

# City of Westminster 2020-2024 Consolidated Plan Community Workshop



**Community Development Department  
Warne Community Room  
October 22, 2019**

# Meeting Overview

- **Welcome/Introductions**
- **Staff Presentation**
  - Housing Element - What to expect
  - Consolidated Plan – Purpose, current use of funds, opportunities for public input
- **Public Comments on Community Needs**
- **Next Steps**



# What is the Housing Element?

- Part of the City's General Plan
- 4 Major Components:
  - ❖ Housing Needs Assessment
  - ❖ Evaluation of Constraints to Housing
  - ❖ Identification of Residential Sites
  - ❖ Program Strategy to Address Needs
- Each California city required to update every 8 years, subject to the statutory schedule
- Review by **State HCD** for compliance with State law



# Benefits of HCD Compliance

- Presumption of **legally adequate** Housing Element in courts
- If courts invalidate Element, **suspend City's authority** to issue building permits until brought into compliance
- Maintain eligibility for **State housing funds**
- Don't face **RHNA carry-over** into next Housing Element



WESTMINSTER 2014-21 HOUSING ELEMENT  
CERTIFIED BY HCD

*Consolidated Plan Workshop*



# 2019 Orange County Income Thresholds

Household Size	Extremely Low Income ( $\leq 30\%$ AMI)	Very Low Income (31–50% AMI)	Low Income (51–80% AMI)	Moderate Income (81–120% AMI)	Above Moderate Income ( $>120\%$ AMI)
<b>3-person</b> Area Median Income: <b>\$88,100</b>	Less than \$32,050	Up to \$53,450	Up to \$85,500	Up to \$105,750	Over \$105,750



Home health aide and bookkeeper with one child. \$83,000 annual income.



Kindergarten teacher and retail worker with one child. \$101,000 annual income.



# Who in Westminster Needs Affordable Housing?

- People who work in town and cannot afford to live here

Teachers, nurses, retail and hospitality workers, childcare providers



- Special needs households

Senior citizens, disabled persons, single-parent households



- Children of long-time Westminster residents



# Regional Housing Needs (RHNA)

- RHNA = Regional Housing Needs Allocation
- Requires cities to zone for “fair share” of region’s housing needs
  - ✓ Based on State population growth
  - ✓ Mix of housing for economic segments
  - ✓ Affordability linked to zoning & density
- RHNA is a planning target, not a building quota



# Preliminary Draft Westminster 2021- 2029 RHNA

Income Level	2019 Income (3 person hh)	Units	“Default Density”
Very Low (<50% AMI)	\$53,450	544 units	Min. 30 du/acre
Low (51-80% AMI)	\$85,500	423 units	Min. 30 du/acre
Moderate (81–120% AMI)	\$105,750	509 units	Min. 10 du/acre
Above Moderate (>120% AMI)	> \$105,750	1,308 units	
<b>Total</b>		<b>2,784 units</b>	





# What is the Consolidated Plan?

- **5-Year Plan required by U.S. Dept of Housing and Urban Development (HUD)**
- **Identifies community needs**
- **Proposes use of the following resources to address those needs:**
  - ✓ **Community Development Block Grant (CDBG)**  
**\$1,000,000 annually (25%↓)**
  - ✓ **Home Investment Partnership (HOME)**  
**\$380,000 annually (30%↓)**



# Major Components of the Consolidated Plan

- **Community Participation**
- **Housing and Community Development Needs Assessment**
- **5-Year Strategic Plan to establish priorities for addressing needs**
- **1-Year Action Plan that identifies use of federal CDBG and HOME monies**



# Opportunities for Community Input

- **Community Development Needs Survey**
- **Stakeholders Workshop (*Sept 24<sup>th</sup>*)**
- **Community Meeting (*Oct 22<sup>nd</sup>*)**
- **City Council Public Hearing (*Jan 2020*)**
- **30-day Public Review of Consolidated Plan (*Mar-Apr*)**
- **Public Hearing before City Council (*Apr*)**



# Community Needs Survey

215 responses

## **Housing Needs**

- ✓ Property Maintenance/Code Enforcement (65%)

## **Homeless Needs**

- ✓ Mental Health Services (75%)
- ✓ Short-term Emergency Assistance to Prevent Homelessness (73%)
- ✓ Substance Abuse Services (68%)
- ✓ Emergency/Overnight Shelters (61%)

## **Public Facility Needs**

- ✓ Child Care/Youth Centers (57%)



# Community Needs Survey

215 responses

## **Public Service Needs**

- ✓ Anti-Crime Services (79%)
- ✓ Youth Services (63%)

## **Infrastructure Needs**

- ✓ Street/Alley Improvements (70%)
- ✓ Sidewalk Improvements (63%)

## **Economic Development Needs**

- ✓ Storefront/Façade Improvements (62%)



# Stakeholder Workshop

22 attendees

## **Community Needs**

- ✓ Affordable Housing
- ✓ Rental Assistance
- ✓ Emergency Shelter Beds and Transitional Housing
- ✓ Housing Maintenance and Improvement
- ✓ Street Improvements

## **Service Needs**

- ✓ Homeless Prevention Services
- ✓ Resources and Services for Youth
- ✓ Transportation Services for Affordable Housing Developments
- ✓ Mental Health Services
- ✓ Support Services for Seniors



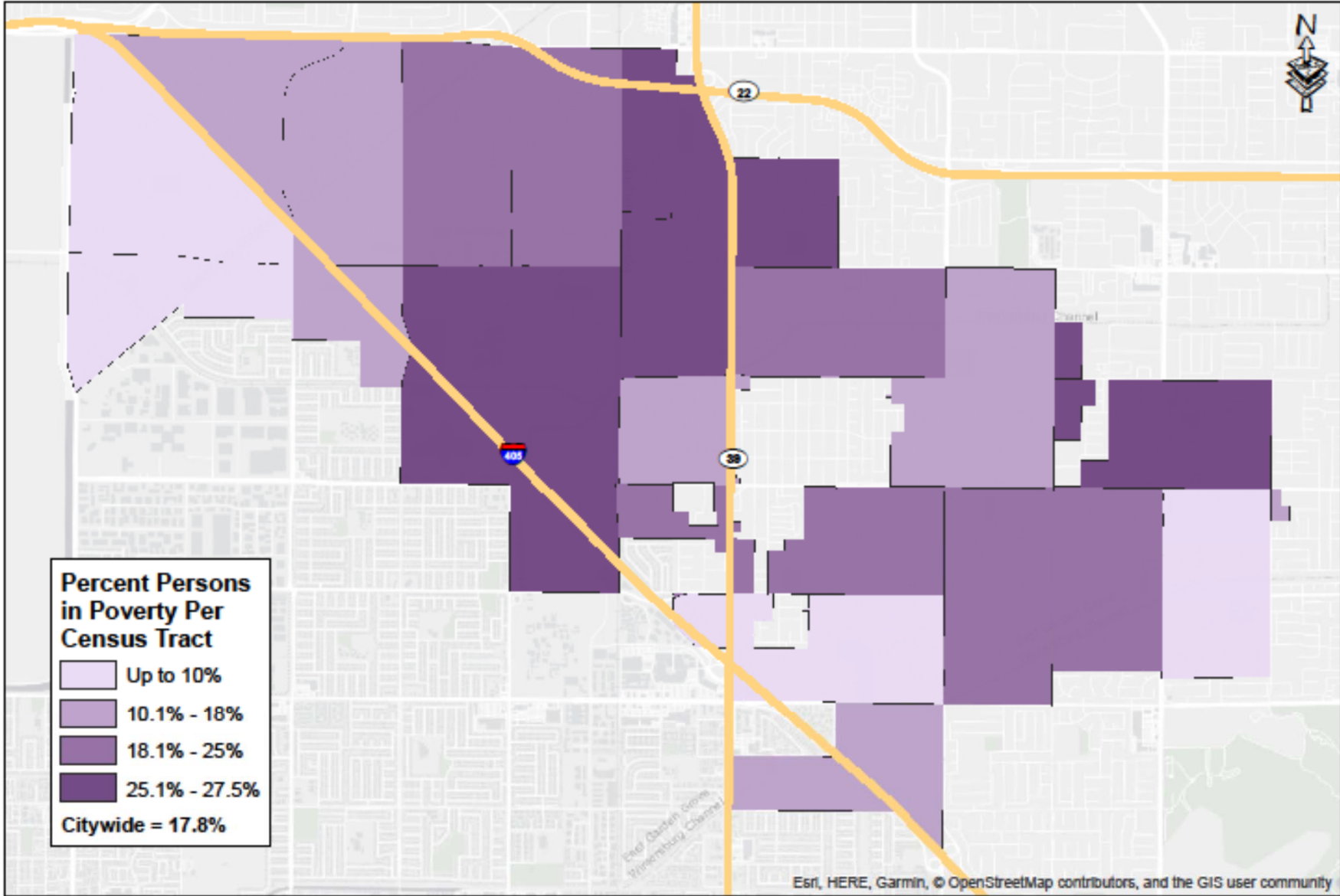
# Housing and Community Development Needs Assessment

- **Housing Needs**
- **Homeless Needs**
- **Public Service Needs**
- **Public Facility Needs**
- **Infrastructure Needs**
- **Economic Development Needs**



# City of Westminster Population in Poverty

Figure 3.



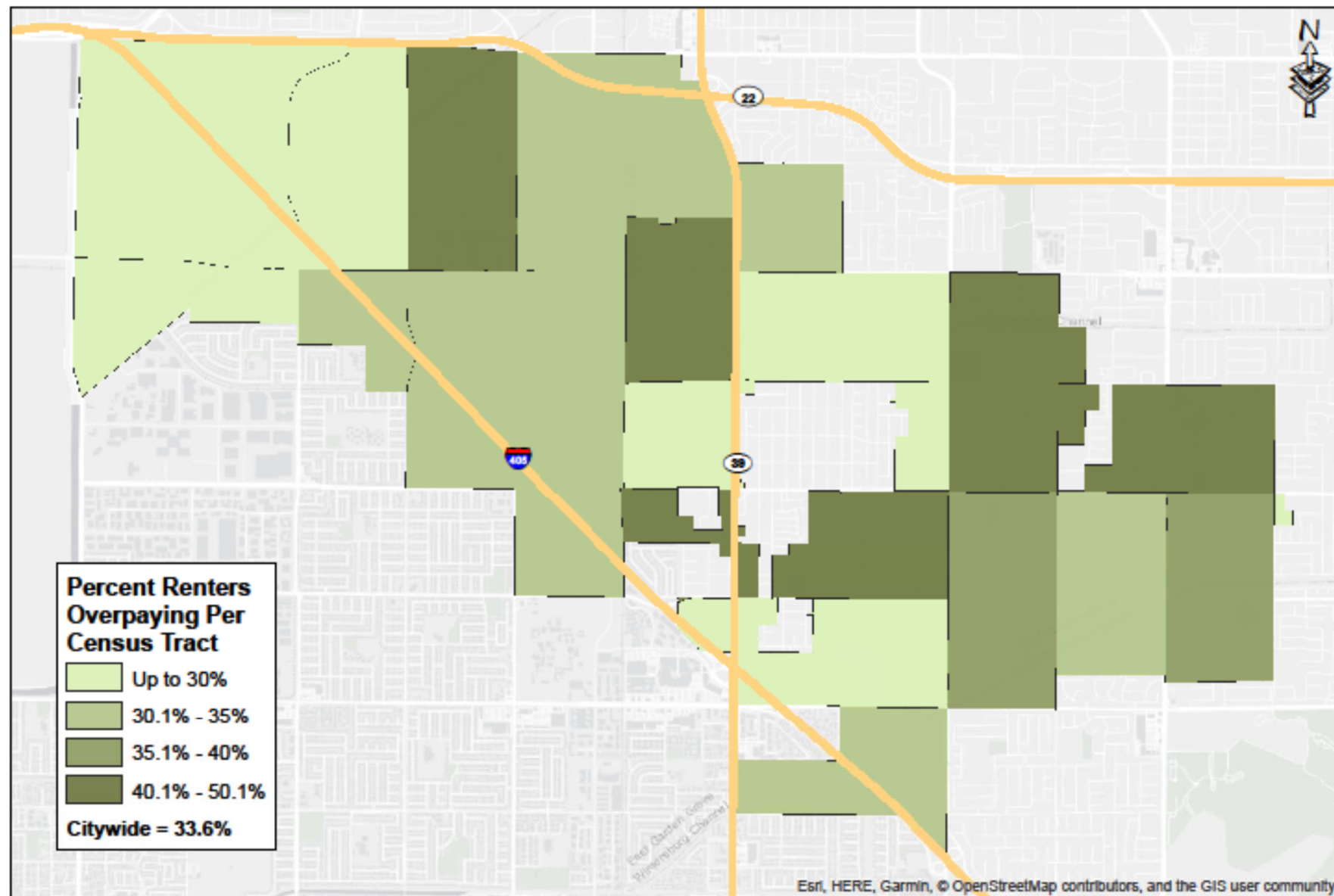
0 0.375 0.75 1.5 Miles

Source: American Community Survey 2011-2015, Table B17001.



# City of Westminster Severe Renter Overpayment (> 50% Income on Rent)

Figure 4.

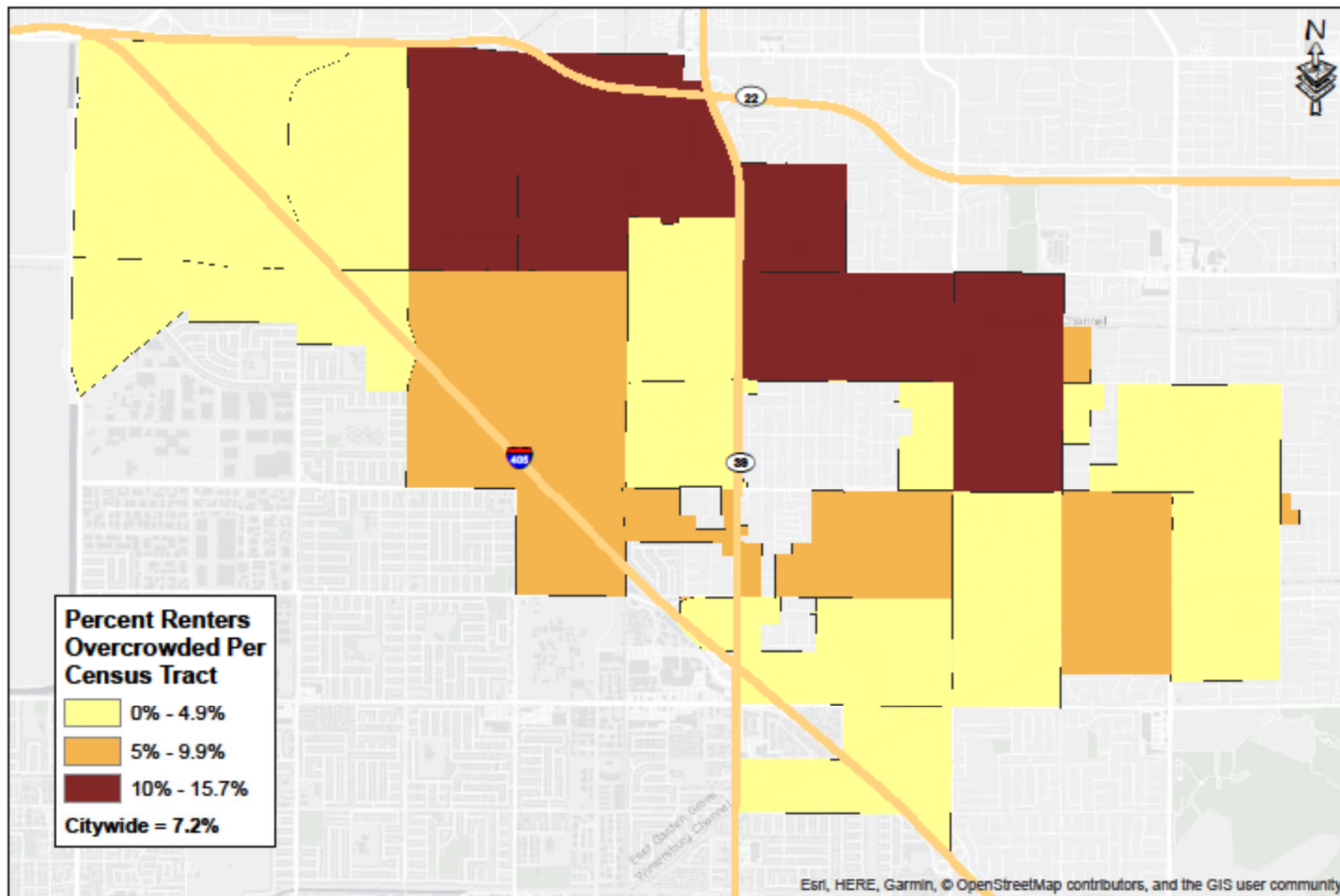


0 0.375 0.75 1.5 Miles

Source: American Community Survey  
2011 - 2015, Table B25070.

# City of Westminster Severe Renter Overcrowding ( $> 1.51$ Persons/Room)

Figure 5.

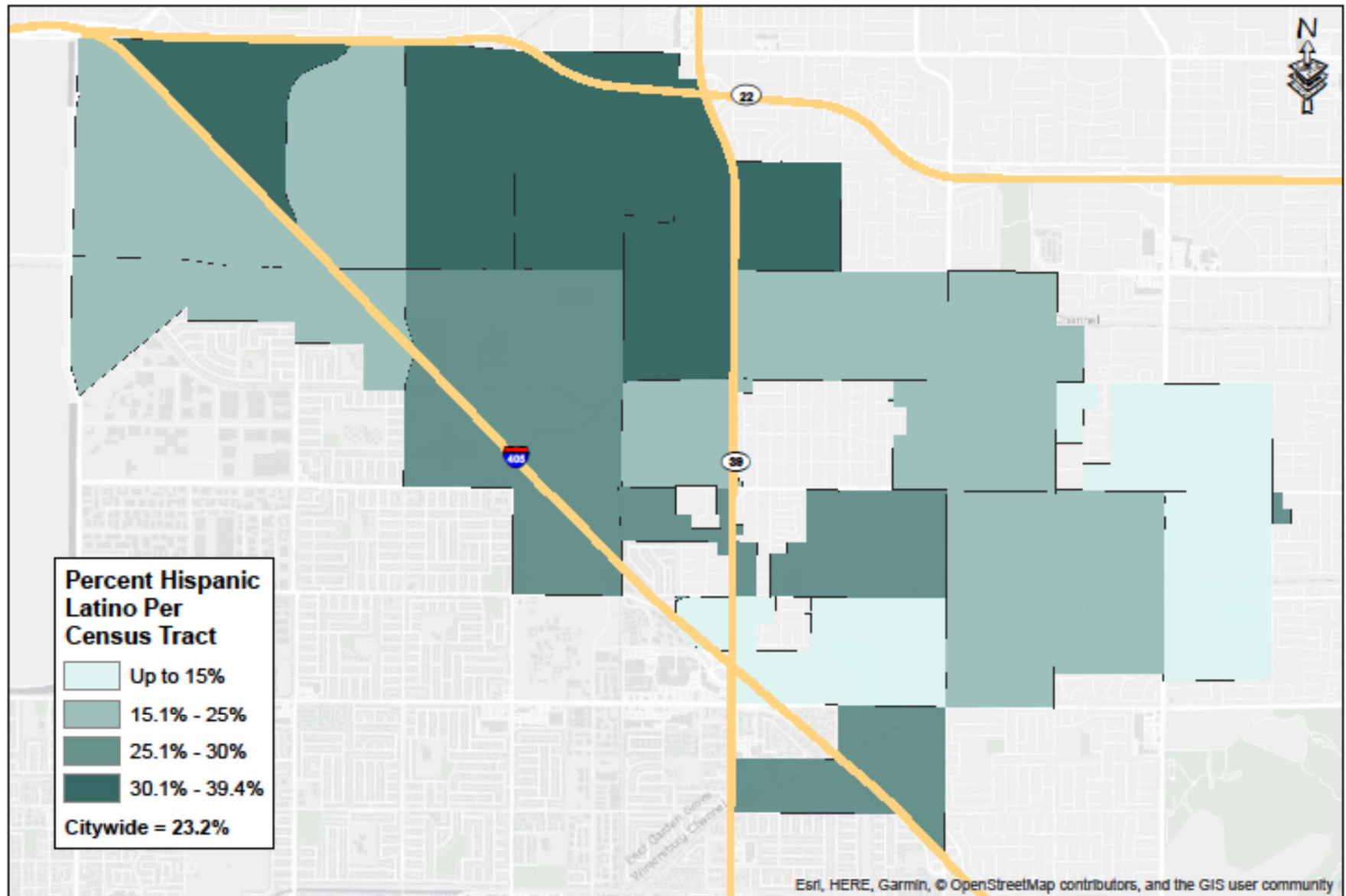


0 0.375 0.75 1.5 Miles

Source: American Community Survey  
2011-2015, Table B25014.

# City of Westminster Hispanic Population

Figure 6.

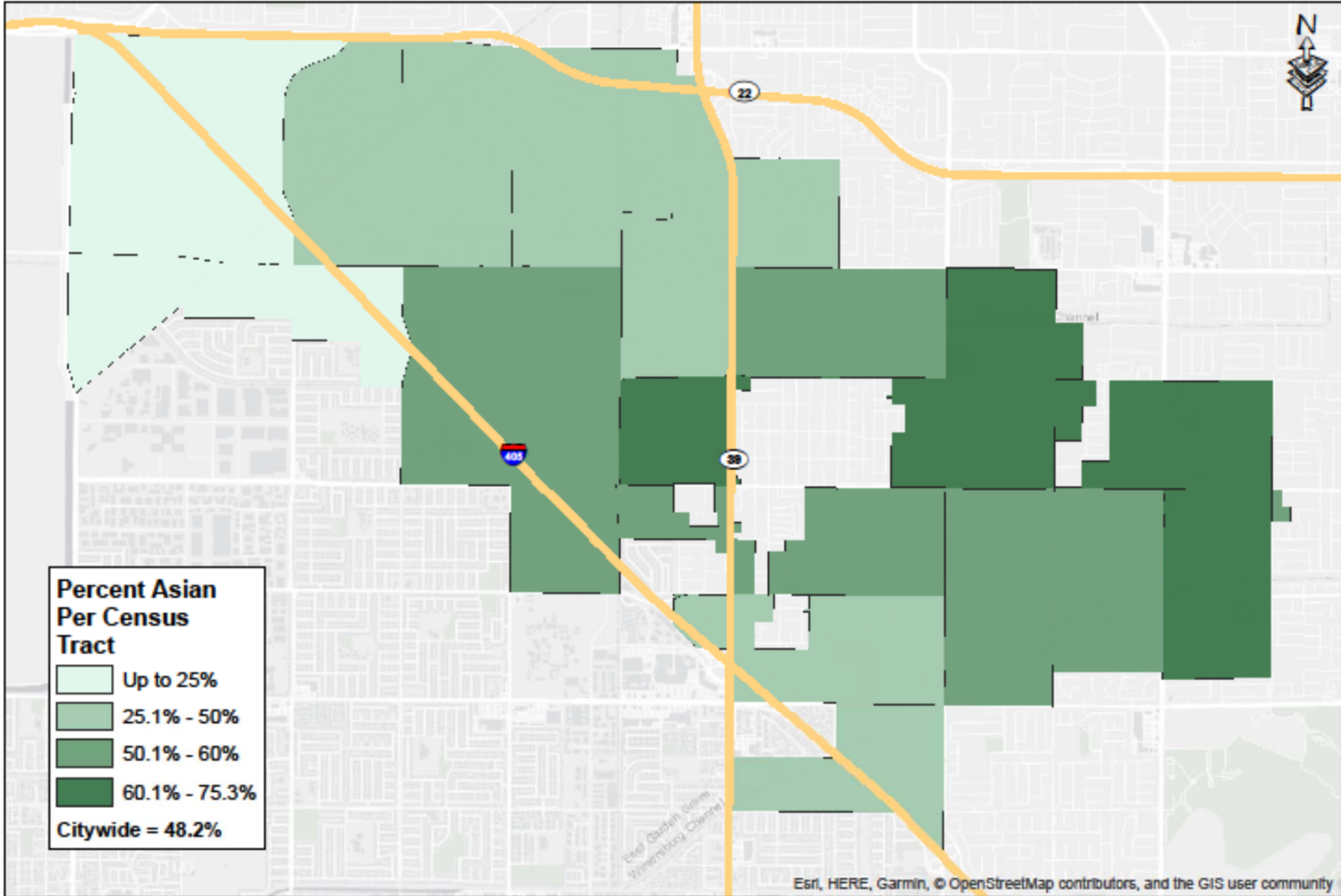


0 0.375 0.75 1.5 Miles

Source: American Community Survey  
2011 -2015, Table B03003.

# City of Westminster Asian Population

Figure 7.



0 0.375 0.75 1.5 Miles

Source: American Community Survey  
2011 -2015, Table B02001.

# 2020-2024 Five-Year Strategic Plan

**Establish priorities/goals for addressing needs using CDBG and HOME:**

- **Housing Goals**
- **Homeless Goals**
- **Public Service Goals**
- **Public Facility Goals**
- **Infrastructure Goals**
- **Economic Development Goals**



# Current Use of HOME Funds

- **Manufactured Housing Rehabilitation Program**
- **Single-Family Rehabilitation Loan Program**
- **Affordable Housing**
- **Leverage of HOME funds with State, Federal and private investment**
  - ✓ **Loss of Redevelopment Housing Funds - \$7 million/year**



# Current Use of CDBG Funds

## Capital Projects

- **Street Improvements in Low/Mod Neighborhoods**
- **Code Enforcement in Low/Mod Neighborhoods**
- **Minor Home Repair Grants**
- **Facility Improvement Projects**

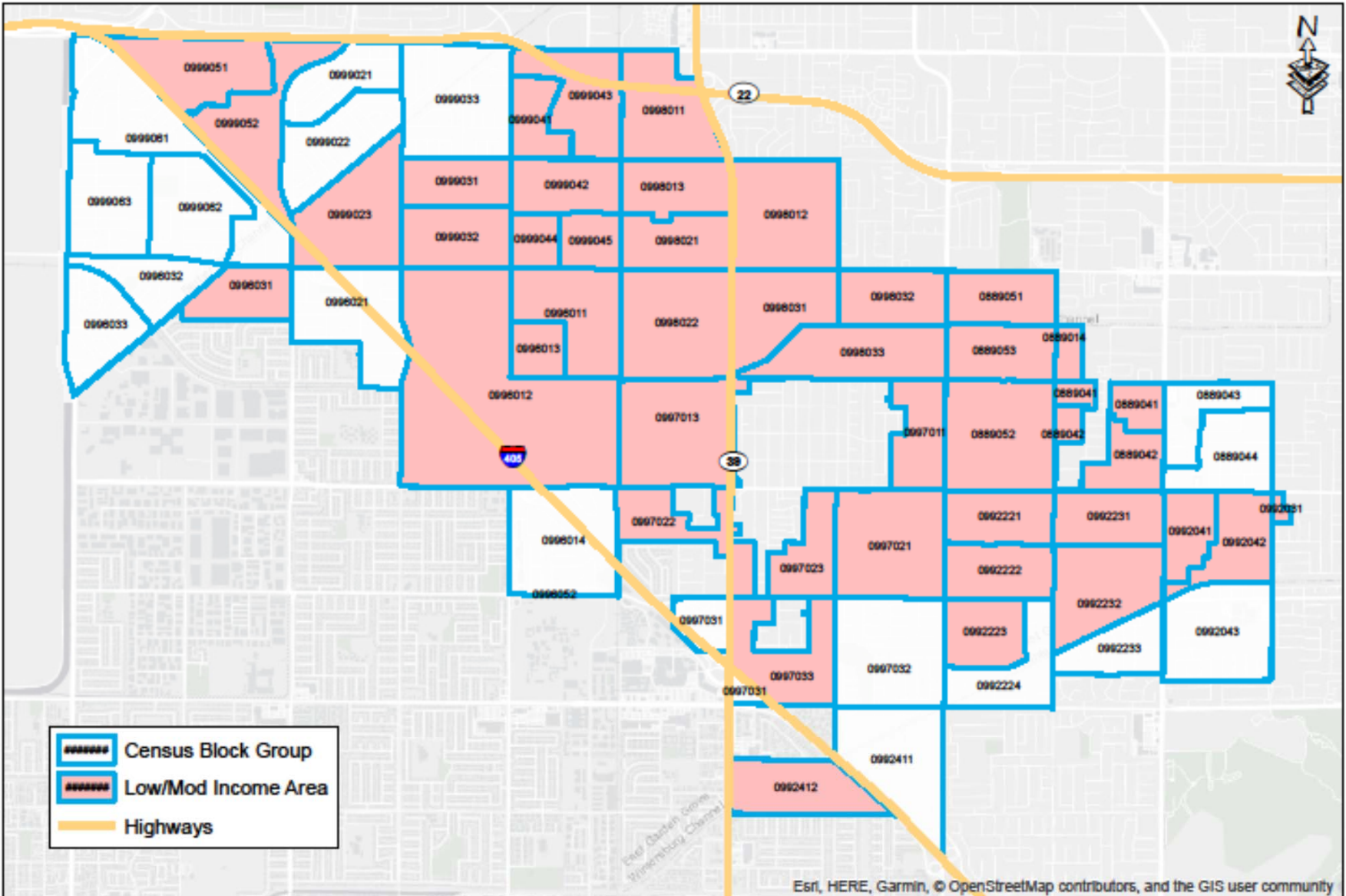






## City of Westminster Low & Moderate Income Areas (>51% Low/Mod)

Figure 2.



0 0.375 0.75 1.5 Miles

Source: HUD Low/Mod Income Summary (2011-2015, American Community Survey)

# Current Use of CDBG Funds

## **Public Services – max. 15% of funds** **(\$150,000)**

- **Family Services**
- **Youth Services**
- **Senior/Disabled Services**
- **Frail Elderly - Home Delivered Meals**
- **Fair Housing Services**



# We Want Your Input!

- 1. What are Westminster's greatest housing and community development needs?**

***Priority recommendations for 2020-2024  
Westminster Consolidated Plan***

