



Neighborhoods & Affordable Housing

ATTACHMENT A

Los Alamos County Council
August 22, 2017

2017 Council Priority Goals

- *Revitalize and eliminate blight in Los Alamos and White Rock*
- *Support development of affordable workforce housing*
- *Implement the Comprehensive Plan with an emphasis on neighborhoods and zoning.*
- *Promote the creation of a variety of housing options for all segments of the Los Alamos Community, including infill opportunities as appropriate.*
- *Simplify permit requirements and improve the overall development and building code processes to become easier to work with for all participants.*



Part 1: Neighborhoods

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Issues, concerns and priorities raised by residents from Comp Plan and other outreach efforts

Overall policy considerations for neighborhood issues

Description of those policies, programs, procedures

Consideration of next steps

Feedback regarding neighborhood issues

From Comp Plan and general outreach

- Concerns about Protection and Preservation of quality of life
 - Potential negative impact of redevelopment
- Concerns about separation/buffering of more intensive uses
- Existing conditions brought about by density
 - Street parking concerns in higher density neighborhoods
 - RV parking on streets
 - Vehicles parked on non-paved surfaces (front yards)
 - Carports and other accessory structures
- Blighted Properties – both commercial and residential

Policy Considerations

- Establish a Neighborhood Association Program
- Expanded notification policy for development projects, e.g. rezonings, accessory apartments, changes in uses, etc.
 - Timing and conceptual project requirements will need to be determined
- Full Adoption of Property Maintenance Standards
- Promote new development in downtown or infill areas
 - New mixed use zone is already being applied

Neighborhood Associations – what are they

- Not a Home Owners Association (HOA)
- Group of households within specified boundaries
 - May want to self determine those boundaries “organically”
- May have elected officers, maintain member database and may charge voluntary dues
- Provide communication outlet for neighborhood specific communication and dissemination of information
- Generate and promote activities that will benefit the neighborhood

Neighborhood Associations - roles

- Referral contact for development projects and other County initiatives
- Work collaboratively with the local government to improve or maintain quality of life in the area
 - Communicate re: county projects, e.g. paving, utility work
 - Public safety issues
 - Neighborhood appearance – property maintenance, graffiti, etc.
- Participate and coordinate community events, e.g. Block Parties, Neighborhood Cleanups, National Night Out
 - Help out neighbors in need of support or assistance
- Coordinate newsletters or other types of communication with residents
- Work with the schools, chamber, churches, non-profits on community projects

Level of Formality and Effort			
Low		Medium	
High			
Relationship to Local Govt	Very little interaction No authorizing ordinance	Associations formally recognized with ordinance	Neighborhood “Councils”
Types of involvement	Informal activities Neighborhood Watch	Development review notification Newsletters, block parties, cleanup or beautification projects, etc.	Formal input to: County strategic planning; CIP funding; Development proposals County budget Association may be a 501c3
Local Govt Role	Provide information on an as-needed basis.	May attend meetings Small beautification grants Newsletter support Support to other activities e.g. block parties, cleanups, etc.	Designated Liaisons; staffing to meetings; may have physical locations in neighborhoods
Impact on City or County	None to very little	Possible liaison role - FTEs	Department or division with FTEs dedicated to activities
Other	May just communicate on-line via Nextdoor.com or facebook	May provide leadership training to residents, etc.	Provide formal board training to participants Funding of activities as part of annual budget

Neighborhood Associations

- Startup Phase
 - Ordinance – stated purpose and roles
 - Application Process
 - What is expectation of County coordination and staffing
 - Is this a self-driven process or “hand-holding” from staff
- Explore partnership with other community-based organizations to support or sponsor (Community Foundation?)
 - Grants for neighborhood projects
 - Resident leadership development
- Recommendation – start incrementally – determine level of interest

A new development is being proposed in your community.

The City is considering a rezoning application for this property proposing the construction of a 2-storey, 19 unit strata apartment building.

Address: 71 and 75 Montreal St.



Get involved,
have your say.

Check back here or at
victoria.ca/publicnotices
for date of the public hearing.



Expanded notification process

Expanded notification – things to consider

- For which development activities would this be used?
 - Larger projects?
 - Rezoning
 - Accessory uses
- What would be the notification requirements?
 - Advertising
 - Posting of proposal with description on site
 - Special meeting with surrounding residents/businesses
 - Who pays?
- Timing
 - Prior to formal application (“Early” notification)
 - Conceptual plan presentation
 - Santa Fe: “before project is too firm to respond meaningfully to input and before changes to the proposed development will be too costly”

Notification Process Comparison

Municipality	When Notification is required	Type of notifications and who pays
Los Alamos	Generally for most projects, some types have different variations of notifications.	100 yard radius mailings; legal notice in newspaper; posting at municipal building
Santa Fe	Early notification for most development projects and for some city projects.	One public meeting before P&Z; site signage; charges fees for public notices, posters and the like.
Farmington	Notification for all projects, 15 days prior to P&Z.	100 ft radius mailings, legal notices, site signage posting. No specific fees for notification process.
Taos	Conditional uses, variances, etc.	200 – 300 ft radius mailing; developer/applicant pays
Rio Rancho	Follows state requirements. No notification if project complies with existing zoning. Require notification if rezoning or variance.	100 ft radius mailing. 20 days prior.



International Property Maintenance Code

- County adopted a portion of the IPMC in 2014
- Other cities have already fully adopted them across the country
- Why this would be beneficial to have adopted:
 - Maintenance code to existing buildings
 - Hoarding
 - Absentee landlords
 - Unsafe structures and equipment
 - Occupancy limitations

Neighborhood Parking Concerns

Parking on
“unapproved”
surfaces



Neighborhood Policy Considerations

Does Council support?

- Proposed expanded development proposal notification process
- Neighborhood Association Process
- Full adoption of Property Maintenance Standards
 - Propose ordinance outlining approved parking surfaces
- Condemnation process for blighted/abandoned properties



Part 2: Affordable and Workforce Housing

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Discussion and definitions of each (and the overlap)

Benefits of each for local economic development and quality of life

Overview of different types of programs, projects

Elements of financing and associated public sector challenges

Potential County role(s)

Consideration of next steps

Comparing Affordable and Workforce

Affordable Housing

- Typically below 80% Area Median Household Income
- Usually involves some government financial participation
- Includes homeless and shelter housing
- Eligible for 9% Competitive Tax Credits (IRS program)

Workforce Housing

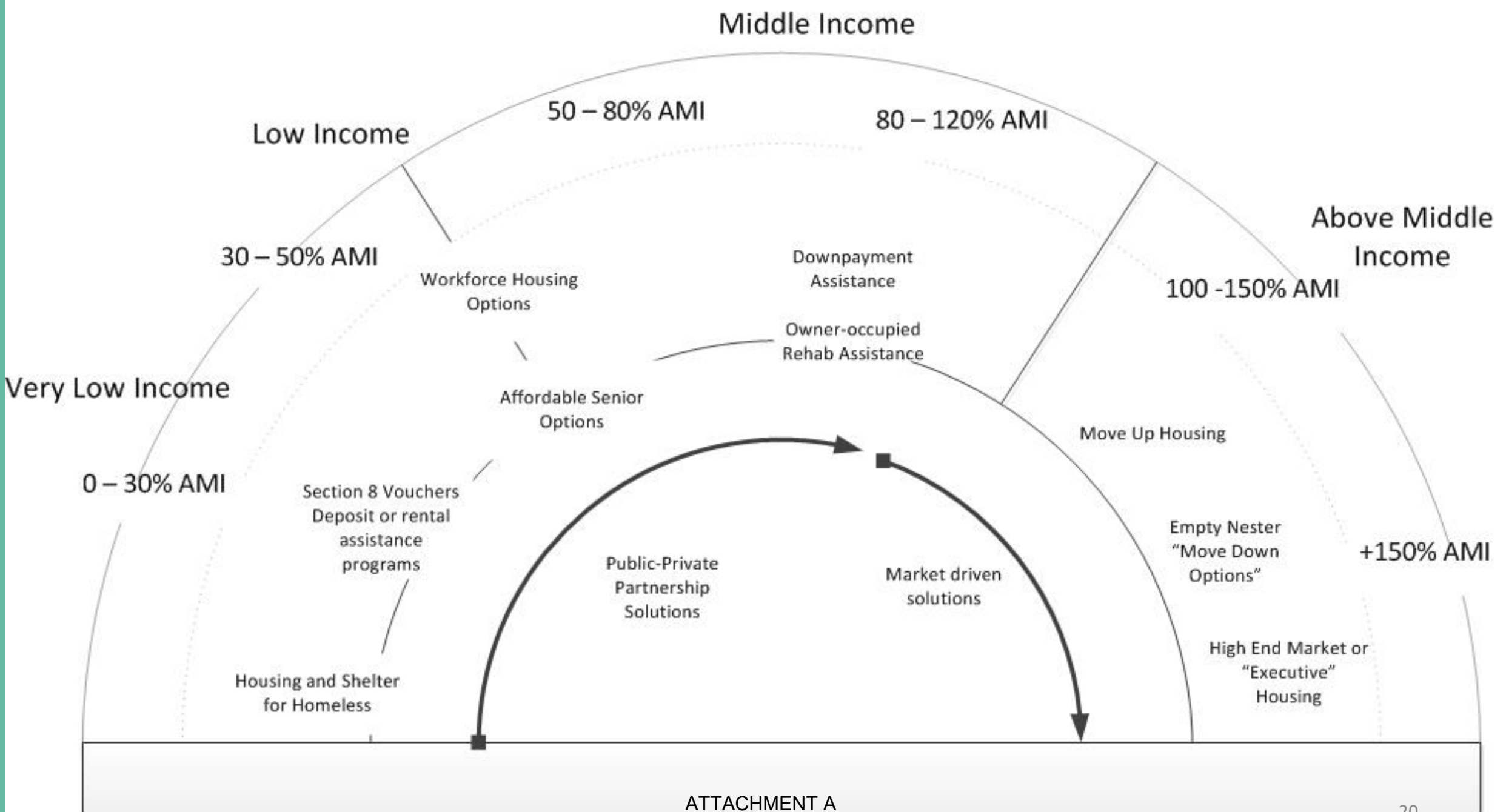
- Typically 60% - 120% of Area Median Income
- May involve a “blending” of financing that includes some government sources
- Units may range from mixed income to 100% market rate
- May be eligible for 4% non-competitive Tax Credits + Private Activity Bonds

Affordable and Workforce housing as a fundamental element of Economic Development

- Shorten or Eliminate Commuting
 - Traffic and air pollution
- Capturing GRT
- Impact on school enrollment
- Infill housing
 - Takes advantage of transit system
 - Enhances placemaking and walkability
- Allows for families to grow and live in the place they work

How does local govt influence affordable housing?

- Incentives via zoning tools
 - Inclusionary
 - Density bonuses for projects that include more affordable housing
 - Easing parking requirements if affordable units are included in project – mixed use downtown projects
 - Tax abatement
 - Allow smaller units/sq ft
 - Promotion of tiny house concept
- Direct financial participation
 - Gap financing for affordable housing, e.g. grants for tax credit funded projects
 - Direct program delivery, e.g. down payment assistance or rehab projects
- Other resources or tools
 - Impact fee waivers
 - Land
 - Infrastructure
 - Taxation disincentives: Make it more expensive to hold vacant properties



Housing Market brief statistics

HUD FY 2017 Income Limits						
Number of Persons in Family						
	1	2	3	4	5	6
Low Income (80% AMI)	\$60,960	\$69,680	\$78,400	\$87,050	\$94,080	\$101,040
Workforce Income (100% AMI)	\$76,200	\$87,100	\$98,000	\$108,813	\$117,600	\$126,300

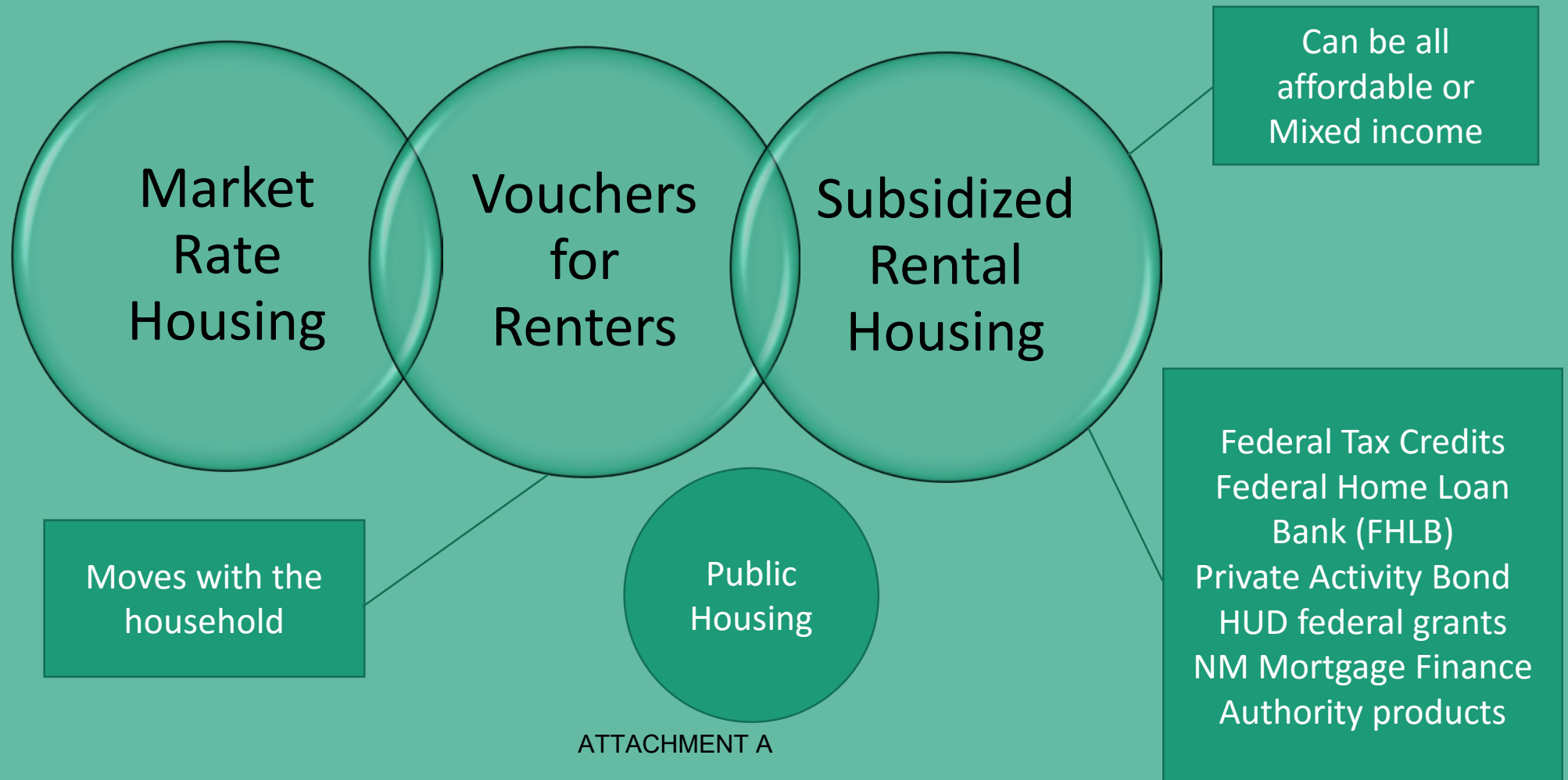
Local Challenges – supply/demand

- Housing prices outpace household incomes
 - Lower income households compete with higher income households for same available stock
 - Family of 4 at 80% AMI may be able to afford a house at \$250K (avg price in 2017: \$284K)
- Limited available land for housing – particularly in downtown districts
 - Privately held
- Land prices in general
- Cost of infrastructure and other development challenges

Local Challenges – production

- County doesn't qualify for federal housing funding/grants
 - Too small and Area Median Income too high
- New affordable housing development is complex
 - Certain developers specialize in affordable projects
 - Requires long term oversight and compliance requirements
- Effective property management is vital to success
- New affordable housing development is expensive
 - County is not designated as a high need area for Tax Credit funding
 - Even with Tax Credits, projects typically have financing gaps of several hundred thousands
 - Renovation of existing housing can be more cost effective

Housing Types/Activities: Multi-family housing



Housing Types/Activities: Owner-occupant

- Homebuyer down payment or closing cost assistance
- Housing Rehabilitation
- Acquisition/Rehab/Resale
- First mortgage buy down
- Shared Equity
- Community Land Trust model
- Deed restricted owner-occupied (resale conditions)
- Tiny houses

Potential Affordable Housing Opportunities

Not an “either/or” proposal, could be overlap between the two

Affordable

Assumes projects with sufficient scope (critical mass of units)

- Infill re-development in White Rock
- Black Hole site redevelopment
- A-8 multi-family residential
- 1000 Sombrillo
- Downtown Redevelopment
 - Will require development partner(s)

Workforce

- A-19
- LASO site
- North Mesa parcel
- Moderate Income Homebuyer Program
- Downtown Redevelopment
 - Will require development partner(s)

Housing Policy Consideration – Does the Council Support?

- Develop Affordable Housing Fund – a % set-aside from County land sale proceeds
 - Defined and administered by LA County
- Development of policy framework for County involvement in an affordable housing project
 - Application, minimum unit requirements, etc.
- Seek opportunities for partnerships to acquire and renovate existing properties for affordable housing
- Examine the benefit of expanding housing programs to assist Moderate Income HH?

Questions and discussion