

City of East Palo Alto

Housing Element Update Study Session

A presentation by the Housing Services Department
& Cotton Bridges Associates

October 1, 2001

1998 & 2001

Housing Element Compared

■ Racial/ethnic demographics

- s Black: 42% decreased to 23%
- s Hispanic: 36% increased to 59%

■ Housing Prices

- s Median Home Price: increased by 200%
- s Median Rental rates: increased by 27 to 80%

■ City Growth

- s Population increased by 26%
- s Households: increased by 0.3%
- s Housing units: declined by 3.5%

1998 & 2001 Housing Element Compared

■ Key Policy Amendments

- s Increase accountability of City in tracking progress
- s Proactively pursue funding to meet goals
- s Reduce amount of land used for housing development

Housing Element

- **Required element or chapter of City General Plan**
- **Only element that requires review by State agency (Housing and Community Development)**
- **Purpose – to encourage attainment of decent housing and suitable living environment for all**
- **Replaces 1998 Housing Element and covers the 2001-2006 planning period**

Citizen Participation

- **3 Focused Community Workshops (June/July 2001)**
- **1 Community Workshop (September 13, 2001)**
- **Stakeholder Interviews**
- **Community Survey**
- **City Newsletter**

Community Input

More permanently affordable apartments and single-family homes are needed.

We need different types of housing for people with different needs.

We need more opportunities to help us buy homes.

Neighborhood improvements are important.

We want quality housing with amenities.

Assistance to help seniors and disabled fix up homes.

Overcrowding is a big issue.

Household Income Distribution

<i>Income Group</i>	<i>% of AMI</i>	<i>Total</i>	<i>2000 Households</i>
Very Low	Below 50%	35.4%	2,470
Low	50 to 80%	12.2%	851
Moderate	80 to 120%	28.0%	1,953
Upper	Above 120%	24.4%	1,702
Total		100.0%	6,976

Source: Income distribution from 1990 Census applied to 2000 Census data on number of households.

Homeownership Rate

	<i>1990</i>	<i>2000</i>	<i>% Change</i>
East Palo Alto	41.7%	43.5%	4.3%
San Mateo County	60.2%	61.4%	2.0%
California	55.6%	56.9%	2.3%
United States	64.4%	66.2%	2.8%

Source: 1990 and 2000 Census.

Renter Households at Risk

	<i>Extremely Low Income</i>	<i>Very Low Income</i>	<i>Low Income</i>	<i>Total</i>
Total	891	522	290	1,703
Elderly	493	289	185	967
Small Families	91	11	14	116
Large Families	192	129	28	349
Other Families	115	93	63	271

Source: 1993 Comprehensive Affordable Housing Strategy data applied to the number of renter households reported in 2000 Census.

EPA RHND: 1999-2006

<i>Income Group</i>	<i>RHND Housing Unit Allocation</i>	<i>% of Total RHND</i>
Very Low	358 units	27.9%
Low	148 units	11.5%
Moderate	349 units	27.2%
Above Moderate	427 units	33.3%
Total	1,282 units	100.0%

Source: ABAG, 2001.

Proportion of Households, Regional Housing & Balance Needed

<i>Income Group</i>	<i>% of HHLDS</i>	<i>% of RHND</i>	<i>% of Balance</i>
Very Low	35.4%	27.9%	30.1%
Low	12.2%	11.5%	24.2%
Moderate	28.0%	27.2%	38.6%
Upper	24.4%	33.3%	7.1%
Total	100.0%	100.0%	100.0%

Source: Income distribution from 1990 Census applied to 2000 Census data on number of households.

Residential Sites Inventory

Housing Strategy

- **Increasing the availability of housing**
- **Mitigating the costs of Housing**
- **Minimizing resident displacement**
- **Implementing administrative remedies**

Increasing the Availability of Housing

- **Issue 1: Limited housing growth**

- s Action 1.1: Meet with developers to promote affordable housing
- s Action 1.2: Continue to permit manufactured housing
- s Action 1.3: Make loans and grants to developers
- s Action 1.4: Provide support for securing land acquisition and predevelopment financing
- s Action 1.5: Increase production of second units

Increasing the Availability of Housing

- **Issue 2: Limited financial resources**

- s Action 2.1: Explore ways to generate housing funds locally
- s Action 2.2: Pursue an additional \$1,000,000 annually in housing funds from private, County, State, and federal sources

Increasing the Availability of Housing

- **Issue 3: Confusing, conflicting, and time-constraining City procedures**

- s Action 3.1: Provide assistance to pay for or waive building and planning fees for affordable housing by non-profit developers
- s Action 3.2: Improve permit processing procedures
- s Action 3.3: Evaluate, improve, and promote various City ordinances
- s Action 3.4: Develop and disseminate newsletters, fact sheets, brochures to communicate to the public
- s Action 3.5: Work with PC/CC to develop height and parking standards for affordable housing

Increasing the Availability of Housing

- **Issue 4: Ensure sites are available for the development of a range of housing types and prices**
 - s Action 4.1: Work to remove toxic substances from formerly agricultural land
 - s Action 4.2: Achieve a jobs/housing balance
 - s Action 4.3: Review City ordinances regulating residential uses and constructions
 - s Action 4.4: Update Zoning Ordinance in accordance with General Plan

Increasing the Availability of Housing

- **Issue 5: Limited housing for persons with special needs**
 - s Action 5.1: Facilitate alternative living arrangements
 - s Action 5.2: Revise zoning and development standards for seniors housing
 - s Action 5.3: Revise Zoning Ordinance to facilitate development of emergency shelters and transitional housing
 - s Action 5.4: Explore the feasibility of establishing a one-time or limited-term rent subsidy program

Mitigating the Cost of Housing

- **Issue 6: Many EPA households are severely burdened by housing costs**
 - s Action 6.1: Stabilize rents through RSO
 - s Action 6.2: Inform tenants and landlords of maximum legal rents
 - s Action 6.3: Work with HUD to establish separate Section 8 waiting list for EPA residents
 - s Action 6.4: Discourage removal of conforming mobile home parks
 - s Action 6.5: Monitor affordability controls on BMR units

Mitigating the Cost of Housing

- **Issue 6: Many EPA households are severely burdened by housing costs**
 - s Action 6.6: Conserve rental housing stock through Condominium Conversion Ordinance and explore ways to protect tenants from Ellis Act evictions
 - s Action 6.7: Promote home-sharing
 - s Action 6.8: Explore ways to address overcrowding
 - s Action 6.9: Explore ways to encourage the use of land trusts

Minimizing Resident Displacement

- **Issue 7: Many long-time residents are displaced by high housing costs**
 - s Action 7.1: Make available first-time homebuyer and mortgage enhancement funds
 - s Action 7.2: Work with lenders and fair housing service providers to offer credit-counseling workshops
 - s Action 7.3: Work with HUD to explore new program possibilities

Minimizing Resident Displacement

- **Issue 8: Many residents are displaced by the shortage of safe, habitable affordable housing**
 - s Action 8.1: Participate in County's Home Repair Program
 - s Action 8.2: Work with County to address lead-based paint hazards
 - s Action 8.3: Publicize availability of rehabilitation assistance

Minimizing Resident Displacement

- **Issue 9: Certain groups are often targets for housing discrimination**
 - s Action 9.1: Support, publicize, and make referrals to fair housing and legal assistance
 - s Action 9.2: Support initiatives in addressing predatory lending
 - s Action 9.3: Support efforts to ensure nondiscrimination in the sale or rental of housing

Implementing Administrative Remedies

- **Issue 10: City be held accountable for the implementation of the Housing Element**
 - s Action 10.1: Allocate financial and staff resources to develop and maintain a monitoring system to report progress
 - s Action 10.2: Hold public meetings and study sessions at least quarterly
 - s Action 10.3: Provide information to the public at least quarterly
 - s Action 10.4: Report to City Council by Housing Director at least twice a year

Housing Element Process

- **Planning Commission/City Council Study Session (October 1, 2001)**
- **Submit Draft Housing Element to HCD (October 8, 2001)**
- **City adopts Final Housing Element**
 - s Planning Commission Hearing - December 10, 2001
 - s City Council Hearing - December 18, 2001
- **HCD reviews adopted Housing Element (early 2002)**