PL 26-5297
2025 Annual General Plan & Housing Report

March 24, 2026

TEMPLE CITY

BACKGROUND



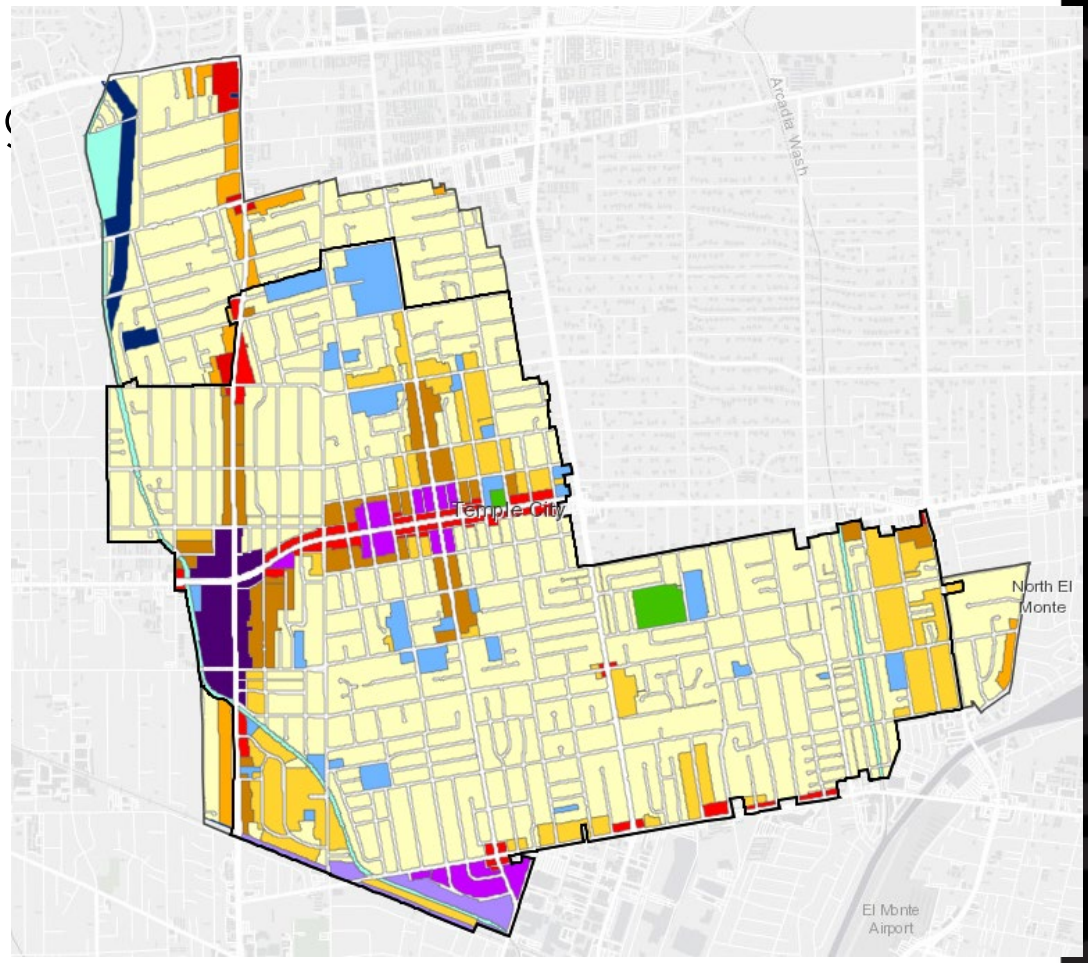
CA Governor's Office of Land Use and Climate Innovation

Submitted to the Governor's Office of Land Use & Climate Innovation (LCI) and the Department of Housing and Community Development (HCD)

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GENERAL PLAN MONITORING

- Housing Production –
  At-market & affordable housing
- Economic Growth –
  Commercial SF & jobs
- Infrastructure & Services –
  Park, Sherrif's, & Fire
- Environmental Impacts –
  Traffic, air quality, & gas emissions
- Population – 36,322



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2025 ACCOMPLISHMENTS

- Subdivision & ADU Updates – worked with a consultant on updating the ordinances. Anticipated to be completed in 2026.
- SB-9 Ordinance – constraints analysis was submitted to HCD for review. Code amendments are expected in 2026.
- Crossroads Specific Plan Update – worked with a consultant on developing a comprehensive approach for mixed-use and housing projects.
- Rental Assistance – continued to promote the program and assisted 28 households with a total of $228,914.80.
- Housing Rehabilitation– continued to promote and

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2025 ACCOMPLISHMENTS

- Development Impact Fees– worked with consultant to evaluate potential fees. Anticipated to be presented to City Council in 2026.

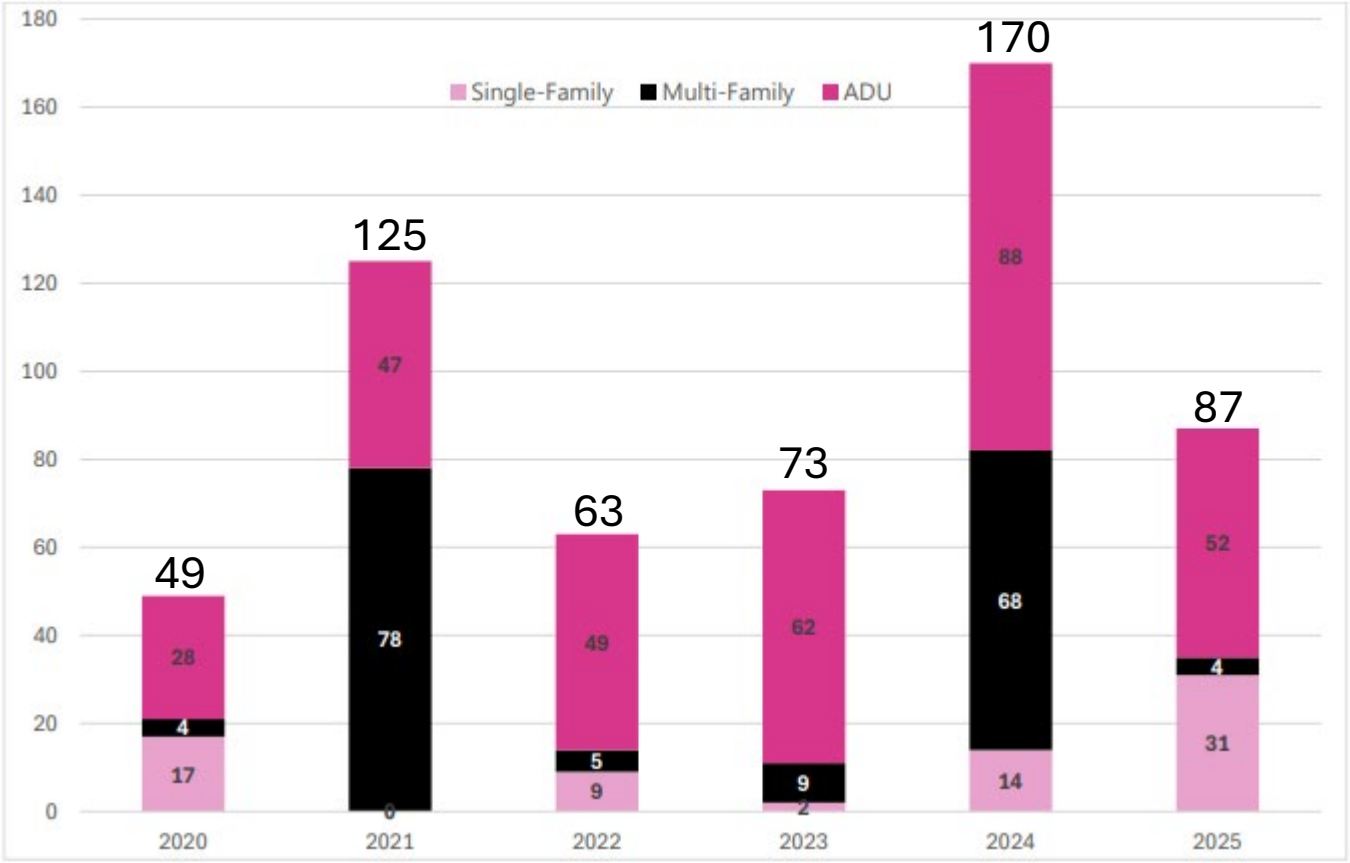
- Objective Design Standards– worked with a consultant on developing objective standards for the R-3 and Mixed-Use zones. Anticipated to be completed by end of 2026.

- Annual Code Amendments– Series D was approved by the Planning Commission that addressed several Housing Element programs (e.g., community care facilities, minimum dwelling unit size) and other state legislation (e.g., public noticing and parking).

- ADU Production- Processed building permits for 52 ADUs.

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HOUSING PRODUCTION



Planning Approvals		Building Permits		Certificates of Occupancies	
Unit Type	**#**	**Unit Type**	**#**	**Unit Type**	**#**
Single-Family	7	Single-Family	31	Single-Family	21
Multi-Family	9	Multi-Family	4	Multi-Family	0
ADU	90	ADU	52	ADU	68
Total	106	**Total**	87	**Total**	89

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AFFORDABLE UNITS

AB 906 – ADU Affordability (Effective Jan 1, 2026)

- Limits use of ADUs toward lower-income RHNA goals.

- Prior to 2025, the City classified all ADUs as "Very-Low" and "Extremely-Low" income.

- ADUs can only be counted if:
  - Supported by historical affordability data.
  - Deed-restricted for affordability.
  - Requires stronger evidence for affordability classification.

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AFFORDABLE UNITS

SCAG Regional ADU Affordability Analysis

- Historical ADU permit data
- Market rent trends
- Regional housing costs
- Estimates income levels

2025 ADU Permits

Total ADUs permitted: 52

Income Level	# of Units
Extremely Low (15%):	8 units
Very Low (9%):	4 units
Low (45%):	23 units
Moderate (2%):	1 unit
Above Moderate (30%):	16 units

HOUSING PRODUCTION

Income Level		RHNA Allocation	2021-2024	2025	Total Units (All Years)	Remaining RHNA
Acutely Low	Deed Restricted	630	-	3	249	381
	Non-Deed Restricted					
Extremely-Low	Deed Restricted		210	5		
	Non-Deed Restricted					
Very-Low	Deed Restricted		-	-		
	Non-Deed Restricted		27	4		
Low	Deed Restricted	350	-	-	23	327
	Non-Deed Restricted		-	23		
Moderate	Deed Restricted	369	-	-	1	368
	Non-Deed Restricted		-	1		
Above Moderate		837	184	51	235	602
Total RHNA		2,186				
		Total Units	421	87	508	1,678

NO NET LOSS – SITES INVENTORY

4450 Temple City Boulevard

- 4-unit attached complex.
- Sites Inventory projected a total of 3 units.
- Inventory was updated with an additional unit.



NO NET LOSS – SITES INVENTORY

	Very Low	Low	Moderate	Above Moderate	Total
RHNA Allocations	630	350	369	837	2,186
Building Permits Issued	249	23	1	235	508
Remaining RHNA	381	327	368	602	1,678
Adjusted Sites Inventory Projections	1,067		408	657	2,132
Surplus	**359**		**40**	**55**	**454**

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NO NET LOSS – SITES INVENTORY

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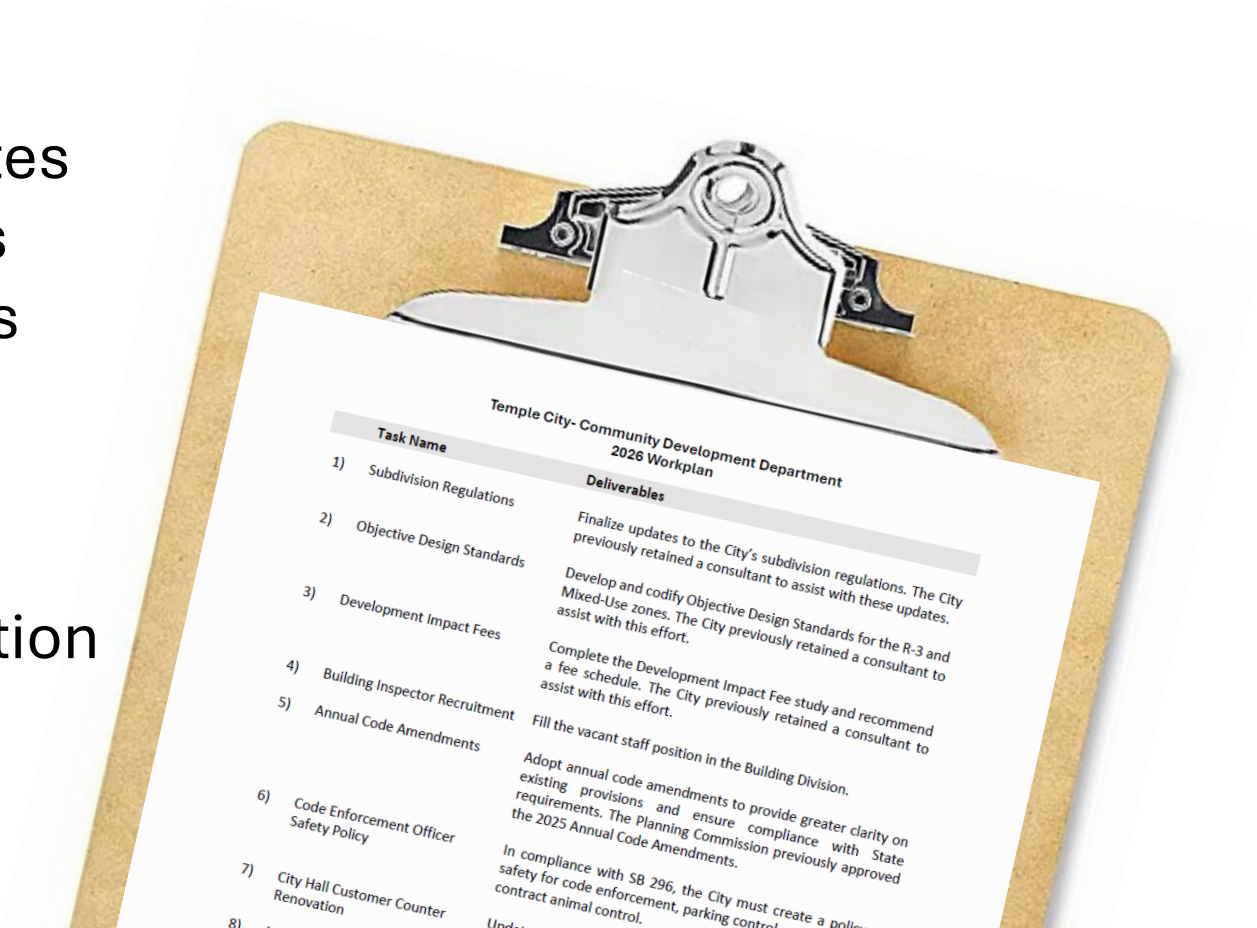
COMMUNITY DEVELOPMENT 2026 WORKPLAN

- Total of 31 tasks.

- 20 tasks focus on Housing Element implementation.

Major Objectives:

- RFP for General Plan Updates
- Subdivision & ADU updates
- Objective Design Standards
- Development Impact Fees
- Las Tunas Streetscape
- Annual Code Amendments
- Customer Counter Renovation



RECOMMENDATION

- Find the report exempt from CEQA per Section 15306 (Information Collection) of the CEQA Guidelines.
- Recommend City Council approve the report to be submitted to LCI and HCD.

DISCUSSION