

Housing Element

- **Required element or chapter of City General Plan**
- **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**

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		100.00%	6,976

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

Household Growth

<i>Year</i>	<i>No. of Households</i>	<i>EPA 5 Year Growth (No.)</i>	<i>EPA 5 Year Growth (%)</i>	<i>County 5-Year Growth</i>
2005	7,580	430	6.0%	2.6%
2010	7,830	250	3.2%	1.8%
2015	8,210	380	4.8%	2.4%
2020	8,660	450	5.5%	2.4%

Source: ABAG, *Projections 2000*, 1999.

Special Needs Groups

<i>Special Needs Group</i>	<i>Persons</i>	<i>Households</i>	<i>% of City</i>
Seniors (65 and older)		892	12.8%
Seniors living alone		313	4.5%
Disabled			
Work disability	1,565		9.5%
Mobility/self care	1,825		11.1%
Female-headed families		1,383	19.8%
With children		765	10.9%
Small families		3,047	43.8
Large families		1,650	23.7%
Homeless persons	121		0.5%
Agricultural workers	50		0.4%
At-Risk Youth	NA		

Source: U.S. Census 2000.

EPA Housing Unit Types

<i>Type</i>	<i>No. of Units</i>	<i>% of Total</i>
Single-Family	3,759	53.0%
Multi-Family	3,072	43.3%
Mobile Homes	260	3.7%
Total	7,091	100%
# Occupied	6,976	98.4%
% Vacant	115	1.6%

Source: State Department of Finance distribution applied to 2000 Census total housing units.

Year Housing Built

<i>Dates</i>	<i>No. of Units</i>	<i>% of Total</i>
Pre - 1939	454	6.2%
1940 - 1949	895	12.2%
1950 - 1959	2,847	38.7%
1960 - 1969	1,719	23.4%
1970 - 1979	929	12.6%
1980 - 1990	507	6.9%
Total	7,351	100.0%

Source: 1990 Census (2000 Census data not available)

Percent of Households Overpaying

	<i>Renters</i>	<i>Owners</i>	<i>Total</i>
Total	50%	31%	42%
Elderly	74%	35%	49%
Small Families	50%	27%	39%
Large Families	52%	30%	42%

Source: 1993 Comprehensive Affordable Housing Strategy.

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.

Residential Sites Inventory

- Potentially 1,308-1,705 new housing units on 44 sites
- Adequate to meet City's RHND of 1,282 new housing units
- Adequate to meet City's Replacement Obligation of 104 bedrooms (approximately 52 units) by 2008.

Residential Development Since 1999 (HE-25)

Total Units	<u>Income Level</u>				
	Extremely Low	Very Low	Low	Moderate	Above Moderate
8	0	1	0	0	7
217	0	0	14	8	195
129	12	23	30	0	64
90	4	4	4	0	78
28	1	4	1	0	22
472	17	32	49	8	366

Source: City of East Palo Alto, 2001.

Potential Constraints to Housing Development

■ Governmental

- s Land use controls
- s Building codes
- s Planning and permit processing and fees
- s On- and off-site improvements

■ Non-Governmental

- s Cost of land and housing
- s Financing availability

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 (December 2001)**
- **HCD reviews adopted Housing Element (early 2002)**
- **Incorporate 2000 Census and develop 2002-2003 action plan (tbd, Feb/Mar 2002)**