

April 28, 2021

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

Chair Grose and Planning Commissioners
Los Alamitos Planning Commission
3191 Katella Avenue
Los Alamitos, CA 90720

RE: Item 9. A. Town Center Mixed Use Zone Strategic Plan Update

Dear Chairman Grose and Planning Commissioners:

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 \$27,000 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.

As the City considers the preparation for the Town Center Mixed-Use Zone Strategic Plan, we would like to remind you that the plan should also encourage meeting the City's lower income housing needs and providing housing opportunities for all residents. It is important the City review its progress towards meeting its Regional Housing Needs Assessment (RHNA) allocation.

For the 2014-2021 Housing Element planning period, the City has a RHNA of 14 very low- and 10 low-income units. Per RHNA Allocation progress reports submitted by the City, Los Alamitos has made zero progress in meeting its lower income need. However, for the above moderate-income units, the City outperformed and exceeded its RHNA by constructing 69 or 265.4% of the above moderate-income RHNA. **With a remaining RHNA need of 24 affordable units and a new RHNA allocation of 313 lower income units, it is important that the City of Los Alamitos focus on the incorporating the appropriate densities in the potential residential areas of the TCMU and well as considering the development of policies and programs within the Housing Element Update to ensure affordable housing is built in identified areas.**

The Commission looks forward to partnering with the City to increase housing opportunities for lower-income residents in Los Alamitos. 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 feel free to contact me at (949) 250-0909 or cesarc@kennedycommission.org.

Sincerely,



Cesar Covarrubias
Executive Director