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Temple City

Housing Element Update
Planning Commission Hearing

September 13, 2022







Presentation Outline

1 Housing Element Overview

2 Housing Needs and Conditions in Temple City

3 Revised Draft Housing Element

4 Recommendation and Next Steps

1 Housing Element Overview

What is the Housing Element?

The Housing Element is a required section of the City's General Plan. It must:

- Be updated every 8 years and certified by the State
- Assess the residents' housing needs and housing conditions
- Show how the City will plan for its "fair share" of housing
- Set citywide housing-related goals, policies, and programs



Cities are not required to build or initiate housing projects, but rather ensure zoning capacity exists to build housing

Housing Element Components



Policy and Programs Review



Analysis of Fair Housing



Housing Needs Assessment



Housing Resources Assessment



Housing Constraints Assessment

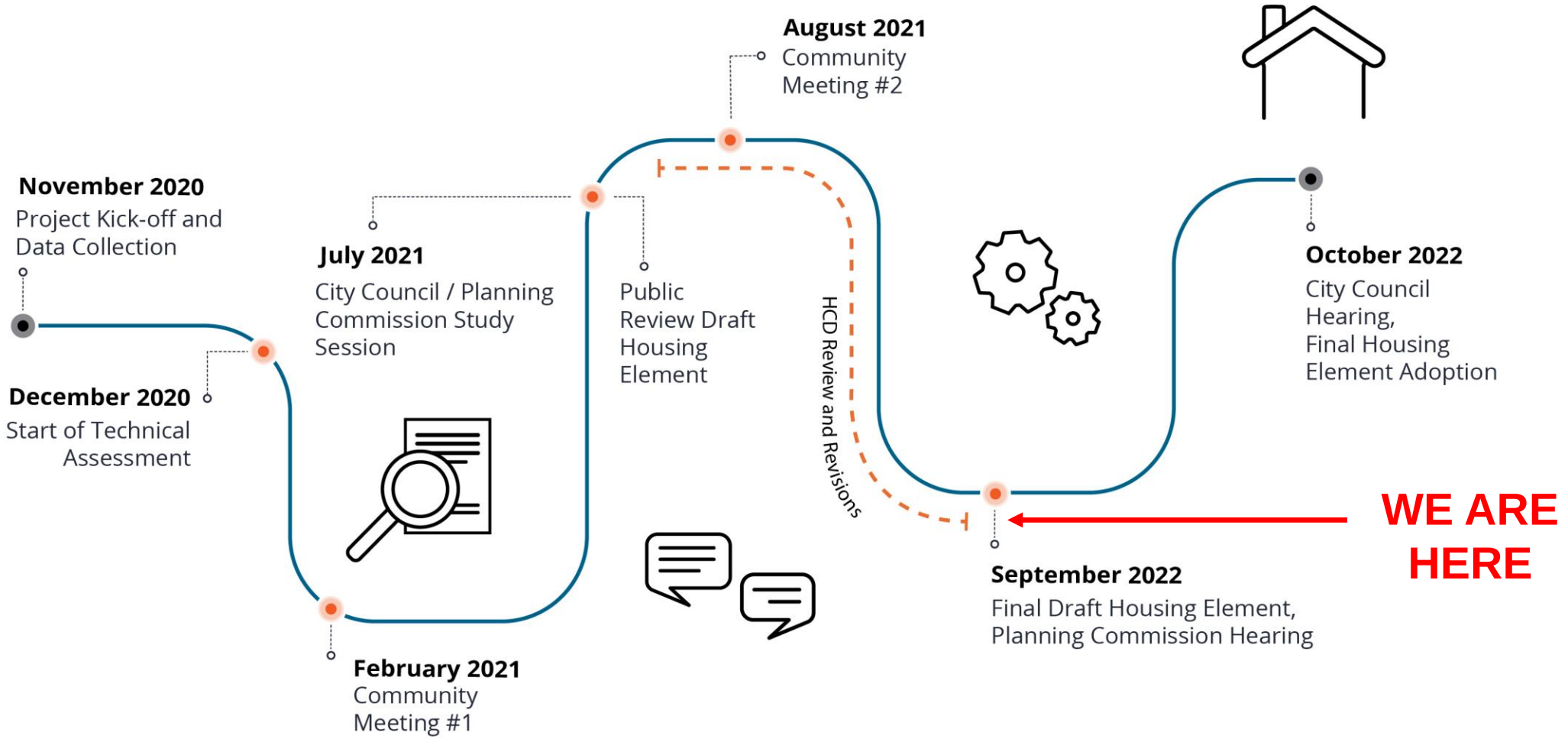


Implementation Plan



Adequate Sites Inventory

Update Process



Public Outreach

- Housing Element Update webpage
- Email notifications
- Social media posts
- Community Meetings – Feb & Aug 2021
- Fact Sheet
- City Council & Planning Commission Study Session - July 2021
- Survey (258 respondents)

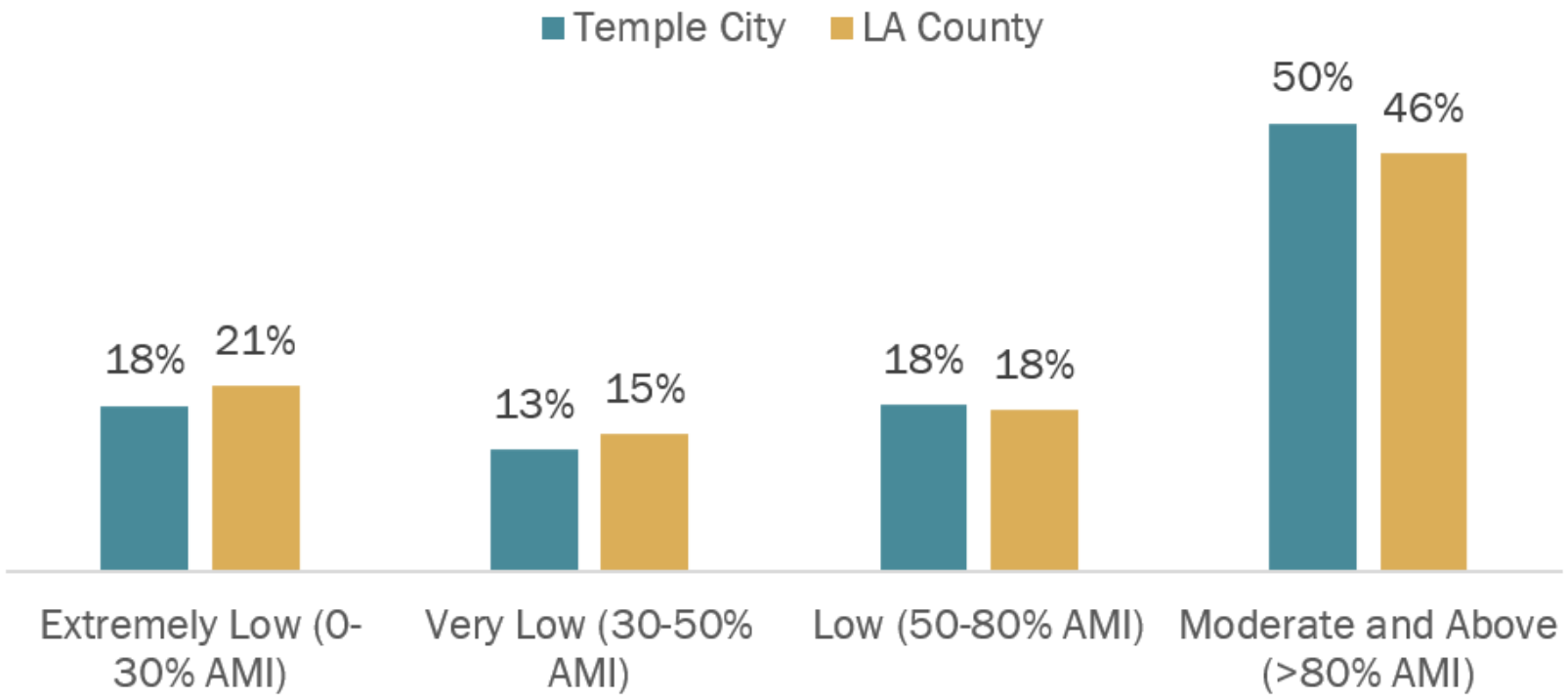


2 Housing Needs and Conditions in Temple City

Household Income Distribution

About half of Temple City households are lower income (earning less than 80% of Area Median Income (AMI))

Similar income distribution to LA County, but Temple City has a higher household median income



Source: HUD CHAS, 2012-2016

AMI = Area Median Income

AMI for a 4-person household is $77,500

Housing Cost Burden / Overpayment

Lower-income households are much more likely to be housing cost burdened.

Six out of 10 renters in Temple City are housing cost burdened.

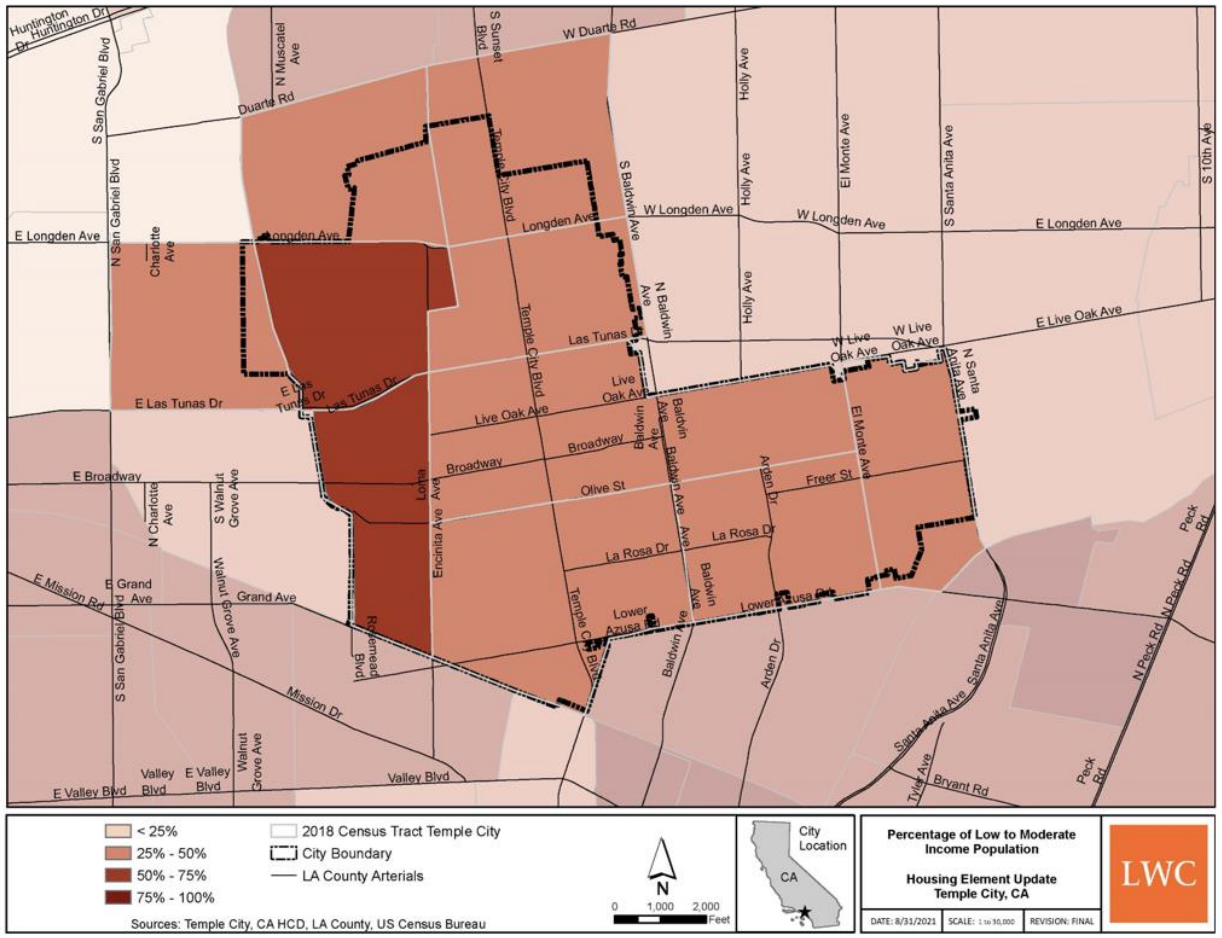
Temple City renters experience a higher rate of housing overpayment than renters in the region.

Households by Share of Income Spent on Housing Cost			
Household Income Level	**Not Cost Burdened (<30% of Income)**	**Cost Burdened (30-50% of Income)**	**Severely Cost Burdened (>50% of Income)**
Extremely Low Income (< 30% HAMFI)	15%	13%	72%
Low Income (30-50% HAMFI)	33%	32%	36%
Low Income (50-80% HAMFI)	50%	36%	14%
Moderate Income (80-100% HAMFI)	59%	34%	7%
Moderate and Above Moderate Income (> 100% HAMFI)	87%	12%	0%

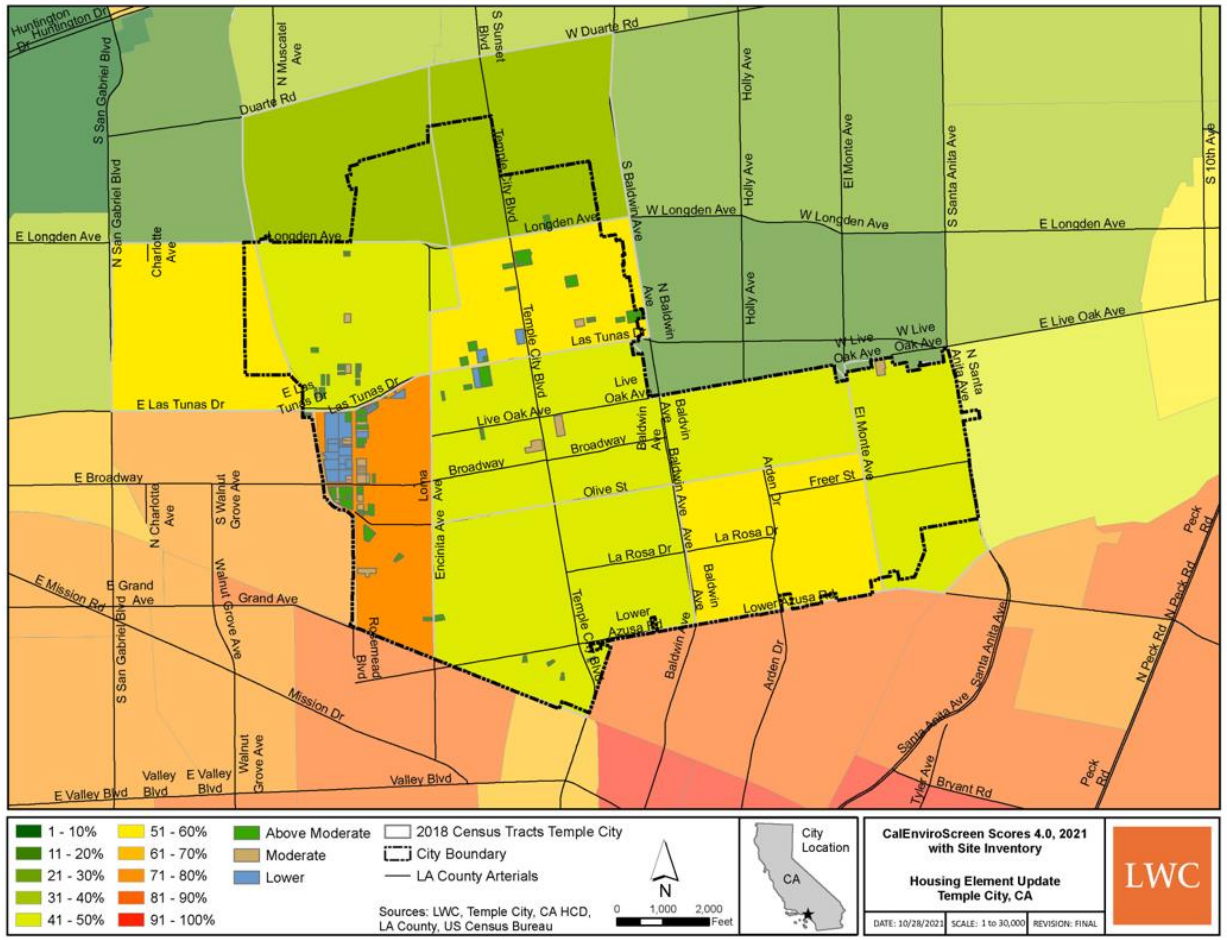
Note: HAMFI refers to Housing Urban Development Area Median Family Income

Source: SCAG 2020 Pre-Certified Local Housing Data (HUD CHAS, 2012-2016)

Income and Environmental Conditions

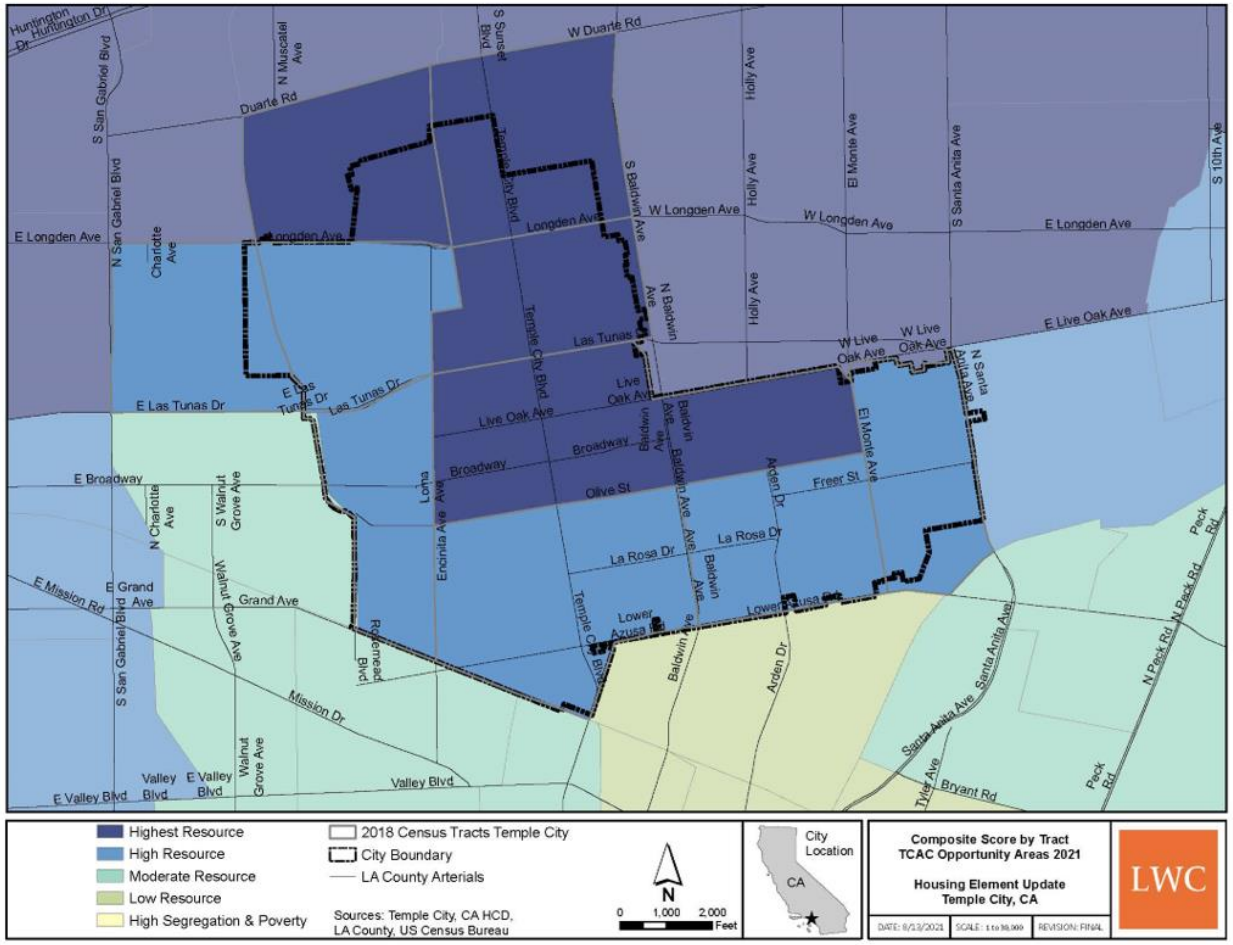


Source: HCD AFFH Spatial Data

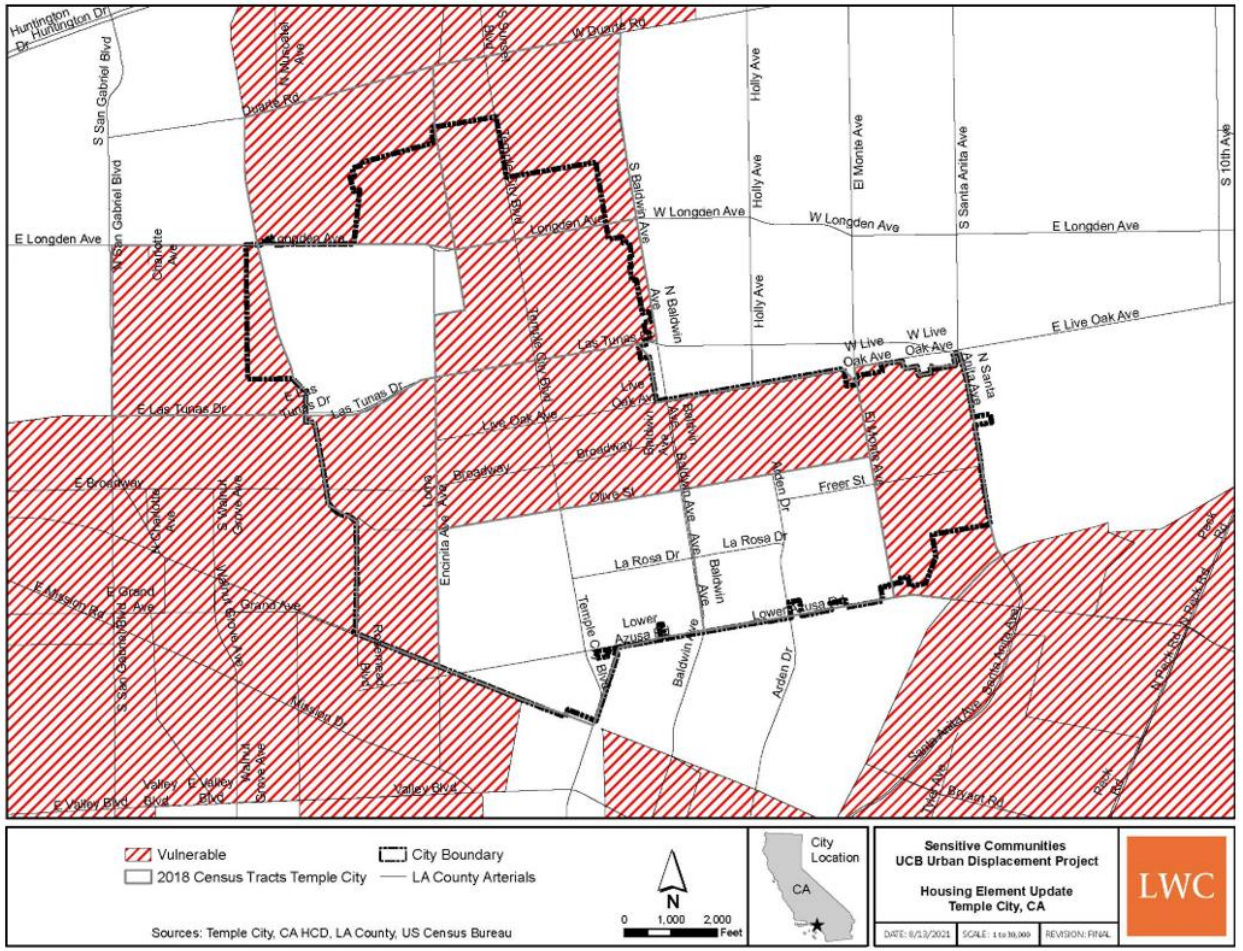


Source: HCD AFFH Spatial Data and LWC

Access to Opportunity and Risk of Displacement



Source: HCD AFFH Spatial Data



Source: HCD AFFH Spatial Data

Regional Housing Needs Allocation (RHNA)

Regional Housing Needs Allocation or RHNA:

- Projected number of new housing units needed
- Each jurisdiction must show it can ***accommodate*** its total RHNA number, and its allocations by income level
- Mandated by state law

	SCAG Region	Temple City
	6th Cycle RHNA	6th Cycle RHNA Share
Very Low 30-50% AMI	351,796	630
Low 50-80% AMI	206,807	350
Moderate 80-120% AMI	223,957	369
Above Moderate >120% AMI	559,267	837
Total	**1,341,827**	**2,186**

Median income 4-person household: $77,300

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3 Revised Draft Housing Element

Draft Housing Element & Revisions

Draft Housing Element released September 2022

Revisions incorporated based on:

- Public comments
  - Residents
  - Planning Commission
  - City Council
- Affirmatively Furthering Fair Housing analysis
- HCD comments



Table of Contents

Section I Introduction

Section II Projected Housing Need

Section III Housing Resources

Section IV Housing Plan

- ***Goal A:*** *Facilitate Housing to Accommodate RHNA*
- ***Goal B:*** *Promote Housing for Lower- and Moderate-Income Households*
- ***Goal C:*** *Remove Government Constraints to Housing*
- ***Goal D:*** *Conserve and Improve Existing Affordable Housing Stock*
- ***Goal E:*** *Promote Fair Housing Opportunities*

Appendix A: Housing Needs Assessment

Appendix B: Sites Inventory and Methodology

Appendix C: Housing Constraints

Appendix D: Existing Programs Review

Appendix E: Public Participation Summaries

Appendix F: Affirmatively Furthering Fair Housing

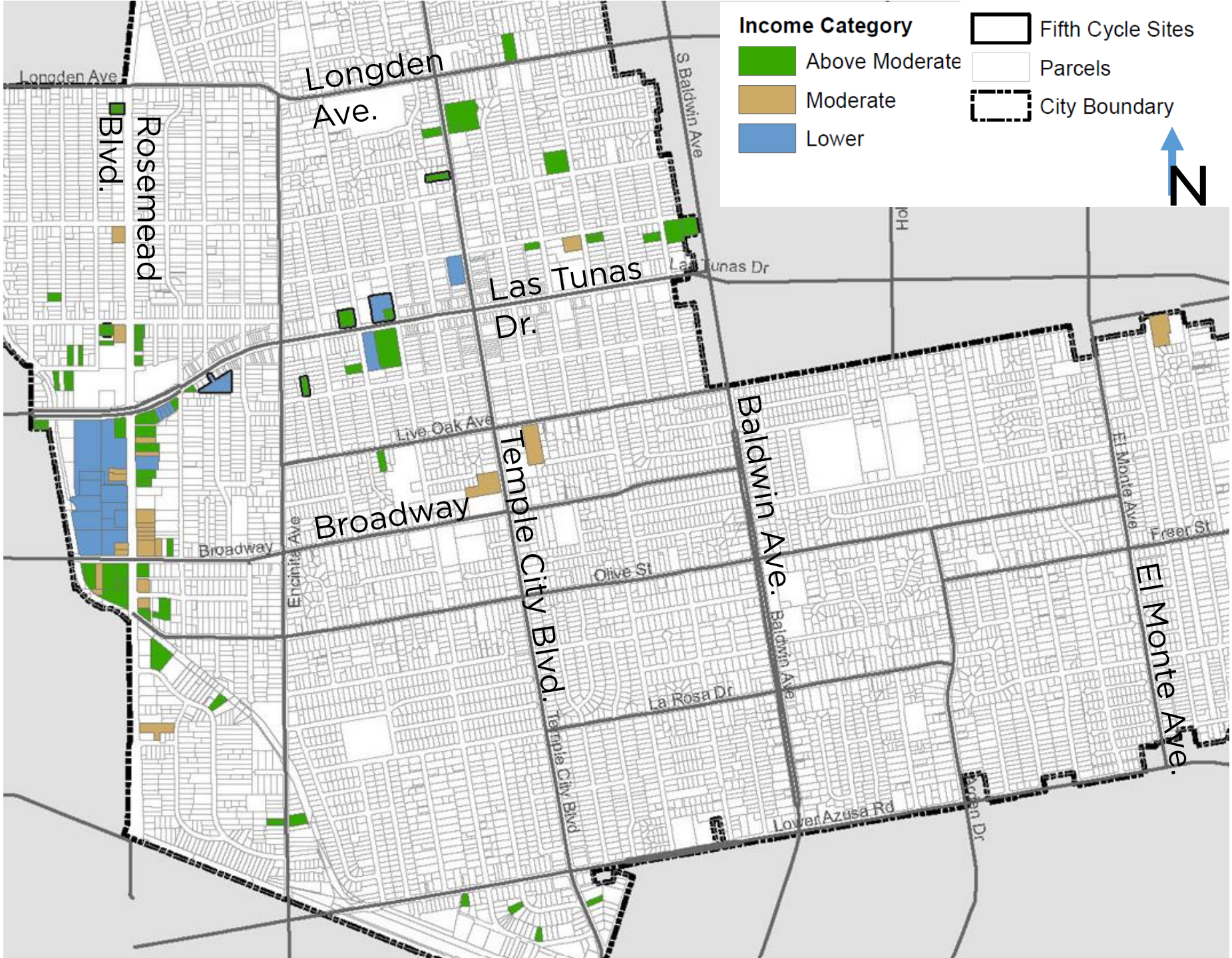
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Sites Inventory

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Credits to RHNA						
ADUs	41	23	123	6	82	275
Entitled/ Proposed Projects	-	24	0	0	142	166
Site Inventory	-	1,089		408	628	2,125
Total	1,300			414	852	2,566
RHNA	980			369	837	2,186
Surplus	**320**			**45**	**15**	**380**

Sites Inventory

Sites identified on the map are under no obligation to construct affordable housing.



Key Programs (July 2021 Draft Housing Element)

Programs Required by State law / HCD

- Re-Used Housing Sites
- Sites Monitoring/Reporting
- Special Needs Housing
- Density Bonus
- Community Care Facilities
- Eliminate Minimum Floor Area Standard



Infrastructure Grants (Program #A8)

Pursue grant funding for infrastructure that supports infill development across the city (drainage/sewer improvements in the Crossroads Specific Plan).

Objective Design Standards (Program #C5)

Adopt objective design standards in multi-family zones.

Key Programs (July 2021 Draft Housing Element)

Safe Parking (Program #C6)

A Safe Parking Program provides safe, compliant parking spaces, access to restroom facilities, and social service resources for people experiencing homelessness. Study the allowance for Safe Parking Programs in appropriate zones.



Sewer Reconstruction Fee Evaluation (Program #C7)

Evaluate the sewer reconstruction fee, which charges the same fee for all projects with four or more units.

Rental Assistance Program (Program #E2)

Evaluate developing a program that provides temporary rental subsidies to existing residents that are at-risk to homelessness. Consider other subsides and assistance available to inform how the City could effectively structure the program.

Key Programs (NEW)

Remove Governmental Constraints (Programs #C8-C12)

Evaluate decreasing time for approvals; SB 35 project forms/checklists; monitoring parking rates for small units; SB 9 requirements.

Vacant Residential Building Registry and Enforcement (Program #D3)

Continue use of vacant building registry to target enforcement and promote available rehabilitation funding.

Condominium Conversion Restrictions (Program #D4)

Establish threshold for condominium conversions based on rental vacancy rate.

Environmental Justice Goal Implementation (Program #E4)

Improvements in Crossroads Specific Plan where higher environmental risk scores exist.



Key Programs (NEW)

CEQA Mitigation Measures (Program #E5)

Implement General Plan and Crossroads Specific Plan EIR mitigation measures, including those related to air quality and hazardous materials.

Landlord Education and Outreach (Program #E6)

Work with the Housing Rights Center (HRC) to conduct landlord education workshops for landlords and property managers.

Target Below Market Rate Housing Development in High and Highest Resource Areas (Program #E7)

Provide written material to property owners of housing sites describing potential density, incentives, and funding.

Protect Existing Tenants (Program #E8)

As required by State law, require replacement of protected lower-income units on non-vacant sites.



4 Recommendation and Next Steps

Next Steps

Recommendation

1. Adopt the Addendum to the Final Mid-Century General Plan EIR;
2. Amend the General Plan by replacing the current Housing Element with the Draft Housing Element (Exhibit A of Attachment 1); and
3. Authorize the City Manager, or designee, to make technical changes and other non-substantive edits that may result from the Department of Housing and Community Development review for final certification without further consideration or re-adoption by the City Council

Adoption

- City Council Adoption Hearing – October 18, 2022

HCD Review

- HCD review/certification within 60 days of submittal of adopted Housing Element

Thank you!