportunity for lot consolidation
22206232	3711 FARQUHAR AVE	1925	1	0.207	3	
22206228	3751 FARQUHAR AVE	1953	1	0.201	3	SFR/R-3
22206144	3780 GREEN AVE 5	0	1	0.227	3	SFR/R-3
22206131	3691 HOWARD AVE	1926	1	0.260	4	SFR/R-3
22206115	3822 GREEN AVE	1950	1	0.218	3	SFR/R-3
22206101	3652 GREEN AVE	1947	1	0.289	4	SFR/R-3
22205244	4061 FARQUHAR AVE	1960	1	0.177	2	SFR/R-3
22205241	4091 FARQUHAR AVE	1962	1	0.218	3	SFR/R-3
22205236	4141 FARQUHAR AVE	1960	1	0.180	2	SFR/R-3
22205226	4231 FARQUHAR	1960	1	0.244	3	SFR/R-3



**Table B-3**  
**Underutilized Land- Apartment Row Neighborhood**

APN	Address	Year Built	Existing Units	Acres	Net Capacity <sup>1</sup>	Existing Use/Zone/Notes
	AVE					
22205210	4102 HOWARD AVE	1956	1	0.218	3	SFR/R-3 Opportunity for lot consolidation
22205209	4094 HOWARD AVE	1949	1	0.218	3	
22205207	4072 HOWARD AVE	1925	1	0.165	2	SFR/R-3 Opportunity for lot consolidation
22205206	4062 HOWARD AVE	1960	1	0.218	3	
22205204	4046 HOWARD AVE	1960	1	0.218	3	SFR/R-3 Opportunity for lot consolidation
22205136	4041 HOWARD AVE	1953	1	0.218	3	
22205133	4071 HOWARD AVE	1952	1	0.218	3	
22205123	4191 HOWARD AVE	1953	1	0.218	3	SFR/R-3 Opportunity for lot consolidation
22205122	4201 HOWARD AVE	1953	1	0.218	3	
22205119	11141 NOEL ST	1957	1	0.245	3	SFR/R-3
22205108	4132 GREEN AVE	1926	1	0.218	3	SFR/R-3
22205105	4092 GREEN AVE	1961	1	0.218	3	SFR/R-3
22204318	3951 FARQUHAR AVE	1926	1	0.205	3	SFR/R-3 Opportunity for lot consolidation
22204317	3941 FARQUHAR AVE	1948	1	0.207	3	
22204312	3901 FARQUHAR AVE	1959	1	0.207	3	SFR/R-3
22204301	3972 HOWARD AVE	1952	1	0.114	1	SFR/R-3



**Table B-3  
Underutilized Land- Apartment Row Neighborhood**

<b>APN</b>	<b>Address</b>	<b>Year Built</b>	<b>Existing Units</b>	<b>Acres</b>	<b>Net Capacity<sup>1</sup></b>	<b>Existing Use/Zone/Notes</b>
<b>Total</b>				<b>8.341</b>	<b>113</b>	

Notes:

<sup>1</sup>Net Capacity was determined by multiplying the minimum permitted density of 20 du/ac by the parcel size, then subtracting the number of existing units.

Source: City of Los Alamitos, Community Development.

**ii. Old Town West**

The “Old Town West” neighborhood is generally bounded by Sausalito Avenue to the north, Oak Street to the east, commercial uses fronting on Katella Avenue to the south and commercial uses fronting on Los Alamitos Boulevard to the west. The area is currently zoned R-3 and the General Plan designation is Multiple Family Residential. The area contains a mixture of multiple family and single family residential homes.

The area has been transitioning from single family residential to multiple family residential. The parcels below are in already established neighborhoods that present no know environmental or infrastructure constraints. The majority of the single family units in this area were built in the 1950’s or earlier. The area began redeveloping with multifamily homes in the 1970’s and 1980’s. Single family residential units continue to be replaced with condominiums and apartments, with construction as recent as 2012.

Based on the development trends in this neighborhood, the remaining single family residential parcels are likely to redevelop with multifamily residential units. Underutilized parcels (parcels currently developed with single family homes) with realistic capacity for additional residential units in the Old Town West neighborhood are detailed in Table B-4. The locations are shown in Exhibit B-1. These parcels have a total projected net capacity of 121 units with a minimum permitted density of 20 du/ac. There are opportunities to provide at least 16 units per site in two areas with contiguous parcels through lot consolidation. These areas, with a net capacity of 16 units each, are noted in bold in Table B-4. Zoning for these parcels provides sufficient capacity to accommodate lower income housing. The sites with a capacity of less than 16 units per site are assumed to be able to accommodate units affordable to moderate and above-moderate income households.



Table B-4  
Underutilized Land- Old Town West Neighborhood

APN	Address	Year Built	Existing Units	Acres	Net Capacity <sup>1</sup>	Existing Use/Zone/Notes
24219101	10742 OAK ST	1953	1	0.235	3	SFR/ R-3
24219102	10752 OAK ST	1953	1	0.165	2	Opportunity for lot consolidation
24219103	10764 OAK ST	1953	1	0.165	2	
24219111	10842 OAK ST	1953	1	0.165	2	
24219112	10852 OAK ST	1953	1	0.165	2	Opportunity for lot consolidation
24219113	10851 WALNUT ST	1953	1	0.155	2	SFR/R-3
24219115	10831 WALNUT ST	1953	1	0.155	2	SFR/R-3
24219122	10761 WALNUT ST	1953	1	0.155	2	SFR/R-3
24219124	10741 WALNUT ST	1953	1	0.224	3	SFR/R-3
24219129	10814 OAK ST	1953	1	0.180	2	SFR/R-3
24219203	10762 WALNUT ST	1955	1	0.172	2	SFR/R-3 Opportunity for lot consolidation
24219204	10772 WALNUT ST	1934	1	0.172	2	
24219207	10804 WALNUT ST	1961	1	0.172	2	SFR/R-3 Opportunity for lot consolidation
24219208	10812 WALNUT ST	1953	1	0.172	2	
24219215	10791 CHESTNUT ST	1967	1	0.172	2	SFR/R-3 Opportunity for lot consolidation
24219216	10781 CHESTNUT ST	1957	1	0.172	2	
24219220	10832 WALNUT ST	1952	1	0.152	2	SFR/R-3
<b>24219306</b>	<b>10802 CHESTNUT ST</b>	<b>1899</b>	<b>1</b>	<b>0.344</b>	<b>5</b>	<b>SFR/R-3 Opportunity for lot consolidation</b>
<b>24219307</b>	<b>10842 CHESTNUT ST</b>	<b>1938</b>	<b>1</b>	<b>0.637</b>	<b>11</b>	
24220113	10871 WALNUT ST	1963	1	0.155	2	SFR/R-3
24220202	10872 WALNUT ST	1963	1	0.164	2	SFR/R-3
24220207	10922 WALNUT ST	1911	1	0.172	2	SFR/R-3
24220215	10931 CHESTNUT ST	1898	1	0.172	2	SFR/R-3
24220216	10911 CHESTNUT ST	1898	1	0.344	5	SFR/R-3
24220217	10901 CHESTNUT ST	1898	1	0.172	2	SFR/R-3
24220218	10891	1956	1	0.172	2	SFR/R-3



**Housing Element  
Residential Land Resources**



**Table B-4  
Underutilized Land- Old Town West Neighborhood**

APN	Address	Year Built	Existing Units	Acres	Net Capacity <sup>1</sup>	Existing Use/Zone/Notes
	CHESTNUT ST					
24220221	3372 FLORISTA ST	1912	1	0.222	3	SFR/R-3
24223106	10672 OAK ST	1950	1	0.202	3	SFR/R-3
24223109	10702 OAK ST	1950	1	0.165	2	SFR/R-3
24223119	10651 WALNUT ST	1950	1	0.189	2	SFR/R-3 Opportunity for lot consolidation
24223120	10641 WALNUT ST	1950	1	0.189	2	
24223204	10652 WALNUT ST	1950	1	0.167	2	SFR/R-3
24223205	10662 WALNUT ST	1950	1	0.189	2	SFR/R-3
24223207	10682 WALNUT ST	1950	1	0.189	2	SFR/R-3 Opportunity for lot consolidation
24223208	10692 WALNUT ST	1950	1	0.189	2	
24223211	10722 WALNUT ST	1950	1	0.181	2	SFR/R-3
24223213	10711 CHESTNUT ST	1950	1	0.189	2	SFR/R-3 Opportunity for lot consolidation
24223214	10701 CHESTNUT ST	1950	1	0.161	2	
24223215	10691 CHESTNUT ST	1950	1	0.189	2	
24223217	10671 CHESTNUT ST	1950	1	0.161	2	SFR/R-3 Opportunity for lot consolidation
24223219	10651 CHESTNUT ST	1950	1	0.161	2	
24223231	10661 CHESTNUT ST	0	1	0.189	2	
24223221	10631 CHESTNUT ST	1950	1	0.161	2	SFR/R-3
<b>24223305</b>	<b>10662 CHESTNUT ST</b>	<b>1950</b>	<b>1</b>	<b>0.189</b>	<b>2</b>	SFR/R-3 Opportunity for lot consolidation
<b>24223306</b>	<b>10672 CHESTNUT ST</b>	<b>1950</b>	<b>1</b>	<b>0.211</b>	<b>3</b>	
<b>24223310</b>	<b>10712 CHESTNUT ST</b>	<b>1950</b>	<b>1</b>	<b>0.303</b>	<b>5</b>	
<b>24223311</b>	<b>10722 CHESTNUT ST</b>	<b>1950</b>	<b>1</b>	<b>0.181</b>	<b>2</b>	
<b>24223327</b>	<b>10682 CHESTNUT ST</b>	<b>1950</b>	<b>1</b>	<b>0.186</b>	<b>2</b>	



Table B-4  
Underutilized Land- Old Town West Neighborhood

APN	Address	Year Built	Existing Units	Acres	Net Capacity <sup>1</sup>	Existing Use/Zone/Notes
24223328	10702 CHESTNUT ST	1950	1	0.186	2	
Total				9.821	121	

Notes:

<sup>1</sup>Net Capacity was determined by multiplying the minimum permitted density of 20 du/ac by the parcel size, then subtracting the number of existing units.

Source: City of Los Alamitos, Community Development.



**c. Sites Summary**

Table B-5 summarizes the City of Los Alamitos' capacity to meet the RHNA goals.

**Table B-5**  
**Sites Summary**

	<b>Very-low Income<sup>1</sup></b>	<b>Low Income</b>	<b>Moderate Income</b>	<b>Above-Moderate Income</b>	<b>Total Units</b>
Vacant Land	0			10	10
Underutilized Land- "Apartment Row"	0			113	113
Underutilized Land- "Old Town West"	32			89	121
<b>Total Vacant and Underutilized Sites</b>	<b>32</b>			<b>212</b>	<b>244</b>
<b>2014-2021 RHNA</b>	<b>14</b>	<b>10</b>	<b>11</b>	<b>26</b>	<b>61</b>
<b>Total Surplus Capacity</b>	<b>8</b>			<b>175</b>	<b>183</b>

Notes:

<sup>1</sup> The extremely-low income need is assumed to be 50 percent of the very-low income allocation (7 units).

**B. Preservation of Assisted Units At-Risk of Conversion**

State law requires analysis of assisted housing units eligible to convert from income-restricted to market-rate housing during the 2014-2021 planning period and within ten years of the start of the planning period (2024). Assisted housing units are multifamily rental units that receive (or have received) government assistance under federal, state and/or local programs including tax-credits, density bonuses and federal or state loans.

The City does not have any assisted housing units that are eligible to convert from income-restricted to market-rate during the planning period or within ten years of the start of the period (by 2024).



## 1. Cost of Preservation versus Replacement

Although the City will not have any units to at-risk of conversing during the 2014-2024 time period a general discussion of the cost of preservation and replacement of units is provided below. Typically, the cost of preserving existing units is more cost effective than replacing units through new construction. Another option is to maintain the number of affordable units in the City by rehabilitating and converting market-rate units outside of the at-risk development to affordable units. The following analysis compares the cost of preserving the assisted units versus replacement with new construction.

### a. Preservation Strategies

Preserving affordability of the at-risk units may involve providing financial incentives to the project owner, purchasing the units through a nonprofit or public agency or providing local subsidies to offset the difference between the affordable rent and the market-rate rent. Specific strategies for preservation will depend on the owner's interest and available funding.

### b. Local Rent Subsidy

One option for preserving the at-risk units is to provide local rent subsidy to the residents. This strategy would retain the affordability of the units by providing assistance to residents when their affordable units convert to market-rate. Subsidies can be in the form of a voucher or payment similar to the Section 8 voucher program. To determine the cost of providing rental subsidies, the Fair Market Rents for Orange County were compared to the average market rents in Los Alamitos. Table B-6 summarizes the Fair Market Rents for Orange County in 2013.

Table B-6  
Fair Market Rents- Orange County  
2013

Size of Unit	Fair Market Rent
Studio	\$1,126
1 bedroom	\$1,294
2 bedrooms	\$1,621
3 bedrooms	\$2,268
4 bedrooms	\$2,525

Source: HUD User Data Sets, <http://www.huduser.org/datasets/fmr.html>, accessed July 3, 2013.



For example, Laurel Park Manor, an affordable senior community in the City, has 17 studio (zero bedroom) and 53 one bedroom affordable units. Table B-7 summarizes the subsidy needed to preserve the at-risk units based on the difference between the Fair Market Rents and the average market-rate rents in Los Alamitos and surrounding communities.

**Table B-7  
Estimated Monthly Subsidy to Preserve At-Risk Units**

Unit Size	Number of Units	Rents			Monthly Subsidy	Annual Subsidy
		Fair Market Rent	Average Market-rate Rent	Difference		
Studio	17	\$1,126	\$1,198	\$72	\$1,224	\$14,688
1-bedroom	53	\$1,294	\$1,523	\$229	\$11,908	\$142,896
<b>Total</b>						<b>\$157,584</b>

Note: Laurel Park Manor, an affordable senior housing community, is not at-risk of conversion during the 2014-2024 analysis period; it is used as an example to demonstrate the cost of preserving affordable units in the City.

Source: HUD Data Users Fair Market Rents July 2, 2013, USC Casden Forecast 2012 Multifamily Market Report.

### **c. Replacement Cost**

The City could also consider replacing the units at Laurel Park Manor with construction of new affordable units. Construction cost estimates include all hard and soft costs association with construction, in addition to per unit land costs. The following analysis assumes the replacement units are garden-style apartments with parking provided on-site. Square footage has been estimated on an average unit size found in Los Alamitos and surrounding communities. Land costs have been determined on a per unit basis. Tables B-8 and B-9 summarize the estimated replacement costs per unit.



**Table B-8**  
**Replacement Costs by Unit Type<sup>1</sup>**

Unit Size	Cost per Square Foot	Average Unit Area <sup>2</sup>	Replacement Cost per Unit <sup>3</sup>
Studio	\$200	475	\$95,000
1 bedroom	\$200	702	\$140,400

Notes:

<sup>1</sup> Based on prevailing market conditions. Units are assumed to be garden apartments with on-site parking.

<sup>2</sup> Based on a survey of apartments located within 1 mile of Los Alamitos, www.move.com.

<sup>3</sup> Includes construction costs, financing and land acquisition costs of \$25,000 per unit.

Laurel Park Manor, an affordable senior housing community, is not at-risk of conversion during the 2014-2024 analysis period; it is used as an example to demonstrate the cost of replacing affordable units in the City.

Source: City of Los Alamitos Community Development Department.

**Table B-9**  
**Replacement Costs of At-Risk Units<sup>1</sup>**

Unit Size	Replacement Cost per Unit	Number of Units	Total Replacement Cost
Studio	\$95,000	17	\$1,615,000
1 bedroom	\$140,400	53	\$7,441,200
<b>Total</b>			<b>\$9,056,200</b>

Notes:

<sup>1</sup> Based on prevailing market conditions. Units are assumed to be garden apartments with on-site parking.

Laurel Park Manor, an affordable senior housing community, is not at-risk of conversion during the 2014-2024 analysis period; it is used as an example to demonstrate the cost of replacing affordable units in the City.

Source: City of Los Alamitos Community Development Department.

## **d. Resources for Preservation**

The following section summarizes the financial resources available to Los Alamitos for acquiring, replacing or subsidizing at-risk housing units. These resources include federal and State programs.

### **i. Federal Programs**

- Community Development Block Grants (CDBG)- CDBG funds are awarded to entitlement communities (entitlement cities and urban counties) on a formula basis for housing and housing-related activities. Los Alamitos is a participating city in the County of Orange's Urban County. Funding is awarded to the County on a formula basis and the participating cities may receive funds on a competitive basis. In Fiscal Year 2011-2012, the City received \$137,764 for public facilities and



improvements. The County of Orange funded activities by a total of \$1,917,980 in CDBG funds for the 2012 program year.

CDBG funds may be used for activities which include, but are not limited to:

- Acquisition of real property;
  - Relocation and demolition;
  - Rehabilitation of residential and non-residential structures;
  - Construction of public facilities and improvements, such as water and sewer facilities, streets, neighborhood centers, and the conversion of school buildings for eligible purposes;
  - Public services, within certain limits;
  - Activities relating to energy conservation and renewable energy resources; and
  - Provision of assistance to profit-motivated businesses to carry out economic development and job creation/retention activities.
- HOME Investment Partnership- HOME is a federal flexible grant program. Funds are awarded to the Urban County on a formula basis for housing activities. The County of Orange allocates funds to its participating cities, including Los Alamitos, on a compensative basis. The County funded activities by a total of \$2,841,240 in HOME funds for program year 2012.

Jurisdictions may choose among a broad range of eligible activities, using HOME funds to provide home purchase or rehabilitation financing assistance to eligible homeowners and new homebuyers; build or rehabilitate housing for rent or ownership; or for "other reasonable and necessary expenses related to the development of non-luxury housing," including site acquisition or improvement, demolition of dilapidated housing to make way for HOME-assisted development, and payment of relocation expenses.

- Section 8 Housing Choice Vouchers- The Section 8 Housing Choice Voucher program provides tenant-based rental assistance to very-low income renters. The program provides a subsidy to the owners of private, market-rate units on behalf of these residents. The subsidy is the difference between the tenant's affordable rental payment and the Fair Market Rent. The Section 8 program is administered by the Orange County Housing Authority. Approximately 14 Los Alamitos households currently receive Section 8 rental assistance.
- Section 202 and 811 Programs- Under the Section 202 program, non-profit organizations and consumer cooperatives can receive no-interest



capital advances from HUD for construction of very-low income rental housing for seniors and persons with disabilities. These funds can be used in conjunction with Section 811 program funds, which can be used to develop group homes, independent living facilities and intermediate care facilities. Eligible activities include acquisition, rehabilitation, new construction and rental assistance.

## ii. State Programs

- California Housing Finance Authority (CalHFA) Multifamily Programs- CalHFA's Multifamily Programs provide permanent financing for acquisition, rehabilitation, preservation and new construction of rental housing for low and moderate income households. One of the programs is the Preservation Acquisition Finance Program, which facilitates acquisition of at-risk affordable housing and provides low cost funding to preserve affordability.
- Low Income Housing Tax Credit (LIHTC)- The LIHTC program provides tax credits to individuals and corporations that invest in low income rental housing. Tax credits are sold to persons/companies with high liability and the proceeds are used to funding housing. Eligible activities include new construction and acquisition and rehabilitation.
- California Community Reinvestment Corporation (CCRC)- The CCRC is an affordable multifamily housing lender whose mission is to increase the availability of affordable housing for low income families, seniors and persons with disabilities. The organization facilitates private capital flow from its investors for debt and equity to affordable housing developers. Eligible activities include new construction, acquisition and rehabilitation of housing.

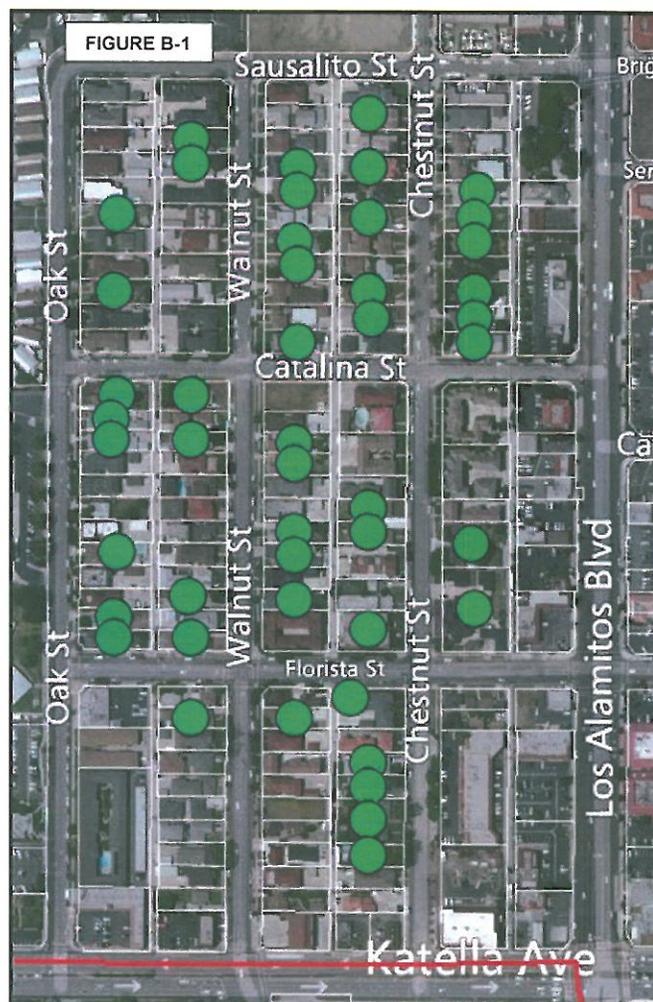
## e. Local Entities Qualified to Assist in Preservation of At-Risk Units

The following non-profit corporations are potential organizations with the experience and capacity to assist in preserving at-risk units:

- BRIDGE Housing Corporation
- Mercy Housing Corporation
- Jamboree Housing Corporation
- Century Housing Corporation.



Figure B-1  
City Wide Map of Underutilized and Vacant Parcels





# APPENDIX C

## REVIEW OF PAST PERFORMANCE

<b>Table C-1</b>	
<b>Review of 2007-2014 Housing Element Past Performance: Goals and Policies</b>	
Goal/Policy	Progress in Implementation
<b>1. Maintenance and Rehabilitation of Housing Stock:</b>	
<b>Policy Action:</b>	
1.1 Continued Proactive Code Enforcement Activities	<i>The City's Neighborhood Preservation Division (Code Enforcement) continues to responds to complaints regarding code violations on private property and assists in promoting maintenance of existing housing.</i>
1.2 Encourage at least three residents to apply for the Single Family Rehabilitation Loan Program.	<i>The City currently refers interested parties to the County of Orange for loan and grant program information.</i>
1.3 Encourage use of Mobile Home Exterior Grant Program	<i>Los Alamitos mobile home owners can apply for the County of Orange Mobile Home Exterior Grant Program. The program provides grants up to \$10,000 to assist qualified owners improve the exterior of their mobile homes. The program is restricted to those owners earning less than 80 percent of the area median income. The City has assisted 16 mobile home owners in understanding the County's program.</i>
1.4 Resident involvement in neighborhood enhancement	<i>In 2012, the City held three neighborhood clean up days in the Apartment Row Multi Family Neighborhood, one in Old Town East Multi Family neighborhood and one in Old Town West Multi Family Neighborhood. The provision of free dumpsters for the day resulted in alley, garage and apartment unit clean out. The events was manned by City Staff and promoted using door hangers, banners and direct mail. The City's Neighborhood Preservation Division (Code Enforcement) informally monitors housing conditions throughout the City.</i>
1.5 Encourage and facilitation rehabilitation of multifamily dwellings	<i>City Council adopted residential and commercial rehabilitation program in March 2012, which provides a total funding \$162,000 annually to offset permit costs associated with rehabilitation activity.</i>



<b>Table C-1</b>	
<b>Review of 2007-2014 Housing Element Past Performance: Goals and Policies</b>	
<b>Goal/Policy</b>	<b>Progress in Implementation</b>
<b>Preserve Housing Costs Affordability</b>	
<i>2.1 Preserve 70 "at risk" units</i>	<i>Although once thought of as "at risk" of losing affordability covenants, Laurel Park Manor's 70 units of affordable housing are preserved as affordable until 2031.</i>
<i>2.2 Section 8 Housing Choice Vouchers</i>	<i>Although much funding for this program has been reduced, the City's Community Development Department and Senior Services Division continues to refer residents in need of assistance to this program. Additionally, the City participated with the County in outreach to JFTB for returning veterans to be informed of the formation of the new waiting list in 2012.</i>
<i>2.3 Encourage participation in energy consideration incentive programs</i>	<i>The City continues to require all residential construction to comply with the energy conservation requirements of Title 24. The City ensures compliance through the building permit plan check and inspection process. In 2009 the City of Los Alamitos established a flat rate fee of two hundred fifty (\$250) for Planning Review and Building Permits for solar panel installation. Since that period forty permits have been issued at this low rate. The City has marketed this program through its website. Additionally, in 2009, the City of Los Alamitos adopted the Water Conservation Ordinance and Water Efficient Landscape Ordinance as well as the 2010 California Green Building Standards Code (Part 11, known as the "CALGreen" Code). Additionally, the City funded a permit rebate program in 2012 which reimbursed 100% of permits to parties whom purchased from Los Alamitos Businesses.</i>
<i>2.4 Encoring Green Building</i>	<i>In 2010 the Los Alamitos City Council adopted California 2010 California Green Building Standards Code (Part 11, known as the "CALGreen" Code)to encourage Green Building. Additionally, the City funded a permit rebate program in 2012 which reimbursed 100% of permits to parties whom purchased from Los Alamitos Businesses.</i>



**Table C-1**  
**Review of 2007-2014 Housing Element Past Performance: Goals and Policies**

Goal/Policy	Progress in Implementation
<b>Equal Housing Opportunity</b>	
3.1 Compliance with SB2	<i>In compliance with SB 2, the City has analyzed and revised the existing Zoning Ordinance to allow for emergency shelters, transitional and supportive housing to homeless individuals and families. The Los Alamitos City Council revised the code with the adoption of Ordinance No.13-04 in July 2013.</i>
3.2 Housing for Persons with Disabilities	
3.3 Development and Adopt Reasonable Accommodation Procedures	<i>In accordance with Chapter 4 of the Housing Element containing Policy Action 3.3 the City committed to developing and adopting reasonable accommodation procedures; and approved Ordinance No. 13.-05 on August 19, 2013 therefore meeting federal and state fair housing laws, it is the purpose of this Chapter to provide reasonable accommodations in the City's zoning and land use regulations, policies, and practices when needed to provide an individual with a disability an equal opportunity to use and enjoy a dwelling</i>
3.4 Compliance with State Law in regards to residential care facilities	<i>Upon Adoption of the SB2 ordinance, RCFE facilities were also amended to be permitted as a residential use.</i>
3.5 Fair Housing Information and Referrals	<i>The City continues to refer fair housing related inquiries to the Fair Housing Council of Orange County.</i>
3.6 Zoning to Encourage and Facilitate Single Room Occupancy Units (SRO's)	<i>In compliance with SB 2, the City has analyzed and revised the existing Zoning Ordinance to allow for emergency shelters, transitional and supportive housing to homeless individuals and families. This code amendment also included the facilitation of Single Room Occupancy Units (SRO's) The Los Alamitos City Council revised the code with the adoption of Ordinance No. 13-04 on August 19, 2013.</i>
3.7 Remove Potential restraints to residential care facilities for seven or more persons.	<i>In conjunction with SB 2 Code Amendments, the City has analyzed and revised the existing Zoning Ordinance to allow for emergency shelters, transitional and supportive housing to homeless individuals and families. This code amendment also included the removal of restraints to residential care facilities for seven or more persons by amending to code to allow (or conditionally allow) any Units (SRO's) The Los Alamitos City Council revised the code with the adoption of Ordinance No.13-04 on August 19, 2013.</i>



**Table C-1  
Review of 2007-2014 Housing Element Past Performance: Goals and Policies**

Goal/Policy	Progress in Implementation
<b><i>Adequate Housing Supply</i></b>	
<p>4.1 Encourage development of lower and moderate income housing units.</p>	<p><i>The City continues to encourage developers to provide rental housing for families with children, but has not developed a specific encouragement or incentive program.</i></p> <p><i>The City continues to encourage additional housing opportunities for special needs, lower income and moderate income households. During the Planning Period, Precious Life, a shelter for homeless women was constructed.</i></p> <p><i>The City updated its Zoning Code in 2006 to provide for density bonuses, incentives and concessions for development of low and moderate income housing pursuant to State law. The City continues to encourage additional housing opportunities for special needs, lower income and moderate income households, however no specific programs or funding sources have been utilized. The City updated its Zoning Code in 2006 to provide for density bonuses, incentives and concessions for development of low and moderate income housing pursuant to State law.</i></p> <p><i>The City updated its Zoning Code in 2006 to provide for density bonuses, incentives and concessions for development of low and moderate income housing pursuant to State law.</i></p>
<p>4.2 Rezone a minimum of .06 acres to permit a minimum density of 20 du/ac</p>	<p><i>In December 2012, the City of Los Alamitos approved the rezoning of 1.57 acres of housing from Planned Light Industrial to Multiple Family Residential (R-3) to facilitate the development of seventeen (17) condominiums.</i></p>
<p>4.3 Encourage and facilitate lot consolidation</p>	<p><i>The City is not in a financial position to incentivize lot consolidation but will address potential regulatory incentives through the General Plan update that will encourage lot consolidation in the designated Old Town East and Old Town West neighborhoods.</i></p>
<p>4.4 Review and revise multi-family parking requirements</p>	<p><i>Upon Adoption of Ordinance No. 13-04 on August 19, 2013, Multi-Family Parking Requirements were also amended.</i></p>



**Table C-1**  
**Review of 2007-2014 Housing Element Past Performance: Goals and Policies**

Goal/Policy	Progress in Implementation
4.5 Monitor multi-family development fees and establish strategies as appropriate	<i>The City of Los Alamitos currently does not impose obtrusive development fees upon residential development. The City's only fees are park fees and traffic impact fees where applicable. Fees that occur in most cities such as library fees, pool fees, public facility fees do not exist in the City of Los Alamitos. The City continues to monitor such fees for their reasonableness.</i>
<b>Coordinated Housing Efforts</b>	
5.1 Dissemination of Housing Program Information	<i>The City continues to refer fair housing related inquiries to the Fair Housing Council of Orange County.</i>
5.2 Obtain external funds for housing	<i>The City's Community Development Department continues to seek external funding sources for various housing programs.</i>
5.3 Creation of a Redevelopment Project Area	<i>The policy related to Redevelopment Agencies is no longer feasible due to recent changes in state law.</i>
5.4 Housing for workers employed in Los Alamitos	<i>The City continues to position itself within the development community as a place to live, work and learn. The housing collapse of the past few years has slowed the development of new housing units.</i>
5.5 Increase Partnerships and coordination with Developers and Outside Agencies	<i>The City continues to work with the development community to develop innovative land use techniques such as mobile homes in the R-1 zone with Planning Commission approval and second residential units in the R-1, R-2 and R-3 zones. The City allows mixed-use development in the C-G zone with a conditional use permit. The City also has a mixed-use overlay zoning district (-TC or Town Center) which allows residential units above first floor commercial/retail uses.</i>
5.6 Promote Community Participation	<i>The City of Los Alamitos continues to promote participation in policy related decisions through public noticing, advertising in local newspapers, community forums and public hearings.</i>



**Table C-2  
Review of 2007-2014 Housing Element Past Performance: Quantified Objectives**

<b>Objective</b>	<b>Progress in Implementation</b>
<b>New Construction:</b> Very Low: 0 Low: 0 Moderate: 25 Above Moderate: 25 <b>Total: 50</b>	Very Low: Low: Moderate: Above Moderate: 5 <b>Total: 5</b>
<b>Rehabilitation:</b> Information not available	The rehabilitation grant and loan programs are administered by the County of Orange and the City does not have records of the number of households assisted through the programs.
<b>Conservation:</b> Very Low: 71 Low: 38 Moderate: 0 Above Moderate: 0 <b>Total: 109</b>	Very Low: 71 units at Laurel Park Manor 14 Section 8 Vouchers (as of October 2007)



## APPENDIX D

# GLOSSARY OF TERMS

**Above-Moderate-Income Household.** A household with an annual income usually greater than 120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available legibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

**Apartment.** An apartment is one (1) or more rooms in an apartment house or dwelling occupied or intended or designated for occupancy by one (1) family for sleeping or living purposes and containing one (1) kitchen.

**Assisted Housing.** Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs including, but not limited to Federal state, or local housing programs including, but not limited to Federal §8 (new construction, substantial rehabilitation, and loan management set-asides), Federal §§ 213, 236, and 202, Federal §221 (d) (3) (below-market interest rate program), Federal §101 (rent supplement assistance), CDBG, FmHA §515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

**Below-market-rate (BMR).** Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as "low income" or "moderate income." (2) The financing of housing at less than prevailing interest rates.

**Build-out.** That level of urban development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum level of development envisioned by the General Plan. Build-out does not assume that each parcel is developed to include all floor area or housing units possible under zoning regulations.

**Community Development Block Grant (CDBG).** A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities and by the State Department of Housing and



Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development

**Condominium.** A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See "Townhouse.")

**Covenants, Conditions, and Restrictions (CC&Rs).** A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

**Deed.** A legal document which affects the transfer of ownership of real estate from the seller to the buyer.

**Density Bonus.** The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.

**Density, Residential.** The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

**Developable Land.** Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

**Down Payment.** Money paid by a buyer from his own funds, as opposed to that portion of the purchase price which is financed.

**Duplex.** A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.

**Dwelling Unit (du).** A building or portion of a building containing one or more rooms, designed for or used by one family for living or sleeping purposes, and having a separate bathroom and only one kitchen or kitchenette. See Housing Unit.

**Elderly Housing.** Typically one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than



150 units, persons 55 years of age and older, and restricted to occupancy by them.

**Emergency Shelter.** A facility that provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs. (See “Homeless” and “Transitional Housing.”)

**Extremely Low-Income Household.** A household with an annual income equal to or less than 30% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

**Fair Market Rent.** The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Existing Housing Program.

**Family.** (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An Individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

**General Plan.** A comprehensive, long-term plan mandated by State Planning Law for the physical development of a city or county and any land outside its boundaries which, in its judgment, bears relation to its planning. The plan shall consist of seven required elements: land use, circulation, open space, conservation, housing, safety, and noise. The plan must include a statement of development policies and a diagram or diagrams illustrating the policies.

**Goal.** A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

**Green Building.** Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition. (US Environmental Protection Agency)

**Historic Preservation.** The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.



**Historic Property.** A historic property is a structure or site that has significant historic, architectural, or cultural value.

**Household.** All those persons—related or unrelated—who occupy a single housing unit. (See “Family.”)

**Housing and Community Development Department (HCD).** The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low-and moderate-income house holds.

**Housing Element.** One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every five years.

**Housing Payment.** For ownership housing, this is defined as the mortgage payment, property taxes, insurance and utilities. For rental housing this is defined as rent and utilities.

**Housing Ratio.** The ratio of the monthly housing payment to total gross monthly income. Also Called Payment-to-Income Ratio or Front-End Ratio.

**Housing Unit.** The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

**Housing and Urban Development, U.S. Department of (HUD).** A cabinet-level department of the federal government that administers housing and community development programs.

**Implementing Policies.** The City’s statements of its commitments to consistent actions.

**Implementation.** Actions, procedures, programs, or techniques that carry out policies.



**Infill Development.** The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

**Jobs-Housing Balance.** A ration used to describe the adequacy of the housing supply within a defined area to meet the needs of persons working within the same area. The General Plan uses SCAG's definition which is a job total equal to 1.2 times the number of housing units within the area under consideration.

**Land Use Classification.** A system for classifying and designating the appropriate use of properties.

**Live-Work Units.** Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

**Low-Income Household.** A household with an annual income usually no greater than 51%-80% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the §8 housing program.

**Low-income Housing Tax Credits.** Tax reductions provided by the federal and State governments for investors in housing for low-income households.

**Manufactured Housing.** Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U. S. Department of Housing and Urban Development (HUD). (See "Mobile Home" and "Modular Unit.")

**Mixed-use.** Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

**Moderate-income Household.** A household with an annual income usually no greater than 81%-120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits



established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

**Monthly Housing Expense.** Total principal, interest, taxes, and insurance paid by the borrower on a monthly basis. Used with gross income to determine affordability.

**Multiple Family Building.** A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

**Ordinance.** A law or regulation set forth and adopted by a governmental authority, usually a city or county.

**Overcrowding Housing Unit.** A housing unit in which the members of the household, or group. Are prevented from the enjoyment of privacy because of small room size and housing size. The U.S. Bureau of Census defines an overcrowded housing unit as one which is occupied by more than one person per room.

**Parcel.** A lot or tract of land.

**Planning Area.** The area directly addressed by the general plan. A city's planning area typically encompasses the city limits and potentially annexable land within its sphere of influence.

**Policy.** A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its objectives before undertaking an action program. (See "Program.")

**Poverty Level.** As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

**Program.** An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.



**Redevelop.** To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

**Regional.** Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

**Regional Housing Needs Assessment.** A quantification by SANDAG of existing and projected housing need, by household income group, for all localities within a region.

**Rehabilitation.** The repair, preservation, and/or improvement of substandard housing.

**Residential.** Land designated in the General Plan and zoning ordinance for building consisting of dwelling units. May be improved, vacant, or unimproved. (See "Dwelling Unit.")

**Residential Care Facility.** A facility that provides 24-hour care and supervision to its residents.

**Residential, Multiple Family.** Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

**Residential, Single-Family.** A single dwelling unit on a building site.

**Retrofit.** To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

**Rezoning.** An amendment to the map to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

**Second Unit.** A Self-contained living unit, either attached to or detached form, and in addition to, the primary residential unit on a single lot. "Granny Flat" is one type of second unit.

**Section 8 Rental Assistance Program.** A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference



between the “Fair Market Rent” of a unit (set by HUD) and the household’s contribution toward the rent, which is calculated at 30% of the household’s adjusted gross monthly income (GMI). “Section 8” includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

**Shared Living.** The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by §1566.3 of the California Health and Safety Code.

**Single-family Dwelling, Attached.** A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See “Townhouse.”)

**Single-family Dwelling, Detached.** A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See “Family.”)

**Single Room Occupancy (SRO).** A single room, typically 80-250 square feet, with a sink and closet, but which requires the occupant to share a communal bathroom, shower, and kitchen.

**Subsidize.** To assist by payment of a sum of money or by the granting to terms or favors that reduces the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

**Substandard Housing.** Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

**Supportive Housing.** Housing with no limit on length of stay, that is occupied by the target population as defined in California Health and Safety Code Section 53260(d), and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. “Target population” means adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or



other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. [California Health and Safety Code Sections 50675.14(b) and 53260(d)]

**Target Areas.** Specifically designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by Very-Low and Low-income households.

**Tax Increment.** Additional tax revenues that result from increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20% to be used to increase and improve the community's supply of very low and low income housing.

**Tenure.** A housing unit is "owned" if the owner or co-owner lives in the unit, even if it is "owned only if it is mortgaged or not fully paid for. A cooperative or condominium unit is "owned only if the owner or co-owner lives in it. All other occupied units are classified as "rented," including units rented for cash rent and those occupied without payment of cash rent.

**Townhouse.** A townhouse is a dwelling unit located in a group of three (3) or more attached dwelling units with no dwelling unit located above or below another and with each dwelling unit having its own exterior entrance.

**Transitional Housing.** Shelter provide to the homeless for an extend period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See "homeless" and "Emergency Shelter.")

**Undevelopable.** Specific areas where topographic, geologic, and/or superficial soil conditions indicate a significant danger to future occupants and a liability to the City are designated as "undevelopable" by the City.

### Acronyms Used

<b>ACS:</b>	American Community Survey
<b>BMPs:</b>	Best Management Practices
<b>CALTRANS:</b>	California Department of Transportation
<b>CEQA:</b>	California Environmental Quality Act



<b>CIP:</b>	Capital Improvement Program
<b>DIF:</b>	Development Impact Fee
<b>DU/ac:</b>	Dwelling units per acre
<b>EDD:</b>	California Employment Development Department
<b>FAR:</b>	Floor Area Ratio
<b>FEMA:</b>	Federal Emergency Management Agency
<b>HCD:</b>	Department of Housing and Community Development
<b>HOA:</b>	Homeowners Association
<b>HUD:</b>	Department of Housing and Urban Development
<b>LAFCO:</b>	Local Agency Formation Commission
<b>MFI:</b>	Median Family Income
<b>NPDES:</b>	National Pollutant Discharge Elimination System
<b>RTP:</b>	Regional Transportation Plan
<b>SCAG:</b>	Southern California Association of Governments
<b>SPA:</b>	Sectional Planning Area
<b>STF:</b>	Summary Tape File (U.S. Census)
<b>TOD:</b>	Transit-Oriented Development
<b>TDM:</b>	Transportation Demand Management
<b>TSM:</b>	Transportation Systems Management
<b>WCP:</b>	Water Conservation Plan