



# Information Item

**Date: October 21, 2013**

To: Mayor and City Council  
From: David Martin, Director of Planning & Community Development  
Subject: Update on 2013-2021 Housing Element Draft Submitted to HCD

## **Introduction**

This report is to update Council on the refinements made to the Draft 2013-2021 Housing Element after the review by Council at the August 27, 2013 study session prior to submittal for review to the State Department of Housing & Community Development (HCD) on September 3.

## **Background**

The first public draft of the 2013-2021 Housing Element was released on July 24, 2013 after extensive community outreach. On [August 7](#), the Planning Commission held a discussion and provided comments on the July 2013 draft. On [August 27](#), the Council held a study session and also provided comments, directing staff to incorporate Council concerns and submit a revised draft to the State Department of Housing and Community Development (HCD).

HCD received the City's revised (August 2013) draft reflecting the Council's comments on September 3, 2013, beginning its 60-day review. The August draft is available on the [PCD website](#) and copies are available for view at all library branches and the Planning counter at City Hall. In addition, on October 4, 2013, a Notice of Intent to adopt a Negative Declaration under the California Environmental Quality Act (CEQA) was published, beginning a 30-day public comment period. The City is required to adopt an updated Housing Element by February 15, 2014, in order to obtain certification for the full eight-year planning period.

## **Discussion**

Planning Commission and Council comments on the July 2013 Draft Housing Element, as well as input from members of the public, were incorporated into the draft submitted to HCD, which reflects the City's housing priorities and concerns. The bullets below summarize the changes made:

- As detailed in the attachment, focused additions were made to six of the objectives to more accurately emphasize the City's commitment to affordability, senior needs, housing diversity, neighborhood conservation, and tenant protection. These additions, for instance, clarified the need for a variety of unit sizes and types, and put additional emphasis on the importance of developing appropriate senior housing and services to facilitate those choosing to remain independent.
- The quantified objective for extremely low income housing was revised to reflect Council's discussion by increasing it from 58 units to 83 units. This resulted in a total quantified objective of 1,371 units.
- Language proposed by the Westside Center for Independent Living (WCIL) was added to the definition of "disability."
- A map (Figure A-1) showing the locations of areas included in the Suitable Sites Inventory was inserted in the Appendix.
- The Community Input section in the Introduction was revised to reflect the Planning Commission and Council reviews that took place in August.

During the study session, Council members asked staff to consider a concern brought up by the Los Angeles Foundation for Legal Aid (LAFLA) that the Housing Element should specifically address potential loss of existing lower rent apartments along transit corridor due to increased property values. Properties listed on the Suitable Sites Inventory (Appendix A) are located in mixed-use districts and currently contain non-residential land uses. New residential uses are anticipated to replace existing

commercial or industrial uses, with minimum loss of existing units. City policies will continue to focus on neighborhood conservation, providing incentives for these properties rather than adjacent residential neighborhoods, including the Pico neighborhood where concerns were particularly focused. No changes were made to the draft document on this point.

Prior to adoption of the final document, there are opportunities for additional community input, including presentations to several City commissions and neighborhood groups. Staff's recommendation for final language will be provided as an errata sheet to the August 2013 draft at the adoption hearings in November and December.

Attached is a list of changes that were incorporated into the August draft.

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Attachment: Revisions from July to August Draft 2013-2021 Housing Element

## Housing Element Draft Final (August 2013)

### Revisions from the July 2013 draft (Changes underlined):

1. The Quantified Objective was revised to increase the number of Extremely Low Income units by 25. The ELI objective is now 83 (rather than 58) and the total QO is now 1,371 (rather than 1,347). Revisions were made to the following figures: Table ES-1 (page 3), Table 2-1 (page 25).
2. Under “E. Public Participation” (page 18), the first Section was revised to add the following:

#### 1. Community Input

Table 1-1 lists the meetings at which opportunities for public and agency input on the Housing Element were provided. The first public draft was released in July 2013. The Planning Commission held a public hearing on August 7, 2013, followed by the City Council on August 27, 2013. Comments and direction provided at these meetings have been incorporated into this draft.

3. Objective 1.f: Last sentence of program replaced with:

Within each implementation plan, develop strategies to successfully build both market rate and affordable housing with a diversity of unit sizes and types that is served by nearby retail uses and services.

4. Objective 1.g: Objective revised to read: Monitor Rate of Development Activity in Multi-family Residential Districts with the goal of residential neighborhood conservation consistent with the LUCE.

5. Objective 2.a: Last sentence of program revised to:

Update the AHPP administrative guidelines, consider revisions as appropriate to encourage continuous affordability and tenant protection and meet the AHPP objectives, and *to* improve the process of monitoring eligibility of residents in existing units.

6. Objective 2f: Second program paragraph revised to:

Encourage and support development of senior housing and facilities to meet the needs of this growing population segment, particularly for the oldest senior cohort. Consider the Baby Boomer generation’s preference for “aging in place” along with the need for more congregate housing and residential care facilities. Explore new programs, services, infrastructure and amenities that can help seniors who choose to live independently remain in their homes as long as possible.

7. Objective 2.g: Last sentence of Program first paragraph revised to:

In addition to the Affordable Housing Production Program, ~~explore~~ prioritize incentives to develop workforce housing units, with particular emphasis on housing for larger households in need of units with two or more bedrooms.

8. Objective 3a: First paragraph of Program revised to:

Continue to implement programs that strive to protect tenants against landlord discrimination and cancellation of existing Section 8 contracts (including City and/or private foundation-funded subsidy) to enable tenants to remain and pay the maximum allowable rent (MAR) such as the TARP program.

9. On page 68, the second paragraph under “5. Persons with Disabilities” was revised to:

A “disability” is defined as a long-lasting physical, mental, or emotional condition. This can include those with vision, hearing, ambulatory, cognitive, self-care, and independent living disabilities. Approximately 10% of the population in Santa Monica was estimated to have a disability in 2010 (Table 3-17), of which more than half were aged 65 and older. Santa Monica’s population with disabilities slightly exceeded the Los Angeles County level (9.4%).

10. To reflect the final Village Trailer Park DA in regard to affordable housing units, which included 3 extremely low-income units rather than 6 very low income units, all charts that provide information on units with planning permits or in construction were revised. This includes: Table 2-1 (page 25), Table 5-2 (p. 126), and Appendix B (page 172).

11. The following sentence was added at the beginning of the section entitled “2. Seniors” on page 131:

The City recognizes that senior needs vary and are subject to change as individuals age and experience new health issues and disabilities.

12. Figure A-1 (Suitable Sites Inventory Locations) was added to Appendix A, showing the locations of areas included in the Suitable Sites Inventory (page 171). This map is required by HCD. On this map, and several others in the document, the Expo Line and stations were added to demonstrate transit proximity.