

CITY OF LOS ALAMITOS

RECEIVED
MAR 19 2009

March 17, 2009



James R. Perez, Foreperson
Orange County Grand Jury
700 Civic Center Drive West
Santa Ana, CA 92701

SUBJECT: 2007-2008 Grand Jury Report, "No County for Old Boomers" Grand Jury Tracking No. SB-6-M71408

Dear Foreperson Perez:

Los Alamitos is currently under contract with RBF consulting to complete the new Housing Element covering the period between 2008 and 2014. The City appreciates your patience in allowing us to respond as follows:

<p>Finding-1 Affordable Senior Housing: The Housing Elements for the cities and County of Orange do not reflect that the number of affordable senior housing units in Orange County will not accommodate the projected population.</p>	<p>Response: Agrees with finding. The City of Los Alamitos' Housing Element dated March 2001 does include section 9.2.3 which is entitled "Senior Housing Program" which includes a description of the attainment of 71 Senior Housing Units for low-income seniors. Further, the section goes on to encourage the development of this type of housing by:</p> <ul style="list-style-type: none"><input type="checkbox"/> Allowing zoning and design flexibility for affordable senior housing projects;<input type="checkbox"/> Waiving development impact fees for affordable senior housing projects;<input type="checkbox"/> Maintaining an inventory of sites suitable for development or redevelopment for affordable senior housing;<input type="checkbox"/> Conducting, on an annual basis, an "outreach: to senior housing developers and non-profit housing providers to attract developers of affordable housing to the City." <p>The City's Housing Element for the 2008-2014 period will include similar language.</p>
<p>Finding-2 Senior Population Growth: The Housing Elements for the County of Orange and the cities do not focus sufficiently on or analyze the population growth and housing needs of the aging baby boomer generation.</p>	<p>Response: Agrees with the finding.</p>

3191 Katella Avenue
Los Alamitos, CA
90720-5600

Telephone:
(562) 431-3538

FAX (562) 493-1255

www.ci.Los-Alamitos.ca.us

<p>Finding - 3 Online Access: Not all Housing Elements are available online for easy access by the public.</p>	<p>Response: Agrees with the finding. The City's General Plan, including the Housing Element, will soon be available through the City's website at http://www.ci.los-alamitos.ca.us. The City Council recently approved the funding of an improved website design that will better facilitate the posting of these documents. In addition, the Draft 2008 Update to the Housing Element and associated documents will be available on the website prior to review and consideration by the Planning Commission and City Council.</p>
<p>Finding-4 Senior Housing Development: Municipalities are not proactive enough in encouraging the development of affordable senior housing.</p>	<p>Response: Disagrees partially. The City of Los Alamitos is active in encouraging developers to apply for a variety of funding available for the development of affordable rental housing for all types of housing (families, seniors, special needs, etc). The City would need to obtain funding through the same avenues as developers (Federal, State and County funds) to finance affordable housing as the City lacks a Redevelopment Agency that would have the authority and financing mechanisms to assemble parcels, finance loans, or offer gap financing for senior housing. Additionally, the City has several areas zoned for multi-family housing uses but very few areas with vacant parcels readily available for development.</p>
<p>R-1 Affordable Senior Housing: Include the current and projected affordable senior housing inventory by type, location and cost in the 2008 and future years' development of the Housing Element.</p>	<p>Response: The recommendation has been implemented and will be in the 2008-2014 Housing Element.</p>
<p>R-2 Senior Population Growth: Include sufficient data in the Housing Element to acknowledge the imminent growth in the county's aging population. This data is to include the current population and the growth trend of the aging baby boomer generation as well as the current median income and income trend of the senior population.</p>	<p>Response: The recommendation has not yet been implemented, but will be implemented in the future. The City is currently undertaking its 2008 Update to the Housing Element and will take the opportunity to include a discussion that addresses the aging baby boomer population. This will include available data regarding current and future population and income trends for seniors.</p>
<p>R-3 Online Access: Put all Housing Elements online on each city's website.</p>	<p>Response: The recommendation will soon be implemented. The City's General Plan including the Housing Element will soon be available through the City's website at</p>


	<p>http://www.ci.los-alamitos.ca.us. In addition, the Draft 2008 Update to the Housing Element and associated documents are also available on the website.</p>
<p>R-4 Senior Housing Development: Confer with developers to establish the needs for affordable senior housing and to encourage investments in future projects.</p>	<p>Response: The recommendation has been implemented.</p> <p>Affordable Housing is a priority. From a financing perspective, the City is limited in funding available for the development of affordable housing for all types of housing (families, seniors, special needs, etc). The City Community Development Department regularly meets with developers of such housing regarding available sites and funds. When private developers realize that the City does not have a Redevelopment Agency to fund such development, the very experienced developers turn away. The City does have future opportunities available for the demolition of existing housing and the replacement of such sites with projects of increased density within the R-2 and R-3 zoning areas around the City should funding become available.</p>

The Consultant is currently completing the screen check draft of the Housing Element and is awaiting preliminary comments from the State of California Department of Housing and Community Development (HCD). We anticipate adoption by the Planning Commission by April 2009 and then the City Council by May 2009.

Should you have any questions please contact Mr. Steven Mendoza, Community Development Director at (562) 431-3538, extension 300.

Sincerely,

CITY OF LOS ALAMITOS


 Troy D. Edgar
 Mayor