



7800 Katella Avenue
Stanton, California 90680
(714) 379-9222 ♦ Fax (714) 890-1443

HOUSING POLICY
DEVELOPMENT, HCD

MAR 28 2011

March 23, 2011

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

I am pleased to submit with this document, the City of Stanton's General Plan Annual Progress Report for Calendar Year 2010, which was reviewed and recorded by the City Council on March 23, 2010. 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, 2010 to December 31, 2010. 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 blue ink that reads "Omar Dadabhoy".

Omar Dadabhoy
Community Development Director

Enc.



City of Stanton

General Plan
Annual Progress Report
For Calendar Year 2010

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
DIVISION OF HOUSING POLICY DEVELOPMENT
P.O. Box 952053
SACRAMENTO, CA 94252-2053
(916) 445-4728

Submitted By:

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

MARCH 22, 2011

CONTACTS:

OMAR DADABHOY
COMMUNITY DEVELOPMENT DIRECTOR
(714) 890-4213

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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

On September 23, 2008, the City of Stanton adopted a new General Plan. 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. In December 2009, the City initiated a comprehensive zoning code update in order to ensure internal consistency with the General Plan. As part of the comprehensive update, the City will be incorporating the required provisions set forth in SB2 pertaining to emergency shelters, transitional housing, and supportive housing; updating the density bonus requirements; and will explore the implementation of universal design standards. The comprehensive zoning code update would also develop parallel zones to implement the mixed-use districts created in the General Plan. The zoning code update is anticipated to be completed within Calendar Year 2011.

III. General Plan Amendment Activity

There was no General Plan Amendment Activity during CY 2010.

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 an unaccommodated need of 274 units from the previous RHNA cycle.

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 A3.

Jurisdiction	Stanton, CA
Reporting Period	1/1/2010 - 12/31/2010

Table A

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

1 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	4 Affordability by Household Incomes			5 Total Units per Project	6 Assistance Programs for Each Development		7 Deed Restricted Units	8 Housing without Financial Assistance or Deed Restrictions
			Very Low- Income	Low- Income	Moderate- Income		Above Moderate- Income	See Instructions		
(9) Total of Above Moderate from Table A2										
(10) Total by income units (Field 5) Table A										
			0	0	0	0				

Table A2 documents the building activity for units rehabilitated, preserved, and acquired.

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income			
(1) Rehabilitation Activity				0		
(2) Preservation of Units At-Risk				0		
(3) Acquisition of Units				0		
(5) Total Units by Income	0	0	0	0		

Table A3 documents the building activity for above moderate-income units.

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	22	0	0	0	0	22

Table B documents the City's progress towards meeting its fair share RHNA objectives through December 31, 2010.

**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.		Regional Housing Needs Allocation Progress - Permitted Units Issued by Affordability										Total Remaining RHNA by Income Level		
		2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)			
Income Level	RHNA Allocation													
	Very Low	Deed Restricted												
Non-deed restricted		288												
Low	Deed Restricted													187
	Non-deed restricted	187												
Moderate	Deed Restricted													52
	Non-deed restricted	107	5 ¹	32 ²	12	6							55	
Above Moderate		236	30	49	41	31	22						173	63
Total RHNA by COG. Enter allocation number:		818												228
Total Units			35	81	53	37	22							
Remaining Need for RHNA Period														590

Notes:

- 8 unit condominium project located at 10372-10379 Ryan Street. 2 units were permitted in 2005, and 5 in 2006, and 1 in 2009. Units are being rented for \$1,850 per month.
- 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 2010.

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.	Housing Programs Progress Report - Government Code Section 65583.	Status of Program Implementation
Name of Program	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. Finally, with the adoption of the zoning code in mid 2011, the density bonus standards would be amended.</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 differed payment loans of up to \$50,000 for qualified homeowners. There were a total of 4 rehabilitation loans for \$50,000 granted during this reporting period and 102 residents were assisted through our Housing Rebate Program, which grants up to \$5,000. In addition, the City has also assisted 42 residents through the Mobile Home Grant Program, which grants up to \$3,000.</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 and has made initial contact with the property owner and manager.</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 projects that provide for affordable housing. The City has also developed the Home Ownership Mortgage Equity Share (HOMES) program to assist first time homebuyers with a down payment of up to \$40,000 for any residential property located within the City. In addition, in December 2009, the City initiated a comprehensive update of the zoning code to achieve consistency with the General Plan which was adopted in 2008. Through the zoning code process, the City will comply with SB-2, adopt reasonable accommodation regulations, and revise the definition of "family". The zoning code update is expected to be completed and adopted by the end of the second quarter of 2011.</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*, 228 of the required 818 units, or 28% of the City's total housing need, has been realized. Achievement has occurred in the above-moderate income category in which 73% of the RHNA allocation has been accomplished.

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. In 2009, the City was awarded a grant to develop a Specific Plan for the Town Center Mixed-Use District. This plan is expected to be completed in 2011, and will comply with the General Plan designation for the specific plan area.

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 36 residential units. In 2009, construction began on the 36 residential units and is expected to be completed in the beginning of CY 2011.

The City has also made progress in meeting its housing production goals through the completion construction of the residential portion of the Stanton Plaza Specific Plan (Renaissance Plaza). Renaissance Plaza, which is divided into three developments (Palazzo, Sienna and Capri), was completed in CY 2010 and included a combined 157 housing units. 106 units were 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. 39 units have been constructed in the Sienna project, and 12 live/work units, part of the Capri project, were completed in CY 2010.

Progress Towards Implementation of Housing Element Goals and Policies

During Calendar Year 2010, 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 four existing programs to assist residents in rehabilitating their homes. The first 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 third program is the Landlord Tenant program, which provides 25% matching, of up to \$2,500 per unit/property for low to moderate income rental units for exterior and energy efficient improvements. The final program, the Mobile Home Grant Program, is for owner-occupied mobile home dwellings, providing a maximum fund grant of \$3,000 that may also be combined with emergency grant funds for an additional \$2,000 for home improvements, and improvements that 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, as implemented through the General Plan which was adopted in CY 2008.

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 new zoning regulations are expected to be completed in CY 2011.

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.

Progress Towards Developing Affordable Housing

The City has hired a consultant to assist in identifying which City and Redevelopment Agency owned properties should be developed with

residential uses and those that should be developed as commercial/industrial uses. Once complete, the City and Redevelopment Agency will be working with the affordable housing community to develop the properties.

The City has also focused on a neighborhood with one of the highest crime rates and highest population densities for redevelopment and future construction of affordable housing. The Tina/Pacific neighborhood houses 40 apartment complexes, each housing four units. The City has developed a plan to purchase all 40 properties, demolish the existing blighted structures, and construct a new affordable housing development. The City purchased one property in CY 2009 and ten properties in CY 2010 and is currently in the process of relocating the tenants, and once completed, in CY 2011, the City will demolish the blighted structures.

In addition, the City has initiated the process to renew the affordability covenants for the Park Stanton Development which provides 334 affordable units in the City. The existing affordability covenants are set to expire in Calendar Year 2014.

IV. Conclusion

During Calendar Year 2010, the City worked on a variety of tasks to update and implement its long-range planning documents. Efforts were particularly focused on completing the comprehensive Zoning Code Update. In addition, efforts were concentrated on the completing the residential portion of the redevelopment of the Renaissance Plaza.

The transformation of the City from strict use separation to mixed-use is expected to create several hundred potential 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.



THE FOLLOWING IS AN EXCERPT OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF MARCH 22, 2011, WHICH ARE SCHEDULED FOR CONSIDERATION BY THE CITY COUNCIL AT THE APRIL 12, 2011 MEETING.

Brenda Green, City Clerk

9. CONSENT CALENDAR

Motion/Second: Ethans/Warren

ROLL CALL VOTE:

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

The City Council unanimously approved the following Consent Calendar items:

9E. GENERAL PLAN ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2010

The attached General Plan Annual Progress Report for Calendar Year 2010 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 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.