

**Planning and Land Use Management Committee
Housing Committee**

**November 5, 2013
CPC-2013-1318-GPA**

PROPOSED AMMENDMENTS TO THE HOUSING ELEMENT 2013-2021

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From 2006 to the end of 2012, building permits were issued for 41,80146,738 net new housing units. If we assume that 2012 development trends continue through June 30, 2014 (end of the RHNA period), the City would have fulfilled approximately 4448% of the estimated new housing construction need as determined by the RHNA allocation.

The majority of the new construction during the 2006-2013 period was for market-rate housing (approximately 7083%). As illustrated in Table 5.1, the new construction of housing units for all income levels fell short of meeting the RHNA goals. The RHNA goals target 57% of all new units for households with moderate incomes or below, whereas only 2417% of the actual new units produced in the prior RHNA served these households.

Table 5.1 New Housing Units by Income Category, 2006 - 2012

RHNA Income Category	RHNA Goal 2006-6/2014	Units Built 2006-2012	% of RHNA met
Very Low Income 31%-50% County Median Income	27,236	4,748 <u>4,921</u>	17.4 <u>18.1</u> %
Low Income 51%-80% County Median Income	17,495	2,732 <u>2,933</u>	15.6 <u>16.8</u> %
Moderate Income 81%-120% County Median Income	19,304	407 <u>103</u>	0.5 <u>6</u> %
Above Moderate Income >120% County Median Income	48,839	34,214 <u>38,788</u>	70.1 <u>79.4</u> %
Total	112,876	41,801<u>46,738</u>	37.0<u>41.4</u>%

Source: HCIDLA, DCP.

* This includes 18,286 building permits for new units from January 2006 through December 2012.

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Table 6.1 Quantified Objectives: January 1, 2014- September 30, 2021

Income Level	New Construction Units – RHNA Allocation	Rehabilitation Units	Conservation/ Preservation Units
Extremely Low-Income	1,730	<u>2,123</u> 280	<u>2.373</u> TBD
Very Low-Income	3,834	<u>1,048</u> 280	<u>2.432</u> TBD
Low-Income	4,873	<u>1,001</u> 540	<u>2.948</u> TBD
Moderate-Income	1,122	<u>300</u> 300	<u>100</u> TBD
Above Moderate Income	46,500	740,000* <u>720,000*</u>	<u>250</u> TBD
Total	59,559	744,472<u>721,400</u>	6,103TBD