Alhambra 2021-2029 Housing Element Update

February 17, 2021
Community Workshop #1
ECONorthwest is a West Coast based consulting firm that specializes in economics, finance, and planning. For over 45 years, we’ve been helping clients make thoughtful, data-driven decisions.
Presentation Overview / Workshop Agenda

- Introductions
- Project Overview
  - What is a Housing Element / what does it do?
  - What is a RHNA?
  - Who regulates Housing Elements in California?
- Discuss Housing Issues
- Discuss Potential Solutions
- Interactive Survey

Recorded Video
Only the presenter will have his camera on. However, this is a public meeting and comments will be part of the recording. You may also send comments to HousingElement@CityofAlhambra.org

Muted Microphone
Your microphones are currently muted. Please provide comments in the Chat box!

Survey
The survey portion of this meeting will be posted online in English, Spanish, and Traditional Chinese at www.AlhambraHousingElement.com until March 12, 2021.
Housing Element Update

Project Overview
A Lot is Happening in Alhambra

2019
General Plan
GP

2021
East Main
EM

2021
Housing Element
HE

2021
Code Alhambra
CA
## What is a Housing Element?

<table>
<thead>
<tr>
<th>Project Overview</th>
<th>Housing Issues</th>
<th>Housing Solutions</th>
<th>Next Steps</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Component of the General Plan</strong></td>
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<tr>
<td>One of the required elements of the General Plan. It guides housing policy and programming.</td>
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<tr>
<td><strong>Planning Period</strong></td>
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<tr>
<td>October 2021 through October 2029</td>
<td></td>
<td></td>
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<tr>
<td><strong>State Certification</strong></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>The Housing Element is the only chapter of the General Plan that must be reviewed and certified by the Department of Housing and Community Development (HCD)</td>
<td></td>
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</tbody>
</table>
The Housing Element Does Not

- Mandate development of housing units
- Change ordinances or zoning
- Provide resources for housing construction

The Housing Element Does

- Identify housing needs
- Looks at constraints and resources.
- Require capacity for all incomes and all population segments
- Create policies and programs to ease development and meet State requirements
## Components of a Housing Element

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<tbody>
<tr>
<td><strong>A</strong></td>
<td><strong>HOUSING NEED</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Existing, projected, and special housing needs</td>
<td></td>
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<td><strong>B</strong></td>
<td><strong>CONSTRAINTS ANALYSIS</strong></td>
<td></td>
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<tr>
<td></td>
<td>Governmental, non-governmental, resources and opportunities</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>C</strong></td>
<td><strong>SITES ANALYSIS</strong></td>
<td></td>
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<tr>
<td></td>
<td>Vacant and nonvacant sites, capacity analysis, affirmatively furthering fair housing</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>D</strong></td>
<td><strong>HOUSING PLAN</strong></td>
<td></td>
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<tr>
<td></td>
<td>Review and revise existing policies, new housing requirements, new policies and programs to reach RHNA</td>
<td></td>
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</table>
Steps to Update the Housing Element

**Project Overview**

**Housing Issues**

**Housing Solutions**

**Next Steps**

**PUBLIC ENGAGEMENT**
- Community forums
- Public meetings
- Evaluate options

**REVIEW POLICY**
- Past success
- Change existing programs
- Remove programs

**ANALYZE DATA**
- Evaluate current inventory
- Evaluate existing sites

**ACTION PLAN**
- How/where to site capacity
- Successful examples

**ADOPTION & CERTIFICATION**
- Formal processes to adopt and certify the Housing Element
Public Engagement Process

WAYS TO CONNECT

- www.AlhambraHousingElement.com
- HousingElement@CityofAlhambra.org

Evaluate
Ensure that feedback is incorporated in findings.

Solicit Feedback
- Email comments
- Interactive surveys (translation available)
- Public comment period
- Meetings and forums

Disseminate Information
- Project website
- Project distribution lists
- Engage community networks
- Meetings and forums

Public Engagement Process

Educate
Inform the public about the project and its purpose.

Project Overview | Housing Issues | Housing Solutions | Next Steps

Evaluate

Solicit Feedback

Disseminate Information
## Project Schedule & Important Milestones

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<tbody>
<tr>
<td>1) Review Policy</td>
<td>Fall 2020</td>
<td>Winter 2020</td>
<td>Summer 2021</td>
</tr>
<tr>
<td>2) Analyze Data</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3) Action Plan</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4) Public Engagement</td>
<td>Public Comment</td>
<td></td>
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<tr>
<td>5) Adopt &amp; Certify</td>
<td></td>
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</table>

**Project milestones:**

- **Submit for Public Review**
  - Spring 2021
- **Submit for HCD Review**
  - Fall 2021
- **Local Adoption**
  - October 2021
- **HCD Certification**
  - Winter 2021-22
- **Implementation**
  - 2022 and beyond
RHNA Overview
RHNA Determination Process

<table>
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<tr>
<td><strong>HCD</strong></td>
<td>• Give SCAG region its RHNA</td>
<td>• 1.34 million units</td>
<td></td>
</tr>
<tr>
<td><strong>SCAG</strong></td>
<td>• Allocates these 1.34 million units to all jurisdictions</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>ALHAMBRA</strong></td>
<td>• Received an allocation of 6,808 units*</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Alhambra’s RHNA number is a draft, subject to change from SCAG.*
<table>
<thead>
<tr>
<th>Income Level (for LA County)</th>
<th>Annual Income (for Family of 4)</th>
<th>5&lt;sup&gt;th&lt;/sup&gt; Cycle RHNA</th>
<th>5&lt;sup&gt;th&lt;/sup&gt; Cycle Production (2019)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low Income</td>
<td>&lt; $38,650</td>
<td>380</td>
<td>0</td>
</tr>
<tr>
<td>Low Income</td>
<td>$38,650 to $61,840</td>
<td>224</td>
<td>10</td>
</tr>
<tr>
<td>Moderate Income</td>
<td>$61,840 to $92,760</td>
<td>246</td>
<td>3</td>
</tr>
<tr>
<td>Above Moderate Income</td>
<td>&gt; $92,760</td>
<td>642</td>
<td>279</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td><strong>1,492</strong></td>
<td><strong>292</strong></td>
<td></td>
</tr>
</tbody>
</table>
## Alhambra 5th Cycle Allocation

<table>
<thead>
<tr>
<th>Income Level (for LA County)</th>
<th>Annual Income (for Family of 4)</th>
<th>5th Cycle RHNA</th>
<th>5th Cycle Production (2019)</th>
<th>6th Cycle RHNA</th>
<th>6th Cycle RHNA (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low Income</td>
<td>&lt; $38,650</td>
<td>380</td>
<td>0</td>
<td>1,769</td>
<td>29%</td>
</tr>
<tr>
<td>Low Income</td>
<td>$38,650 to $61,840</td>
<td>224</td>
<td>10</td>
<td>1,033</td>
<td>15%</td>
</tr>
<tr>
<td>Moderate Income</td>
<td>$61,840 to $92,760</td>
<td>246</td>
<td>3</td>
<td>1,077</td>
<td>16%</td>
</tr>
<tr>
<td>Above Moderate Income</td>
<td>&gt; $92,760</td>
<td>642</td>
<td>279</td>
<td>2,929</td>
<td>43%</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td></td>
<td>1,492</td>
<td>292</td>
<td>6,808*</td>
<td></td>
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</tbody>
</table>

*450% increase in RHNA Allocation over the previous cycle.*

*Alhambra’s RHNA number is a draft, subject to change from SCAG.*
The Housing Element is **NOT** a mandate for development, but...
Housing Element Rules
The Housing Element is **NOT** an exercise in more housing or less housing.

It is about **where** housing should go, **what** type of housing is right, and **how** the City should plan for it.
The Rules of the Game—The Four R’s

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<tr>
<td><strong>RHNA</strong></td>
<td><strong>REQUIREMENTS</strong></td>
<td></td>
<td></td>
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<tr>
<td>The State and SCAG determine Alhambra’s RHNA</td>
<td></td>
<td></td>
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<tr>
<td>Housing Element requirements determined by the State</td>
<td></td>
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<tr>
<td>The Housing Element must address new State laws and regulations</td>
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<tr>
<td>The Housing Element is reviewed and certified by the State</td>
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**Project Overview**

**Housing Issues**

**Housing Solutions**

**Next Steps**
### Project Overview

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<tr>
<td><strong>The 4-year penalty</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Housing Element updates every 4-years (instead of 8)</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>RHNA Rollover</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• The 6th Cycle RHNA is added to next housing element</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Loss of State Funding</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Ineligibility for some state funding</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Legal Challenges</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Incomplete General Plan = increased risk of public legal challenges</td>
<td>• New authority from the state</td>
<td></td>
</tr>
</tbody>
</table>
Housing Issues in Alhambra
Alhambra’s housing stock is older on average.

All data from SCAG Analysis of American Community Survey, 2014-2018
8 percent of Alhambra residents live and work in the community.

Compared to the SCAG region, Alhambra residents use alternative modes of transportation such as carpool, transit, bike, and walking far less to get to work.

Data from U.S. Census Bureau, OnTheMap, Longitudinal Employer-Household Dynamics (LEHD), 2018

Data from American Community Survey 2014-2018 5-year estimates
Declining Affordability

**Project Overview**

**Housing Issues**

**Housing Solutions**

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<table>
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<tr>
<th>Increase Between 2014 and 2019</th>
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<tbody>
<tr>
<td><strong>25%</strong></td>
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Cost Burden

PERCENT OF HOUSEHOLDS THAT ARE COST BURDENED

Households spending more than 30% of gross annual income on housing experience a housing cost burden.

When a household spends more than 30% of its income on housing costs, it has less disposable income for other necessities, including health care, food, and clothing.

Data from the City of Alhambra’s 2020 Draft Analysis of Impediments (HUD CHAS Data, 2012-2016)
Overcrowding is when there is more than one person per room in a home.

Overcrowding can indicate that a community has an inadequate supply of affordable housing.

Compared to the SCAG region, overcrowding in Alhambra is slightly more of a housing issue on average. Overcrowding is more common in renter households.

Overcrowding is the result of housing costs growing faster than incomes.

Data from SCAG Analysis of American Community Survey 2014-2018 5-year estimates
Housing Unit Growth

**CHRONIC UNDERPRODUCTION**

One of the roles of the Housing Element is to understand why the City is not producing housing and to put policies and programs in place to help mitigate those factors.

- **Housing issues are a symptom of underproduction.**
- **Underproduction is not a problem unique to Alhambra.**
- **There is no “simple” fix for housing issues.**

**HOUSING PRODUCTION IN THE SAN GABRIEL VALLEY (2000-2019)**

```
<table>
<thead>
<tr>
<th>City</th>
<th>Housing Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alhambra</td>
<td>1,691</td>
</tr>
<tr>
<td>El Monte</td>
<td>1,786</td>
</tr>
<tr>
<td>Glendale</td>
<td>7,073</td>
</tr>
<tr>
<td>Monterey Park</td>
<td>950</td>
</tr>
<tr>
<td>Pasadena</td>
<td>8,121</td>
</tr>
<tr>
<td>San Gabriel</td>
<td>642</td>
</tr>
</tbody>
</table>
```

Data from SCAG Analysis of Core Logic/Data Quick, 2000-2019
Why can’t we build affordable housing?

IT’S A MATTER OF SIZE AND DENSITY

Most sites have existing high-value commercial development (Costco, Home Depot, Kohl’s, Auto Dealerships).

Non-commercial sites already have high-density residential development.

Affordable Housing Scale

Affordable housing requires **density and scale** to be feasible. California requires a minimum density of **30 units per acre** and a minimum size of **one-half-acre** for affordable housing. As shown in the map, few sites in Alhambra meet these criteria.
Potential Housing Solutions
Options for Increasing Capacity

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**INCREASE DENSITY**
- Increase density in residential zones
- Change development standards (increase FAR or height)

**ADD NEW SITES**
- Publically owned sites
- Rezone to allow residential
- Overzone for residential

**ALTERNATIVE MEANS**
- Stronger ADU reliance
- Small and irregular lots

**INCENTIVES AND POLICIES**
- Incentives for affordable housing
- Promote lot consolidation
- Promote redevelopment
Where and How Should Alhambra Plan for Housing?

AS DEMONSTRATED, ALHAMBRA’S RHNA CAPACITY HAS TO GO SOMEWHERE. SHOULD THE CITY...

Add subtle densification of low-density residential areas (shown in red) through Accessory Dwelling Units (ADUs)?

Maps illustrate zoning districts and corridors and are for discussion purposes only. They are not representative of policy recommendations.
Where and How Should Alhambra Plan for Housing?

As demonstrated, Alhambra’s RHNA capacity has to go somewhere. Should the city...

- Add subtle densification of low-density residential areas (shown in red) through Accessory Dwelling Units (ADUs)?
- Upzone low and medium-density areas? (shown in gold)

Maps illustrate zoning districts and corridors and are for discussion purposes only. They are not representative of policy recommendations.
Where and How Should Alhambra Plan for Housing?

As demonstrated, Alhambra’s RHNA capacity has to go somewhere. Should the City...

- Encourage higher density development in the downtown core? (shown in dark blue)

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Where and How Should Alhambra Plan for Housing?

AS DEMONSTRATED, ALHAMBRA'S RHNA CAPACITY HAS TO GO SOMEWHERE. SHOULD THE CITY...

- Encourage higher density development in the downtown core? (shown in dark blue)
- Encourage higher density development in the downtown core and existing corridors? (shown in light blue)

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Where and How Should Alhambra Plan for Housing?

As demonstrated, Alhambra’s RHNA capacity has to go somewhere. Should the city...

- Encourage higher density development in the downtown core? (shown in dark blue)
- Encourage higher density development in the downtown core and existing corridors? (shown in light blue)
- Upzone existing high-density residential areas? (shown in green)

Maps illustrate zoning districts and corridors and are for discussion purposes only. They are not representative of policy recommendations.
Where and How Should Alhambra Plan for Housing?

As demonstrated, Alhambra’s RHNA capacity has to go somewhere. Should the City...

- Encourage higher density development in the downtown core? (shown in dark blue)
- Encourage higher density development in the downtown core and existing corridors? (shown in light blue)
- Upzone existing high-density residential areas? (shown in green)
- Allow housing in areas where it is not currently allowed? (shown in red)

Maps illustrate zoning districts and corridors and are for discussion purposes only. They are not representative of policy recommendations.
We want to hear what you have to say...
We want to hear your experience working and living in Alhambra and want your feedback on the different housing solutions displayed on slides 33-38.

Through March 12, 2021 a survey is available online.

Visit [www.AlhambraHousingElement.com/get-involved](http://www.AlhambraHousingElement.com/get-involved) to take the survey in English, Spanish, or Traditional Chinese.
2. SHARE, SHARE, SHARE!
3. Join the Project Distribution List (via the website)
5. Watch for announcements
   - Take the Survey (available in Traditional Chinese and Spanish)
   - City Council or Planning Commission meetings - listen in or provide testimony
   - Project documents
   - Next community forum
6. Offer Public Comment on the Draft Housing Element
7. Email your thoughts to [HousingElement@CityofAlhambra.org](mailto:HousingElement@CityofAlhambra.org)