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March 26, 2009

Department of Housing and Community Development
1800 3rd Street, Room 430
Sacramento, CA 95814

HOUSING POLICY
DEVELOPMENT, HCD

MAR 30 2009

I am pleased to submit with this document, the City of Stanton's General Plan Annual Progress Report for Calendar Year 2008, which was reviewed and recorded by the City Council on March 24, 2008. Also enclosed is a copy of the City Council's Minute Order documenting the City Council's review. This Progress Report is being submitted to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) pursuant to Government Code Sections 65400 (b), 65583 (c)(3), and 65584.

The General Plan Annual Progress Report is based on a calendar year cycle covering the period from January 1, 2008 to December 31, 2008. The report entails a brief summary of the comprehensive update to the General Plan and provides information on the City's progress towards meeting its 2006-2014 RHNA obligations.

If you need further information or have additional questions, please feel free to contact me at (714) 379-9222 extension 213.

Sincerely,

A handwritten signature in black ink, appearing to read "Omar Dadabhoy", written over a horizontal line.

Omar Dadabhoy
Community Development Director

Enc.



THE FOLLOWING IS AN EXCERPT OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF MARCH 24, 2009, WHICH ARE SCHEDULED FOR CONSIDERATION BY THE CITY COUNCIL AT THE APRIL 14, 2009 MEETING.


Brenda Green, City Clerk

Motion/Second: Shawver/Royce

ROLL CALL VOTE:

Council Member Donahue	AYE
Council Member Shawver	AYE
Council Member Warren	ABSENT
Mayor Pro Tem Royce	AYE
Mayor Ethans	AYE

The City Council approved the following Consent Calendar item:

7D. GENERAL PLAN ANNUAL PROGRESS REPORT FOR THE CALENDAR YEAR 2008

The attached General Plan Annual Progress Report for Calendar Year 2008 for the City of Stanton is being presented to the City Council for its consideration as required by State Law.

1. The City Council received and filed the General Plan Annual Progress Report; and
2. Authorized submittal to the Governor's Office of Planning and Research and the State Housing and Community Development Department.



City of Stanton

General Plan
Annual Progress Report
For Calendar Year 2008

Prepared For:

CITY OF STANTON CITY COUNCIL
7800 KATELLA AVENUE
STANTON, CA 90680

and

THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT
P.O. Box 3044
SACRAMENTO, CA 95812-3044
(916) 445-0613

and

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
HOUSING POLICY DIVISION
1800 THIRD STREET
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SACRAMENTO, CA 94252-2053
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Submitted By:

THE CITY OF STANTON
COMMUNITY DEVELOPMENT DEPARTMENT
7800 KATELLA AVENUE
STANTON, CA 90680

MARCH 24, 2009

CONTACTS:

OMAR DADABHOY
COMMUNITY DEVELOPMENT DIRECTOR
(714) 379-9222 x213

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I. Introduction

The City of Stanton is required by State law to have a legally adequate General Plan (Government Code § 65300 et seq.), which primarily addresses the physical development of the City and any land outside its boundaries, but within its sphere of influence. As part of its General Plan, the City must include the following seven elements: 1) Land Use; 2) Circulation; 3) Housing; 4) Conservation; 5) Open Space; 6) Noise; and 7) Safety (§ 65301(c)). The City's General Plan also includes three optional elements: Economic Development, Community Design, and Regional Coordination, which includes air quality, congestion management and growth management.

State law further requires the preparation of an annual progress report to the City Council, the Governor's Office of Planning and Research (OPR) and the State Housing and Community Development Department (HCD) (§ 65400(b)). The purpose of the report is to provide the Planning Commission, City Council and state agencies with an update on the City's progress towards implementing the General Plan in accordance with adopted goals, policies and action items. It is for the purposes of meeting these requirements that this document has been prepared and submitted.

II. Comprehensive General Plan Update

In Calendar Year 2008 the City completed its update to the General Plan. The Draft General Plan update was released for Public comment on December 17, 2007. At the close of the public comment period, the General Plan Update was revised to address comments received from the public. During the Public Review Period, the City held eight public hearings to discuss in depth, each element of the General Plan Update and the Environmental Impact Report (EIR).

On June 9, 2008 the Draft EIR was made available for a 45 day public review period and on September 23, 2008, the City Council adopted the General Plan Update and Final EIR.

While the General Plan Update has maintained many of the goals and policies of the past General Plan, the update has also incorporated additional Land Use Policy tools to facilitate further growth of the City while adopting current planning practices. Key components of the General Plan Update include the following:

- Introduced mix-used districts which allow both commercial and residential development along the City's major arterials of Beach Boulevard and Katella Avenue
- Identified opportunity areas for increased economic development
- Revised the Planned Roadway Improvement program for the city
- Established a comprehensive Emergency Operations Plan and Public Education program
- Incorporated an array of action items and implementation measures to ensure that the City will be prepared for growth in future years.

In addition to the update of the General Plan, an update of the City's Housing Element has been initiated. The Draft Housing Element has been prepared and was submitted for a second review to the Department of Housing and Community Development on January 8, 2009. The City is anticipating adoption of the Final Housing Element in April 2009.

III. General Plan Amendment Activity

There was no General Plan Amendment Activity during CY 2008.

IV. Housing Element Activity

Regional Housing Needs Assessment (RHNA)

Housing Element law requires jurisdictions to review their Housing Elements as frequently as appropriate, but not less than once every five years. Housing Elements should be evaluated periodically for the purpose of determining the local agency's progress in meeting its share of regional housing needs and to ease governmental constraints to the development of affordable housing. The City's progress towards meeting its fair share RHNA allocation of 818 new residential units is presented in this report. The City's current RHNA cycle is from January 1, 2006 to June 30, 2014.

Tables A, A2 and B indicating the City's Progress towards meeting its RHNA allocation have been updated from the previous progress report. This update includes the RHNA allocation for the current cycle and 274 units from the previous RHNA cycle. During the 1998 to 2005 Planning Period, the City had a RHNA need of 646 housing units. While the Housing Element demonstrated the City had sufficient sites to accommodate 106 units (17 units on vacant land and 89 units in construction achievements), it contained a rezone program to accommodate the RHNA shortfall of 540 units. However, by the end of the Planning Period the City had only partially completed the rezoning as described in the program action. As a result, the City has an unaccommodated need of 274 units for very-low to moderate income households. These 274 units have been added to the current RHNA cycle for 2006 to 2014.

Table A is designated to report any mixed-income multifamily projects during the reporting period. As there were no mixed-income multifamily projects for this reporting period, no housing units are reported in Table A. All housing units are reported in Table A2.

Jurisdiction Stanton, CA
 Reporting Period 1/1/2008 - 12/31/2008

Table A
 Annual Building Activity Report
 Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

1	2	3	4				5	6		7	8
			Housing Development Information					Housing with Financial Assistance and/or Deed Restrictions			
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units	See Instructions	See Instructions
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
(9) Total of Above Moderate from Table A2											
(10) Total by income units (Field 5) Table A			0	0	0	0	0				

Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.

Table A2 documents the building activity for above moderate-income units.
Table A2

Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

No. of Units Permitted for Above Moderate	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
	41	0	0	0	0	0

Table B documents the City's progress towards meeting its fair share RHNA objectives through December 31, 2008.

Table B
Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.	RHNA Allocation by Income Level										Total Remaining RHNA by Income Level	
	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)		
Very Low	Deed Restricted											288
	Non-deed restricted											
Low	Deed Restricted											187
	Non-deed restricted											
Moderate	Deed Restricted											58
	Non-deed restricted	5 ¹	32 ²	12						49		
Above Moderate		30	49	41							120	116
Total RHNA by COG. Enter allocation number.		35	81	53							169	
Total Units												649
Remaining Need for RHNA Period												

Notes:
 1. 7 unit condominium project located at 10372-10379 Ryan Street. 2 units were permitted in 2005, and 5 in 2006. Units are being rented for \$1,850 per month.
 2. During preparation of the Draft Housing Element, updated information regarding development of the Renaissance Plaza was provided, which adjusted the housing numbers for 2007, moving 28 of the units reclassifying as above moderate to moderate.

Table C documents the City's program implementation progress status as of CY 2008.

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.	Objective	Deadline in H.E.	Status of Program Implementation
<p>Goal H-1.1, Policy Area #1 Production of New Housing: Provide for a housing stock of sufficient quantity composed of a variety and range of types and costs.</p>	<p>Expedite project review, revise fees, streamline process, amendment of density bonuses, encourage mixed-use and infill development, and determine location of adequate sites for affordable housing.</p>	<p>On-going</p>	<p>The City adopted the updated General Plan allowing for mixed-use development along the city's major arterials of Beach Boulevard and Katella Avenue. In addition, by implementing the mixed-use designations the city has increased the amount of acreage available for residential development by 263.5 acres.</p>	
<p>Goal H-2.1, Policy Area #2 Rehabilitation of Existing Housing Stock: Maintain a housing stock that is conserved in a sound, safe and sanitary condition.</p>	<p>Assist in rehabilitating renter/owner occupied units, maintain necessary infrastructure improvements, ensure minimum health and safety through the California Building Code, continue a proactive code enforcement program, acquire and rehabilitate units with non-profit entities.</p>	<p>50 Annually</p>	<p>The Redevelopment Agency is operating a Housing Rehabilitation Loan Program that offers 0% interest and deferred payment loans of up to \$50,000 for qualified homeowners. There were a total of 5 rehabilitation loans for \$50,000 granted during this reporting period and 136 residents were assisted through our Housing Rebate Program, which grants up to \$5,000. In addition, the City has also created the Landlord Tenant Program and the Mobile Home Grant Program.</p>	
<p>Goal H-3.1, Policy Area #3 Preservation and Conservation of Existing Housing Stock: Encourage retention of existing housing stock and housing opportunities for Stanton residents.</p>	<p>Require long-term affordability covenants for housing projects receiving city-sponsored development assistance, provide for regular monitoring of deed-restricted units that have the potential of converting to market rate.</p>	<p>Annually</p>	<p>The City has 335 units at Park Stanton Senior Apartments placed under an affordable covenant that expires in 2014. The City is exploring methods of extending affordable covenants.</p>	
<p>Goal H-4.1, Policy Area #4 Increasing Access to Housing Opportunity: Encourage access to decent and suitable housing opportunities for all Stanton residents.</p>	<p>Pursue funding sources for homeownership assistance, participate in the OC Mortgage Certificate Program and OC Homeless Issues Task Force, and comply with SB-2. Encourage the feasible conversions of hotel/motels to permanent housing, support the development of housing for larger families, adopt reasonable accommodating procedures, revise the City's definition of "family", and continue to provide referral services and information regarding Section 8 Rental Housing Assistance Program and Fair Housing Counseling, and development of housing for extremely low-income households.</p>	<p>On-going</p>	<p>The Redevelopment Agency has set aside funds for the development of affordable housing. The City is scheduled to finish evaluation of feasibility of hotel/motel conversions by June 2009, review land use/regulatory policies and zoning code, as appropriate, by December 2009, revise the zoning code by December 2010, adopt reasonable accommodations procedures and revise and adopt new definition of "family" by July 2009.</p>	
<p>Goal H-5.1, Policy Area #5 Expanding Outreach: Increase awareness of and participation in housing programs.</p>	<p>The City will continue efforts consolidating and disseminating information through community access to comprehensive housing information and providing housing information outreach to the resident and development community.</p>	<p>On-going</p>	<p>The City has continued to regularly develop forms of comprehensive information resources regarding housing projects, programs, policies, available funding, technical assistance and other related items through appropriate delivery means (i.e. information packets, City webpage, cable TV channel, reader board sign, workshop meetings, etc.).</p>	

As indicated in *Table B*, 169 of the required 818 units, or 20% of the City's total housing need, has been realized. Achievement has occurred in the above moderate income category in which 50% of the RHNA allocation has been accomplished. In addition, due to information produced by the development community and as reported in the Draft Housing Element, 44 units that were previously reported as above moderate have been recategorized as moderate income housing. Due to this transfer, to date 49 moderate income units (representing 46% of the RHNA allocation) has been constructed.

In order to promote additional affordable housing, the City allows for high density housing as part of its newly adopted General Plan. Included are four new mixed-use designations allowing for densities between 45du/ac to 60du/ac along major commercial corridors and gateways to the City which include Beach Boulevard and Katella Avenue. The General Mixed-Use designation is along the City's major thoroughfares of Beach Boulevard and Katella Avenue and allows for densities of 45 du/ac. The City has also created three specific mixed-use project areas. The North Gateway Mixed-Use District along Beach Boulevard and Starr Street allows for a variety of vertical and horizontal mixed-use, with up to three stories in height and up to 45 du/ac. The South Gateway Mixed-Use District along Beach Boulevard and Garden Grove Boulevard allows for vertical and horizontal mixed-use, with up to five stories, and 60 du/ac. The Town Center Mixed-Use District is meant to create a Transit Oriented Development Area along Beach Boulevard, between Katella and Cerritos Avenues. It will have similar densities and height considerations as the South Gateway Mixed-Use District, however, the Town Center Mixed-Use District is meant to provide affordable housing and a neighborhood that is pedestrian friendly with linkages to transit options and other uses.

With the four new mixed-use districts the updated General Plan added 263.5 acres of potential housing stock. Inclusive of the mixed use districts is a 2.85 acre site, previously zoned for commercial and residential use. The City has collaborated with a developer and the City has rezoned the property to PD-SF (Planned Development – Single Family) to allow for up to 37 residential units.

The City has also made progress in meeting its housing production goals through the continued construction of Stanton Plaza Specific Plan (Renaissance Plaza). Renaissance Plaza, which is divided into two developments (Palazzo and Sienna), to date has completed a combined 111 housing units. 79 units have been constructed in the Palazzo project, of which fifty-two percent are designated for affordable to moderate income households and forty-eight percent of which are designated as above moderate income households. 32 units have been constructed in the Sienna

project and 19 units are currently underway. The entire project is expected to be completed by the end of CY 2009.

Progress Towards Implementation of Housing Element Goals and Policies

During Calendar Year 2008, the City continued implementation of several goals and policies contained within the Housing Element.

In implementing the Housing Element policies of encouraging “retention of existing housing stock and housing opportunities for Stanton Residents” (Goal H-3.1, Policy Area #3), and assisting “maintenance of a housing stock that is conserved in a sound, safe and sanitary conditions” (Goal H-2.1, Policy Area #2), the Stanton Redevelopment Agency has continued two existing programs and provided two additional programs to assist residents in rehabilitating their homes. The first continuing program provides a 50% matching grant, of up to a \$5,000 contribution by the City for minor repairs to the home. A second program, financed through Community Development Block Grant funds, consists of up to a \$50,000 loan payable at refinancing or sale of the home, to make major improvements to ownership units. The two new programs, created in CY 2008, consist of a Landlord Tenant Program and a Mobile Home Grant Program. The first program provides 25% matching, of up to \$2,500 per unit/property for low to moderate income rental units for exterior and energy efficient improvements. While the second program is for owner-occupied mobile home dwellings, providing a maximum fund grant of \$3,000 that can be combined with emergency grant funds for an additional \$2,000 for home improvements and address health, safety and welfare issues.

The City has also continued to implement the Housing Element policy of encouraging “production for a housing stock of sufficient quantity composed of a variety and range of types and costs” (Goal H-1.1, Policy Area #1). To this end, the City has encouraged property owners and developers to recycle mid-block commercial sites to mixed-uses.

In implementing Goal H-1.1, Policy Area #1 of the Housing Element, the City has been in the process of developing new zoning regulations allowing for mixed-use development for mid-block commercial areas, primarily along Beach Boulevard and Katella Avenue.

The City has also implemented the Housing Element policy of “increasing access to decent and suitable housing opportunities for all Stanton residents” (Goal H-4.1, Policy Area #4). This policy has encouraged the leveraging of the Redevelopment Agency housing set aside funds for the Homeownership and Equity Sharing (HOMES) program.

IV. Conclusion

During Calendar Year 2008, the City worked on a variety of tasks to update and implement its long-range planning documents. Efforts were particularly focused on completing the update for the City's General Plan and Housing Element. In addition, efforts were concentrated on the redevelopment of the Renaissance Plaza.

The transformation of the City from strict use separation to mixed-use is expected to create several hundred new housing units over the coming years. However, due to the global economic downturn, increased stringency in lending, and a large state deficit, securing affordable housing for future projects will require funding from a wide variety of sources, including local Redevelopment Agency Funds, regional housing authority assistance, and federal grants and tax credits.