

September 23, 2020

www.kennedycommission.org
17701 Cowan Ave., Suite 200
Irvine, CA 92614
949 250 0909

Planning Commission
Council Chamber
3191 Katella Avenue
Los Alamitos, CA 90720

RE: 10. DISCUSSION A. Conditions of Approval – Los Alamitos Luxury Apartments, located at 3342 Cerritos Avenue

Dear Planning Commission Members:

The Kennedy Commission (the Commission) is a broad based coalition of residents and community organizations that advocates for the production of homes affordable for families earning less than \$20,000 annually in Orange County. Formed in 2001, the Commission has been successful in partnering and working with Orange County jurisdictions to create effective housing and land-use policies that has led to the new construction of homes affordable to lower income working families.

The Commission has reviewed the proposed project of Los Alamitos Luxury Apartments located at 3342 Cerritos Avenue (APN 242-222-11) bounded by Cerritos Avenue to the north; Sausalito Street to the south; Chestnut Street to the east; and Coyote Creek Channel to the west. The project will accommodate 107 luxury apartment units at a density of approximately 29.7 dwelling units per acre. The project will provide two three-story buildings, with two levels of apartment units over one level of enclosed parking garage.

The City's 2018 Annual Housing Element Progress Report for the 2014-2021 planning period, demonstrates that the City has produced housing in an unbalanced way that does not address the housing needs of all residents. For the 2014-2021 Housing Element planning period, the City has a Regional Housing Needs Assessment (RHNA) of 14 very low- and 10 low-income units. Based on the latest Annual Progress Report, the City not met either of these numbers.¹ However, for the above moderate-income units, the City exceeded its above moderate RHNA requirement constructing 78 units or 300% of the 26 of its above moderate RHNA requirement. The upcoming planning period will require the City of Los Alamitos to produce a total of 767 units of which 310 should be low and very low income.² As mentioned in the 2018 Initial Study , the proposed project would help accomplish the Housing Element's objective of accommodating for city growth and meeting RHNA need.³ **It is important the City prioritize the development of new affordable homes for very low- and low-income families with this project and future development.**

The Commission looks forward to partnering with the City to increase housing opportunities for lower income residents in the City. Please keep us informed of any updates and meetings regarding strategies to increase affordable homes for lower income households in the City. If you have any questions, please free to contact me at (949) 250-0909 or cesarc@kennedycommission.org.

¹ City of Los Alamitos 2018 Annual Progress Report.

² SCAG Estimate of RHNA Allocation Based on Regional Council-Approved Final RHNA Methodology, March 2020.


³ Los Alamitos Luxury Apartments Initial Study, October 2018.

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Sincerely,

A handwritten signature in black ink, appearing to read "Cesar", followed by a long horizontal line extending to the right.

Cesar Covarrubias

Executive Director