

# 2014-2021 Housing Element City of Temple City



Adopted  
January 7, 2014







# CITY OF TEMPLE CITY 2014-2021 HOUSING ELEMENT

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ADOPTED  
JANUARY 7, 2014

CITY OF TEMPLE CITY  
COMMUNITY DEVELOPMENT DEPARTMENT  
9701 LAS TUNAS DRIVE  
TEMPLE CITY, CA 91780



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# SECTION 1

## INTRODUCTION

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### Scope and Content

Government Code Section 65583 states:

*The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.*

Housing Element law requires Temple City to prepare and adopt a Housing Element as part of the General Plan. Temple City's Housing Element must include four major components:

1. An assessment of the City's housing needs.
2. An inventory of resources to meet needs and of the constraints that impede public and private sector efforts to meet the needs.
3. A statement of the City's goals, quantified objectives and policies relative to the construction, rehabilitation, conservation and preservation of housing.
4. An implementation program which sets forth a schedule of actions which the City is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

The Housing Element is one of the seven mandatory elements of the General Plan, and it specifies ways in which the housing needs of existing and future resident populations can be met. It must be updated every eight years, consistent with State Housing Element laws (every four years if the Element is not adopted by the State-mandated deadline); this Housing Element covers a period extending from adoption to October 1, 2021.

## Acronyms

This element includes use of many acronyms to identify agencies, housing programs, funding sources, and planning terms. The most commonly used acronyms are:

ACS	American Community Survey
AMI	Area Median Income
CDBG	Community Development Block Grant
CHAS	Comprehensive Housing Affordability Strategy
DOF	State of California Department of Finance
DU/AC	dwelling units per acre
FAR	Floor to area ratio
HCD	State of California Department of Housing and Community Development
HUD	Federal Department of Housing and Urban Development
LIHTC	Low-Income Housing Tax Credit
MFI	Median Family Income
RHNA	Regional Housing Needs Assessment
SCAG	Southern California Association of Governments
SF	square feet

## Background and Authorization

Housing elements of the general plan were first mandated by State legislation enacted in 1967. In 1977, the State Department of Housing and Community Development (HCD) published "Housing Element Guidelines". The "guidelines" spelled out not only the detailed content requirements of housing elements, but also gave HCD a "review and approval" function over this element of the general plan. In 1981, Article 10.6 of the Government Code was enacted, which placed the guidelines into statutory language and changed HCD's role from "review and approval" to one of "review and comment" on local housing elements.

The California Legislature states that a primary housing goal for the State is ensuring every resident has a decent home and suitable living environment. In response to changing State law pertinent to housing elements, this updated Housing Element addresses recent changes to the State Housing Element law that are intended to facilitate and expedite the construction of affordable housing:

- Senate Bill 812 (Chapter 507, Statutes of 2010), amended Government Code Section 65583 to require housing elements to include analysis of the special housing needs of persons with developmental disabilities.
- Senate Bill 375 (Steinberg, 2008) extends the housing element planning period from five years to eight years in order to link the Regional Transportation Plan (RTP) process with the Regional Housing Needs Allocation (RHNA) and housing element process. Once a jurisdiction receives its RHNA objectives, it has 18 months to prepare its housing element and submit it to the Department of Housing and Community Development (HCD). The deadline for jurisdictions within the region of Southern California Associated Governments (SCAG), which includes the City of Azusa, is within 120 days of October 15, 2013. Jurisdictions that do not meet this

housing element schedule are penalized and must prepare housing elements every four years instead (Government Code Section 65588).

## Organization of the Housing Element

Section 2 describes the City's Housing Strategy. The efforts the City will undertake during the planning period to address the community's housing needs within the framework of the Housing Element Law are also described in Section 2.

Section 2 also describes the goals, policies and quantified objectives of the Draft Housing Element. Of particular importance are the quantified objectives, which represent numeric targets for the construction, rehabilitation, conservation and preservation of housing.

The Housing Strategy also describes specific housing programs that will be implemented during the planning period. The programs are organized according the five categories that are required by the Housing Element law.

The Housing Element also contains detailed information to comply with each pertinent section of Government Code. A description of each Technical Appendix is given below:

- Technical Appendix A contains all of the detailed data, statistics and analyses pertaining to the City's housing needs—existing and future.
- Technical Appendix B describes potential and actual governmental constraints that impede efforts at addressing housing needs.
- Technical Appendix C describes non-governmental constraints such as the cost of land and construction.
- Technical Appendix D contains the detailed information on the inventory of housing sites and explains how the sites accommodate the City's share of regional housing needs, as well as describing how existing zoning can accommodate a variety of housing types.
- Technical Appendix E is the Housing Element Progress Report. This Technical Appendix assesses the progress made toward implementation of the prior Housing Element.

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## SECTION 2

# HOUSING PROGRAM

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## Introduction

This section presents the City's Housing Program. The Housing Program describes the efforts the City will undertake during the program period to address the community's housing needs.

With respect to program administration, Section 2 describes: 1) land use and development controls that encourage and facilitate affordable housing; 2) regulatory concessions and incentives; and 3) the funding resources that will most likely be utilized to meet housing needs.

In addition, the Housing Program explains: 1) the agencies responsible for program implementation; 2) the consistency of the Housing Element with the General Plan; and 3) the public participation efforts undertaken during development of the Housing Element.

This section sets forth the goals, policies and quantified objectives of the Housing Element. Of particular importance are the quantified objectives which represent numerical targets for the construction, rehabilitation, conservation, and preservation of housing.

The Housing Program also describes 17 specific housing programs that will be implemented during the planning period. The programs are organized according to the five categories that are required by Housing Element law.

## Program Administration and Utilization of Financing Programs

Section 65583(c) requires that the housing element include:

*"A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available and the utilization of moneys in a Low and Moderate Income Housing Fund of an agency if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law." (Emphasis added.)*

## Land Use and Development Controls

With respect to affordable housing land use controls, the City recently established a density bonus ordinance consistent with the statewide requirements of Government Code Section 65915 *et seq.* The City also amended the zoning standards to increase maximum allowable densities on R-3 parcels that do not abut R-1 zones and removed the requirement for a conditional use permit, which was previously required for multi-family development. The City will continue to encourage the development of affordable housing through the density bonus ordinance. Revisions were made to the Zoning Code in 2013 in compliance with State laws to facilitate housing options for special needs households. The City will continue to facilitate housing opportunities for special needs groups. The City will also consider implementation of an inclusionary housing policy to encourage the development of housing affordable to low and moderate income households.

## Regulatory Concessions and Incentives

The City has one specific plan: the Temple City Downtown Specific Plan. The specific plan encourages and facilitates the development of high density housing and affordable senior housing by granting several lot consolidation incentives, density bonus incentives, and other regulatory concessions and incentives. The plan's regulatory concessions and incentives are described as part of Program #1 (Downtown Specific Plan) and in Technical Appendix B, which is the analysis of governmental constraints.

In 2013, the City amended the R-3 zone development standards to provide density incentives for consolidation of small lots into a larger development site so as to promote higher residential densities in new residential development. Also in 2013, the City adopted density bonus provisions with both concessions and incentives for inclusion of affordable housing in multifamily residential and mixed-use development projects, as described in Program #9 (Density Bonus Procedures).

## Financing Programs

The following section discusses the major sources of funding available to carry out housing and community development activities in Temple City.

### **Community Development Block Grant (CDBG) Funds**

Temple City is a participating city in the County of Los Angeles Community Development Commission's CDBG Program, through which it receives an annual allocation of CDBG funds. Annually, the City has allocated a portion of its CDBG funds for the Home Improvement Deferred Loan Program. For the 2013-2014 Program Year, the City will receive nearly \$180,000 in CDBG funds.

### **HOME Funds**

One of the key resources for financing affordable housing is the HOME Investment Partnerships Program, sponsored by the U.S. Department of Housing and Urban Development and administered by the Community Development Commission on behalf of the County of Los Angeles.

HOME funds are allocated to the County by the federal government on an annual basis. Approximately \$5.5 million dollars are made available annually for housing development, with 15% of these funds reserved exclusively for use by non-profit Community Housing Development Organizations (CHDOs).

HOME funds are awarded to proposed developments, based on proposals that are submitted by developers and evaluated on a competitive basis. The funds are allocated only to developments in the unincorporated county areas and in 46 cities that participate in the Commission's Urban County Program. Participating cities are those with less than 50,000 in population. Temple City is a participating city.

HOME program funds are awarded for use along with other financial resources. The funds are awarded to finance the "affordability gap" in affordable multifamily rental and for-sale housing development. The affordability gap is the dollar amount of financing needed when the rental revenues are inadequate to repay a loan(s) needed for the development of housing or when a mortgage amount available to a low-income household is not enough to purchase a house.

Affordable rental developments proposing to use HOME funds are required to set aside a minimum of 20% of the units for households that earn 50% or less of the median income for the Los Angeles/Long Beach area. For-sale developments proposing to use HOME funds must make all units available to households earning 80% or less of the median income.

Applications to use HOME funds are accepted upon the issuance of a Notice of Funding Availability (NOFA).

### **Low Income Housing Tax Credits (LIHTC)**

This federal program provides for a significant share of funding for affordable housing projects. It provides each State with a tax credit based on the State's population; the State can then allocate those credits towards funding housing that meets program guidelines. These tax credits are used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. According to the State Tax Credit Allocation Committee, only 10 of every 32 project applications receive funding, meaning that keen competition exists for available funding.

### **Mental Health Services Act (MHSA) Housing Program**

Jointly administered by the California Department of Mental Health and the California Housing Finance Agency (CalHFA) on behalf of counties, the Mental Health Services Act (MHSA) Housing Program offers permanent financing and capitalized operating subsidies for the development of permanent supportive housing, including both rental and shared housing, to serve persons with serious mental illness and their families who are homeless or at risk of homelessness. MHSA Housing Program funds will be allocated for the development, acquisition, construction, and/or rehabilitation of permanent supportive housing.

According to CalHFA, California counties have committed an initial \$400 million for the programs. Applications for the program became available in August 2007. A county mental health department can only submit applications; however, funds may be distributed to qualified developers.

### **HUD Section 811**

Section 811 provides funding to nonprofit organizations to develop rental housing with the availability of supportive services for very low-income adults with disabilities, and provides rent subsidies for projects to help make them affordable to residents.

### **HUD Section 202**

Through the Section 202 program, HUD provides capital advances to finance the construction, rehabilitation, or acquisition with or without rehabilitation of structures that will serve as supportive housing for very low-income elderly persons—including the frail elderly—and provides rent subsidies for projects to help make them affordable. This program helps expand the supply of affordable housing with supportive services for the elderly. It provides very low-income elderly with options that allow them to live independently but in an environment that provides support activities such as cleaning, cooking, and transportation.

### **Section 8 Housing Choice Voucher Program**

The federal Section 8 Housing Choice Voucher Program provides rental assistance as a voucher to very low-income persons in need of affordable housing. Typically, the voucher funds the difference between the fair-market rent for the unit and 30 percent of the voucher recipient's household income. As of September 2013, the Housing Authority of the County of Los Angeles provided Section 8 Housing Choice Vouchers to 89 households in Temple City.

### **Other Programs**

The State of California provides funding for a variety of housing programs. Most affordable housing developments utilize one of these programs as a funding source. Experienced private and nonprofit developers frequently include State funding as one piece of the total funding package. The HCD and CalHFA bond-funded housing programs are the result of Proposition 46 (2002) and Proposition 1C (2006).

## **Responsible Agencies, General Plan Consistency and Public Participation**

Section 65583(c)(7) states:

*"The program shall include an identification of the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals. The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element and the program shall describe this effort." [Emphasis added.]*

## Responsible Agencies

Temple City has established a Housing Plan to be implemented during the program period. The agencies responsible for program implementation include:

- City of Temple City Community Development Department
- County of Los Angeles Housing Authority
- Housing Rights Center (fair housing services)

## General Plan Consistency

The Housing Element has been developed to reflect adopted land use policy set forth in the Land Use Element, and is consistent with all other General Plan Elements.

## Public Participation Effort

The Housing Element must reflect the values and preferences of the residents; therefore, citizen participation is an important component of the development of this Element. Section 65583(c)(8) of the Government Code states that the local government shall make “a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element.” This process includes not only community residents but also participation from local agencies and housing groups, community organizations, and housing sponsors.

All segments of the Temple City community were encouraged to participate in preparation of the Housing Element through a combination of general public notices and direct contacts with organizations serving low-income and special needs groups. They were invited to participate in a public workshop with the Planning Commission on September 23, 2013. To ensure that the housing concerns of low- and moderate-income and special needs residents were addressed, individual invitation letters were distributed to agencies and organizations that serve the low- and moderate-income and special needs communities in Temple City. These agencies were invited to review and comment on the 2014-2021 Housing Element and to attend the study session. Included in the invitations were:

- California Family Counseling Network
- The San Gabriel/Pomona Parents Place
- Housing Rights Center
- East Valley Community Health Center
- East San Gabriel Valley Coalition for the Homeless
- Enki – La Puente Valley Mental Health Center
- Los Angeles County Public Social Services
- New Hope Christian Counseling Centers
- Project Sister
- ABILITY FIRST/ Lawrence L. Frank Center
- Richard D. Davis Foundation/Developmentally Disabled, Inc.
- ESPERANZA CHARITIES, INC.
- Center for Aging Resources/Heritage Clinic – Pasadena
- Catholic Charities – San Gabriel Valley Region

- SPIRITT Family Services
- Santa Anita Family Services and Senior Services
- Serenity Infant Care Homes, Inc.
- San Gabriel/Pomona Regional Center
- YWCA San Gabriel Valley
- Services Center for Independent Living
- The Family Center - Main Office
- Asian Youth Center

At the study session, staff from MIG |Hogle-Ireland, the City's consultant team, provided an overview of the Housing Element and the reasons for the update. The Planning Commission opened the study session for public comment and also provided input on the draft Housing Element.

Comments from members of the public addressed a variety of housing topics but not the specific element content. Some persons supported efforts to increase affordable housing in the City; others expressed concerns about increasing heights and densities. Specific issues discussed included a concern about high housing prices in Temple City, resulting in exclusion of moderate-income home buyers such as teachers and police from the local market. Linked to this issue, members of the public noted their concern about international investment driving up prices. Those commenting wished to see the City provide funding and other incentives to encourage affordable housing development. Some members of the public also encouraged the City to do more to assist developers, with financial and administrative resources, looking to build low- and moderate-income housing.

A specific concern was repeatedly voiced regarding the second unit ordinance; a recommendation was made to revise it to be less restrictive to further encourage its use. One person recommended re-establishing the R-4 zone to allow higher densities in multi-family areas. On the other hand, concern was also expressed about higher densities and associated negative social consequences. A focus of this concern was the allowance for new four-story buildings on Las Tunas Drive. A related comment was made regarding existing infrastructure in Temple City and the fact that due to age, water mains may not be able to handle increased capacity due to increased density.

One person recommended making specific provisions in the Housing Element to encourage single-story housing to address the needs of senior residents. Some public members noted their concern about mansionization, although the Planning Commission noted that the City has development controls in place to limit the size of single-family homes generally to 3,500 square feet.

The Planning Commission and City staff discussed recent changes to the Zoning Code which will help facilitate new development—including affordable housing—and thus meet some of the public concerns. Staff also noted the upcoming General Plan and Zoning Code update, and encouraged the public to remain involved and contribute to that process.

The revised Draft Element will be available on the City's website for additional public review and comment during the 60-day State Department of Housing and Community Development (HCD) review period. Once HCD has reviewed the draft Element, the public will also be invited to attend and comment on the Housing Element at hearings held before the Planning Commission and the City Council.

# Housing Program

## Programs Categories, Goals, Policies and Objectives

The goals and polices contained in the Housing Program address Temple City's identified housing needs and are implemented through a series of housing programs. Housing programs define the actions the City will undertake to achieve specific goals and policies. Government Code Section 65583(c) requires that the City's Housing Element Program:

- Identify actions that will be taken to make sites available during the planning period of the general plan with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's share of the regional housing need for each income level that could not be accommodated on sites identified in the sites inventory. (Category 1: Adequate Housing Sites)
- Assist in the development of adequate housing to meet the needs of low- and moderate-income households. (Category 2: Assist in the Development of Low and Moderate Income Housing)
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing. (Category 3: Removal of Governmental Constraints)
- Conserve and improve the condition of the existing affordable housing stock. (Category 4: Conserving Existing Affordable Housing)
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color. (Category 5: Fair Housing)
- Preserve for lower-income households the assisted housing developments at risk of conversion to market rate housing. (Temple City does not have rent-restricted multi-family rental housing at risk of conversion to market-rate housing. Therefore, this last program category does not apply to the City.)

## Quantified Objectives Can Be Less than Total Housing Needs

The Housing Element Law states that needs may exceed resources and therefore, allows cities to set forth objectives less than the total housing needs. More exactly, Section 65583(b)(2) states:

*"It is recognized that the total housing needs may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements outlined in article 6 (commencing with Section 65300). Under these circumstances, the quantified objectives need not be identical to the total housing needs."*

## Quantified Objectives by Income Group

As required by Section 65583(b), quantified objectives *by income group* for the 2014-2021 program period are stated in this section. Table 2-1 shows how State law defines the income groups in terms of the percentage of the Los Angeles County median household income.

**Table 2-1  
Definitions of Income Groups as a  
Percentage of Area Median Income**

Income Group	% of Median Income
Extremely Low	0-30%
Very Low	30-50%
Low	50-80%
Moderate	80-120%
Above Moderate	120%+

The U.S. Department of Housing and Urban Development (HUD) and HCD update annually the household income limits for each group. Table 2-2 below presents the 2012 income limits for Los Angeles County by household size.

**Table 2-2  
2012 LA County Income Limits by Household Size**

Household Size (# of persons)	Extremely Low Income	Very Low Income	Low Income	Moderate Income
1 person	\$17,750	\$29,550	\$47,250	\$54,450
2 persons	\$20,250	\$33,750	\$54,000	\$62,200
3 persons	\$22,800	\$37,950	\$60,750	\$70,000
4 persons	\$25,300	\$42,150	\$67,450	\$77,750
5 persons	\$27,350	\$45,550	\$72,850	\$83,950
6 persons	\$29,350	\$48,900	\$78,250	\$90,200
7 persons	\$31,400	\$52,300	\$83,650	\$96,400
8 persons	\$33,400	\$55,650	\$89,050	\$102,650

Source: State Department of Housing and Community Development, Year 2012 Income Limits, February 2012.

Table 2-3 shows the City’s quantified objectives by income group and category.

**Table 2-3  
City of Temple City Quantified Objectives: 2014-2021**

Category	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Construction	159		93	99	252	603
Rehabilitation: Brush with Kindness	48			0	0	72
Rehabilitation: Deferred Loan	8	8	8	0	0	
Conservation	600					600
Preservation	0	0	0	0	0	0

*Construction:* The Sites Inventory and Analysis (Technical Appendix D) shows that sufficient sites are available to accommodate the City's share of the regional housing need (RHNA) for all income categories. Temple City's quantified objective for construction is thus for the 603 units identified by the RHNA, broken down by income category as shown in Table 2-3 above.

*Rehabilitation:* The quantified objectives include the Brush with Kindness Program and the Home Improvement Deferred Loan Program. The objectives for these two programs are:

**Table 2-4**  
**City of Temple City Rehabilitation Objectives by Activity**

<b>Rehabilitation Activities</b>	<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Total</b>
Brush With Kindness		48		48
Deferred Loan	8	8	8	24
Total		72		72

*Conservation:* This objective includes a housing code enforcement effort to conserve and improve the condition of the affordable housing stock in the City. The objective is a housing code enforcement level of 75 new cases per year for all income levels. Over the eight-year planning period covered by the Housing Element, this will amount to conservation of 600 dwelling units.

*Preservation:* The City has no rent-restricted multifamily rental housing at risk of conversion to market rate housing.

## Objectives and Programs for Extremely Low Income Households

Through implementation of Housing Element programs, Temple City's goal will be to assist 324 extremely low-, very low- and low-income households through actions to achieve affordable construction and rehabilitation (refer to Table 2-3). Programs to achieve the construction objective include second units (30 households), as well as potential development on opportunity sites within the Downtown Specific Plan and underutilized R-3 sites not abutting R-1 zones. Programs to achieve the rehabilitation objective include the Brush with Kindness Program and the Home Improvement Deferred Loan Program.

## Housing Programs - Overpaying and Overcrowding

Reducing the cost burdens experienced by the City's extremely low- and very low-income households is the objective for participation in the Section 8 Rental Assistance Program. Other programs including density bonus, consideration of an inclusionary housing ordinance, and second unit ordinance; each of these can contribute to reducing costs burdens.

The Planning Commission did consider the possibility of a local rental assistance program. However, this option was determined to be too expensive given that the average rental assistance is \$7,500-\$9,000 per assisted household (County of Los Angeles Housing Authority). Moreover, this level of assistance would be needed on more than an annual basis as many lower income households need the assistance for many years because they are working poor families, permanently disabled, or frail elderly. Under these circumstances, the City does not have the financial resources to implement a long-term rental assistance program.

Overcrowding is directly addressed by the Home Improvement Deferred Loan Program. Under the provisions of this program, “bedroom additions to relieve overcrowding” is an eligible activity. Currently, the deferred loan amount is \$25,000.

Overcrowding also is alleviated by households assisted by the Section 8 Rental Assistance Program. Assisted households move from overcrowded conditions to rental housing that meets the Section 8 Housing Quality Standards (which include enough space for the number of persons in the households.)

Overcrowding will also be alleviated as future units are constructed.

## Housing Programs Overview

Table 2-5 shows how the specific programs are categorized into the five statutory program categories (defined earlier on page 2-7).

The narrative section which follows is organized by the five statutory program categories, and presents a summary of related housing needs; goals, policies and quantified objectives; and descriptions of each implementing program.

**Table 2-5  
Housing Element Programs by Category**

<b>Program Category</b>	<b>Implementing Program</b>
Category 1 Adequate Housing Sites	1. Temple City Downtown Specific Plan
	2. Multi-family Sites Inventory and Development Incentives
	3. Zoning for Special Needs
	4. Energy Conservation Program
Category 2 Assist in the Development of Low- and Moderate-Income Housing	5. Rental Assistance (for Existing Cost Burdened Households)
	6. Home Ownership Program for Lower-Income Households
	7. Affordable Housing Development Assistance
	8. Second Unit Ordinance
	9. Density Bonus Procedures
	10. Prepare Inclusionary Housing Policy
Category 3 Removal of Governmental Constraints	11. Multi-family Residential Review Process
	12. Reasonable Accommodation
	13. Water and Sewer Service Providers
Category 4 Conserving Existing Affordable Housing	14. Housing Code Enforcement Program
	15. Brush with Kindness Program
	16. Home Improvement Deferred Loan Program
Category 5 Fair Housing	17. Fair Housing Program

**PROGRAM CATEGORY #1:  
ACTIONS TO MAKE SITES AVAILABLE TO ACCOMMODATE THE RHNA**

Section 65583(c)(1) states that the housing program must:

*"Identify actions that will be taken to make sites available during the planning period of the general plan with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's ... share of the regional housing need for each income level that **could not** be accommodated on sites identified in the inventory ... without rezoning..."*

*"Sites shall be identified **as needed** to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile homes, and housing for agricultural employees, supportive housing single-room occupancy units, emergency shelters, and transitional housing."*  
[Emphasis added.]

**Housing Need Summary**

Through the Regional Housing Needs Assessment, SCAG has allocated a new housing construction need to the City of 603 housing units. Table 2-6 shows the City's share of the regional housing need by five income groups.

**Table 2-6  
Temple City Regional Housing Needs  
(January 2014 - October 2021)**

Income Category	2014-2021	
	Number	Percent
Very Low	159	26.2%
Low	93	15.8%
Moderate	99	16.5%
Above Moderate	252	41.5%
<b>Total:</b>	<b>603</b>	<b>100.0%</b>

Source: Southern California Association of Governments, 5th Cycle Regional Housing Needs Assessment Final Allocation Plan, 1/1/2014 – 10/1/2021.

**Goals, Policies and Quantified Objectives**

**Goals**

*Accommodate a portion of the housing needs of all income groups as quantified by the Regional Housing Needs Assessment.*

*Facilitate the construction of the maximum feasible number of housing units for all income groups.*

## Policies

*Implement the Land Use Element, Zoning Code, and Downtown Specific Plan to achieve adequate sites for all income groups.*

*Facilitate and encourage residential development through lot consolidation incentives including density and height increases, reduced processing time, vacation of alleys, and fee reductions.*

*Designate sites that accommodate a variety of housing needs.*

## Quantified Objectives

The Sites Inventory and Analysis (Technical Appendix D) shows sufficient sites to accommodate the City's share of the regional housing need (RHNA) for all income categories. Temple City's quantified objective for adequate sites is thus for the 603 units identified by the RHNA, broken down by income category as shown in Table 2-6.

## Housing Programs

### Program 1. Temple City Downtown Specific Plan

Temple City's commercial core was founded along Las Tunas Boulevard in the 1920s. Over the past several decades, numerous downtown businesses have been lost to competing commercial areas, many of the buildings have become deteriorated and obsolete, and a large number of parcels are physically and economically underutilized and functioning at well below their market potential.

In December 2002, the City Council adopted the *Temple City Downtown Specific Plan* to guide in the area's revitalization and to re-establish the downtown as a destination where residents can live, work, shop, dine and attend community events. One of the Plan's land use strategies is to introduce multi-family residential and mixed-use development into the downtown. The Housing Element sites analysis (refer to Appendix D) identifies 13 development opportunity sites in the downtown as suitable for recycling to residential use within the planning period, providing zoning capacity for over 300 new units. In 2013, to better facilitate the integration of housing on these sites, the City adopted the following adjustments to the development standards within the Specific Plan:

- Allowance for horizontal (side-by-side) commercial/residential mixed use with ground floor residential in all districts, with the exception of parcels fronting on Las Tunas Drive in the City Center (CC) Commercial District
- Establishment of 30 unit/acre residential densities for non-senior housing, with no established density cap for senior housing
- Elimination of the conditional use permit requirement for residential development
- Elimination of one acre minimum lot size requirement for mixed use

The presence of small, underutilized parcels and irregularly shaped lots has been identified as one of the constraints affecting future development in portions of the downtown. The Specific Plan provides various density, height, and parking incentives for the consolidation of smaller lots into larger development sites as a means of achieving the scale and quality of development envisioned for the

area. For instance, for multifamily residential projects, the consolidation of four to six lots will result in a 15% increase in the number of allowable units and a one-story increase to the maximum height. Additional incentives within the Downtown Specific Plan for lot consolidation include reductions in processing time, vacation of alleys, and fee reductions including processing fees, in-lieu fees, and utility connection fees.

**2014-2021 Objective:** *Promote identified opportunity sites and lot consolidation incentives within the Downtown Specific Plan to the residential development community and on the City's website.*

**Timeframe:** Ongoing  
**Responsible Agency:** Community Development Department  
**Funding Sources:** General Fund for Department staff work

## **Program 2. Multi-family Sites Inventory and Development Incentives**

The majority of residential development in Temple City occurs through redevelopment of underutilized R-2 (medium density) and R-3 (high density) sites, either by adding to existing units or more commonly, through the demolition of existing units and replacement with a greater number of units as permitted under zoning. As part of the City's Housing Element update, City staff has conducted a vacant and underutilized land use survey of all parcels located in the R-2 and R-3 zone districts (refer to Appendix D). In order to narrow the multi-family sites inventory to those underutilized properties that have realistic development potential within the 2014-2021 Housing Element planning period, the following criteria were applied based on review of past Temple City projects:

- Ratio of existing building floor area to parcel size (FAR) of 0.30 or less in the R-2 zone and 0.50 or less in the R-3 zone;
- Low building structure value, measured by a minimum 60% ratio of assessed land value to total assessed property value;
- Age of improvements on site minimum of 30 years old;
- Visual checks to ascertain the actual build-out and visual conditions of buildings.

This systematic analysis of the City's multi-family zoned properties resulted in identification of 153 sites in the R-2 zone and 31 sites in the R-3 zone that are underutilized per this criteria. Particularly along Rosemead and Temple City Boulevards, groupings of underutilized R-3 parcels developed with only a single, older unit provide significant opportunities for lot consolidation.

As a means of facilitating recycling, the City allows increased multi-family densities on parcels which do not directly impact single-family residential neighborhoods. An R-3 by-right density allowance of 30 units/acre serves as a strong economic incentive for development, and by limiting these supplemental densities to non-R-1 adjacent parcels, the City preserves existing transitions of densities from multi-family zoned areas to abutting single-family neighborhoods.

**2014-2021 Objective:** *Maintain an inventory of vacant and underutilized multi-family residential sites and place on the City's website, and provide to developers in conjunction with information on available development incentives.*

**Timeframe:** Ongoing

**Responsible Agency:** Community Development Department  
**Funding Sources:** General Fund for Department staff work

**Program 3. Special Needs Housing**

The Special Needs Housing Program will meet the need to facilitate and encourage a variety of housing types. More specifically, the program aims to facilitate and encourage the following housing types:

- Emergency shelters
- Transitional and Supportive housing
- Single Room Occupancy (SRO) Units

As part of targeted revisions to the Zoning Code in 2013, the C-3 Zone located along Rosemead Boulevard between Las Tunas Drive and Broadway was modified to permit emergency housing by right within this zone. Specific siting standards and conditions for approval were developed to better facilitate the provision of emergency housing, consistent with State law.

The Zoning Code revisions also included new definitions and standards pertaining to transitional and supportive housing consistent with State law. Transitional and supportive housing in single-family dwellings are permitted in the R-1, R-2, and R-3 Zones. Transitional and supportive housing in multi-family structures are permitted in the R-2 and R-3 Zones. The City also established parameters for single-room occupancy uses within the C-3 Zone, consistent with State law.

Supportive housing and SRO units can be beneficial housing arrangements for a variety of special needs persons, including those with developmental disabilities. Other appropriate housing types are rent-subsidized housing, licensed and unlicensed single-family homes, and residential care facilities.

**2014-2021 Objective:** *Continue to facilitate housing opportunities for special needs persons by allowing emergency shelters as a permitted use (without a conditional use permit) in the C-3 Zone. Subject emergency shelters to the same development standards as other similar uses within the C-3 Zone, except for those provisions permitted by State law and included in the Zoning Code for emergency shelters.*

*Continue to allow the establishment of transitional and supportive housing development and single-room occupancy developments (SRO). Consistent with State law, transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.*

*Work with the San Gabriel/Pomona Regional Center to implement an outreach program informing families within the City of housing and services available to persons with developmental disabilities. Make such information available on the City’s website and as printed information at appropriate locations in the City.*

**Timeframe:** Ongoing; make Regional Center information available by 2015.  
**Responsible Agency:** Community Development Department  
**Funding Sources:** General Fund for Department staff work

## Program 4. Energy Conservation Program

Temple City is one of 27 San Gabriel Valley cities participating in the development of an Energy Efficiency Plan as part of a unified regional framework for meeting long-term energy efficiency goals. This framework allows the Energy Efficiency Plan developed for each city to function as a stand-alone document tailored to individual communities. The Energy Efficiency Plan project was funded by California utility ratepayers and administered by Southern California Edison (SCE).

In 2012, Temple City developed an Energy Action Plan to assist in meeting State and regional goals of greenhouse gas (GHG) reduction and long-term energy efficiency. The Energy Action Plan identifies energy efficiency goals and targets, and includes a strategy to meet the City's energy reduction goals.

**2014-2021 Objective:** *Support and promote energy efficiency goals and regulations through implementation of the Energy Action Plan, and continue to provide information on the City's website to educate residents, businesses, and visitors on actions they can take to reduce energy use and conserve energy. Incorporate energy utilization and conservation policies within the General Plan update, targeted for a 2013 start date.*

<b>Timeframe:</b>	Ongoing
<b>Responsible Agency:</b>	Community Development Department
<b>Funding Sources:</b>	General Fund for Department staff work

### PROGRAM CATEGORY #2:

#### **ASSIST IN THE DEVELOPMENT OF ADEQUATE HOUSING TO MEET THE NEEDS OF EXTREMELY LOW-, VERY LOW-, LOW-, AND MODERATE- INCOME HOUSEHOLDS**

Government Code Section 65583(c)(2) states that a housing program shall:

*"Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households."*

The term "development" includes providing for affordability covenants in existing housing and construction of new affordable housing units.

The City's housing improvement programs, which are described in another section, also contributes to "adequate housing" by helping to improve housing quality and maintain affordability.

## Housing Need Summary

Overpaying occurs when households spend 30% or more of their income on housing costs. Severe overpaying occurs when households pay 50% or more of their gross income for housing. In 2009, overpaying—also known as cost burden—was adversely affecting an estimated 1,570 lower-income renter households and 1,370 lower-income owners.

The City was allocated 249 housing units as its share of the regional housing need for lower-income households.

## Goals, Policies and Quantified Objectives

### Goals

*Facilitate the development of the maximum feasible number of housing units for extremely low, very low, low, and moderate income households.*

*Relieve the cost burdens of extremely low, very low, and low income households.*

### Policies

*Continue to participate in State and federally sponsored programs designed to maintain housing affordability, including the Section 8 Housing Choice Voucher rental assistance program, administered by the County of Los Angeles Housing Authority.*

*Assist in the provision of home ownership options for lower-income households.*

*Continue to implement the second unit ordinance to facilitate and encourage the development of new housing for extremely low and very low income households.*

*Continue to promote the density bonus ordinance.*

*Consider implementation of an inclusionary housing policy to encourage and facilitate the development of new housing for low- and moderate-income households.*

### Objectives

Participate in efforts to maintain, and possibly to increase, the current number of Housing Choice Vouchers available to Temple City residents.

Continue to participate in the regional Mortgage Credit Certificate Program, and provide information to interested residents on the Los Angeles County Homeownership Program, and on the Access and NHF Gold programs administered jointly by the Independent Cities Lease Financing Authority and the National Homebuyers Fund.

Permit an additional 30 second units to contribute to the affordable housing stock for very low-income households in Temple City.

## Housing Programs

### **Program 5. Rental Assistance (for Existing Cost Burdened Households)**

Temple City is a participating city with the Housing Authority of the County of Los Angeles. As a result, the Housing Authority administers the Section 8 Housing Choice Voucher Program within the City limits.

The Housing Choice Voucher Program is HUD's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find and choose their own housing, including single-family homes, townhouses, and apartments.

In general, to qualify for a Housing Choice Voucher, a family's income may not exceed the very low income limits (50% of the median income) for Los Angeles County. By law, the Housing Authority must provide 75% of its vouchers to applicants whose incomes do not exceed 30% of the County median income.

Under the provisions of the Voucher Program, the tenant pays approximately 30% of his/her income towards rent, and the Housing Authority pays the balance of the rent to the property owner, who participates in the program on a voluntary basis. HUD annually sets rent ceilings by bedroom size; Table 2-7 shows the FY 2012 rent ceilings.

**Table 2-7**  
**2012 LA County Section 8 Fair Market Rents**

Unit Size	Fair Market Rent
Studio	\$961
1 Bedroom	\$1,159
2 Bedrooms	\$1,447
3 Bedrooms	\$1,943
4 Bedrooms	\$2,338

As of September 2013, 89 households received Housing Choice Vouchers in Temple City.

**2014-2021 Objective:** *Support the County's efforts to maintain, and possibly to increase, the current number of Housing Choice Vouchers; direct eligible households to the program. Provide information on the Housing Choice Voucher Program to interested multi-family property owners and managers.*

**Timeframe:** Ongoing  
**Responsible Agency:** Community Development Department  
**Funding Sources:** HUD

### **Program 6. Home Ownership Program for Lower-Income Households**

The City participates with the Los Angeles County Community Development Commission (CDC) in implementation of a Mortgage Credit Certificate Program (MCC). An MCC is a certificate awarded by the CDC authorizing the holder to take a federal income tax credit. A qualified applicant awarded an MCC may take an annual credit against federal income taxes of up to 20% of the annual interest paid on the applicant's mortgage. This allows more available income to qualify for a mortgage loan and to make the monthly mortgage payments. The value of the MCC must be taken into consideration by the mortgage lender in underwriting the loan and may be used to adjust the borrower's federal income tax withholding. Temple City also facilitates access to information regarding provision of silent second down payment assistance from Los Angeles County under the Homeownership Program (HOP), and provision of financing under the Access and NHF Gold Programs, administered jointly by the Independent Cities Lease Financing Authority (ICLFA), and National Homebuyers Fund (NHF). These programs fund second home loans for down payment and closing cost assistance to homebuyers.

**2014-2021 Objective:** *Continue to participate in the regional MCC program, and provide information to interested residents at City Hall and on the City's website.*

*Provide information on the Los Angeles County HOP program, ICLFA Access, and NHF Gold programs to interested residents.*

**Timeframe:** Ongoing  
**Responsible Agency:** Community Development Department  
**Funding Sources:** HOME and Federal Income Tax Credit

**Program 7. Affordable Housing Development Assistance**

The City can play an important role in facilitating the development of quality, affordable housing in the community through provision of regulatory incentives, land write-downs, and direct financial assistance. By utilizing various tools to facilitate infill development, the City can help to address the housing needs of its lower and moderate income residents and workforce, including extremely low-income households. The following are among the types of incentives the City can provide:

- Reduction in development fees
- Flexible development standards
- Density bonuses
- City support in affordable housing funding applications
- Land write-down on City-owned property (such as public parking lots)

Due to the statewide elimination of redevelopment agencies in 2011, Temple City's primary local funding source for affordable housing is no longer available. The City has been successful in securing non-redevelopment sources of funds to implement public projects, as evidenced by the 14 different federal, state, county, and other sources of funds utilized for implementation of the Rosemead Boulevard Safety Enhancement and Beautification project. In an effort to meet its housing goals, the City must identify and secure creative funding sources that may not have been considered previously, such as foundation and private banking resources, as well as inclusionary housing in-lieu fees (refer to Program 10).

**2014-2021 Objectives:** *Provide development assistance through regulatory incentives as a means to reduce overall development costs and facilitate the development of quality affordable housing for families and seniors. Assist affordable housing developers to seek additional funding sources—including State, federal, and private funding sources—as a means of leveraging local funds and maximizing assistance to meet City housing goals. Meet with developers of supportive housing as requested to help them understand how housing for persons with disabilities, including developmental disabilities, can best be constructed in Temple City.*

**Timeframe:** Ongoing; meet with affordable housing and special needs housing developers as requested, striving for a meeting at least every other year.  
**Responsible Agency:** Community Development Department  
**Funding Sources:** HOME, CDBG, General Fund for Department staff work

## Program 8. Second Unit Ordinance

A second unit is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. Second units offer several benefits. First, they typically rent for less than apartments of comparable size, and can offer affordable rental options for seniors and single persons. Second, the primary homeowner receives supplementary income by renting out their second unit, which can help many modest income and elderly homeowners remain in or afford their homes.

Temple City permits second residential units by right in the R-1, R-2, and R-3 zoning districts, providing significant additional capacity for second units throughout the community. The City has structured its second unit regulations to ensure their affordability, requiring rents to be maintained at levels affordable to very low income (<50% AMI) households and units to be occupied by very low-income households. During the 2008-2014 planning period, 34 second units were constructed in Temple City.

To further facilitate the development of second units and ensure compliance with applicable State laws, the City will re-evaluate and consider revising development standards, including parking requirements, for second units. This assessment will occur as part of the upcoming comprehensive General Plan and Zoning Code Update.

**2014-2021 Objective:** *Through implementation of the City's second unit ordinance, provide additional sites for the provision of rental housing. Continue to educate residents on the potential for second unit construction through availability of informational materials for distribution at the public counter and through advertisement on the City's website. Seek to achieve a total of 30 second units during the 2014-2021 planning period.*

*As part of the upcoming General Plan/Zoning Code Update, re-evaluate the Second Unit Ordinance for potential revisions to development standards and compliance with all applicable laws.*

<b>Timeframe:</b>	Ongoing; re-evaluate ordinance by 2015
<b>Responsible Agency:</b>	Community Development Department
<b>Funding Sources:</b>	General Fund for Department staff work

## Program 9. Density Bonus Procedures

SB 1818, which took effect on January 1, 2005, revised the State density bonus law (Government Code Section 65915-65918). The law requires all cities to *adopt procedures* that describe how compliance with Sections 65915-65918 will be implemented. Density bonuses may be given for affordable housing, senior housing, land donations for affordable housing, and child care facilities.

Temple City encourages the development of affordable and senior housing through a density bonus ordinance consistent with the provisions of State law. Accordingly, density bonus units must be granted—when certain conditions are met by the applicant—for very low-, low-, and moderate-income households, as well as senior citizen housing developments. The list below summarizes the density bonus allowances included in the City's Density Bonus ordinance:

- A 20% bonus is permitted for developments with 5% very low-income units and increases that by 2.5% for every percentage of very low-income units above 5%, up to a cap of 35%.

- A 20% bonus is permitted for developments with 10% low-income units and increases that by 1.5% for every percentage of low-income units above 10%, up to a cap of 35%.
- A 5% bonus is permitted for condo/PUD developments with 10% moderate-income units and increases that percentage by 1% for every percentage of moderate-income units above 10%, up to a cap of 35%.
- A 20% density is permitted for a senior citizen housing development. “Senior” and “affordable” housing density bonuses cannot be combined. That is, an applicant only may seek a density bonus from one of the very-low, low, moderate or senior categories.

In addition to the density bonus, eligible projects may receive one to three additional development incentives, depending on the proportion of affordable units and level of income targeting. The following development incentives may be requested:

- Reduced site development standards or design requirements.
- Approval of mixed-use zoning in conjunction with the housing project.
- Other regulatory incentives or concessions proposed by the applicant or the City that would result in identifiable cost reductions.

Applicants are also eligible to utilize the State’s alternative parking ratio (inclusive of handicapped and guest spaces) of 1 space for 0-1 bedroom units, 2 spaces for 2-3 bedroom units, and 2.5 spaces for 4+ bedrooms.

**2014-2021 Objective:** *Continue to comply with State law for density bonuses as a means to facilitate affordable housing development. Encourage the use of density bonus incentives by advertising on Temple City’s website and by providing information on available density and regulatory incentives in conjunction with discussions with development applicants.*

**Timeframe:** Ongoing  
**Responsible Agency:** Community Development Department  
**Funding Sources:** General Fund for Department staff work

**Program 10. Prepare Inclusionary Housing Policy**

Temple City will pursue adoption of an inclusionary housing program to require a minimum percent of units in development to be price-restricted as affordable to lower and moderate income households. An inclusionary housing ordinance would typically require: (a) provision of affordable housing on-site; or (b) provision of affordable units off-site; or (c) payment of an affordable housing in-lieu fee. Current case law (Palmer/Sixth Street Properties v. City of Los Angeles) limits the application of inclusionary requirements to: 1) for-sale housing projects, 2) rental projects receiving financial or regulatory assistance from the city subject to a written development agreement.

The City will conduct an inclusionary housing nexus study to document the relationship between residential development and demand for affordable housing, and to determine both the maximum supportable and recommended in-lieu fee amount. Based on the study’s findings, the City will develop and adopt an inclusionary housing ordinance structured to offer incentives to help offset the

cost of providing affordable units. In-lieu fees generated from the program will be contributed to the City's Housing Trust Fund.

Incentives offered under the Inclusionary Housing program will be linked with incentives offered under the City's Density Bonus program (Program #9).

**2014-2021 Objective:** *Conduct an Inclusionary Housing Nexus and In-Lieu Fee Study to establish the basis for considering adoption of an inclusionary housing ordinance.*

**Timeframe:** Ongoing  
**Responsible Agency:** Community Development Department  
**Funding Sources:** General Fund for Department staff work

### **PROGRAM CATEGORY #3:**

#### **ADDRESS AND, WHERE APPROPRIATE AND LEGALLY POSSIBLE, REMOVE GOVERNMENTAL CONSTRAINTS TO THE MAINTENANCE, IMPROVEMENT AND DEVELOPMENT OF HOUSING**

More specifically, Government Code Section 65583(c)(3) states that a housing program must:

*"Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities.*

*"The program shall remove constraints to, or provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities."*

## Housing Need Summary

Market and governmental factors pose constraints to the provision of adequate and affordable housing. These factors tend to disproportionately impact lower- and moderate-income households due to their limited resources for absorbing the costs.

Temple City is committed to removing governmental constraints that might hinder the production of housing. In 2013, the City made several revisions to the Zoning Code to encourage housing opportunities for special needs persons, consistent with State law. The revisions included adoption of reasonable accommodation procedures, modification of the definition of "family," and including residential care facilities among the uses permitted in zones that allow single-family dwellings.

## Goals, Policies and Quantified Objectives

### Goals

*Remove governmental constraints to the maintenance, improvement, and development of housing.*

## Policies

*Ensure that Zoning Code provisions do not adversely impact the housing needs of residents with special needs, including the elderly and disabled persons.*

*Continue to utilize the site plan review process to streamline the processing of multi-family developments.*

## Quantified Objectives

*Provide information to residents on reasonable accommodation procedures on the City's website and at the public counters at City Hall.*

*Continue to offer review of multi-family developments based on compliance with existing development standards and design guidelines.*

## Housing Programs

### Program 11. Multi-family Residential Review Process

In 2013, Temple City revised the review procedures for multi-family developments by introducing a new administrative site plan review process focused on site and design review, rather than requiring a conditional use permit application. By removing the conditional use permit review process, the City removed a degree of uncertainty and a cost and time associated constraint, thereby streamlining the process for multi-family developments.

**2014-2021 Objective:** *Continue to offer review of multi-family developments based on compliance with existing development standards and design guidelines.*

<b>Timeframe:</b>	Ongoing
<b>Responsible Agency:</b>	Community Development Department
<b>Funding Sources:</b>	General Fund for Department staff work

### Program 12. Reasonable Accommodation

The adoption of a reasonable accommodation procedure is a means of addressing the special needs of the disabled population. A request for reasonable accommodation may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities in order to eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.

Cities and counties are required to consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be "reasonable" based on fair housing laws and case law interpreting the statutes. Temple City has established a Reasonable Accommodation procedure regulating the siting, funding, development, and use of housing for people with disabilities.

**2014-2021 Objective:** *Continue to advertise the procedure and application requirements for reasonable accommodation on the City's website and at the Community Development Department counter at City Hall.*

**Timeframe:** Ongoing  
**Responsible Agency:** Community Development Department  
**Funding Sources:** General Fund for Department staff work

### **Program 13. Water and Sewer Service Providers**

In accordance with Government Code Section 65589.7, immediately following City Council adoption, the City must deliver to all public agencies or private entities that provide water or sewer services to properties within Temple City a copy of the 2014-2021 Housing Element.

**2014-2021 Objective:** *Immediately following adoption, deliver the 2014-2021 Temple City Housing Element to all providers of sewer and water service within Temple City.*

**Timeframe:** Ongoing  
**Responsible Agency:** Community Development Department  
**Funding Sources:** General Fund for Department staff work

#### **PROGRAM CATEGORY #4:**

#### **CONSERVE AND IMPROVE THE CONDITION OF THE EXISTING STOCK OF AFFORDABLE HOUSING**

Government Code Section 65583(c)(4) states that a housing program shall describe actions to:

*"Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public and private actions."*

### **Housing Need Summary**

Continued maintenance and preservation of the existing housing stock in Temple City is vital to conserving the overall quality of housing in the community. Housing activities that help achieve this goal include neighborhood preservation through code enforcement and housing rehabilitation programs aimed at improving neighborhood stability and pride.

### **Goals, Policies and Quantified Objectives**

#### **Goals**

*Achieve a housing stock free of substandard conditions.*

**Policies**

*Continue to implement the City’s Housing Code Enforcement Program.*

*Continue to implement the Home Improvement Deferred Loan Program and Brush with Kindness Program.*

**Quantified Objectives**

*Housing code enforcement at an average level of 75 new cases per year for all income levels.*

*Rehabilitation of 48 housing units through the Brush with Kindness Program.*

*Rehabilitation of 24 housing units through the Home Improvement Deferred Loan Program.*

**Housing Programs**

**Program 14. Housing Code Enforcement Program**

The City’s Housing Code Enforcement Program involves the enforcement of all municipal codes and ordinances, various State and local laws and health and safety regulations as they relate to conditions or activity within the City. The primary method that the City uses to obtain code compliance is voluntary compliance. If this method does not attain compliance, then other legal actions are taken to eliminate substandard conditions.

The City continuously conducts housing code enforcement through two approaches. The first approach is drive-by inspections focusing on fire hazards, nuisances, and other violations of the housing and building codes. The second approach is complaint driven and often results in stop orders on illegal building practices (construction without appropriate permits).

A primary objective of the program is to achieve code compliance through rehabilitation. As a result, code enforcement personnel are knowledgeable on the City’s housing rehabilitation efforts, and refer homeowners to the rehabilitation specialist for information on how the loan and grant programs can help them to correct the code violations.

**2014-2021 Objective:** *Implement housing code enforcement at an average level of 75 new cases per year for all income levels average.*

<b>Timeframe:</b>	Ongoing
<b>Responsible Agency:</b>	Community Development Department
<b>Funding Sources:</b>	General Fund for Department staff work

### Program 15. Brush with Kindness Program

Temple City partners with the San Gabriel Valley Habitat for Humanity to provide no interest loans for housing rehabilitation through the Brush with Kindness Program. The program is available to lower-income households (those who earn no more than 80 percent of the Area Median Income) for exterior home repair. This typically includes painting, minor exterior repairs, landscaping, weatherization, and exterior clean-up. The San Gabriel Valley Habitat for Humanity (SGVHH) manages the loan applications and coordinates volunteers to assist in the restoration efforts. In addition to the funds allocated by the City for the Brush with Kindness Program, SGVHH is also able to use funds acquired through grant programs and corporate donations to supplement the City's program efforts.

The City's objective under the program for the 2014-2021 period is to assist 6 lower-income households/units per year.

**2014-2021 Objective:** *Provide assistance through the Brush with Kindness Program to 48 households. Seek additional funding sources, as needed, to maintain this program.*

**Timeframe:** Ongoing  
**Responsible Agency:** Community Development Department; San Gabriel Valley Habitat for Humanity  
**Funding Sources:** General Fund, grants and donations

### Program 16. Home Improvement Deferred Loan Program

This program offers assistance to owner-occupied households to make repairs or replace obsolete or non-functioning heating, plumbing, electrical, or structural components of the residence. The program features include:

- Deferred loans up to a \$25,000 maximum
- 3% per annum simple interest
- Interest accrues for 20 years
- Principal and interest are not due and payable until sale or change in title
- No prepayment penalty

Examples of eligible repairs include:

- Bedroom additions to relieve overcrowding
- Roof repair/replacement
- Structural repair
- Plumbing/electrical repair
- Furnace repair/replacement
- Painting/stucco
- Yard clean-up
- Termite repair
- Insulation for energy/conservation
- Other repairs as needed

The Deferred Loan Program has been expanded to include -- as eligible expenditures of CDBG funds -- modifications and retrofits to homes occupied by one or more disabled persons. The eligible modifications and retrofits include, but are not limited, to:

- Installation of grab bars
- Wheelchair ramps
- Lifts
- Expanded/modified doorways
- Railings
- Modifications of steps

Outreach for the Deferred Loan Program involves the following:

- Program announcements on the City’s Website
- Availability of program flyers at the Community Development Department
- Availability of program flyers at the Live Oak Park Community Center
- Display ads in the local newspaper
- Announcements in the City’s quarterly newsletter
- Periodic workshops

The City’s objectives under the program for the 2014-2021 period are as follows:

Extremely Low Income	8 households/units
Very Low Income	8 households/units
Low Income	8 households/units

**2014-2021 Objective:** *Provide assistance through the Home Improvement Deferred Loan Program to 24 households.*

<b>Timeframe:</b>	Ongoing
<b>Responsible Agency:</b>	Community Development Department
<b>Funding Sources:</b>	CDBG

**PROGRAM CATEGORY #5  
PROMOTE HOUSING OPPORTUNITIES FOR ALL PERSONS**

Section 65583(c)(5) requires that the housing program:

*“Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.”*

## Housing Need Summary

To fully meet the community’s housing needs, the City must ensure that housing is accessible to all residents regardless of race, religion, family status, age, or physical disability. The City, through a partnership with Los Angeles County Community Development Commission, refers residents with fair housing concerns to the Housing Rights Center.

## Goals, Policies and Quantified Objectives

### Goals

*Attain a housing market with “fair housing choice,” meaning the ability of persons of similar income levels regardless of race, color, religion, sex, national origin, handicap and familial status to have available to them the same housing choices.*

### Policies

*Continue to promote fair housing opportunities through the City’s participation in the County’s Community Development Block Grant Program.*

*Promote fair housing by providing information to residents on agencies that can help them with their fair housing needs.*

### Quantified Objective

Quantified objectives are not established for this program category because a projection of the cases and clients to be served cannot be made at this time.

## Housing Programs

### Program 17. Fair Housing Program

Through the City’s participation in the County’s CDBG Program, the Housing Rights Center provides fair housing services to Temple City’s residents. The Center offers the following services to city residents:

**Housing Discrimination Complaints:** HRC investigates housing discrimination complaints brought under both State and Federal fair housing laws. A housing discrimination complaint can be investigated through testing, the gathering of witness statements, or through research surveys. HRC resolves cases in a number of ways including conciliation, litigation, or referrals.

**Outreach and Education:** HRC has established an effective and comprehensive outreach and education program. The Center continuously develops and distributes written materials that describe the applicable laws that protect against housing discrimination and ways to prevent housing injustices.

Additionally, HRC presents fair housing law workshops and programs to target audiences to teach communities how to stop housing inequity. The Center’s materials and programs are offered to a variety of audiences such as property personnel (e.g. landlords, property managers, and realtors), tenants, prospective homebuyers, code enforcement personnel, police officers, city employees, and other non-profit organizations. Depending on the audience, the written materials and presentations can be translated by HRC staff into Armenian, Korean, Mandarin, Spanish, or Russian.

Tenant/Landlord Counseling: HRC provides telephone and in-person counseling to both tenants and landlords regarding their respective rights and responsibilities under California law and local city ordinances. In addition to answering basic housing questions, counselors commonly cite specific civil codes that pertain to the client's matter and/or provide sample letters that discuss a particular issue.

When a client's matter is outside the scope of HRC's services, the Center provides appropriate referral information. These referrals include, but are not limited to, local housing authorities, health and building and safety departments, legal assistance agencies, and other social service providers.

**2006-2014 Objective:** *Continue to promote fair housing practices, and refer fair housing and tenant/landlord complaints to the Housing Rights Center.*

*Advertise services available through the fair housing program through distribution of fair housing brochures in community locations, and provide information on fair housing resources on the Temple City website.*

<b>Timeframe:</b>	Ongoing
<b>Responsible Agency:</b>	Community Development Department
<b>Funding Sources:</b>	CDBG



# CITY OF TEMPLE CITY

## 2014-2021 HOUSING ELEMENT TECHNICAL APPENDICES

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- Appendix A: Housing Needs Assessment
- Appendix B: Governmental Constraints Analysis
- Appendix C: Non-Governmental Constraints Analysis
- Appendix D: Sites Inventory and Analysis
- Appendix E: Progress Report

**DRAFT**  
**DECEMBER 2013**

**CITY OF TEMPLE CITY**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**9701 LAS TUNAS DRIVE**  
**TEMPLE CITY, CA 91780**



# **APPENDIX A:**

## **HOUSING NEEDS ASSESSMENT**

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### Introduction and Summary

#### Introduction

According to State law, Temple City's Housing Element must contain:

1. An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
2. An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.
3. An analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.
4. An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. These existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584.

This Technical Appendix A provides estimates and projections related to the City's housing needs, as those needs are defined by the State Housing Element Law. In addition to serving as a starting point for looking at the community's housing needs, Technical Appendix A also serves the following functions:

- Benchmarks data to track trends later in this decade
- Establishes a community "housing" profile
- Meets the requirements of the Housing Element Law
- Quantifies the "need" among different population groups
- Provides a shared understanding of the nature and scope of housing needs
- Provides information helpful to setting priorities

## Housing Needs Summary

Figure A-1 shows the three housing need categories and the specific needs included in each category. Table A-1 summarizes housing needs, based on the information presented in this Appendix.



**Table A-1  
Summary of Housing Needs**

<b>Existing Housing Needs</b>	
<i>General Household Characteristics</i>	As of 2010, the City had 12,117 housing units and 11,606 households. Census 2010 reports that the City had 7,453 owner- and 4,153 renter-occupied housing units. The majority of renters (just over 3,000) occupy single-family homes, not apartment units.
<i>Overpaying</i>	In 2011, an estimated 54.5% of all renter households paid 30% or more of their income in rent.
<i>Overcrowding</i>	274 owners and 311 renters live in overcrowded conditions.
<i>Rehabilitation Need</i>	350 housing units
<i>Replacement Need</i>	61 housing units
<i>“At Risk” Housing</i>	None
<b>Special Housing Needs</b>	
<i>Elderly</i>	28.7% of the <i>population</i> are seniors; 21.2% of all <i>households</i> are elderly (headed by an elderly person). A total of 335 lower-income senior renters (55% of all seniors renting) are overpaying; 330 lower-income senior owners (18% of all seniors who own their homes) are overpaying.
<i>Disabled</i>	ACS 2009-2011 data indicate that 3,037 persons 5 years and over reported a disability. A total of 5,949 unique disabilities were reported.
<i>Large Families</i>	Between 2000-2011, the number of large households increased slightly from 1,667 to 1,680. In 2009, 185 lower-income large-family renters and 335 lower-income large-family owners were overpaying.
<i>Farmworkers</i>	No farmworker jobs are located in the City, and no residents reported jobs within the agricultural sector.
<i>Female Householders</i>	1,714 of householders are female householders with no husband present (14.8%). 3,303 of the householders are female householders (28.5%). About 10% of all households are non-family households where the female householder lives alone.
<i>Homeless</i>	The Los Angeles Homeless Services Authority estimates that 3 homeless persons live in Temple City.
<b>Projected Housing Needs</b>	
<i>Population Trends</i>	Census 2010 enumerated the City’s total population at 35,558 persons. Since 2000, the population has increased by about 2,200 persons. 2013 estimates indicate the population has continued to increase, to 35,952, in 2013.

**Table A-1  
Summary of Housing Needs**

<i>Employment Trends</i>	In 2012, total jobs in the City numbered 6,552, a decrease of 5.2% from 2007. Total job count does not include unpaid volunteers or family workers or private household workers.
<i>Share of Regional Need</i>	The Regional Housing Needs Assessment allocates 603 housing units to Temple City for the January 1, 2014-October 1, 2021 planning period. Of the total housing units allocated, 41.8% are in the very low- and low-income groups

## Housing Characteristics and Existing Housing Needs

This section includes data and analysis on:

- Housing and household characteristics – for example, the existing housing stock and household incomes
- Overpaying – for example, lower-income households that are cost burdened because housing costs exceed 30% of household income
- Overcrowding – too many people living in a home
- Condition of the housing stock – for instance, the need to rehabilitate or replace existing dwellings

### Housing and Household Characteristics

This section provides a profile of key housing and household characteristics, including:

- Existing Housing Stock
- Housing Types Occupied by Owners and Renters
- Vacancy Rates
- Year Householders Moved into Unit
- Household Income by Tenure
- Household Income Groups
- Income, Household Type, and Tenure

#### Existing Housing Stock

As of 2013, 12,147 dwellings comprise the housing stock. Table A-2 shows that more than eight out of ten housing units are single-family detached structures. Fewer than 7.5% of the dwellings are attached single-family homes, and fewer than 1% of the housing stock is mobile homes. Approximately 11% of homes are located in multi-family structures with two or more units.

**Table A-2  
Temple City Housing Stock by Type of Unit — 2013**

<b>Type of Unit</b>	<b>Number of Units</b>	<b>Percent</b>
1 unit, detached	9,796	81%
1 unit, attached	890	7%
2 to 4 units	345	3%
5+ units	1,009	8%
Mobile homes	107	1%
<b>Total Housing Units</b>	<b>12,147</b>	<b>100%</b>

Source: California Department of Finance, 2013.

### **Housing Types Occupied by Owners/Renters**

Tenure in the housing industry typically refers to the occupancy of a housing unit—whether the unit is owner occupied or renter occupied. Tenure preferences are primarily related to household income, composition, and age of the householder; housing cost burden is generally more prevalent among renters than among owners. The extremely high costs of ownership housing in Southern California, however, also create high levels of housing cost burden among owners. The tenure distribution (owner versus renter) of a community’s housing stock influences several aspects of the local housing market. Residential mobility is influenced by tenure, with ownership housing evidencing a much lower turnover rate than rental housing.

American Community Survey (ACS) 2007-2011 estimates<sup>1</sup> indicate there are 11,207 occupied housing units in Temple City, of which 7,006 (62.5%) are owner occupied and 4,201 (37.5%) are renter occupied. The percentage figures in Table A-3 represent the percentage of housing units of that type that are occupied by owners or renters. For example, 70.1% of the occupied single-family detached structures are owner occupied while 29.9% are renter occupied.

In 2011, the majority of owners lived in single-family detached (6,474) and attached (420) housing units. Renters live in all housing types; however, the largest number of residents reside in single-family detached and attached units, as well as apartment projects with five to nine units.

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<sup>1</sup> The American Community Survey (ACS) is a nationwide survey completed by the Census Bureau. The ACS collects more comprehensive data than the decennial census, including information such as age, race, income, commute time to work, home value, veteran status, and other data. Information is gathered each year and compiled into multi-year estimates for jurisdictions of Temple City’s size; 3-year and 5-year estimates are available.

**Table A-3**  
**Tenure by Units in Structure – 2011**

<b>Units in Structure</b>	<b>Owner Occupied</b>	<b>Percent of Occupied</b>	<b>Renter Occupied</b>	<b>Percent of Occupied</b>	<b>Total Occupied</b>
1, detached	6,474	70.1 %	2,766	29.9 %	9240
1, attached	420	59.3 %	288	40.7 %	708
2	12	9.7 %	112	90.3 %	124
3 or 4	31	16.8 %	154	83.2 %	185
5 to 9	0	0.0 %	237	100 %	237
10 to 19	11	12.5 %	434	97.5 %	445
20-49	8	4.8 %	159	95.2 %	167
50 or more	32	38.6 %	51	61.4 %	83
Mobile Home	18	100 %	0	0.0 %	18
RV, Van	0	0.0 %	0	0.0 %	0
<b>Total</b>	<b>7,006</b>	<b>62.5 %</b>	<b>4,201</b>	<b>37.5 %</b>	<b>11,207</b>

Source: U.S. Census Bureau, 2007-2011 American Community Survey 5-Year Estimates

### Vacant Housing Units

As of 2011, there were an estimated 498 vacant housing units in Temple City (4%). Of the vacant units, 29.5% were for rent while 19.2% for sale. The homeowner vacancy rate is 1.4%, while the rental vacancy rate is 3.4%. Vacancy rates have increased slightly since 2000, but still remain relatively low. Vacancy rates county-wide are estimated at approximately 6.3%.

**Table A-4**  
**Vacancy Status – 2011**

<b>Vacancy Status</b>	<b>Vacant Units</b>	<b>Percent Vacant</b>
For rent	147	1.3%
For sale only	96	0.8%
For seasonal, recreational, or occasional use	17	0.1%
Other vacant	238	2.0%
<b>Total</b>	<b>498</b>	<b>4.3%</b>

Source: U.S. Census Bureau, 2007-2011 American Community Survey 5-Year Estimates

### Year Householder Moved to Unit

Another characteristic of interest is how recently householders have moved to their Temple City housing unit, which can reflect the stability of neighborhoods. Table A-5 shows that as of 2011, 59% of all owners lived in their current unit since 2000. By comparison, 21% of all renters had moved to their unit prior to 2000. The data indicate that owner-occupied housing in Temple City tends to be very stable, with long-term residents. Renter turn-over tends to be higher. In Temple City, 20% of renters are long-term tenants who moved into their units prior to 2000.

**Table A-5  
Tenure by Year Householder Moved into Unit –**

<b>Year</b>	<b>Owner Occupied</b>	<b>Percent</b>	<b>Renter Occupied</b>	<b>Percent</b>	<b>Total</b>	<b>Percent</b>
2005 or later	1,244	17.8%	2,260	53.8%	3,504	31.3%
2000-2004	1,617	23.1%	1,048	24.9%	2,665	23.8%
1990-1999	1,753	25.0%	651	15.5%	2,404	21.4%
1980-1989	1,059	15.1%	192	4.6%	1,251	11.2%
1970-1979	732	10.4%	21	.5%	753	6.7%
1969 or earlier	601	8.6%	29	.7%	630	5.6%
<b>Total</b>	<b>7,006</b>	<b>100.0%</b>	<b>4,201</b>	<b>100.0%</b>	<b>11,207</b>	<b>100.0%</b>

Source: U.S. Census Bureau, 2007-2011 American Community Survey 5-Year Estimates

**Household Income – 2011**

Lower-income renter households, to a higher degree than owners, experience many of the housing needs addressed by Housing Element law, such as overpaying, overcrowding, and living in substandard housing. Therefore, communities that have a majority of renter households also, as a general rule, will have more housing needs than communities where owners predominate.

State and federal standards specify that households spending more than 30 percent of gross annual income on housing experience a housing cost burden. Severe overpaying occurs when households pay 50 percent or more of their gross income for housing. When a household is overpaying for housing costs, it has less disposable income for other necessities, including health care, food, and clothing. In the event of unexpected circumstances, such as loss of employment and health problems, lower-income households with a burdensome housing cost are more likely to become homeless or be forced to double-up with other households. Homeowners with a housing cost burden have the option of selling their homes and becoming renters. Renters, on the other hand, are vulnerable and subject to constant changes in the housing market.

In Temple City, owners occupy 62.5% and renters occupy 37.5% of all housing units. Table A-6 presents data on household income by tenure. In 2011, about one out of every 10 households had an annual income of less than \$20,000. Households in this income category can afford to spend a maximum of \$500 per month on housing costs, based on the 30% of income standard.

In the income groups between \$20,000 and \$50,000, the number of owners (1,343) trails the number of renters (1,746). However, in the income group of \$50,000 or more, owners outnumber renters by about 3:1; there are 5,083 owners and 1,831 renters in this income category. One way to measure basic income changes is to look at changes in the median household income in the City. The median household income increased by nearly 26% during the period between the 1990 Census and 2000 Census. From the 2000 Census to 2012, the median household income increased another 30% from \$48,722 to \$63,429. However, the income percentage gains are far less than the increases in the cost of existing homes and condominiums experienced in the same period.

**Table A-6**  
**Household Income by Tenure – 2011**

Household Income	Owner Occupied	Percent	Renter Occupied	Percent	Total	Percent
<\$20,000	580	8.3%	624	14.9%	1,204	10.7%
\$20,000-\$24,999	192	2.7%	344	8.2%	536	4.8%
\$25,000-\$34,999	419	6.0%	531	12.6%	950	8.5%
\$35,000-\$49,999	732	10.4%	871	20.7%	1,603	14.3%
\$50,000-\$74,999	1,254	17.9%	766	18.2%	2,020	18.0%
\$75,000-\$99,999	1,062	15.2%	534	12.7%	1,596	14.2%
\$100,000-\$149,999	1,479	21.1%	445	10.6%	1,924	17.2%
\$150,000 or more	1,288	18.4%	86	2.1%	1,374	12.3%
<b>Total</b>	<b>7,006</b>	<b>100.0%</b>	<b>4,201</b>	<b>100.0%</b>	<b>11,207</b>	<b>100.0%</b>

Source: U.S. Census Bureau, 2007-2011 American Community Survey 5-Year Estimates

### Household Income Groups –2013

State Housing Element law defines five income groups based on increasing percentages of the median income for each county. Table A-7 defines each income group.

**Table A-7**  
**Income Groups as a Percentage of Area Median Income**

Income Group	% of Median Income
Extremely Low	0-30%
Very Low	30-50%
Low	50-80%
Moderate	80-120%
Above Moderate	120%+

Table A-8 shows the 2013 household income limits for the four lower-income groups in Los Angeles County, adjusted by household size. The above moderate-income group encompasses households with incomes more than the upper limits of the moderate-income category.

**Table A-8**  
**Los Angeles County 2013 Annual Income Limits Adjusted by Household Size**

Household Size (# of persons)	Extremely Low Income	Very Low Income	Lower Income	Moderate Income
1 person	\$17,950	\$29,900	\$47,850	\$54,450
2 persons	\$20,500	\$34,200	\$54,650	\$62,200
3 persons	\$23,050	\$38,450	\$61,500	\$70,000
4 persons	\$25,600	\$42,700	\$68,300	\$77,750
5 persons	\$27,650	\$46,150	\$73,800	\$83,950
6 persons	\$29,700	\$49,550	\$79,250	\$90,200
7 persons	\$31,750	\$52,950	\$84,700	\$96,400
8 persons	\$33,800	\$56,400	\$90,200	\$102,650

Source: State Department of Housing and Community Development, Year 2013 Income Limits, February 25, 2013

In 2012, the average household size in Temple City was 3.0, the same as the County average of 3.0, according to Census ACS estimates. For illustration purposes, Table A-9 shows the low to high ranges of the income limits for a three-person household.

**Table A-9**  
**Los Angeles County Income Limits for a 3-Person Household**

Income Group	Income Limits	Monthly Income
Extremely Low	less than \$23,500	less than \$1,958
Very Low	\$23,501-\$38,450	\$1,959-\$3,204
Low	\$38,451-\$61,500	\$3,205-\$5,125
Moderate	\$61,501-\$70,000	\$5,126-\$5,833
Above Moderate	\$70,001+	\$5,834+

Source: State Department of Housing and Community Development, Year 2013 Income Limits, February 25, 2013

### Temple City’s Income Groups

Table A-10 reveals that about 38% of the households in Temple City have annual incomes at or less than the lower-income level. This information is drawn from the 2005-2009 Comprehensive Housing Affordability Strategy (CHAS), which is based on special tabulations from sample Census data for the U.S. Department of Housing and Urban Development (HUD). In CHAS data, the number of households in each category often deviates slightly from 100 percent due to extrapolations to the total household level. Because of this, interpretations of CHAS data should focus on proportions and percentages, rather than on precise numbers.

**Table A-10**  
**Annual Household Income Distribution by Tenure – 2009**

Income Group	Renter Households	Owner Households	Total Households	Percent Distribution
Extremely Low (0-30% AMI)	535	525	1,060	9.0%
Very Low (30-50% AMI)	675	585	1,260	10.7%
Lower (50-80% AMI)	980	1,200	2,180	18.5%
Above Lower (>80% AMI)	2,040	5,245	7,285	61.8%
Total	4,230	7,555	11,785	100.0%
Percentage	35.9%	64.1%	100.0%	

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2005-2009

### Households by Income, Household Type, and Tenure

The CHAS data provide information for the following four household types:

**Elderly:** A one or two person household in which the head of the household or spouse is at least 62 years of age

**Small Related:** A household of two to four persons that includes at least one person related to the householder by blood, marriage, or adoption

**Large Related:** A household of five or more persons that includes at least one person related to the householder by blood, marriage, or adoption

**Other:** A household of one or more persons that does not meet the definition of a small related, large related, elderly, or special population household. This category includes all households with only unrelated individuals present, except those qualifying as elderly or special population households.

Table A-11 provides estimates of the number of households by type and income broken down into the above categories. There are an estimated 4,500 households (38%) in the extremely low-, very low- and low-income groups. Among household types of all incomes, the general distribution is:

- Small Families                    51.4 %
- Elderly                                20.9 %
- Other Households                13.8 %
- Large Families                    13.9 %

**Table A-11  
Number of Households by Household Type, Income, and Tenure - 2009**

Income Category	Elderly		Small Family		Large Family		All Other		Total Households	
	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
Extremely Low	270	160	200	260	20	15	35	100	525	535
Very Low	235	220	215	365	90	10	45	80	585	675
Lower	360	120	475	390	250	215	115	255	1,200	980
Above Lower	995	105	3,145	1,005	800	240	305	690	5,245	2,040
Total Households	1,860	605	4,035	2,020	1,160	480	500	1,125	7,555	4,230

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2005-2009

## Overpaying

### Guidelines

*In comparing level of payment with ability to pay, the number of lower-income households (those at or below 80 percent of the median income) who are overpaying for housing should be quantified by tenure (owner/renter).*

*Overpaying is defined in terms of a percentage of the gross household income a household spends for housing including utilities. Overpaying for housing is also known as the housing cost burden. Thirty percent of gross household income is the standard affordability level. Severe overpaying occurs when households pay 50 percent or more of their gross income for housing. The element should estimate the number of lower-income households paying more than 30 percent of their income for housing and the number of households who pay 50 percent or more of their gross income for housing.*

(The italicized text is guidance provided by the State of California Department of Housing and Community Development in Housing Element Questions and Answers, October 2006.)

### Analysis

When housing costs exceed the ability of a household to pay, other family needs are sacrificed — health care, childcare, food, insurance, and transportation, for example. Therefore, the most serious problem often confronting lower-income households often is paying more than they really can afford for housing.

1) *Renter Households*: Table A-12 shows ACS 2007-2011 data on gross rent as a percentage of income for the City’s 4,201 renter households. An estimated 2,289 households, or 55%, of all renter households paid 30% or more of their income on rent. An estimated 30% (1,267 households) of all renters paid 50% or more of their income on rent. Over the past ten years, the proportions of renters experiencing overpayment has remained relatively stable; however, the proportion of renters severely overpaying has increased. Severe overpaying (50%+) affected 21.6% of renters in 1999, compared to 30.2% in 2011.

**Table A-12**  
**Gross Rent as a Percentage of Income in the Past 12 Months**  
**(2011)**

<b>Rent as % of Income</b>	<b>Number</b>	<b>Percent</b>
<30%	1,740	41.4%
30.0-34.9%	387	9.2%
35.0-39.9%	235	5.6%
40.0-49.9%	400	9.5%
50% or more	1,267	30.2%
Not computed	172	4.1%
<b>Total</b>	<b>4,201</b>	<b>100.0%</b>

Note: Gross rent as a percent of income not computed for 172 renter households. Units for which no cash rent is paid and units occupied by households that reported no income or a net loss comprise the category “not computed.”

Source: U.S. Census Bureau, 2007-2011 American Community Survey 5-Year

To assess overpayment based on income levels, we must look at the CHAS data. In 2009, overpaying was adversely affecting 1,570 lower-income renter households, as indicated in Table A-13. “Small related” renter households comprise about 50% of the “cost burdened” lower-income renter households.

Table A-14 shows that 865 of the 1,570 total cost burdened lower-income renters are severely overpaying for housing. These households are spending more than one-half of their income on housing costs. Extremely low-income small families comprise almost one-fourth of all the lower-income renters that are severely cost burdened.

The City’s participation in the Section 8 rental housing assistance programs helps some of the cost-burdened renters. As of September 2013, 85 Temple City households were being assisted by the Section 8 program, which is administered by the Housing Authority of the County of Los Angeles. The Section 8 waitlist has 44,210 applicants from around the county waiting to be assisted with a voucher.

2) *Owner Households*: Housing costs as a percentage of income are summarized for owner-occupied housing units in the CHAS data. According to the U.S. Census Bureau: "Owner costs are the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property; real estate taxes; fire, hazard, and flood insurance; utilities; and fuels and, where appropriate, the monthly condominium fee."

Table A-15 shows that 1,370 lower-income owners are overpaying in Temple City. Lower-income small families comprise almost one-half (625 out of 1,370 households) of the cost-burdened owners. Table A-16 shows that 1,005 of the 1,370 lower-income owners who are overpaying are severely cost burdened. All of the extremely low-income small families (160 households) are severely cost burdened.

## Conclusions and Findings

Although the causes of overpaying for housing are varied, they are generally due to higher housing costs than wages, and could be exacerbated by added debt from equity lines of credit, higher energy costs, loan approvals with housing debt-to-income ratios exceeding 30%, and unemployment.

In summary, overpaying is often cited as one of the major problems confronting lower-income households. In Temple City, more lower-income renters than owners are cost burdened (1,570 versus 1,370 households). Ongoing housing assistance programs, such as Section 8, are available to help lower-income renters; however, not all renters are able to receive assistance, and waitlists for such assistance can be long. Providing monthly cost assistance to owners is exceedingly difficult, with funding sources limited. There are some options to forebear foreclosure that are available due to the recent housing and related economic crisis, such as the "Keep Your Home California" program, which provides mortgage payment assistance to eligible homeowners who have experienced an involuntary job loss and are receiving California unemployment benefits. However, these sources, where available, are also temporary.

**Table A-13**  
**Cost Burdened Renter Households By Income Group and Household Type**  
**- 2009**

<b>Income Group</b>	<b>Elderly</b>	<b>Small Related</b>	<b>Large Related</b>	<b>All Other Households</b>	<b>Total Households</b>
Extremely Low 0-30% MFI	95	235	15	100	445
Very Low 31-50% MFI	175	275	10	50	510
Low 51-80% MFI	65	280	160	110	615
Above Low >80% MFI	15	180	10	100	305
<b>Total</b>	<b>350</b>	<b>970</b>	<b>195</b>	<b>360</b>	<b>1,875</b>

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2005-2009

**Table A-14**  
**Severely Cost Burdened Renter Households By Income Group - 2009**

Income Group	Elderly	Small Related	Large Related	All Other Households	Total Households
Extremely Low 0-30% MFI	95	225	15	100	435
Very Low 31-50% MFI	95	175	10	20	300
Low 51-80% MFI	40	60	0	30	130
Above Low >80% MFI	0	0	0	25	25
<b>Total</b>	<b>230</b>	<b>460</b>	<b>25</b>	<b>175</b>	<b>890</b>

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2005-2009

**Table A-15**  
**Cost Burdened Owner Households By Income Group – 2009**

Income Group	Elderly	Small Related	Large Related	All Other Households	Total Households
Extremely Low 0-30% MFI	190	175	20	35	420
Very Low 31-50% MFI	65	155	90	20	330
Low 51-80% MFI	75	295	225	25	620
Above Low >80% MFI	215	935	280	40	1,470
<b>Total</b>	<b>545</b>	<b>1,560</b>	<b>615</b>	<b>120</b>	<b>2,840</b>

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2005-2009

**Table A-16**  
**Severely Cost Burdened Owner Households By Income Group – 2009**

Income Group	Elderly	Small Related	Large Related	All Other Households	Total Households
Extremely Low 0-30% MFI	105	160	10	20	295
Very Low 31-50% MFI	25	140	75	15	255
Low 51-80% MFI	40	230	170	15	455
Above Low >80% MFI	15	180	50	25	270
<b>Total</b>	<b>185</b>	<b>710</b>	<b>305</b>	<b>75</b>	<b>1,275</b>

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2005-2009

## Overcrowding

### Guidelines

The Census defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered severely overcrowded. In Housing Elements, localities are to estimate the number of households that live in overcrowded and severely overcrowded units. The incidence of overcrowding and large households is frequently parallel.

An example of overcrowding is an eight-room home: three bedrooms, a living room, a dining room, a kitchen and two bathrooms. If six persons live in the home, it would be considered overcrowded (six persons divided by five habitable rooms = 1.2 persons per room).

## Analysis

Overcrowding is one result of the shortage of interior living space. Overcrowding reflects the financial inability of households to buy or rent housing units having enough space for their needs. Consequently, overcrowding is considered a household characteristic (instead of a housing structural condition). An "overcrowded" housing unit does not necessarily imply one of inadequate physical condition; rather, with fewer persons it becomes "uncrowded." Overcrowding also may be a temporary situation since some households will move to larger housing units to meet space requirements.

Overcrowding can emerge when households initially move into a unit. Alternatively, changes in household size and composition can lead to overcrowded conditions over time. If overcrowded conditions are serious enough, households may want to move to housing units with enough space to accommodate family changes. However, financial constraints may prevent them from moving to larger housing.

For owners, who are more likely to have longer and perhaps stronger ties to neighborhoods, schools, and local churches, moving to another home may not be considered a practical choice. Instead, they can adjust their lifestyle or, if incomes allow, make physical additions to their home. For renters, making physical changes to their apartment or rental homes to increase living area is not possible. Although renters have a higher mobility rate than owners, financial constraints, as well as a shortage of large available housing for rent, can limit their ability to move to housing with enough space to meet their needs.

Table A-17 shows that in 2011, overcrowding affected more than 5% of households. Overcrowding, in terms of numbers, is more of a problem for renters than owners, with 311 renter households overcrowded versus 274 owner households. In addition, on a percentage basis, a larger proportion of renters than owners are overcrowded (7.4% versus 3.9%). Severe overcrowding affects 1.1% of all owners and 3.0% of all renters.

**Table A-17**  
**Tenure by Occupants per Room, 2011**

<b>Persons Per Room</b>	<b>Owner Occupied</b>	<b>Percent</b>	<b>Renter Occupied</b>	<b>Percent</b>	<b>Total Households</b>	<b>Percent</b>
Less than 1.00	6,732	96.1%	3,890	92.6%	10,622	94.8%
1.01 to 1.50	196	2.8%	185	4.4%	381	3.4%
1.51 to 2.00	78	1.1%	126	3.0%	204	1.8%
<b>Total</b>	<b>7,006</b>	<b>100.0%</b>	<b>4,201</b>	<b>100.0%</b>	<b>11,207</b>	<b>100.0%</b>

Source: U.S. Census Bureau, 2007-2011 American Community Survey 5-Year Estimates

## Conclusions and Findings

Between 2000 and 2011, overcrowding, as estimated by the Census, declined noticeably. Only 5.2% of Temple City households lived in overcrowded conditions as of 2011, whereas 15.3% of households were overcrowded in 2000. Overcrowding continued to have a disproportionate impact on renters. 7% of renter-households lived in overcrowded units compared to less than 4% of owner households. Furthermore, the Census documentation of overcrowding may under-represent the actual condition, with persons living in unauthorized rooms/units, such as garages, sheds, and room conversions.

## Condition of the Existing Housing Stock

There are differences between housing stock condition and housing improvement needs. The term "condition" refers to the physical quality of the housing stock; for instance, "fair" or "poor" condition. Housing improvements, on the other hand, refer to the nature of the remedial actions necessary to correct defects in housing conditions such as demolition, minor repairs, major repairs, and rehabilitation.

- 1) *Rehabilitation Needs:* HCD indicates that a general indicator of housing adequacy is the age of housing. Generally speaking, for owners, the dilemma often is one of maintenance. For these households, low incomes mean a lack of money for maintenance and repairs. For rental properties, the rents collected may not result in a cash flow sufficient to catch up to needed maintenance and replacement.

In general, there is a relationship between the age of the housing stock and the prevalence of poor housing conditions. For instance, the older a home, the greater is the need for maintenance, repair, and/or replacement of key mechanical systems. Housing condition problems frequently are concentrated in the interior deficiencies. Generally, two to three times as many units have interior problems as units with exterior problems.

Housing that is 40+ years old is indicator of the maximum rehabilitation need, as indicated by the HCD guidelines. An estimated 3,105 housing units in Temple City are at least 62+ years old, which represents 26.5% of the entire housing stock (Table A-18). Another 5,578 dwellings (47.7%) are 42 to 61 years old. Cumulatively, almost one-quarter of the City's housing units are over 42 years in age. Housing this old may exhibit rehabilitation needs due to age and deferred maintenance.

**Table A-18**  
**Age of Housing Stock by Year Built – 2011**

Year Structure Built	Age	Number of Units	Percent
1939 or earlier	72 years+	1,084	9.3%
1940-1949	62 to 71 years	2,021	17.3%
1950-1959	52-61 years	3,751	32.0%
1960-1969	42-51 years	1,827	15.6%
1970-1979	32-41 years	918	7.8%
1980-1989	22-31 years	632	5.4%
1990-1999	12-21 years	705	6.0%
2000-2004	7-11 years	373	3.2%
2005 and later	Less than 7 years	394	3.4%
	<b>Total*</b>	<b>11,705</b>	<b>100.0%</b>

Source: U.S. Census Bureau, American Community Survey 2007-2011 5-Year Estimates

Between 2008 and 2013, City code enforcement officers reported that two units were red-tagged. Red-tagged properties are deemed uninhabitable and typically result from zoning or building code violations that the property owner failed to remedy or from severe damages to the property. One red-tagged unit was rehabilitated, while the other resulted in demolition. This limited number of red-tagged properties suggests that the

majority of owners have been able to maintain their homes. However, as more of the housing stock ages, an increasing number of property owners may have difficulty undertaking the maintenance needed to keep their units in good shape.

The 2008-2014 Housing Element estimated that 500 housing units were substandard and suitable for rehabilitation. Since then, homeowners have made improvements to the housing stock, and some substandard housing units have been demolished. Table A-19 estimates that 141 housing units were demolished between 2008 and 2013. In addition, code enforcement actions have resulted in repairs and improvements to existing housing.

**Table A-19  
Demolition Records Submitted to State Department of Finance**

<b>Year</b>	<b>Number of Demolitions</b>	<b>Cumulative Total</b>
2008	24 units	48 units
2009	16 units	40 units
2010	27 units	67 units
2011	24 units	91 units
2012	24 units	115 units
2013*	26 units	141 units

Source: City of Temple City, Community Development Department

\*January – July 2013

Taking into account the home improvements made since 2000, and that some housing units have declined in quality during the past eight years, the current estimate is that 350 housing units are in need of rehabilitation.

- 2) *Replacement Needs:* Housing that is beyond reasonable repair or in a dilapidated condition usually requires replacement, not rehabilitation. As part of the RHNA established by SCAG for each jurisdiction, Temple City had a total replacement need of 61 units, based on anticipated demolition to occur during the planning period.

### **Conclusions and Findings**

The City implements a housing rehabilitation program through the Community Development Block Grant program, where a 3% interest loan up a maximum amount of \$25,000 is available for home repairs. In addition, private demolitions being replaced with new housing will contribute to meeting a portion of the replacement housing need.

### **At-Risk Housing Assessment**

The City has no rental complexes assisted by the following:

- Federal Community Development Block Grant (CDBG) funds
- Federal Home Investment Partnership (HOME) funds
- Temple City is not eligible to compete for United States Department of Agriculture (USDA) funds
- State housing financial assistance programs

- Local mortgage revenue bond programs
  - Redevelopment Agency rental housing units assisted with the Low-and Moderate-Housing Income Fund
  - Local in-lieu fees and inclusionary housing programs
  - Local density bonus and directly assisted units
- The analysis is based on the following sources:
- City of Temple City housing inventory
  - California Housing Partnership Corporation database
  - California Department of Housing and Community Development, List of Affordable Rental Housing Developments
  - California Debt Allocation Committee database
  - California Tax Credit Allocation Committee, Project History 1987-2007

## Conclusions and Findings

Temple City has no multifamily rental complexes at risk of conversion to market rate housing during the 2014-2021 planning period.

## Special Housing Needs

The Housing Element must include:

An analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of household, and families and persons in need of emergency shelter.

HCD guidance on special housing needs is cited below.

Special needs are those associated with relatively unusual occupation or demographic groups which call for very specific program responses, such as preservation of residential motels or the development of four bedroom apartments. The statute specifically requires analysis of the special housing needs of the elderly, the disabled, female headed households, large families, farmworkers and homeless persons and families.

A thorough analysis of the special needs groups helps a locality identify groups with the most serious housing needs in order to develop and prioritize responsive programs. A special needs assessment starts with general knowledge of the community's demographics. The housing element should analyze the needs of each group specifically mentioned in the statute as well as any other group the locality deems appropriate. The analysis should include a discussion of the nature of the special housing need of each group as well as quantification of the need.

A housing element should include:

A quantification and qualitative description of the need. For example, of the 600 elderly households, census data reveals that 400 are homeowners and 200 are renters and that 250 of all elderly households have incomes below the poverty level. A qualitative description of the need would include a description of the potential housing problems faced by the group. For example, the analysis of elderly need might show that an estimated 30 percent of elderly households below the poverty level live in substandard housing, indicating a housing

rehabilitation need. Most local governments consult information available for service providers, housing or service waiting lists, and data on income and housing costs to identify special housing needs.

In summary, the focus of the analysis is on the nature of the need, potential housing problems, and a quantification of the persons and/or households in each group.

## **Elderly**

### **Definitions**

For purposes of the Housing Element, elderly persons and seniors are considered synonymous. There are four age groups frequently referred to as "seniors: 55+, 60+, 62+, and 65+. This part includes data on persons who are 60 years of age or older, as well as those who are 65 years of age and older.

### **Special Housing Needs of the Elderly**

Some key housing needs that seniors could potentially experience include, but are not limited, to:

- Affordable housing
- Units with accessibility modifications
- Units with special accommodations for live-in caretakers
- Housing developments that provide on-site supportive services
- Assistance in locating housing or in securing shared housing
- Housing located near transportation, shopping and medical services

The special housing needs of seniors are unique because of the aging process. The housing needs of seniors are often the result of the age, gender, health, and economic status of elderly couples and individuals. Attachment A provides an overview — based on an Area Agency on Aging report — of the senior population in Los Angeles County.

As younger seniors become old, the types of housing needed to meet their needs changes. To accommodate the needs of seniors, several special housing types have evolved over the years, including:

*Senior Apartment:* Age-restricted multiunit housing with self-contained living units for older adults who are able to care for themselves.

*Independent Living:* Multi-unit senior housing developments that may provide supportive services such as meals, housekeeping, social activities, and transportation. Independent Living typically encourages socialization by provision of meals in a central dining area and scheduled social programs.

*Assisted Living:* A residential community with services that include meals, laundry, housekeeping, medication reminders, and assistance with Activities of Daily Living (ADLs) and Instrumental Activities of Daily Living (IADLs).<sup>2</sup>

*Continuing Care Retirement Community (CCRC):* Housing planned and operated to provide a continuum of accommodations and services for seniors including, but not limited to, independent living, congregate housing, assisted living, and skilled nursing care. A CCRC resident contract often involves either an entry fee or buy-in fee in addition to the monthly service charges, which may change according to the medical services required.

*Nursing Home:* Facility licensed by the State that provides 24-hour nursing care, room and board, and activities for convalescent residents and those with chronic and/or long-term care illnesses.

*Skilled Nursing Facility (SNF):* A Medicare-certified nursing home, with increased emphasis on rehabilitative therapies.

Development of these housing types usually involves large project sizes and land area. Sites for major new developments of this kind are generally not anticipated in the City because of limited land availability. Existing senior housing in Temple City includes three skilled nursing facilities (Baldwin Gardens Nursing Center, Temple City Healthcare, Santa Anita Convalescent Hospital) and three adult residential care facilities for the elderly, including Santa Anita Retirement Center and two small (six bed) facilities.

**Older Persons**

Seniors comprise about 21.2% of the City’s total population, according to Census 2010. Table A-20 shows the 2010 senior population by age group and gender. In 2010, females comprised 56.7% percent of the 7,506 persons 60 years of age and older.

**Table A-20  
Senior Population by Age Group and Gender – 2010**

<b>Age Group</b>	<b>Male</b>	<b>Female</b>	<b>Total</b>	<b>Percentage</b>
60-64	997	1,146	2,143	21.0%
65-69	714	875	1,589	15.5%
70-74	534	682	1,218	11.9%
75-79	395	490	885	8.7%
80-84	305	472	777	7.6%
85+	304	590	894	8.8%
<b>Total</b>	<b>3,249</b>	<b>4,255</b>	<b>7,506</b>	<b>100%</b>

Source: U.S. Census Bureau, Census 2010

Table A-21 reports on the general characteristics of senior householders. Some key characteristics are as follows:

<sup>2</sup> Activities of Daily Living (ADLs): Everyday activities such as bathing, grooming, eating, toileting, and dressing. Instrumental Activities of Daily Living (IADLs): Day-to-day tasks such as preparing meals, shopping, managing money, taking medication, and housekeeping.

- 78% of all senior householders are homeowners (N = 1,689)
- 32% of all senior householders live alone (N = 694)

**Table A-21**  
**Senior Householders (65+) by Tenure and Household Type – 2011**

<b>Type of Household</b>	<b>Owner</b>	<b>Renter</b>	<b>Total</b>
Family households			
Married couple family	893	159	1,052
Male householder, no wife	63	12	75
Female householder, no husband	210	35	245
Subtotal	1,166	206	1,372
Nonfamily households			
Householder living alone	473	221	694
Householder not living alone	50	48	98
Subtotal	523	269	792
<b>Total</b>	<b>1,689</b>	<b>475</b>	<b>2,164</b>

Source: U.S. Census Bureau, 2007-2011 American Community Survey 5-Year Estimates

### **Many Older Persons Have Low Income and Are Cost Burdened**

Seniors experience a variety of housing needs because of their fixed and often low incomes and rising housing-related costs (i.e., home repairs, utilities, etc.).

- Elderly households comprise slightly more than one of every five of the City's households.
- 1,365 elderly households have lower incomes (<80% AMI), including 865 owners and 500 renters.
- 335 lower-income elderly renter households are cost burdened.
- 330 lower-income elderly owner households are cost burdened.

### **Housing for the Elderly**

ACS estimates indicate that the majority of seniors (68%) do not live alone. However, an estimated 509 seniors live in nursing homes/skilled nursing facilities. Nursing home facilities in Temple City include:

- Baldwin Gardens Nursing Center (59 beds)
- Temple City Healthcare (59 beds)
- Santa Anita Convalescent Hospital (391 beds)

In addition, three residential care facilities for the elderly (RCFE), with a capacity of 162 beds, are located in Temple City: A+ Sincere Care Manor (six beds), Garibaldi Guest Home (six beds), and Santa Anita Retirement Center (150 beds). The California Department of Social Services defines these facilities as follows:

RCFEs provide care and supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans. The facilities provide services to persons 60 years of age and over and persons under 60 with compatible needs. RCFEs may also be known as assisted living facilities, retirement homes and board and care homes. The facilities can range in size from six beds or less to over

100 beds. The residents of these facilities require varying levels of personal care and protective supervision.

## Conclusions and Findings

An estimated 335 lower-income elderly renter households are cost-burdened. The Section 8 rental assistance program can assist some of these elderly, cost-burdened households. Future affordable housing developments should include one-bedroom units to meet the needs of senior couple and individuals.

There are no ongoing financial assistance programs available to address the estimated 330 lower-income owners that are cost burdened. Some owners have or may seek reverse mortgages to help them reduce their monthly housing costs or meet other needs. The City's housing rehabilitation program helps lower-income homeowners address the need to repair their homes.

## Persons with Disabilities

### Definitions

The Census defines disability status as:

People 5 years and over are considered to have a disability if they have one or more of the following: (a) blindness, deafness, or a severe vision or hearing impairment; (b) a substantial limitation in the ability to perform basic physical activities, such as walking, climbing stairs, reaching, lifting, or carrying; (c) difficulty learning, remembering, or concentrating; or (d) difficulty dressing, bathing, or getting around inside the home. In addition to the above criteria, people 16 years and over are considered to have a disability if they have difficulty going outside the home alone to shop or visit a doctor's office, and people 16-64 years old are considered to have a disability if they have difficulty working at a job or business.

The 1973 Rehabilitation Act defines "disability" as referring to any person who:

- Has a physical or mental impairment that substantially limits one or more of such person's major life activities,
- Has a record of such impairment, or
- Is regarded as having such impairment.

Disability under Social Security is based on a person's inability to work. A person is considered disabled if he/she is unable to do any kind of work for which he/she is suited and the disability has lasted or is expected to last for at least a year or to result in death.

The ACS gives the following definitions for various types of disabilities:

- Hearing Difficulty: deaf or having serious difficulty hearing (DEAR)
- Vision Difficulty: blind or having serious difficulty seeing, even when wearing glasses (DEYE)
- Cognitive Difficulty: because of a physical, mental, or emotional problem, having difficulty remembering, concentrating, or making decisions
- Ambulatory Difficulty: having serious difficulty walking or climbing stairs (DPHY).

- Self-Care Difficulty: having difficulty bathing or dressing (DDRS)
- Independent Living Difficulty: because of a physical, mental, or emotional problem, having difficulty doing errands alone such as visiting a doctor's office or shopping (DOUT)

The disabilities having the highest frequency are those that prevent people from working and go-outside-home disabilities.

### Special Housing Needs for Persons with Disabilities

Key special housing needs may include:

- Affordable housing
- Units with accessibility modifications
- Units with special accommodations for live-in caretakers
- Housing developments that provide supportive services
- Units accessible to public transportation
- Assistance in locating housing or in securing shared housing
- Housing with design features that facilitate mobility and independence

The majority of housing units in most communities lack features such as ramps, extra-wide doors, raised toilets, hand rails, lowered counters, or slip-resistant floors that would make them suitable for, or readily adaptable to, people with mobility limitations and people using assistive technology. The majority of existing dwellings are inaccessible to people with a mobility impairment.

### Persons with Disabilities

ACS 2009-2011 data indicate that 3,037 persons five years and over reported a disability. Disability prevalence rates progressively increase as the population ages. For instance, 2.3% of the population 5-17 years of age reports one or more disabilities. By contrast, 49.8% of the population 75+ years reports one or more disabilities. A closer look at Table A-22 indicates that more than three out of every 10 seniors over 65 (34%) live with one or more disability.

**Table A-22**  
**Disability Prevalence Rates by Age Group (5+ Years)**

Age Group	With a Disability	No Disability	Total Population	Prevalence Rate
Under 5	0	2031	2031	0.0%
5 to 17	129	5,523	5,652	2.3%
18 to 34	252	6,584	6,836	3.7%
35 to 64	948	14,767	15,715	6.0%
65 to 74	654	2,210	2,864	22.8%
75+ years	1,054	1,1061	2,115	49.8%
<b>Total</b>	<b>3,037</b>	<b>32,176</b>	<b>35,213</b>	<b>8.6%</b>

Source: U.S. Census Bureau, 2009-2011 American Community Survey 3-Year Estimates

A total of 5,949 disabilities were reported by the populations five years and older (Table A-23), while only 3,037 persons reported a disability (Table A-22), meaning that many disabled persons reported having more than one disability.

**Table A-23  
Total Disabilities Reported by Type – 2011**

<b>Type of Disability</b>	<b>Number of Persons</b>	<b>Percent</b>
Hearing	957	16.1%
Vision	401	6.7%
Cognitive	877	14.7%
Self-care	715	12.1%
Ambulatory	1,458	24.5%
Independent living	1,541	25.9%
<b>Total</b>	<b>5,949</b>	<b>100.0%</b>

Source: U.S. Census Bureau, 2009-2011 American Community Survey 3-Year Estimates

**Persons with Developmental Disabilities**

According to Section 4512 of the California Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The San Gabriel/Pomona Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Table A-24 provides information from the San Gabriel/Pomona Regional Center on the number of developmentally disabled residents of Temple City receiving Regional Center services.

**Table A-24**  
**Developmentally Disabled Residents by Age**

<b>Age Group</b>	<b>Number of Individuals</b>	<b>Percent of Total</b>
0-14 Years	84	30.7%
15-22 Years	49	17.9%
23-54 Years	106	38.7%
55-64 Years	22	8.0%
65+ Years	13	4.7%
<b>Total with Disability</b>	<b>274</b>	<b>100%</b>

Source: California Department of Developmental Services, 2013

According to The Arc (a national community-based organization advocating for and serving people with intellectual and developmental disabilities and their families) the nationally accepted percentage of the population that can be categorized as developmentally disabled is estimated to be one to three percent.

Several housing types are appropriate for people living with a developmental disability: rent-subsidized homes, licensed and unlicensed single-family homes, Section 8 vouchers, special programs for home purchase, HUD housing, and residential care facilities. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. A majority of the affordable housing units in Temple City are reserved for seniors and disabled persons. Incorporating barrier-free design in all new multifamily housing (as required by California and federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income. Table A-25 provides information on residence type for developmentally disabled residents in Temple City, as collected by the local Regional Center. Most persons with developmental disabilities are able to live in their own home (71%).

**Table A-25**  
**Developmentally Disabled Residents by Residence Type**

<b>Residence Type</b>	<b>Number of Individuals</b>	<b>Percent of Total</b>
Community Care Facility	33	12.04%
Foster/Family Home	3	1.09%
Independent Living/ Supported Living	14	5.11%
Other	29	10.58%
Own Home	195	71.17%
<b>Total</b>	<b>274</b>	<b>100%</b>

Source: California Department of Developmental Services, 2013

### **Housing for the Disabled**

There are no rental housing complexes developed exclusively for disabled persons in the City. However, two of the eight apartment complexes surveyed in March 2008 reported that 31 units were accessible to disabled persons.

In addition, seven Adult Residential Facilities (ARFs) in Temple City have a capacity of 35 beds. ARFs are facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59, who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled. Temple City also has one Adult Residential Facility for Persons with Special Health Care Needs (ARFPSHN) with a capacity of 5 beds. ARFPSHNs are facilities that provide 24-hour services for up to five adults with developmental disabilities, who are being released from Agnews Developmental Center, and who have special health care and intensive support needs.

**Conclusions and Findings**

The lack of affordable housing and financial resources to make modifications to their housing units are likely to be serious problems affecting lower income disabled renters. Owners also may need physical modifications to their home. The City’s housing rehabilitation program may provide loans to owners to help them retrofit or modify their homes.

**Large Families**

**Definitions**

HCD defines large families as consisting of five or more persons. Census data provide estimates of households with five, six, seven, or more persons.

**Special Housing Needs**

Lower-income, large families need three-, four-, or five-bedroom housing units at affordable costs. Since housing with these numbers of bedrooms usually command higher costs than smaller units, affordability is another key need of large families/households.

**Large Families/Households**

Table A-26 shows an estimated 1,680 large households in the City with five, six, and seven or more persons, representing 15% of all households.

**Table A-26  
Households By Household Size and Tenure – 2011**

<b>Number of Persons</b>	<b>Owner</b>	<b>Percent</b>	<b>Renter</b>	<b>Percent</b>	<b>Total</b>	<b>Percent</b>
1 person	811	11.6 %	1,092	26.0 %	1,903	17.0 %
2 persons	2,174	31.0 %	1,156	27.5 %	3,330	29.7 %
3 persons	1,430	20.4 %	826	19.7 %	2,256	20.1 %
4 persons	1,394	19.9 %	644	15.3 %	2,038	18.2 %
5 persons	722	10.3 %	291	6.9 %	1,013	9.0 %
6 persons	271	3.9 %	109	2.6 %	380	3.4 %
7 persons+	204	2.9 %	83	2.0 %	287	2.6 %
<b>Total</b>	<b>7,006</b>	<b>100.0 %</b>	<b>4,201</b>	<b>100.0 %</b>	<b>11,207</b>	<b>100.0 %</b>

Source: U.S. Census Bureau, 2007-2011 American Community Survey 5-Year Estimates

The number of large owner households (1,197) is more than twice the number of renter households (483). Between 2000 and 2011, the number of large households residing in Temple City increased by less than 1%.

In 2009, lower-income, large households had multiple housing problems, including overpaying, overcrowding, and substandard housing. CHAS data outlined in Table A-27 reveal that all extremely low- and very low-income large family homeowners and renters experience one or more housing problems. Also, essentially all low-income large family owners and renters experience one or more housing problems.

**Table A-27  
Large Family Renters and Owners with Housing Needs By Income Group**

<b>Income Group</b>	<b>Renters</b>	<b>% with any Housing Problems*</b>	<b>Owners</b>	<b>% with any Housing Problems*</b>
Extremely Low 0-30% MFI	15	100.0%	20	100.0%
Very Low 31-50% MFI	10	100.0%	90	100.0%
Low 51-80% MFI	215	100.0%	250	100.0%
Above Low >80% MFI	240	31.3%	420	52.5%
<b>Total</b>	<b>480</b>	<b>65.6%</b>	<b>1,160</b>	<b>67.2%</b>

\*Note: Any housing problems means cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2005-2009

### **Housing for Large Families/Households**

An estimated 6,897 occupied housing units with 3, 4, or 5+ bedrooms are available in Temple City. A comparison is given below of housing availability for large owner and renter households:

- An estimated 5,455 owner-occupied housing units with 3, 4, or 5+ bedrooms were reported as occupied, according to the ACS. There were a total of 1,197 large owner households, yielding a ratio of over 4.5 large housing units to every large owner household.
- An estimated 1,436 renter-occupied housing units with 3, 4, or 5+ bedrooms were occupied, according to the ACS. There were a total for 483 large renter households, yielding a ratio of over 2.9 large housing units to every large renter household.

Based on these indicators, housing availability for large renter householders is significantly less than for owners; however, Temple City has ample large units for the existing number of large households. It would appear that most large housing units are occupied by smaller households.

### **Housing Affordability**

Housing affordability is another key need for large families. Overpaying is a problem affecting large renter and owner households alike; the CHAS data indicate the following:

- 185 lower-income, large renter households were overpaying in 2009, representing 12% of all the lower-income renters that were overpaying.
- 335 lower-income large, owner households were overpaying in 2009, representing 24% of all the lower-income owners that were cost burdened.

## Conclusions and Findings

Overcrowding and overpaying are significant problems for large renter households. These two problems affect most of the 185 lower-income large family renters. In the future, the needs of large families could be effectively addressed by including Three-bedroom housing units in affordable multifamily housing developments.

## Farmworkers

According to the State, A farmworker is:

- A person who performs manual and/or hand tool labor to plant, cultivate, harvest, pack and/or load field crops and other plant life.
- A person who attends to live farm, ranch or agricultural animals including those produced for animal products.

(Source: State of California, Employment Development Department, Labor Market Information Division Occupational Definition)

Because of their predominantly low incomes, housing affordability is an acute need for farmworkers.

## Farmworkers in Temple City

The City has no land devoted to the production of field crops and/or other plant life. Also, there is no land used for animals. As a result, there are no farmworkers employed in Temple City. There may be persons residing or "housed" in the City who are farmworkers at locations outside the municipal boundaries; however, ACS estimates indicate that agriculture accounted for 0.0% of the jobs by sector in Temple City in 2012.

## Conclusions and Findings

Because there are no agricultural operations in Temple City, the zoning code does not provide a residential zone exclusively for farmworker housing. Housing for farmworkers could be developed in the multifamily residential zones; however, based on the above information, there is no need for farmworker housing in Temple City.

## Female Householders

### Definitions

Householders are classified by type according to the sex of the householder and the presence of relatives. Two types of householders are distinguished: family householders and non-family householders. A family householder is a householder living with one or more people related to him or her by birth, marriage, or adoption. The householder and all of the people in the household related to him or her are family members. A nonfamily householder is a householder living alone or with nonrelatives only. (U.S. Census Bureau)

In most cases, the householder is the person, or one of the people, in whose name the home is owned, being bought, or rented and who is listed as Person 1 on the Census questionnaire. A female householder, then, is one who is maintaining a household. A female householder, with no husband present, means a family with a female householder and no spouse of the householder present.

### Special Housing Needs of Female Householders

Key housing needs of female-headed households include:

- Affordable housing
- Housing developments with supportive services
- Assistance in locating housing or in securing shared housing
- Access to housing which accommodates children
- Access to housing which is designed for security and convenience
- Access to housing near parks and open space to serve the needs of households with children

### Estimate of Female Householders

Over one-quarter (28.4%, or 3,303 total households) have female heads of house. Table A-28 shows the owner/renter status of female householders, as well as household type. As indicated, 54% are owners and 46% are renters, and over half (54 percent) live in a family of two or more persons with no spouse present.

**Table A-28**  
**Female Householders by Tenure – 2010**

Type of Household	Owner	Renter	Total	Percent
Family, No Husband	933	853	1,786	54.1 %
Not Living Alone	114	188	302	9.1 %
Living Alone	728	487	1,215	36.8 %
Total	1,775	1,528	3,303	100.0%
Percent	53.7 %	46.3%		

Source: U.S. Census Bureau, 2010 Census

Single-parent households require special consideration and assistance because of the greater need for day care, health care, and other services. In particular, female-headed households with children tend to have lower incomes and a greater need for affordable housing and accessible daycare and other supportive services. The relatively low incomes earned by female-headed households, combined with the increased need for supportive services limit the housing options available to them.

### Conclusions and Findings

Because so many female householders live alone, overcrowding is not expected to be the problem it is for small and large families. Female householders, especially those that are renting an apartment or home, do have housing affordability concerns. As such, the key indicator of housing need is the overpaying situation of female householders living in rental housing. An estimated 832 renter female householders are cost burdened (54.5% of 1,528 female householder renters).

## **Families and Persons in Need of Emergency Shelter**

### **Definitions**

The following definitions are those adopted by the Los Angeles Homeless Services Authority:

*Homeless Persons:* People who lack a fixed, regular and adequate nighttime residence, and have a primary nighttime residence that is either a public or private shelter, an institution that provides temporary residence for individuals intended to be institutionalized, or a public or private location that is not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

*Emergency Shelter:* Housing that is a safe alternative to the streets, either in a shelter facility or through the use of motel vouchers. Emergency shelter is short term, usually for 30 days or fewer. Domestic violence shelters are considered emergency shelter, as they provide safe, immediate housing for victims and their children.

*Transitional Housing:* Facilitates the movement of homeless individuals and families to permanent housing. It is housing in which homeless persons may live up to 24 months and receive supportive services that enable them to live more independently. Supportive services — which help promote residential stability, increased skill level or income, and greater self-determination — may be provided by the organization managing the housing, or coordinated by that organization and provided by other public or private agencies. Transitional housing can be provided in one structure or several structures at one site, or in multiple structures at scattered sites.

*Unsheltered Persons:* Homeless persons who are living on the streets, in abandoned buildings, storage structures, vehicles, encampments, or any other place unfit for human habitation. Generally, those not utilizing Los Angeles County operated emergency or transitional housing shelters are considered unsheltered.

(Source: Los Angeles Homeless Services Authority, 2011 Greater Los Angeles Homeless Count.)

### **Special Homeless Housing Needs**

HUD's model approach to helping meet the needs of the homeless is referred to as a Continuum of Care. A Continuum of Care begins with a point of entry in which the needs of a homeless individual or family are assessed. The intake and assessment component is performed by an emergency shelter or through a separate assessment center. To reach and engage homeless persons living on the street, the homeless service system also includes a strong outreach component.

Once a needs assessment is completed, the person/family may be referred to permanent housing or to transitional housing where supportive services are provided to prepare them for independent living. For example, a homeless person with a substance abuse problem may be referred to a transitional rehabilitation program before being assisted with permanent housing. Some individuals, particularly persons with chronic disabilities, may require ongoing supportive services once they move into permanent housing. The goal of the comprehensive homeless service system is to ensure that

homeless individuals and families move from homelessness to self-sufficiency, housing and independent living.

### **Estimates of Homelessness**

As noted in a recent report –

“...the transience of America’s unhoused makes it difficult to quantify the homeless population and determine who is at risk of becoming homeless. In addition to having no fixed address, individuals may experience bouts of homelessness lasting a few days or several years, and a significant number return to homelessness after leaving the streets, resulting in constant population fluctuation.”

(Helping America’s Homeless: Emergency Shelter or Affordable Housing?)

This same report found that the –

“Essential elements of homelessness as a social problem are so extreme that homeless people cannot remove their homeless condition themselves.”

Whatever the causes of homelessness, the “count” in many communities, including Temple City, varies within the year, and year to year, and over extended periods of time. There are an estimated 3 homeless persons in Temple City, according to the 2011 street count (actual enumeration) conducted by the Los Angeles Homeless Services Authority.

### **Homeless Shelters and Services**

There are no emergency shelters or shelters for domestic violence victims located in Temple City.

### **Conclusions and Findings**

Government Code Section 65583(a)(4)(A) requires the City to establish a zone or zones where emergency shelters are a permitted use and with sufficient capacity to accommodate the City’s need for emergency shelter. This same Government Code Section further states:

“If the local government cannot identify a zone or zones with sufficient capacity, the local government shall include a program to amend its zoning ordinance to meet the requirements of this paragraph within one year of the adoption of the housing element.”

The City permits emergency shelters by right in the C-3 zone, subject to only those requirements as permitted by State law.

# Projected Housing Needs

## Population Trends and Projections

As of 2010, the City’s population was 35,558 persons, according to the U.S. Census. Census 2010 estimated that of this population, 422 persons resided in group quarters and 35,136 in households. Of the population in group quarters, 393 lived in institutionalized settings and 29 lived in noninstitutionalized housing. The majority of the group quarters’ population (388) lived in nursing facilities/skilled-nursing facilities.

Table A-29 shows that in both the 1990s and 2000s, the Temple City population grew by more than 2,000 persons each decade. Between the 2000 and 2010 censuses, the City’s population increased by about 2,181 persons.

**Table A-29  
Population Trends**

Census Year	Population	Change from Previous Census
1980	28,972	-701
1990	31,100	+2,128
2000	33,377	+2,277
2010	35,558	+2,181

Source: U.S. Census for Years 1980, 1990, 2000, 2010

At the same time, the housing stock experienced modest gains compared to the population growth. Between 2000 and 2010, the housing stock grew by 443 dwelling units. This indicates that some vacant units likely became occupied during this time period. Table A-30 shows housing stock trends.

**Table A-30  
Housing Stock (Historical)**

Census Year	Total Housing Units	Change from Previous Census
1980	11,037	---
1990	11,548	+511
2000	11,674	+126
2010	12,117	+443

Source: U.S. Census, 2000 Census

## Employment Trends and Projections

### Jobs Located in the City

SCAG estimates that in 2012, there were 6,552 jobs in Temple City. According to these same estimates, from 2011-2012 Temple City added an estimated 86 jobs. SCAG also prepares projections for future economic conditions. For Temple City, SCAG projects an increase of almost 450 local jobs to a total of 7,000 jobs by 2020.

## Labor Force: Workers and Employed Residents

As of 2011, approximately 17,900 available workers and approximately 16,750 employed residents lived in Temple City according to the U.S. Census Bureau 2007-2011 American Community Survey 5-Year Estimates . The unemployment rate was estimated at 6.4%.

Of the available 17,892 workers 16 years of age or over, 9,353 were male and 8,539 were female. More than 3,000 residents commuted to work in the City of Los Angeles while just over 5% worked in Temple City. Commute times for Temple City residents were generally fairly long: more than 50% of workers commuted for 30+ minutes, 32% commuted 15-30 minutes, and only 17% commuted less than 15 minutes.

## Share of Regional Housing Needs

According to the Housing Element Law:

“ . . . a locality’s share of the regional housing needs includes that share of the housing needs of persons at all income levels within the area significantly affected by a jurisdiction’s general plan.” (Section 65584 [a])

SCAG is responsible for allocating to each city in its region its share of the regional housing need. Temple City has a RHNA of 603 housing units for the January 1, 2014 to October 1, 2021 period.

In 2006, AB 2634 amended housing element law to require that the needs assessment specifically analyze the extremely low-income level. The law was amended to indicate that “local agencies shall calculate the subset of very low-income households allotted under Section 65584 that qualify as extremely low income households.” State law allows local jurisdictions to identify 50 percent of the very low-income category to represent households of extremely low income (less than 30 percent of the MFI). Table A-31 shows the Final RHNA for all five income groups.

**Table A-31**  
**Share of Regional Housing Needs**  
**January 1, 2014 - October 1, 2021**

Income Category	2014-2021	
	Number	Percent
Extremely Low	40	6.6%
Very Low	40	6.6%
Low	93	15.4%
Moderate	99	16.4%
Above Moderate	252	41.8%
<b>Total:</b>	<b>603</b>	<b>100.0%</b>

Source: Southern California Association of Governments, 5<sup>th</sup> Cycle Regional Housing Needs Assessment Final Allocation Plan, Planning Period October 2013 to October 2021 for Jurisdictions within the Six County SCAG Region, October 4, 2012. \*Per Government Code Section 65583(a)(1), Very Low Income household totals are split in half and allocated to Extremely Low Income. The jurisdiction’s total allocation does not change.

# Analysis of Opportunities for Energy Conservation

Cities across the country and State and local governments and nations around the world are adopting programs and policies that provide economic and quality of life benefits such as reduced energy bills, air quality improvements, open space conservation, reduced traffic congestion, improved transportation choices, and economic development and job creation through energy conservation and the development of new energy technologies.

To implement existing opportunities for energy conservation, the City has initiated the following efforts:

1. In January 2013, the City adopted an Energy Action Plan, which was funded by Southern California Edison as part of the Local Government Strategic Plan Program. Implementation programs relating to energy utilization conservation are ongoing and in effect.
2. The City is aiming to begin an update of the General Plan before the end of 2013. The new General Plan will incorporate energy utilization and conservation policies and resource sustainability.
3. The City strives to meet or exceed conservation goals by taking actions in to be good stewards of the environment.
4. The City works to educate residents, businesses, visitors, and governments to reduce energy use and conserve energy by sharing information and promoting programs to encourage behavior changes that lead to lower energy bills. The City also encourages lower energy use and off-peak use during hot summer months.
5. The City will provide incentives, tools, and energy conservation programs that help individuals and businesses to decrease their peak and annual power use.
6. The City will promote awareness and education about sustainability<sup>3</sup> and energy conservation through websites, newsletters, and other community and regional outreach opportunities.
7. In addition, the City's website will inform residents of the Southern California Edison "Energy Management Assistance Program (EMA), which provides services designed to help income-qualified households to conserve energy and reduce their electricity costs. Through this program, SCE pays all the costs of purchasing and installing energy efficient appliances and equipment free to homeowners and renters. The City's website also will inform residents of The Southern California Gas Company's energy efficiency rebate program. That program offers rebates to the owners of single-family homes, apartments, and mobile homes who buy energy efficient appliances.

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<sup>3</sup> Sustainability refers to the physical development and institutional operating practices that meet the needs of present users without compromising the ability of future generations to meet their own needs, particularly with regard to use and waste of natural resources. Sustainable practices support ecological, human, and economic health and vitality. Sustainability presumes that resources are finite, and should be used conservatively and wisely with a view to long-term priorities and consequences of the ways in which resources are used. (as defined by the University of California, 2003)

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# APPENDIX B:

## GOVERNMENTAL CONSTRAINTS

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### Introduction and Summary

#### Introduction

Technical Appendix B provides:

"An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels...."

The analysis of governmental constraints includes –

Land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need...and for meeting the need for housing for the disabled.

Therefore, the required analysis includes seven subjects:

- Land use controls
- Building codes and their enforcement
- On- and off-site improvements
- Fees and exactions
- Processing and permit procedures
- Constraints on housing for persons with disabilities
- Constraints on meeting regional share housing needs

The purpose of the analysis is to find out if a standard or practice -

"...constitute a barrier to the maintenance, improvement or development of housing."

And whether certain policies –

"...have a disproportionate or negative impact on the development of particular housing types (e.g., multifamily) or on housing developed for low- or moderate-income households."

A determination should be made for each potential constraint whether it poses an actual constraint.

## Summary

A summary of the governmental constraints analysis is presented below, with the complete analysis in the sections which follow.

### **Land Use Controls**

The analysis of land use controls includes the following:

- General Plan Land Use Categories
- Residential Zones
- Residential Zone Development Standards
- Mixed Use Overlay Zone
- Downtown Specific Plan
- Senior Housing Overlay Zone
- Affordable Second Unit Housing
- Affordable Housing Land Use Controls
- Moratoria and Prohibitions Against Multifamily Housing
- Growth Controls and Urban Growth Boundaries

### **State Housing Law and the California Building Code**

Temple City has adopted the Los Angeles County Building Code 2011 edition as amended, which is based on the 2010 California Uniform Building, Plumbing, Mechanical, and Electrical Codes. The City has also adopted the Uniform Housing Code, 1997 Edition, recommended by the Department of Housing and Urban Development and the Uniform Fire Code, 2012.

The Los Angeles County Building Code 2011 was adopted by reference with only minor variations that do not adversely impact the cost of housing. The City's codes are considered to be the minimum necessary to protect the public health, safety and welfare. The Codes, which are based on the State Housing Law and uniform codes, are adopted by many cities throughout southern California and do not pose a constraint to residential development.

### **On- and Off-Site Improvements**

The City's improvement requirements have been applied to existing housing as well as all residential developments under construction and approved for development. All new development in the City occurs as infill development on existing (often consolidated) lots that have existing dwellings. Consequently, streets have already been constructed to the maximum widths and there are existing curbs, gutter, sidewalks and other infrastructure such as street lights.

### **Fees and Exactions**

The City believes that the fees for planning services, user charges, and plan check are both necessary and appropriate for residential development. The City has established each fee after careful study and consideration.

The fees charges for typical single-family and multi-family housing represent a small percentage of the total development costs or sales prices.

The Temple City Downtown Specific Plan encourages and facilitates housing development by allowing reductions in processing fees and utility connection fees. These incentives are granted through a development agreement process.

### **Processing and Permit Procedures**

The City's processing and permit procedures are not a constraint on the development of housing. The City implements a "fast track" processing system. In addition, to better facilitate housing, the City offers an administrative review process for multi-family and mixed-use development focused on site and architectural design.

### **Constraints on Housing for Persons with Disabilities**

In 2013, the City amended the Zoning Code to ensure that its rules, policies, and standards were consistent with fair housing laws. These amendments included the establishment of a reasonable accommodations process related to both zoning and building standards for regulating the siting, funding, development, and use of housing for people with disabilities. The City provides notice to the public regarding the reasonable accommodation process at the Community Development Department counter and on the City's website.

The Zoning Code was also amended to ensure that residential care facilities for six or fewer persons are permitted in all zones that permit single-family homes. Facilities housing seven or more disabled persons may seek an exception or waiver from the Zoning Code standards through the reasonable accommodation process.

The "family" definition and all Zoning Code definitions that include the term "family" were also revised to be consistent with fair housing laws.

### **Constraints on Meeting Regional Share Housing Needs**

Local governmental constraints that could potentially prevent the City from meeting its share of the regional housing need were ameliorated in 2013 by the implementation of amendments to the Downtown Specific Plan, allowance for higher densities on R-3 sites not adjacent to R-1 parcels, elimination of conditional use permit requirements for multi-family housing, and adoption of a local density bonus ordinance that is consistent with State law.

In summary, the City accomplished the following actions and programs to address actual or potential governmental constraints in 2013:

- Downtown Specific Plan – revised residential standards
- Multi-family Development Incentives
- Lot Consolidation Incentives
- Non-Discretionary Multi-Family Review Procedures
- Density Bonus Ordinance
- Inclusionary Housing Ordinance
- Reasonable Accommodation Procedure

- Revise Family Definition
- Include Residential Care Facilities in Zones that Permit Single Family Homes
- Zoning Provisions for Residential Care Facilities for Seven or More Persons
- Zoning for Special Needs (described in Technical Appendix D)

## Land Use Controls

Land use controls are policies, regulations, plans, and other methods of regulations that control the possible uses and development of property, including such things as zoning, subdivision regulations, and floodplain regulation. The two primary regulatory documents in Temple City are the General Plan and the Zoning Code (Title 9, Chapter 1 of the Municipal Code).

### Guidelines

HCD suggests that the analysis of land use controls -

Identify and analyze zoning, density, parking requirements, lot coverage, height limits, lot sizes, unit sizes, design criteria, floor area ratios, setbacks, moratoria and prohibitions against multifamily housing developments, growth controls, urban growth boundaries, open space requirements, etc.

(The italicized text is guidance provided by the State Department of Housing and Community Development in Housing Element Questions and Answers, October 2006, pg. 31.)

The focus of analysis in the Housing Element, then, is on whether the City's land use controls facilitate the development of a variety of housing types that can meet a wide spectrum of needs, including special housing needs.

### Analysis

The analysis of land use controls includes the following:

- General Plan Land Use Categories
- Residential Zones
- Residential Zone Development Standards
- Mixed Use Overlay Zone
- Downtown Specific Plan
- Senior Housing Overlay Zone
- Affordable Second Unit Housing
- Affordable Housing Land Use Controls
- Moratoria and Prohibitions Against Multifamily Housing
- Growth Controls and Urban Growth Boundaries

### **General Plan Residential Land Use Categories**

The City's General Plan provides three residential land use categories, described below.

**Low Density Residential:** Residential dwelling unit densities in this category range from one to six units per acre. This particular land use designation is characterized by single-family detached units and is found throughout the City. The population intensity with maximum development is approximately 17 persons per acre (based on an average household size of 2.75 persons).

**Medium Density Residential:** This land use designation applies to those areas of the City in which the allowable densities for residential development range between seven and 12 units per acre. Housing units within this density range typically include a mix of single-family detached and attached units and duplexes. Medium Density Residential is concentrated in the far eastern, southwestern, and northeastern sections of the City. The population per acre ranges from 19 to 33 persons, assuming a 2.75 average household size.

**High Density Residential:** This land use designation refers to those areas of the City where the allowable residential densities are between 13 and 24 units per acre. This designation identifies those neighborhoods where triplexes, fourplexes and apartment buildings are located. The potential population intensity per acre ranges from approximately 36 to 66 persons per acre.

**Residential Zones**

The Temple City Zoning Code provides for housing in three residential zones.

The R-1 Zone permits single-family homes up to a density of six dwelling units per acre.

The R-2 Zone permits single-family homes, duplexes and multifamily housing up a density of 12 dwelling units per acre.

The R-3 zone permits single-family homes, duplexes and multifamily housing up to a density of 18 dwelling units per acre. R-3 parcels not adjoining R-1 parcels are permitted to achieve a density of up to 30 units per acre, with a minimum-allowed density of 20 units per acre.

**Residential Zone Development Standards**

Table B-1 on the next page describes seven development standards for each of the three residential zones. The analysis of development standards is discussed below in subjects (1) through (7).

- 1) *Density and Lot Area:* As illustrated below, housing density ranges from 6 to 30 dwelling units per acre (Table B-1).

**Table B-1  
Temple City Housing Density Ranges**

<b>Residential Zone</b>	<b>Minimum Lot Size (Sq. Ft.)</b>	<b>Lot Area Per Dwelling Unit</b>	<b>Dwelling Units Per Acre</b>
R-1	7,200	7,200	6
R-2	7,200	3,600	12
R-3	10,000	1,452 (2,400 if adjacent to R-1 zoned lots)	30 (18 if adjacent to R-1 zoned lots)

Source: Temple City Zoning Code, 2013

The densities noted above are realistic in that the minimum lot size and lot area per dwelling unit were determined after consideration of the other development standards including setbacks, minimum lot widths, floor area ratios and maximum lot coverage. That is, in the R-3 Zone four dwelling units can be constructed (and meet the development standards) on a lot that meets the minimum lot size of 10,000 square feet. Likewise, two units can be built on an R-2 lot that meets the minimum lot size requirement of 7,200 square feet.

It must be noted that Temple City has no vacant residentially zoned sites except for one R-1 lot. Residential development occurs on infill lots that are consolidated by investor/builders. As a result, development does not occur on lots of, say, 7,200 square feet or 14,400 square feet. Most development occurs on R-2 lots of various sizes.

Table B-2 outlines residential development standards in Temple City's residential zones.

Table B-3 demonstrates that on lots of various sizes the maximum densities can be attained and the minimum and maximum development standards satisfied based on five recently approved developments in the R-2 Zone. The maximum densities were achieved while parking, height, floor area, lot coverage and open space requirements were met. The lot sizes ranged from 12,017 square feet to 38,006 square feet. As a result, the cumulative effect of the development standards does not reduce the housing supply capacity below the maximum that can be developed. Lowering the development standards would not result in bringing new housing within the cost/rent levels affordable to lower income households. Land costs and the cost of constructing the housing unit itself exceeds the maximum housing costs affordable to lower income households pursuant to the HOME Program, California Community Redevelopment Law and Low Income Housing Tax Credits.

**Table B-2  
Temple City Residential Zones and Development Standards**

Zone	Permitted Uses	Required Yard Setbacks			Max. Height	Min. Lot Size	Lot Area Per Dwelling Unit	Min. Lot Width	F.A.R.	Max. Lot Cov.
		Front	Side	Rear						
R-1	Single Family Dwelling (Up to 6 du/acre)	20' Min, 30' Max (Ord. 98-823)	<u>1st story:</u> 5' or 10% of the lot width whichever is greater <u>Street Side:</u> 10' <u>2nd story:</u> 15' for the total combined setback on both sides, or 20' if it's a corner lot	15'	18' (single story)  26' (two story)	7,200 sf (existing lots are exempt)	7200 sf	60' (existing lots are exempt)	Single story: N/A  Two story: 35 % of the lot size or 3,500 sq. ft., whichever is smaller	50%
R-2	Single/ Multiple Family, Duplexes (Up to 12 du/acre)	20'	<u>Single story:</u> 5' <u>Street Side:</u> 10' <u>Two story:</u> 1st story: 10' 2nd story: no less than the 1 <sup>st</sup> story with an average of 15' setback	15'	30'	7,200 sf (existing lots are exempt)	3,600 sf (divide the lot size by this number to get the max. no. of units)	60' (existing lots are exempt)	50% w/garage	50%
R-3	Single/ Multiple Family, Duplexes (Up to 30 du/acre)	20'	Single story: 5' Street side: 10' Two story: 1st story: 10' 2nd story: no less than the 1st story with an average of 15' setback	15'	40' (30' if adjacent to R-1 zoned lots)	10,000 sf (existing lots are exempt)	1,452 sf (divide the lot size by this number to get the max. no. of units)  2,400 sf if adjacent to R-1 zoned lots	Interior 80Ft Corner 100 ft (existing lots are exempt)	70% w/garage	50%

Source: City of Temple City Zoning Code, 2013

**Table B-3**  
**Temple City Approved Developments R-2 Zone**

	Lot Sizes				
	12,017 S.F.	16,128 S.F.	21,850 S.F.	27,569 S.F.	38,006 S.F.
<b># of Units</b>					
Maximum	3	4	6	7	10
Proposed	3	4	5	7	10
<b>Garage Parking</b>					
Minimum	6	8	10	14	20
Proposed	6	8	10	14	20
<b>Guest Parking</b>					
Minimum	3	4	5	7	10
Proposed	3	4	5	9	10
<b>Height</b>					
Maximum	30'0"	30'0"	30'0"	30'0"	30'0"
Proposed	23'10"	25'4"	25'11"	24'4"	25'0"
<b>Floor Area</b>					
Maximum	.50	.50	.50	.50	.50
Proposed	.49	.49	.48	.49	.49
<b>Lot Coverage</b>					
Maximum	50%	50%	50%	50%	50%
Proposed	37%	31%	29%	34%	25%
<b>Open Space</b>					
Minimum	1,500SF	2,000SF	2,500SF	3,500SF	5,000SF
Proposed	2,576SF	3,136SF	3,489SF	7,100SF	13,395SF

Source: Temple City staff reports to Planning Commission on five R-2 Zone projects.

2) *Parking Requirements:* The parking requirements for dwelling units are as follows:

**Single-family:** 2 parking spaces per dwelling unit, each of which must be located in a garage. 3 garage parking spaces per dwelling unit for dwellings with more than 4 bedrooms. A den, library, study or similar habitable room which functionally could be used as a bedroom shall be considered a bedroom for purposes of determining required parking.

**Multiple-family:** 2 parking spaces per dwelling unit, each of which must be located in a *garage or carport*, plus 1 space, which shall be open and unenclosed, for each 2 units or any fraction thereof.

**Second unit:** 2 parking spaces, each of which shall be in a garage. Said parking may be in tandem.

**Condominiums:** 2 parking spaces (enclosed in a garage with door) per dwelling unit, plus 1 additional open and unenclosed space for each 2 dwelling units. Units with 3 or more bedrooms shall require an additional 1/2 parking space.

Provided that lots in the R-1, R-2 and R-3 Zones meet the minimum lot sizes, the parking requirements pose no physical constraints to the development of said parcels. The residential densities are achievable as the minimum housing unit sizes can be developed within the framework of lot size, setback, floor to area ratio (FAR), and lot coverage standards.

The cost impact of the City’s parking standards pertains primarily to construction costs. For a given project, the land costs for two parking spaces, whether enclosed or in a carport, are essentially the same. According to the Marshall-Swift Building Valuation Services, the value for a wood frame private garage is \$46.02 per square foot. Therefore, a 400 square foot garage (20’ x 20’) would have an estimated cost of \$18,408. The monthly cost would be about \$116 (30-year loan amortization, 6.5% interest rate). Thus, the cost of enclosed parking spaces is very modest in the context of the total housing construction and production costs. Moreover, the difference in the costs of a carport (\$26.77/SF) and a garage (\$46.02/SF) is \$19.25 per SF. A carport, then, would cost \$7,700 less than a garage. The parking standards have not had a negative impact on the supply of housing. The number of spaces per unit is almost the same as the standards of surrounding cities. The recent multifamily developments have provided the required off-street parking within the framework of the lot sizes and maximum densities.

However, the City understands that the increase in cost potentially associated with covered parking could constrain development of affordable housing. As such, the City allows parking reductions for R-3 zoned lots that do not adjoin R-1 zoned lots, subject to Director approval of a study adequately demonstrating reduced parking demand resulting from transit accessibility or other factors.

3) *Lot Sizes and Dimensions:* Table B-4 summarizes lot size and dimensions for each zone. The minimum lot size and lot area per dwelling unit were determined after consideration of the other development standards including setbacks, minimum lot widths, floor area ratios and maximum lot coverage. The lot area and dimensions facilitate development at the noted densities of 6, 12, and 18 (or 30) dwelling units per acre.

**Table B-4**  
**Temple City Lot Area and Dimensions**

<b>Residential Zone</b>	<b>Minimum Lot Area</b>	<b>Minimum Lot Frontage</b>	<b>Minimum Lot Depth</b>
R-1	7,200	60	120
R-2	7,200	60	120
R-3	10,000	Interior 80 Corner 100	Interior 125 Corner 100

Source: City of Temple City Zoning Code

4) *Height Limits:* The R-1 designation permits single-story dwellings to a maximum of 18 feet, and two-story dwellings to 26 feet. Both the R-2 and R-3 zones have a maximum height of 30 feet, although building height may go up to 40 feet in the R-3 zone when not adjacent to R-1 zoned lots. Based on recent development and housing under construction, the typical heights in R-2 and R-3 zones are less than the maximum allowed, ranging from 23’10’ to 26’0”. The height limits have posed no development constraints on lots that satisfy the minimum lot area standards. The Downtown Specific Plan provides increased height incentives for projects that consolidate lots.

5) *Floor Area Ratios and Housing Unit Sizes:* Within the R-1 district, two-story units are permitted, limited by to a maximum FAR of 35% or 3,500 square feet, whichever is smaller. The City’s regulations would permit development of a 2,520-square-foot house on a standard R-1 7,200-square-foot lot. The FAR within in the R-2 district is 50%, including the garage, and 70% including the garage in R-3 zones.

Numerous variables impact the cost of producing new multi-family housing. For a given level of housing quality, the larger the housing unit size, the more it will cost to construct. A survey of recently constructed market rate housing in Temple City indicates the following housing unit sizes:

3-bedroom unit	1,670 square feet
4-bedroom unit:	1,492-1,512 square feet (3 bathrooms)
	1,619-1,909 square feet
	2,294 square feet

Consequently, minimum housing unit sizes have not constrained the production of market-rate housing.

With respect to affordable housing, housing unit size is but one factor in the total cost of housing production. For example, the cost savings induced by reducing the housing unit size by 200 square feet would not be dramatic in the context of total construction and production costs. For many affordable housing projects, this cost savings would be wiped out by the imposition of prevailing wage rates. For instance, the Los Angeles Community Development Commission asks funding applicants to increase construction costs by 20% if they think the development will be subject to prevailing wages.

The City facilitates and encourages the production of SRO housing units. SROs have housing unit sizes considerably less than one-bedroom units. SRO facilities provide dwelling units where each unit has a minimum floor area of 150 square feet and a maximum floor area of 400 square feet, resulting in significant construction cost reductions. These dwelling units may have kitchen or bathroom facilities shared and may be offered on a monthly basis or longer. The Zoning Code permits SROs in the C-3 zone with a conditional use permit.

6) *Setbacks:* According to the Zoning Code, building setback means the minimum distance between any property line and the closest point of the foundation of any building or structure on the property. Table B-5 on the following page shows the minimum required setbacks for the three residential zones. As previously explained, the minimum setback requirements do not pose a physical constraint to the development of housing on lots that meet the minimum lot area standards of the R-1, R-2, and R-3 Zones.

7) *Open Space Requirements:* All R-1, R-2, and R-3 zones require 500 square feet of landscaped open space per unit. Housing recently constructed and under construction has met or exceeded the minimum open space requirements. The projects listed in Table B-3 all exceeded the 500 square foot standard.

**Table B-5  
Temple City Setback Requirements for Residential Zones**

<b>Residential Zone</b>	<b>Lot Size (Sq. Ft.)</b>	<b>Front Setback</b>	<b>Rear Setback</b>	<b>Side Setback</b>
R-1	7,200	20	15	1 <sup>st</sup> Story: 5' or 10% of the lot width whichever is greater Side Street: 10' 2 <sup>nd</sup> Story: 15' for the total combined setback on both sides, or 20' if it is a corner lot
R-2	7,200	20	15	Single Story: 5' Street Side: 10' Two Story: 1 <sup>st</sup> Story: 10' 2 <sup>nd</sup> Story: no less than the 1 <sup>st</sup> story with an average of 15' setback
R-3	10,000	20	15	Single Story: 5' Street Side: 10' Two Story: 1 <sup>st</sup> Story: 10' 2 <sup>nd</sup> Story: no less than the 1 <sup>st</sup> story with an average of 15' setback

Source: City of Temple City Zoning Code, 2013

**Mixed Use Overlay Zone**

1) *General Description of MUZ:* Zoning code Article R.1 establishes a Mixed-Use Zone (MUZ). A mixed use development, according to the MUZ provisions, is a development project that consists of residential uses in conjunction with commercial and office uses on a single integrated development site.

The MUZ provides for a combined mix of medium (12 dus/ac) and high density (18 dus/ac) residential development with retail, office and service uses, with the nonretail uses located primarily at the street level to create a pedestrian oriented environment. The MUZ intends to encourage new housing opportunities, such as residential over retail which are proximate to commercial services and promote pedestrian activity.

The Mixed-Use zone is designed as an overlay zone where the General Plan designation of the property is "commercial" and where the minimum site size is one acre.

The reclassification or rezoning process to MUZ is the same as that used for rezoning property in general as set forth in the Zoning Code. Additionally, no property can be designated or classified as a Mixed-Use Zone unless the rezoning request is accompanied by a development agreement and a precise plan of development.

In addition to high density residential uses, which would be allowed in conjunction with any mixed use development, special consideration and/or a density bonus can be awarded when housing is specifically designated and reserved for low moderate income households. If the development agreement specifies a low income or moderate income housing component, specific rent and/or sale price parameters are to be incorporated into the development agreement to ensure that affordable housing is continuously maintained as such.

2) *MUZ Development Standards*: No specific development standards are incorporated in the Overlay Zone, as its purpose is to foster creative design and development solutions. The Mixed Use Overlay Zone is intended to facilitate and encourage a creative design that accommodates residential and non-residential uses on commercially zoned sites that are a minimum of one-acre. Through this Overlay Zone, then, the City encourages housing opportunities on sites that are not zoned residential.

According to the City's Zoning Code:

"The mixed-use zone (MUZ) provides for a combined *mix of medium and high density residential development with retail, office and service uses*, with the nonretail uses located primarily at the street level to create a pedestrian oriented environment. Development approaches are intended to encourage new housing opportunities, such as residential over retail which are proximate to commercial services and promote pedestrian activity. Plazas, courtyards, outdoor dining and other public gathering spaces and community amenities may be incorporated into such developments. Development and design focuses on assuring that mixed use projects are functionally integrated through the relationships between location and types of uses and structures, the efficient use of land, optimal site planning and design elements. Mixed use projects shall also assure that infill development is distributed and designed in a manner sensitive to scale and design to the street environment and that such development incorporates appropriate landscaping and buffering techniques. (Ord. 05-903, 1-3-2006)" [emphasis added]

In addition, the Zoning Code describes this zone as follows:

"The mixed-use zone as set forth in this article shall be designated as *an overlay zone where the general plan designation of the property is "commercial" and where the minimum site size is one acre*. Any development in the mixed-use zone (MUZ) shall require the preapproval of a *development agreement* between the applicant/owner and the city in accordance with California Government Code sections 65864, 65865 and 65866. An application for a change to the mixed-use zone overlay category shall be accompanied by a proposed development agreement and a *precise plan of development* which sets forth principal permitted uses, accessory uses and precise development parameters to include, but not limited to, fully dimensioned plans that show the proposed amount of *building square footage by use*, detailed architectural drawings showing building elevations and fully dimensioned building scales, detailed descriptions of points of ingress and egress for both pedestrians and vehicles and other associated development details deemed necessary in order to fully evaluate, assess, apply and enforce mitigation measures or conditions of approval. (Ord. 05-903, 1-3-2006)" [emphasis added]

"The development agreement shall specify the duration of the agreement, permitted uses, allowed density and intensity of the uses, the maximum height and size of the proposed buildings and structures and any provisions for reservation or dedication of land for public purposes. The benefits of the agreement to the city, if any, shall also be stated. The agreement may contain other provisions as permitted in the Government Code. Once signed by all parties to the agreement, the agreement shall be recorded with the county recorder as a covenant or deed restriction upon the property.

“The development agreement and precise plan shall contain all pertinent information relative to the proposed development project including *fully dimensioned plans that illustrate the total square footage, the building configuration, building height, the amount of parking, floor area ratio, as well as the intensity and density of both commercial and residential land uses*. In addition to high density residential uses, which would be allowed in conjunction with any mixed use development, special consideration and/or a density bonus shall be awarded when housing is specifically designated and reserved for low or moderate income households. If the development agreement specifies a low income or moderate income housing component, specific rent and/or sale price parameters shall be incorporated into the development agreement to assure that affordable housing is continuously maintained as such. (Ord. 05-903, 1-3-2006)” [emphasis added]

### **Downtown Specific Plan Area**

One specific plan applies in Temple City: the *Temple City Downtown Specific Plan*. The Specific Plan encourages and facilitates the development of high density housing and affordable senior housing. The Specific Plan designates a one-acre area as Residential-Commercial and encourages senior housing throughout the Specific Plan area.

1) *Residential Uses Permitted by the Downtown Specific Plan*: Convalescent homes are conditionally permitted in the Temple City Boulevard Commercial District and the Las Tunas East Commercial District. Mixed use projects are conditionally permitted throughout the Downtown Specific Plan Area. Senior citizen/congregate care housing is permitted by right throughout the Downtown Specific Plan area with restrictions within the Community Center district.

Additionally, in the R-C District, any property may be improved in accordance with the R-3 development standards without the need of a conditional use permit. The R-3 Zone permits non-senior or senior housing. Please refer Table B-6 Downtown Specific Plan Land Use Matrix on the next page.

2) *Specific Plan Development Standards*: Table B-7 shows the development standards for each zone within the Downtown Specific Plan Area. The development standards provide incentives for high intensity development. For instance, the greater the minimum lot width, the higher the maximum building height and the greater the lot coverage. In addition, landscaping in the parking areas can satisfy a portion of the total landscaping requirements. Front yard setbacks are not required in four of the five zones. Altogether, the development standards seek to facilitate higher intensity land uses in Temple City’s downtown.

**Table B-6  
Downtown Specific Plan – Land Use Matrix**

<b>Residential Uses*</b>	<b>GC</b>	<b>WC</b>	<b>CC</b>	<b>TC</b>	<b>EC</b>
Mixed Use – Commercial/Retail/Residential	C	C	C	C	C
Convalescent Homes (including Adult Day Care Health Care Centers)				C	C
Mixed Use Projects (Commercial/Residential – Minimum One Acre Site)	C	C	C	C	C
Senior Citizen/Congregate Care	C3	C3	C3	C3	C

\*In the R-C District, any property may be improved in accordance with the R-3 development standards with a CUP or a Senior Citizen Housing project, subject to a CUP. Additionally, property in the R-C district may be developed as commercial when combined with a commercially-designated lot(s) with frontage on Temple City Boulevard or Las Tunas Drive, utilizing the applicable commercial development standards of the abutting or adjoining commercial lot(s).

Notes:

- 1 – Refer to provisions in Chapter III
- 2 – Any permitted outdoor operations are subject to approval of a CUP
- 3 – Restricted to upper floors only

P – Permitted  
C – Conditional Use Permit

GC – Gateway Commercial District  
WC – Las Tunas West Commercial District  
CC – City Center Commercial District  
TC – Temple City Blvd. Commercial District  
EC – Las Tunas East Commercial District

**Table B-7  
Downtown Specific Plan Zoning**

Zone	Front Setback	Side Setback	Rear Setback	Landscape	Min Lot Width <sup>3</sup>	Max Bldg. Height <sup>4</sup>	Max Lot Coverage	Lot Size
GC	*1	*2	*2	Min. of 5%; Landscaping in parking area may be included in the 5%	50' or less 51' to 75' 76' to 100' Over 100'	15' 30' 45' 45'	50% 70% 100% 100%	7,000 – less 7,001 – 10,000 10,001-20,000 Over 20,001
WC	*1	*2	*2	Min. of 5%; Landscaping in parking areas may be included in the 5%.	50' or less 51' to 75' 76' to 100' Over 100'	15' 30' 45' 45'	50% 70% 100% 100%	7,000 – less 7,001 – 10,000 10,001 – 20,000 Over 20,001
CC	Max. 10 ft.	*2	*2	See T.C. Zoning Code	25'	3 floors or 45; 30' when abutting R zone	100% less the req. parking setbacks, and landscaping	Not applicable
TC	*1	*2	*2	Min. of 5%; Landscaping in parking areas may be included in the; 5%	50' or less 51' to 75' 76' to 100' Over 100'	15' 30' 45' 45'	50% 70% 100% 100%	7,000 – less 7,001 – 10,000 10,001 – 20,000 Over 20,001
EC	*1	*2	*2	Min. of 5%; Landscaping in parking areas may be included in the 5%.	50' or less 51' to 75' 76' to 100' Over 100'	15' 30' 45' 45'	50% 70% 100% 100%	7,000 – less 7,001 – 10,000 10,001 – 20,000 Over 20,001
RC	Please contact the Community Development Director for additional information							

\*1 In the GC, WC, TC and EC Zones, no setback is required; however, a setback may be imposed as part of the Design Review Process.

\*2 As a guideline, the side and rear yard setback shall be 10'-0" for each floor above the ground floor when abutting an R-Zone. Additional setbacks may be imposed as part of the Design Review Process.

\*3 The minimum lot width for new lots in the GC, WC, TC, and EC zones is 50 feet.

\*4 No portion of a building shall exceed 2 stories within 20 feet of an R-zoned lot.

3) *Downtown Residential-Commercial District:* This district allows high density (R-3) residential and senior housing, as well as a land use mix if parcels are combined with parcels fronting Temple City Boulevard or Las Tunas Drive. The R-3 development standards (30 dus/ac) apply to freestanding high density developments not adjoining R-1 zoned lots. The RC District is comprised of eight parcels having a total of 87,482 square feet. Therefore, 60 high-density housing units can potentially be built in the RC District.

The RC District contains existing uses such as low density housing, some multifamily housing, and parking lots (30,100 square feet). The Specific Plan encourages and facilitates the development of the high density housing by granting the following lot consolidation/density bonus incentives:

Consolidation of 4-6 lots	15% density bonus Add 1 story to maximum height
Consolidation of 7 or more lots	20% density bonus Add 2 stories to maximum height

Other incentives such as vacation of alleys, reductions in processing fees, in lieu fees, or utility connection fees may be granted through a development agreement process.

The purpose and intent of this district is to allow development at the high-density residential (R-3) level or to allow Senior Citizen Housing or alternatively to allow lots designated as RC to be combined with commercial properties with frontage on either Temple City Boulevard or Las Tunas Drive. If any designated parcel is combined with a parcel designated as TC or CC, the applicable criteria for the designated District shall apply. Any new development project in an RC District shall be subject to a conditional use permit.

4) *Senior Housing Located in the Downtown Specific Plan:* The provision of senior housing is encouraged throughout the Specific Plan area. Per the newly approved amendments to the Downtown Specific Plan, senior housing is permitted in all the districts with the exception that in the City Center (CC) Commercial District. Such uses are limited to the upper floors, with commercial required on the ground floor. Senior citizen living facilities may be up to four stories and a maximum of 55 feet. A conditional use permit is not required, and there is no density cap for senior housing.

To encourage the provision of senior citizen housing within the Downtown Specific Plan Area, the City may offer a density bonus incentive and other development and zoning incentives, as follows:

Whenever at least 50 percent of the total dwelling units of a housing development are made available for qualifying senior citizen residents as defined by State law (Civic Code 51.2), a density bonus may be approved.

In addition to the above, the City may offer at least one of the following regulatory incentives to ensure that the project will be developed at an affordable cost for senior citizens:

- A reduction or modification of Code requirements which exceed the minimum building standards approved by the State Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 123 of the Health and Safety Code, including but

not limited to, a reduction in the minimum setback and square footage requirements and the ratio of off-street parking spaces that would otherwise be required.

- Approval of mixed use development in conjunction with senior citizen residential project if commercial or office use will reduce the cost of the development and if the project will be compatible internally and with the existing development in the area.
- Other regulatory incentives proposed by the developer or the City which results in identifiable cost reductions.

Prior to the 2013 Zoning Code amendments, a request for a density bonus required a conditional use permit. In order to facilitate affordable housing, the City removed this requirement.

The key senior housing development standards include:

**Density:** The Specific Plan establishes no minimum or maximum density and there is no density cap for senior housing.

**Lower Income Group Set-Asides:** In order to obtain a density bonus, the development must set-aside a portion of the housing units for low income households.

**Height Limits:** The Specific Plan allows senior housing to be up to four stories or a maximum height of 55 feet.

**Housing Unit Size:** The senior housing development standards require a minimum of 650 square feet for a 1-bedroom unit and 800 square feet for a 2-bedroom unit.

The Specific Plan area includes existing six established and distinct commercial districts. As business has been lost to competing commercial areas throughout the City and adjacent cities, there is a need to revitalize the Downtown. The Specific Plan facilitates and encourages senior housing by the following incentives:

50% housing for qualifying Senior residents as defined by Civil Code 51.2	Density Bonus Reduction of setback, square footage and parking requirements and the same lot consolidation incentives as for high density residential
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Senior housing density, height limits, and incentives facilitate and encourage the development of this housing type at a density of at least 40-45 housing units per acre.

5) *Lot Consolidation Incentives in the Downtown Specific Plan Area:* The presence of small, underutilized lots and irregularly shaped lots has been identified as one of the constraints affecting future development in portions of the Specific Plan Area. It is desirable to encourage the consolidation of smaller lots into larger development sites in order to achieve the scale and quality of development envisioned for the area. As such, the Specific Plan includes incentives for lot consolidation. In order to qualify for the lot consolidation incentive a project must meet the following requirements:

- A minimum of two existing lots must be combined under single ownership, or a minimum of three lots may be combined under multiple ownership if developed as a single integrated project with reciprocal parking agreements.
- In order to qualify for a lot consolidation bonus, all lots combined must be developed as part of a comprehensive planned project to be constructed in a single phase.
- Bonuses are not available in the City Center Commercial District where the intent is to maintain a small scale of development and allow market forces to dictate lot consolidation opportunities.

For commercial, office, and mixed use projects meeting the above requirements, the following development bonuses may be available:

<b>Number of Consolidated Lots</b>	<b>Incentive Bonuses</b>
Consolidation of 2 to 3 Lots:	10% Reduction in parking Add one story to maximum height
Consolidation of 4 to 6 Lots:	15% Reduction in parking Add two stories to maximum height
Consolidation of 7 or More Lots:	15% Reduction in parking Add three stories to maximum height

For multiple family residential projects meeting the above requirements, the following development bonuses may be available:

<b>Number of Consolidated Lots</b>	<b>Number of Consolidated Lots</b>
Consolidation of 4 to 6 Lots	15% increase in the number of allowable units Add one story to maximum height
Consolidation of 7 or More Lots	10% increase in the number of allowable units Add two stories to maximum height

Through the development agreement process, the City may consider other lot consolidation incentive bonuses such as vacation of alleys, reduction in processing fees, in-lieu fees, or utility connection fees.

### **Senior Housing Overlay Zone**

*Description of the Overlay Zone:* The purpose of the senior housing overlay zone is to provide optional standards and incentives for the development of senior housing which is restricted to residents 62 years of age or older and for married couples of which one spouse is 62 years of age or older. Whenever the senior citizen housing has been added to an underlying zone in accordance with the procedures for a zone change, the property may be developed in accordance with the senior housing overlay zone or the underlying zone.

Senior citizen housing shall be permitted with a conditional use permit in all zones, with the exception of the R-1 zone; senior citizen housing within the Downtown Specific Plan area shall be governed by any special provisions of that specific plan, where applicable. There are two types of senior housing:

**Congregate Care:** A senior citizen housing development having a common dining facility and no kitchen facilities in an individual unit.

**Independent Living:** A senior citizen housing development comprised of independent self-contained dwelling units having one or more rooms with private bath and kitchen facilities.

California Government Code Section 65008 (the "California Planning and Zoning Law") prohibits, among other things, local governments from enacting or administering zoning laws that would deny housing opportunities because of the "age of the individual or group of individuals." The implication is housing could not be limited to seniors because such housing would deny the enjoyment of a residence by non-seniors.

The City will ensure that its approval of new senior housing will abide by all applicable fair housing laws, including:

- Federal Fair Housing Amendments Act of 1988
- Federal Housing for Older Persons Act of 1995
- California Unruh Ralph Civil Rights Act
- California Office of the Attorney General, Opinion No. 04-704, October 20, 2004 ("a city may adopt a zoning ordinance that limits a specified parcel of land to use as a mobilehome park for senior citizens")

In addition, before the City approves new senior housing, it will obtain the advice and opinion of the Housing Rights Center (the City's fair housing services provider).

2) *Development Standards:* The development standards for senior housing are briefly described below:

**Density:** determined at the time of public hearing for the zone change and conditional use permit.

**Density Bonus Units:** permitted when a portion of the units are set-aside for lower-income households. The new density bonus ordinance establishes density bonus calculations and affordability terms based on the requirements of Government Code Section 65915 *et. seq.*

**Housing Unit Sizes for Congregate Care Units:** One-bedroom units shall contain not less than 400 square feet. Two-bedroom units shall contain not less than 550 square feet.

**Housing Unit Sizes for Independent Living Senior Units:** One-bedroom units shall contain not less than 650 square feet. Two-bedroom units shall contain not less than 800 square feet.

**Setbacks and Heights:** Determined by the underlying zone.

**Off Street Parking:** The minimum amount of parking required for any senior citizen housing development proposal shall be determined in conjunction with the necessary zone change and conditional use permit. In determining the adequacy of parking, consideration may be given to the location of the proposed project, the age of the intended occupants and any other variables deemed pertinent by the granting body.

**Open Space:** As described below:

**Required Usable Landscaped Open Space:** There shall be a minimum of 300 square feet of landscaped open space per unit.

**Private Open Space:** All ground level units shall have a minimum of 100 square feet of private open space consisting of a patio or deck. All aboveground units shall have a minimum of 75 square feet of balcony or deck space.

**Common Open Space:** A minimum of 40% of the required usable open space shall be devoted to common open space when the development consists of four or more units. Common open space shall be a minimum of 15 feet in one direction and be physically separated from private open space by a wall or hedge. A swimming pool or covered patio may be counted toward meeting the common open space requirement.

The development standards facilitate and encourage senior housing for the following reasons:

- No maximum density is established; instead a developer can propose a residential density.
- A density bonus is permitted above the units proposed by the developer in exchange for a set-aside of lower income housing units.
- Housing unit sizes are established at minimal square footage requirements.
- Off-street requirements can be less than typically required because of the age of the intended occupants of the new housing.

### **Affordable Second Unit Housing**

The City facilitates and encourages the development of affordable second units. The list below describes the key second unit requirements:

- The second unit may not be sold separately, but may be rented; however, it must be continuously maintained as “affordable” housing for a period of not less than 30 years from the date of first occupancy.
- In order to ensure affordability, any second unit shall be occupied by low or very low-income households. (Low income is defined at 50% of the median income for the Los Angeles/Long Beach metropolitan area).
- The maximum amount of rent which may be charged is 30% of the total household income or thirty percent 30% of the income limit for low income households whichever is less.
- Every occupant of a second unit must be qualified for eligibility based upon annual tax returns. The restrictions are set forth in a recorded covenant or deed restriction.
- It is incumbent upon the property owner to provide documentation on an annual basis relative to eligibility and the owner shall agree to evict any tenant, which does not meet the eligibility requirement.

### **Affordable Housing Land Use Controls**

Many cities encourage and facilitate the development of housing for low- and moderate-income households by increased density, density bonuses and inclusionary housing.

In 2013, Temple City made revisions to the Zoning Code to encourage and facilitate the development of affordable housing. Such revisions included the modification of the R-3 zone to increase density up to 30 dwelling units per acre (where not adjacent to R-1 parcels), establishment of a less costly site plan review process for multi-family developments instead of a longer and more costly conditional use permit review, and the establishment of a density bonus ordinance in compliance with Government Code Section 65915 *et seq.*

Pursuant to Program 10 of the Housing Program, the City will explore the opportunities for creating an inclusionary housing ordinance to encourage the development of housing that is affordable to low and moderate income households.

In addition, pursuant to Program 8 of the Housing Element, the City will re-evaluate the Second Unit Ordinance and consider revising development standards, including parking requirements, in order to further facilitate the development of second units and ensure compliance with applicable State laws. This assessment will occur during the upcoming comprehensive General Plan and Zoning Code Update

### **Moratoria and Prohibitions Against Multifamily Housing Developments**

The City has imposed no moratoria or prohibitions against multifamily housing developments.

### **Growth Controls and Urban Growth Boundaries**

The City has no growth control policies or ordinances. Temple City is completely surrounded by other incorporated cities and a small area of unincorporated Los Angeles County. The cities adjacent to Temple City include Rosemead, El Monte and Arcadia. The City's Sphere of Influence is entirely urbanized.

## **Conclusions and Findings**

The City's land use controls provide for housing at a variety of densities and facilitate and encourage high density, mixed use, and senior housing. In order to enhance housing opportunities, the City's Housing Program includes actions to: 1) consider an inclusionary housing ordinance, promote development incentives within the Specific Plan area, and 2) continue to facilitate affordable housing for special needs groups, including emergency shelters and supportive and transitional housing. The City also provides reasonable accommodation for disabled persons and households in order to remove regulatory barriers and provide residents equal opportunity through a reasonable accommodation ordinance.

# **Building Codes and Enforcement**

## **Guidelines**

HCD guidance on this subject indicates that the analysis should:

Identify and analyze any local amendments to the State Housing Law or Uniform Building Code, and the degree or type of enforcement. A strict code enforcement program or a code amendment, which specifies expensive materials and/or methods, can pose a significant constraint to housing development or maintenance.

## Analysis

### State Housing Law

The State Legislature has given Division 13, Part 1.5, commencing with Section 17910, in the Health and Safety Code the name "State Housing Law." The State Housing Law charges HCD with the responsibility to adopt administrative regulations necessary to carry out its provisions, and for proposing building standards to the California Building Standards Commission (CBSC) for adoption with application to the construction of hotels, motels, lodging houses, apartments, and dwellings. Additionally, the State Housing Law mandates preemptive requirements applicable to such housing structures, including substandard abatement proceedings for local government's enforcement.

The State Housing Law mandates statewide residential building standards for new construction, which are found in the California Code of Regulations, (CCR), Title 24, Parts 2 through 5, known as known as the California Building Standards Code.

### City Building Code

In January 2012, the City Council adopted the "Building Code known and designated as Title 26: Building Code of the Los Angeles County Code by adopting the 2011 California Building Code and portions of the 1997 Uniform Building Code." This Code "shall be and shall become the Building Code of the City of Temple City, regulating the erection, construction, enlargement, alternation, repair, moving, removal, demolition, conversion, occupancy, use, height, area maintenance of all structures and certain equipment therein specifically regulated and grading within the City of Temple City."

The regulations governing residential use, maintenance and occupancy for existing buildings are adopted into the California Code of Regulations. These regulations are not considered building standards and are not adopted under the purview of the California Building Standards Commission. The City has adopted the various provisions of the State Housing Law, as set forth in California Health and Safety Code Section 17910 et. seq. and the State Housing Law Regulations as set forth in Title 25 of the California Code of Regulations.

### Code Enforcement

According to Health and Safety Code Section 17920:

"Enforcement means diligent effort to secure compliance, including review of plans and permit applications, response to complaints, citation of violations, and other legal process."

"... enforcement may, but need not, include inspections of existing buildings on which no complaint or permit application has been filed..."

California Health and Safety Code Section 17920.3 defines the conditions that constitute a “substandard building.” The substandard housing conditions include, but are not limited, to: inadequate sanitation, structural hazards, defective wiring, plumbing and mechanical equipment, and faulty weather protection.

The City implements a housing code enforcement program. Enforcement of these codes has resulted in the repair of substandard housing and the demolition of deteriorated housing. In some cases, those cited for code violations are referred to the City's housing rehabilitation deferred loan and grant programs. The City's proactive enforcement is not a constraint to the appropriate maintenance of the existing housing stock.

## Conclusions and Findings

The Los Angeles County Building Code, as noted, was adopted by reference with only minor variations. The cost of new housing is not adversely impacted by the adopted amendments. The City's codes are considered to be the minimum necessary to protect the public health, safety and welfare. The Codes, which are based on the State Housing Law and uniform codes, are adopted by many cities throughout southern California and do not pose a constraint to residential development.

# On-Site and Off-Site Improvement Requirements

## Guidelines

HCD guidance indicates that the analysis should:

Identify and analyze street widths, curb, gutter, and sidewalk requirements, water and sewer connections, and circulation improvement requirements. Describe any generally applicable level of service standards or mitigation thresholds.

## Analysis

Pursuant to Title 9 (Zoning), Chapter 2 (Subdivision Regulations), Section 9503, new housing development requires the following improvements:

No subdivision, lot split or other division of land shall be approved unless the following improvements are constructed or required to be constructed in order to service the lots being created:

- An adequate water distribution system designed and constructed to accommodate both domestic and fire flows, together with necessary fire hydrants to serve each lot proposed to be created.
- An adequate sewage system designed and constructed to serve each lot being created.
- An adequate storm water drainage system designed and constructed so as to serve each of the lots proposed to be created.
- An adequate public and/or private street and/or alley system designed and constructed to serve each lot proposed to be created.

- An adequate system designed and constructed so as to provide all necessary utilities to each lot proposed to be created, including, but not limited to, facilities for water, natural gas, electricity, telephone services.
- Any and all other public improvements, necessary to provide all services to each lot proposed to be created.

Each tentative map shall be reviewed by the staff, the advisory agency and/or the city council, and thereafter, steps shall be taken to ensure that all of the improvements reasonably required to service all of the lots proposed to be created are specifically required as conditions of approval on such tentative maps.

All development in the City is infill developments on existing (consolidated) lots that have existing dwellings. Consequently, streets have already been constructed to the maximum widths and there is existing curbs, gutter, sidewalks and other infrastructure such as street lights.

Residential street standards are 60 feet of right of way from property line to property line. This standard includes 36 feet for the street and two 12 foot right of ways for parking. All residential streets are finished.

On-site streets are required for common driveways serving condominium developments. The size and grade of each public sewer must be such as to provide at all times sufficient capacity for peak flow rates of discharge. In order to establish estimates of sanitary sewage at peak flow, the owner or developer of a building must submit plans of intended construction to the City Engineer.

Water and sewer connections are required for new housing units. A new meter is required for each housing unit.

Curbs, gutters and sidewalks are required. If there are no sidewalks fronting the property, a sidewalk must be installed.

## Conclusions and Findings

The improvement requirements described above have been applied to existing housing as well as all residential developments under construction and approved for development. The improvement requirements are not considered a constraint, as they are necessary to provide adequate services and facilities to the future occupants of new housing. The backbone system for the services and facilities exist because all new development occurs on infill sites.

## Fees and Exactions

### Guidelines

HCD guidance on this subject indicates that the analysis should:

Identify and analyze permit, development and impact fees (e.g., park, school, open space, parking district, etc.) in-lieu fees, land dedication requirements (e.g., streets, public utility and other right-of-ways, easements, parks, open spaces, etc.) and other exactions imposed on developers. Describe any

contribution or payment required as an authorized precondition for receiving any type of development permit by type of development (i.e., multifamily and single-family).

## Analysis

### Fee Categories

Typical residential developments incur the following fees:

- Building Plan Check
- Building Permits
- Electrical, Mechanical, Plumbing and Sewer Permits
- Park Acquisition Fee
- Sewer Reconstruction
- Sanitation District
- School District

The majority of the City is serviced by the Temple City School District. However, east of Baldwin Avenue, within the City, the Arcadia and El Monte school districts also service the City. The school impact fees as of September 2013 for the districts are as follows:

Temple City School District	\$3.20 per square foot
Arcadia School District	\$3.20 per square foot
El Monte School District	\$2.97 per square foot

### Fees for Typical Multi-Family Housing and a Typical Single-Family House

Table B-8 shows the total fees for a typical multi-family development in Temple City. The total fees are over \$69,200. School and sanitation district fees are \$24,038. The per unit fees are \$17,311.27. Table B-8 also shows the total fees for a typical single-family development in Temple City (almost \$21,000 per unit). The school and sanitation district fees equal more than one-half of the total fees.

**Table B-8**  
**Fees for Multi-Family and Single-Family Housing**

*Example: Four (4) Detached Condominiums*  
 (8,052 square feet: 6,452 sf living space, 1,600 sf garage space)

Building Plan Check	\$6,394.90
Building Permits	\$7,784.00
Electrical, Mechanical, Plumbing, Sewer Permits	\$4,028.17
Park Acquisition Fee	\$2,000.00 (\$500.00 Per Unit)
Sewer Reconstruction	\$25,000.00
Sanitation District	\$4,876.00
School District	\$19,162 (\$2.97 Per Sq. ft).
<b>Total:</b>	<b>\$69,245.07 (\$17,311.27 each)</b>

**Table B-8**  
**Fees for Multi-Family and Single-Family Housing**

*Example: Single Family Dwelling*  
 (3,132 square feet of living space and a 600-square-foot garage)

Building Plan Check	\$3,358.70
Building Permit	\$4,143.50
Electrical, Mechanical, Plumbing, Sewer Permits	\$1,759.35
Park Acquisition Fee	\$500.00
Sanitation District	\$1,750.00
School District	\$9,302.04
<b>Total:</b>	<b>\$20,813.59</b>

## Exactions

By definition, an exaction is a large capital improvement included in a project's approval for development (e.g., land dedication for parks and schools, etc.). Temple City does not require large-scale capital improvements to be constructed by project applicants. Instead, the City's development impact fees are intended to finance construction of such facilities.

## Conclusions and Findings

The City fees for typical multi-family and single family housing represent a small percentage of total development cost. Therefore, fees are not a constraint to the development of new housing.

Since the City does not impose exactions, they are not a constraint to local development. As explained earlier, residential projects must dedicate land for street and alley widening when necessary.

# Processing and Permit Procedures

## Guidelines

Identify and analyze the types of permits, discretionary and standard approval procedures, and processing time required for recent residential projects, including all permits applicable to residential development. The element should also identify and analyze any overlay zones (e.g., Community Plan Implementation Zones, Hillside Overlay Zones, Environmentally Sensitive Areas, etc.). The element should identify and analyze the permitted uses in each zone. For example, if the jurisdiction requires a conditional use permit for multifamily housing zone, the element should analyze this permit procedure as a constraint. Other applicable regulations such as landscaping, design review policies, planned districts should also be included. For this analysis, localities should compare the permit and approvals process for a typical single-family subdivision and a typical multifamily project. [emphasis added]

# Analysis

## Types of Permits for Residential Land Uses by Zone District

Table B-9 identifies 15 different housing types and the how they are addressed by five different zones: R-1, R-2, R-3, Mixed Use and Senior Housing Overlay. Table B-9 also identifies for each zone whether the housing types are: Permitted, Not Permitted, Permitted with a Conditional Use Permit, or No Specific Reference (meaning the Zoning Code does not mention the use).

**Table B-9  
Temple City Housing Types by Residential Zone and Permits Required**

Residential Use	Zone				
	R-1	R-2	R-3	Mixed Use <sup>1</sup>	Senior Housing <sup>2</sup>
SF- Detached	P	P	P	NP	NP
SF-Attached	NP	NP	P	P	NP
2-3 DU	NP	P	P	P	NP
4+ DU	NP	P	P	CUP	CUP
Senior Housing	NP	CUP	CUP	CUP	ZC and CUP
Residential Care <6P	P	P	P	P	P
Residential Care >6P	CUP	CUP	CUP	CUP	CUP
Emergency Shelter	NP	NP	NP	NP	NP
Single-Room Occupancy	NP	NP	NP	NP	NP
Manufactured Homes	P	NP	NP	NP	NP
Mobilehomes	P	NP	NP	NP	NP
Transitional Housing	P	P	P	P	P
Supportive Housing	P	P	P	P	P
Farmworker Housing	NSR	NSR	NSR	NSR	NSR
Second Units	NP	P	P	NP	NP

P = Permitted NP = Not Permitted CUP = Conditional Use NSR = No Specific Reference

<sup>1</sup> MUZ is an overlay zone. The MUZ can be applied to sites where the General Plan designation is commercial and where the minimum site size is one acre. Application for an MUZ requires a zone change, precise plan of development and development agreement.

<sup>2</sup> Senior housing is an overlay zone. Senior housing is permitted in all zones except the R-1 zone. Senior housing may be developed in accordance with the development standards of the underlying zone (e.g., R-3) or the standards of the senior housing overlay zone.

Multifamily housing is permitted in the R-2, R-3, and Mixed Use Zones. The Zoning Code was amended in 2013 to provide for the following housing types: emergency shelters, single room occupancy, transitional housing, and supportive housing. These housing types are described in Technical Appendix D. The Zoning Code was also amended to permit residential care facilities for six or fewer persons in all zones that permit single-family housing.

### **Processing Time/ Fast Track Processing**

A typical single family development requires Site Plan Review and Building Plan Check. The former typically is completed in one to three weeks and the latter is completed in four to six weeks.

A typical *subdivision* multi-family development requires a Site Plan Review, Tentative Tract Map, Final Tract Map and Building Plan Check. The processing times are listed below:

Site Plan Review	1-3 weeks
Tentative Map	2 to 6 months
Final Map	2 to 6 months
Building Plan Check	4 to 6 weeks

For rental multi-family developments, the Tentative and Final Map phases are not required.

The processing time frames are well recognized by the development community. Most of the residential developments in Temple City are processed by architects, engineers, developers and builders that are very familiar with the City's standards and processing procedures, requirements and timelines.

All processing timelines are minimal. For example, the processing timeline for multi-family housing with fewer than three units is nominal as only a Site Plan Review and Building Plan Check is required. (The Site Plan Review process is explained on the next page.) In order to further reduce the Building Plan Check timelines, the City has decided to contract with a private firm rather than continue with the County of Los Angeles. The supply of housing is not adversely impacted by these requirements and reducing the timelines would not result in the production of housing affordable to lower income households.

The Zoning Code provides administrative relief and fast track processing of CUP and variance applications. The Zoning Code establishes a "fast track modification committee" consisting of the City Manager, City Attorney, and Chairman of the Planning Commission. Section 9152 of the Zoning Code states:

"When an application for a CUP or variance is filed pursuant to the provisions of this code and fifty percent (50%) of the fee prescribed for regular variances or CUPs has been paid, such application shall first be presented to the FTMC together with the completed initial study and environmental assessment...."

The Committee may decide to refer CUP and variance applications directly to the Planning Commission when the Committee makes certain findings involving public health, safety, and welfare and the absence of environmental impacts. The referral to the Planning Commission reduces processing time.

## Site Plan Review Process

A site plan must include the following information:

- The name, address and telephone number of the applicant, and of the person who prepared the plan.
- The street address and a brief legal description of the property involved, and the names of the nearest streets which intersect the street or streets on which the subject property is located.
- The number of lots involved, if more than one, and the lot dimensions and lot area.
- The approximate size and location of all buildings and structures, including off street parking facilities.
- Open areas and landscaped areas.
- The proposed use or uses.
- Building elevations, front, side and rear.
- Such other information the director deems necessary to meet the purpose of this article.

This site plan information is typically required by southern California cities prior to the issuance of a building permit in the case of new structure or certificate of occupancy prior to completion of a renovation.

The site plan review is conducted by the Community Development Department and does not require a public hearing before either the Planning Commission or City Council. The site plan review process does not hinder the development of permitted or conditionally permitted uses.

## Conditional Use Permit Process

The City does not require a conditional use permit for single-family or multi-family development. The City currently requires mixed-use development within the Downtown Specific Plan area to acquire a conditional use permit. In order to help and guide applicants through this process, the City has published and makes available to applicants a 2-page brochure. This brochure explains the CUP as follows.

Conditional Use Permits are required for certain uses which typically have distinctive site development or operating characteristics and require special consideration so that they may be designed and operated compatibly with the surrounding neighborhood. These uses are listed in the Zoning Code as uses requiring a Conditional Use Permit. The Conditional Use Permit process allows the Planning Commission to review how the project will be developed and operated. In order to ensure that the proposed use does not have a negative effect on surrounding properties, the Planning Commission may impose conditions regulating the operation of the use or physical site design.

The Zoning Code, however, does provide administrative relief and fast track processing of CUP and variance applications.

As measured by the level of residential development activity in Temple City, the CUP requirement has not served as a significant constraint. Nonetheless, the added \$1,000 fee and processing time associated with the CUP does add cost and a degree of uncertainty to development.

As a means of better facilitating housing, in 2013 the City implemented an administrative review process for multi-family development focused on site and architectural review, rather than subject to a discretionary review process. In administering the process, staff applies the existing detailed multi-family design guidelines, which are specified in the Zoning Code, to regulate development consistent with the quality and character of the Temple City community.

### **Design Review Guidelines and Processing**

1) *Role of Design Review Process:* The Zoning Code establishes design guidelines for development in the R-1, R-2, and R-3 Zones. The guidelines are intended to be advisory rather than mandatory, and are to be applied by the Community Development Department to the extent possible and reasonable. It is the intent that all new construction and reconstruction shall comply with as many such guidelines as may be amiably negotiated by the city staff with a property owner, builder, or developer.

If a person complies with the goals and intent of such guidelines, even though a minor portion of them cannot or will not be accommodated by the property owner, builder or developer, then the guidelines shall be deemed satisfied and the requisite permits shall be issued. If, on the other hand, a property owner, builder or developer cannot or will not comply with a substantial portion of the goals established by said guidelines, then permits may be denied by the Community Development Department. Any such denial may be appealed to the Planning Commission via the procedures set forth in the site plan review process. Any action of the Planning Commission may also be appealed to the City Council via the procedure set forth in the site plan review process.

In evaluating an appeal, the Planning Commission or the City Council shall make a determination based upon the following considerations: a) does the proposed project substantially meet the overall intent, purpose, and goals of the design guidelines; b) would the proposed project adversely impact property values within the neighborhood; c) could the proposed project adversely impact the peace, quiet and enjoyment of the area; and d) would the proposed project be so incompatible with the surrounding area that noncompliance would result in anticipated adverse impacts, including possible adverse aesthetic impacts.

2) *Objective Written Standards:* The design guideline checklist includes the following:

- Site Planning
- Landscaping
- Building Design
- Windows
- Roof Materials and Forms
- Walls and Fences
- Utilitarian Aspects

Applicants for residential development permits can easily determine what is required to satisfy the City's design guidelines. The guidelines are, in fact, written standards that are predominantly stated in quantitative terms so that compliance can be measured by the applicant. Specifically, the design standards state: "The suggested size of trees and shrubs; examples of how to achieve building design; examples of architectural elements to add visual interest, scale and character; examples of how to attain window articulation; examples of roof, wall, and fence materials." No specific materials are mandated.

3) *Impact on Housing Affordability:* Landscaping, concrete, windows, roofs, garage doors, walls, fences are all elements required to build a finished housing product. These materials and elements are required of all housing regardless of whether the City has design standards or not. The City's design guidelines/standards do not require specific materials or products and therefore do not generate incremental costs above those already required to build a finished home or apartment unit.

There is no negative impact on affordability because all new construction in Temple City as well as other southern California cities exceeds the maximum housing costs affordable to lower income households that are allowed by the provisions of the California Community Redevelopment Law, Federal HOME Program, and Low Income Housing Tax Credits. Having no design standards or guidelines does not reduce housing production costs to a level affordable to lower income households.

Design review and site plan review are concurrent processes. Therefore, additional time is not need to evaluate a project's consistency with the design guidelines and standards.

## Conclusions and Findings

Compliance with the design guidelines is negotiated by the City staff with the property owner, builder or developer. In addition, design review is accomplished concurrently with the processing of other applications. As a result, design review is not considered a constraint to the development of new housing.

# Constraints on Housing for Disabled Persons

## Guidelines

HCD guidance indicates that the Housing Element should:

Analyze potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities and demonstrate local efforts to remove any such constraints.

More specifically, HCD recommends an analysis -

To identify whether the locality has an established reasonable accommodation procedure, review zoning laws, policies, and practices for compliance with fair housing laws; evaluate permits and processing as they affect applications from disabled persons; and review Building Code amendments and practices that might diminish the ability to accommodate persons with disabilities.

## Analysis

### Reasonable Accommodation Procedure

HCD recommends the analysis -

Identify whether the locality has an established reasonable accommodation procedure and describe how that procedure operates with respect to zoning, permit processing, or building codes, accommodating procedures for the approval of licensed residential care facilities, Fair Housing Amendment Act (FHAA) physical accessibility efforts, and an evaluation of the zoning code for FHAA compliance.

The Fair Housing Act, as amended in 1988, requires that cities and counties provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. While fair housing laws intend that all people have equal access to housing, the law also recognizes that people with disabilities may need extra tools to achieve equality. Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities. For developers and providers of housing for people with disabilities who are often confronted with siting or use restrictions, reasonable accommodation provides a means of requesting from the local government flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing. Cities and counties are required to consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be “reasonable” based on fair housing laws and the case law interpreting the statutes.

State law allows for a statutorily based four-part analysis to be used in evaluating requests for reasonable accommodation related to land use and zoning matters and can be incorporated into reasonable accommodation procedures. This analysis gives great weight to furthering the housing needs of people with disabilities and also considers the impact or effect of providing the requested accommodation on the City and its overall zoning scheme. Developers and providers of housing for people with disabilities must be ready to address each element of the following four-part analysis:

- The housing that is the subject of the request for reasonable accommodation is for people with disabilities as defined in federal or state fair housing laws;
- The reasonable accommodation requested is necessary to make specific housing available to people with disabilities who are protected under fair housing laws;
- The requested accommodation will not impose an undue financial or administrative burden on the local government; and
- The requested accommodation will not result in a fundamental alteration in the local zoning code.

The City adopted a reasonable accommodation process ordinance in 2013 for making requests for reasonable accommodation to land use and zoning decisions and procedures regulating the siting, funding, development, and use of housing for people with disabilities. The City provides notice to the public of the availability of the accommodation process at all counters where applications are made for permits and licenses, and on the City’s website.

## Zoning and Land Use

HCD recommends -

*A review of all zoning laws, policies and practices for compliance with fair housing laws; broaden the definition of family, identify zones allowing licensed residential care facilities including those zones where facilities for seven or more persons are permitted, review siting or separation requirements for licensed residential care facilities, and residential parking requirements for persons with disabilities.*

1) *Definition of Family:* In 1980, the California Supreme Court in the *City of Santa Barbara v. Adamson* struck down a municipal ordinance that permitted any number of *related* people to live in a house in a R1 zone, but limited the number of *unrelated people* who were allowed to do so to five. A group home for individuals with disabilities that functions like a family could be excluded from the R1 zone solely because the residents are *unrelated* by blood, marriage or adoption.

Both State and Federal fair housing laws prohibit definitions of family that either intentionally discriminate against people with disabilities or have the effect of excluding such individuals from housing. Fair housing laws, for instance, prohibit definitions of family that limit the development and siting of group homes for individuals with disabilities (but not families similarly sized and situated). Such definitions are prohibited because they could have the effective of denying housing opportunities to those who, because of their disability, live in a group setting. The failure to modify the definition of family or make an exception for group homes for people with disabilities may also constitute a refusal to make a reasonable accommodation under the Fair Housing Act.

As part of the 2013 Zoning Code Amendment, the City amended the definition of “family” to remove the prerequisite of relation and number of persons. “Family” is now defined simply as two or more individuals living together as a single housekeeping unit in a dwelling unit. There is also a new definition for “single housekeeping unit,” which is defined as “the functional equivalent of a traditional family whose members are a non-transient interactive group of persons jointly occupying a dwelling unit...”. By removing the parameters of relation and number of persons from the definition of “family,” the City has removed unnecessary impediments for persons seeking special living accommodations, as necessary to comply with state and federal laws.

2) *Zones Allowing Residential Care Facilities:* Residential care facilities are referenced as a permitted use in the R-1, R-2, and R-3 Zones. Under California State law, licensed facilities serving six persons or fewer receive special land use protection.

California requires that many types of licensed facilities serving six persons or fewer be treated for zoning purposes like single-family homes. Except in extraordinary cases in which even a single-family home requires a conditional use permit, these laws bar conditional use permits for facilities that serve six or fewer persons.

The land use protection applies to --

- Intermediate care facilities for individuals who have developmental disabilities (Health and Safety Code Section 1267.8)

- Residential facilities for persons with disabilities and for abused children (Health and Safety Code Section 1566.3, and Welfare and Institution Code Section 5116)
- Residential care facility for the elderly (Health and Safety Code Section 1569.87)
- Alcoholism and drug treatment facilities (Health and Safety Code Section 11834.23)
- Residential facilities for persons with chronic life threatening illness (Health and Safety Code Section 1568.0831)\*<sup>1</sup>

Health and Safety Code Section 1566.3 states:

"No conditional use permit, zoning variance, or other zoning clearance shall be required of a residential facility which serves six or fewer persons which is not required of a family dwelling of the same type in the same zone."

A residential facility "...means any family home, group care facility, or similar facility for 24-hour nonmedical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual.

Further:

"'family dwelling,' includes, but is not limited to, single-family dwellings, units in multifamily dwellings, including units in duplexes and units in apartment dwellings, mobilehomes, including mobilehomes located in mobilehome parks, units in cooperatives, units in condominiums, units in townhouses, and units in planned developments."

To achieve consistency with fair housing laws, the City amended the Zoning Code in 2013 with respect to permitting residential care facilities for six or fewer persons in all zones that permit single-family homes. As a part of the Zoning Code amendments, the City also established all-inclusive terms "community care facility-small" to identify the scope of residential care facilities to be permitted unconditionally.

In addition, State law requires that residential care facilities not be defined within the meaning of boarding house, rooming house, institution or home for the care of minors, the aged, or the mentally infirm, foster care home, guest home, rest home, sanitarium, mental hygiene home, or other similar term which implies that a residential facility is a business run for profit. The City's Zoning Code has definitions for four related terms:

**Convalescent Home:** The same as the definition of Nursing and Convalescent Hospital.

**Home for the Aged:** Any building or portion thereof, other than a hospital or a rest home, used and maintained to provide living accommodations, including board, room, or care, for ambulatory aged persons.

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<sup>1</sup> Source: Law Offices of Goldfarb & Lipman, *Between the Lines: A Question and Answer Guide on Legal Issues in Supportive Housing*, 1999, pg. 110.

**Nursing and Convalescent Hospital:** Any place or institution which provides bed accommodations for one or more chronic or convalescent patients, who, by reason of illness or physical infirmity, are unable to properly care for themselves. Alcoholics, drug addicts, persons with mental or communicable diseases, including contagious tuberculosis, shall not be admitted or cared for in nursing and convalescent hospitals.

**Rest Home:** The same as the definition of Nursing and Convalescent Hospital.

As part of the 2013 Zoning Code Amendment, the City introduced a new “community care facility-large” definition to clearly differentiate from these other uses. The City, therefore, does not include residential care facilities within meaning of the above terms.

3) *Residential Care Facilities for Seven or More Persons:* State law -- as the summary below explains -- allows cities to require a conditional use permit for residential care facilities for seven or more persons.

“Because California law only protects facilities serving six or fewer residents, many cities and counties restrict the location of facilities housing seven or more clients. They may do this by requiring use permits, adopting special parking and other standards for these homes, or prohibiting these large facilities outright in certain zoning districts. While this practice may raise fair housing issues, no published California decision prohibits the practice, and analyses of recent State legislation appear to assume that localities can restrict facilities with seven or more clients. Some cases in other federal circuits have found that requiring a conditional use permit for large group homes violates the federal Fair Housing Act. However, the federal Ninth Circuit, whose decisions are binding in California, found that *requiring a conditional use permit for a building atypical in size and bulk for a single-family residence does not violate the Fair Housing Act.*<sup>2</sup> [emphasis added]

However, the City would adhere to the DOJ and HUD interpretation of the Fair Housing Act. In this regard, the two Departments state that

“...because persons with disabilities are entitled to request reasonable accommodations in rules and policies, the group home for seven persons with disabilities would have to be given the opportunity to seek an exception or waiver.”

The reasonable accommodation procedures established by the City allow for facilities housing seven or more disabled persons to seek an exception or waiver from the Zoning Code standards. Residential care facilities serving seven or more non-disabled persons are required to have an approved Conditional Use Permit.

4) *Siting or Separation Requirements for Licensed Residential Care Facilities:* The City’s Zoning Code does not establish siting or separation requirements for the facilities.

Over-concentration of certain care homes in a neighborhood is regulated by the State for licensed facilities. Except for foster homes and elderly care, licenses issued by the California Department of

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<sup>2</sup> Source: Barbara Kautz, Goldfarb & Lipman LLP, *Select California Laws Relating to Residential Recovery Facilities and Group Homes*, pg. 3, (presented at the Residential Recovery Facilities Conference, Newport Beach, March 2, 2007)

Social Services (CDSS) must be a minimum of 300 feet away from any other licensed home (as measured from the outside walls of the house – Health and Safety Code Section 1520.5) If a home is less than the 300 feet, an exemption must be granted by the City, otherwise the license is denied. This 300-foot separation restriction does not apply to licenses issued by the State Department of Alcohol and Drugs for rehabilitation homes.

CDSS must submit any application for a facility covered by the law to the city where the facility will be located. The city may request that the license be denied based on the over concentration of an existing facility (or within 1,000 feet of a congregate living health facility) unless the city approves the application. Even if there is adequate separation between the facilities, a city or county may ask that the license be denied based on over concentration.

These separation requirements apply only to facilities with the same type of license. For instance, a community care facility would not violate the separation requirements even if located next to a drug and alcohol treatment facility.

The City complies with fair housing laws as they relate to spacing and separation requirements. The City has not adopted a standard different from or more stringent than the one the State applies. Moreover, the DOJ and HUD acknowledge that neighborhoods as well as the disabled may suffer if licensed residential care facilities are over concentrated. The DOJ and HUD offer the following guidance:

“...if a neighborhood came to be composed largely of group homes, that could adversely affect individuals with disabilities and would be inconsistent with the objective of integrating persons with disabilities into the community. Especially in the licensing and regulatory process, it is appropriate to be concerned about the setting for a group home. A consideration of over-concentration could be considered in this context. This objective does not, however, justify requiring separations which have the effect of foreclosing group homes from locating in entire neighborhoods.”<sup>3</sup>

5) *Parking Requirements for Persons with Disabilities:* The City's parking standards are established for different uses, not in terms of the occupants of the use. For instance, the City does not have parking standards for single- or multi-family housing occupied by disabled or elderly persons.

The City, however, recognizes that disabled persons who occupy licensed residential care facilities generate a parking need different from non-disabled persons. For instance, developmentally disabled persons may not have licenses to drive a car. The City's reasonable accommodation procedures include an opportunity for disabled persons (or their representatives) to request a reduction and/or waiver of parking requirements.

## Permits and Processing

According to HCD -

Issues to evaluate include the process for requesting retrofit for accessibility, ensuring compliance with all State laws regulating permit requirement of licensed residential care facilities with fewer than six persons in single-family zones, and identification of any conditions or use restrictions for licensed

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<sup>3</sup> Joint Statement of the Department of Justice and the Department of Housing and Urban Development, *Group Homes, Local Land Use, and the Fair Housing Act*, August 18, 1999, page 4.

residential care facilities with greater than 6 persons or group homes that will be providing services on-site.

1) *Requesting Retrofit for Accessibility:* Non-structural retrofits within buildings like adding grab bars, replacing doorknobs with single-lever doorknobs, and exchanging toilets do not require building permits, or City approvals. Structural retrofits like widening doorways or constructing ramps requires a building permit. These requirements are the same for single- and multi-family housing. Tenants residing in apartments must first obtain permission from the owner and/or property manager to make the retrofits.

2) *Ensuring Compliance with all State Laws Regulating Requirements for Licensed Residential Care Facilities:* As explained earlier, in 2013 the City amended the Zoning Code to ensure compliance with all State laws that regulate licensed residential care facilities.

3) *Conditions or Use Restrictions for Licensed Residential Care Facilities with Greater than 6 persons or Group Homes that will be Providing Services On-Site:* Per the amendments to the Zoning Code as of 2013, residential care facilities with more than six persons are conditionally permitted all residential zones.

## **Building Codes**

HCD recommends the analysis -

The year of the Uniform Building Code adoption and any amendments that might diminish the ability to accommodate persons with disabilities, identification of adopted universal design elements in the building code, the provision of reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits.

1) *Building Code Adoption and Amendments:* Temple City has adopted the Los Angeles County Building Code 2011 edition as amended, which is based on the 2010 California Uniform Building, Plumbing, Mechanical, and Electrical Codes. The City has also adopted the Uniform Housing Code, 1997 Edition, recommended by the Department of Housing and Urban Development and the Uniform Fire Code, 2012.

2) *Universal Design Elements:* Although the City has not adopted a “universal design ordinance,” this is not deemed a constraint on existing or new housing for disabled persons. The City understands that universal design aims to serve all people of all ages, sizes, and abilities and is applied to all buildings. For instance, a universal design feature is any component of a house that can be used by everyone regardless of his or her level of ability or disability. A feature, for instance, such as no steps at entrances. Or single-lever water controls at all plumbing fixtures and faucets.

California law, section 17959.6 of the Health and Safety Code, requires a builder of new for-sale residential units to provide buyers with a list of specific ‘universal design features’ which make a home safer and easier to use for persons who are aging or frail, or who have certain temporary or permanent activity limitations or disabilities. A developer is not required to provide the listed features during construction or at any other time, unless the developer has offered to provide a feature and the buyer has requested to and agrees to provide payment.

AB 2787 (2002) mandated HCD to develop one or more model ordinances for *voluntary* local government adoption that would establish universal design building standards without a significant impact on housing cost or affordability. After meetings with various stakeholders representing the interests of persons with disabilities, seniors, the building industry, and assistive technology, HCD developed a pair of draft ordinances. On October 31, 2005, HCD certified and made available the "Model Universal Design Local Ordinance." HCD indicated that the Ordinance might be adopted voluntarily in substantially the same form by any city or county pursuant to Section 17959.

The City's enforcement of the Uniform Building Code does not create an impediment to fair housing choice. However, the City may explore the application of universal design features in both existing and new housing.

3) *Building Code Reasonable Accommodations:* The City's reasonable accommodation procedure includes building code modifications as well as ones pertaining to zoning.

## Conclusions and Findings

The Zoning Code was amended in 2013 to ensure that its rules, policies, and standards are consistent with fair housing laws. The City also developed a reasonable accommodation procedure that encompasses both zoning and building standards. Information regarding the reasonable accommodation procedure is available on the City's website and prominently displayed at the Community Development Department counter.

In addition, amendments to the Zoning Code ensure that residential care facilities serving six or fewer persons are permitted in all zones that permit single-family homes, and residential care facilities serving seven or more persons are conditionally permitted in identified zones.

# Constraints on Meeting the City's Share of the Regional Housing Need

## Guidelines

The Housing Element Law requires the City to identify and remove any governmental constraints that hinder meeting the community's share of the regional housing need. Moreover, in regulating subdivisions, Government Code Section 65913.2 provides --

that a local government may not impose design criteria for the purpose of rendering an affordable housing development infeasible. A community may not impose standards and criteria for public improvements (e.g. streets, sewers, schools, or parks) that exceed those imposed on other developments in similar zones. Additionally, the effect of a community's ordinances and actions on accommodating the housing needs of the region must be considered.

## Analysis

A total of 603 housing units has been allocated to the City as its share of the regional housing need (*Final Regional Housing Needs Assessment*). The Sites Inventory and Analysis (Technical Appendix D) documents the availability of sites for future development and the adequacy of these sites to address Temple City's regional housing needs. The City plans to fulfill its regional housing needs using a combination of the following methods:

- Residential development within the Downtown Specific Plan;
- Underutilized sites zoned for residential use; and
- Residential second units.

In 2013, densities in the Downtown Specific Plan and in R-3 zones not adjacent to R-1 neighborhoods were increased to 30 dwelling units per acre to facilitate affordable housing and encourage development of underutilized residential properties. In addition, the City has land use affordability incentives, including a density bonus ordinance and second unit development incentives to further encourage affordable housing. During the upcoming General Plan and Zoning Code Update, the City will review and consider revising development standards, including parking requirements, for second units in order to further facilitate their

## Conclusions and Findings

The City minimizes the local governmental constraints that would prevent the City from meeting its share of the regional housing need.

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# APPENDIX C: NON-GOVERNMENTAL CONSTRAINTS

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## Introduction

### Introduction

For purposes of providing guidance to cities, HCD has offered the following advice:

*Although nongovernmental constraints are primarily market driven and generally outside direct government control, localities can significantly influence and offset the negative impact of nongovernmental constraints through responsive programs and policies. Analyzing specific housing cost components including the cost of land, construction costs, and the availability of financing assists the locality in developing and implementing housing and land-use programs that respond to existing local or regional conditions. While the price of new housing depends on some factors beyond a locality's control, local governments can create essential site preconditions (favorable zoning and development standards, fast track permit processing, etc.) that encourage and facilitate development of a variety of housing types and prices.*

Per State law, the non-governmental factors that must be analyzed are:

- Availability of financing
- Price of land
- Cost of construction

In addition, the analysis includes the cost of existing and new housing and apartment rents.

## Availability of Financing

### Guidelines

HCD guidance on this nongovernmental constraint factor states:

*This analysis could indicate whether mortgage deficient areas or underserved groups exist in the community.*

*A lack of, or limited access to, take out (new construction, rehabilitation, and/or permanent (mortgage) financing could be addressed through responsive housing finance programs such as mortgage revenue bonding, a mortgage credit certificate program, use of tax credits, first time homebuyer and down payment assistance programs, and/or targeted low-interest CDBG or HOME rehabilitation loans.*

*(The italicized text is guidance provided by the State Department of Housing and Community Development in Housing Element Questions and Answers, October 2006, pg. 35.)*

## Analysis

The availability of financing affects a person's ability to purchase or improve a home; the cost of borrowing money for residential development is incorporated directly into the sales price or rent. Interest rates are determined by national policies and economic conditions, and there is virtually nothing a local government can do to affect these rates. Jurisdictions can, however, offer homeownership assistance programs to expand home purchasing opportunities to a broader economic segment of the population. In addition, government-insured loan programs are an option available to some households to reduce mortgage requirements.

Under the federal Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The availability of financing for a home greatly affects a person's ability to purchase a home or invest in repairs and improvements. HMDA requires lending institutions to disclose information on the disposition of loan applications by income, gender, and race/ethnicity of applicants.

In 2006, prior to the national economic downturn, a total of 149,226 conventional mortgage loans to purchase homes were approved in the Los Angeles-Long Beach-Glendale metropolitan statistical area (MSA), which includes Temple City. An additional 193 government-assisted (commonly known as FHA) loans were approved for the area as well. In 2011, the number of home loans was significantly less than in previous years, with 34,795 conventional and 19,692 FHA loans approved for home purchases in the Los Angeles-Long Beach-Glendale MSA.

As shown in Table C-1, a total of 452 households applied for mortgage loans to purchase homes in Temple City during 2011, and 122 households applied for home improvement loans. More than half of the loan applications to purchase a home were approved, while about 16 percent of the home improvement loans were approved.

Interest rates substantially impact home construction, purchase, and improvement costs. A fluctuation in rates of just 2.5 percent can make a drastic difference in the annual income needed to qualify for a loan. In the recent past, Temple City and the country as a whole have experienced interest rates at historically low levels, enabling many households to purchase a home. Even so, the availability and cost of capital required for pre-development costs for new housing, such as land purchase option money and project design and entitlement processing, as well as uncertainty in the larger housing market, may remain a deterrent to development of affordable multi-family housing.

Beginning in 2006, increases in interest rates resulted in an increased number of foreclosures for households with sub-prime loans when a significant number of sub-prime loans with variable rates

began to convert to fixed-rate loans at much higher interest rates. This dramatic rise in foreclosures was indicative of the housing and larger economic crisis of that began in 2008.

The number of foreclosure notices peaked in 2009, and has been on a steady downward trend since. The number of default notices filed against homeowners in Los Angeles County at the end of 2012 was almost as low as that in 2006, and substantially lower than the peak in December 2009, as indicated in Figure C-1.

**Table C-1**  
**Temple City Conventional Purchase and Home Improvement Loan Applications - 2011**

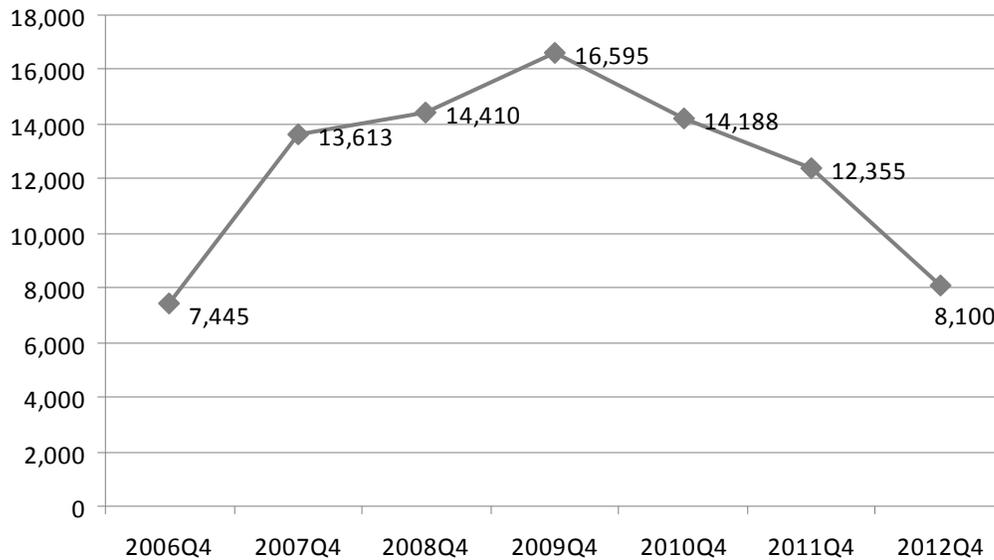
Census Tract	Home Purchase Loans					Home Improvement Loans				
	Total Apps.	% Orig.	% Appr. Not Accepted	% Denied	% Other*	Total Apps.	% Orig.	% Appr. Not Accepted	% Denied	% Other*
4315.01	0	0%	0%	0%	0%	0	0%	0%	0%	0%
4315.02	0	0%	0%	0%	0%	0	0%	0%	0%	0%
4318	38	74%	13%	13%	53%	8	25%	13%	13%	50%
4319	26	50%	12%	8%	31%	10	10%	20%	10%	10%
4320	75	39%	7%	12%	43%	30	47%	7%	13%	33%
4321.01	57	47%	12%	12%	28%	15	67%	0%	0%	47%
4321.02	51	49%	6%	6%	39%	12	58%	0%	0%	42%
4800.12	52	44%	10%	8%	38%	7	43%	0%	29%	29%
4801.01	45	49%	2%	13%	36%	12	42%	8%	17%	50%
4801.02	34	35%	3%	15%	47%	10	40%	0%	20%	40%
4812.01	20	60%	5%	0%	35%	11	36%	18%	27%	18%
4812.02	54	43%	13%	9%	35%	7	57%	0%	29%	14%
<b>Total</b>	<b>452</b>	<b>56%</b>	<b>4%</b>	<b>8%</b>	<b>27%</b>	<b>122</b>	<b>16%</b>	<b>5%</b>	<b>13%</b>	<b>7%</b>

Notes:

1. "Appr. Not Accepted" are those applications approved by the lenders but not accepted by the applicants.
2. "Other" includes files closed for incompleteness, and applications withdrawn.
3. These census tracts comprise the geographic area that generally approximates Temple City.

Source: Home Mortgage Disclosure Act (HMDA), 2011.

**Figure C-1  
Los Angeles County Notices of Default 2006-2012**



Source: DQNews News Releases, 2008-2013.

## Conclusions and Findings

The City has no direct influence on mitigating the effect of interest rates on reducing housing affordability. If first-time homebuyer programs were feasible, the City could provide down payment assistance at low or zero interest rate deferred until the home is sold. The City does utilize CDBG funds to provide home improvement financing at no or low cost through grants and deferred home loans. In addition, the City participates in implementation of home ownership programs available through the County of Los Angeles, such as the Mortgage Credit Certificate (MCC) and Homeownership Program (HOP), to expand homeownership opportunities for lower- and moderate-income households.

## Land Costs

### Guidelines

HCD suggests that –

In looking at the price of land, estimate the average per unit cost of land, or the range of costs for developable parcels, in both single-family and multifamily zones.

### Analysis

Land is perhaps the major variable cost component in producing new housing. Land cost may vary significantly depending on location, permitted development capacity, and whether the site is vacant

or has an existing use that must be removed. There are not large tracts of vacant land in Temple City; the few vacant lots are considerably less than one acre in size. Furthermore, a survey of residential property sales reveals that no vacant residential properties were listed during August and September 2013. One residential property listed for sale was is 0.49 acres, zoned for multi-family development and is developed with a 60-year old fourplex. This property is a prime example of a residential lot that could be redeveloped to replace existing structure(s) with a higher and more appropriate density; this site could support up to 14 units under existing zoning regulations. The cost of a typical underutilized residential property with redevelopment potential such as this is approximately \$70 per square foot.

## Conclusions and Findings

In Temple City, the availability of vacant land is extremely limited and therefore a constraint to the development of new housing of any kind. The improvement of a residential property would most likely require removal of existing structures prior to site development thereby incurring additional development costs. In addition, the purchaser must also pay for the value of the existing structures on site, resulting in a higher total cost of development.

## Construction Costs

### Guidelines

HCD suggests –

*The analysis of construction costs, for typical single-family and multifamily projects, should focus on the total cost to the developer, exclusive of profit, but including land, fees, material, labor and financing.*

### Analysis

One cost factor associated with residential building is the cost of construction, which can comprise a significant portion of the sales price of a home. An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data are national, do not take into account regional differences, and do not include the price of the land upon which the building is built. The 2012 national averages for costs per square foot unit of apartments and single-family homes are as follows:

- Type I or II, Multi-Family: \$127.29 to \$144.89 per square foot
- Type V Wood Frame, Multi-Family: \$96.58 to \$101.08 per square foot
- Type V Wood Frame, One and Two Family Dwelling: \$105.93 to \$113.10 per square foot

The unit costs for residential care facilities generally range between \$122.17 and \$171.33 per square foot. These costs are exclusive of the costs of land and soft costs, such as entitlements, financing, etc. The City's ability to mitigate high construction costs is limited without direct subsidies. Another factor related to construction cost is development density. With an increase in the number of units built in a project, overall costs generally decrease as builders can benefit from the economies of scale.

## Conclusions and Findings

Construction costs vary widely according to the type of development, and project factors including the size of units, the number and quality of amenities provided, quality of construction, and the types and quality of materials used. Another factor related to construction costs is the number of units built at one time. As the number increase, overall costs generally decrease as builders can benefit from the economies of scale. Additionally, manufactured housing (including both mobile homes and modular housing) may provide for lower-priced housing by reducing construction and labor costs.

## Housing Costs and Affordability

The cost of housing when correlated with local income levels is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will usually be a correspondingly higher prevalence of housing cost burden and overcrowding.

### Sales Prices

Table C-2 shows the median price of single-family homes and condominiums sold in 2011 and 2012 in Temple City. The median price of all homes sold in Temple City was \$550,500 at the end of 2012. This was a four percent increase from the median price a year earlier in November 2011, indicating a stable housing market. Many surrounding cities also experienced increases in home prices during the same one-year period, often resulting in larger percent increases in median sales price than in Temple City. However, the home price in Temple City was, and continues to be, well above that of many surrounding jurisdictions.

**Table C-2**  
**Temple City 2011 and 2012 Median Sales Prices**

County/City/Area	Nov. 2011	Nov. 2012	% Change
<b>Temple City</b>	<b>\$529,000</b>	<b>\$550,500</b>	<b>4%</b>
Arcadia	\$820,000	\$725,000	-11.59%
Azusa	\$241,500	\$306,000	27%
Baldwin Park	\$252,000	\$245,000	-3%
Covina	\$180,000	\$187,000	4%
Duarte	\$240,000	\$378,000	58%
El Monte	\$290,000	\$300,000	3%
Glendora	\$330,000	\$375,000	14%
La Puente	\$239,500	\$270,000	13%
Rosemead	\$357,000	\$387,500	4%
West Covina	\$317,000	\$330,000	4%
Los Angeles County	\$310,000	\$350,000	13%

Source: DataQuick California Home Sale Price Medians by County and City, 2012.

The National Association of Home Builders compiles and publishes a quarterly housing affordability index (HOI). The index calculates the percentage of homes (on a scale from 0 to 100) that were sold during a three-month period that would be affordable to a family earning the region's median

income. The index assumes buyers will finance 90 percent of the purchase price with a 30-year fixed-rate mortgage, and takes into account prevailing interest rates, property taxes, and insurance costs.

The Los Angeles-Long Beach-Glendale metropolitan area, which includes the Temple City, consistently ranks among the least affordable metro areas in the country (222 out of 226 during the third quarter of 2012). According to the index, in 2006, less than two percent of the population in the Los Angeles metropolitan area could afford a median-priced home. However, the index indicated in 2009 that 42 percent of the population could afford the median price home, as the median price has fallen dramatically from its peak just a few years ago. In 2012, the index indicated that almost 50 percent of the population could afford the median price home, indicating that the percentage of the Los Angeles metropolitan area population that could afford a median-priced home has steadily increased in recent years. However, the average home price in Temple City is approximately \$200,000 more than the Los Angeles County median sales price, indicating that homeownership may still be out of reach for many in Temple City.

## Rental Housing

Rental housing data for 2013 was compiled from internet rental sources (Table C-3). The survey indicated that the majority of units available are one to three-bedrooms in size and that only a small number of studios and four-bedroom apartments or single-family homes are available for rent. Four-bedroom apartments are rare; however, a number of four-bedroom single-family homes were available for rent during the time of the rental survey.

**Table C-3**  
**Temple City Apartment Rental Rates**

Unit Size	Apartments	Average
Efficiency	\$699 - \$1000	\$800
1 bedroom	\$650 - \$1,095	\$922
2 bedroom	\$1,250 - \$1,700	\$1,476
3 bedroom	\$1,595 - \$2,200	\$1,811
4 bedroom	\$2,300-\$3,000	\$2,500

Source: Craigslist.com, 4rentinla.com, apartmenthunterz.com, trullia.com, and westsiderentals.com. Search performed on September 3, 2013

As Table C-4 shows, rental units in the Temple City generally fall within the range of HUD-determined fair market rents for Los Angeles County.

**Table C-4**  
**2012 Los Angeles County Fair Market Rents**

Efficiency	One-Bed	Two-Bed	Three-Bed	Four-Bed
\$961	\$1,159	\$1,447	\$1,943	\$2,338

Source: HUD User 2012

## Affordability

Housing affordability can be inferred by comparing the cost of renting or owning a home in Temple City with the maximum affordable housing costs to households of different income levels. Taken together, this information can reveal who can afford what size and type of housing. A cost burden occurs when a households spends more than 30 percent of their income on housing. Using this affordability threshold (30 percent of median income), housing affordability can be estimated for various income groups (Table C-5).

**Table C-5  
Housing Affordability**

Income Group	AMI adjusted by size		Affordable Payment		Housing Costs		Maximum Affordable Price	
			Renter	Owner	Utilities	Taxes & Insurance	Home	Rental
Extremely Low (0-30% MFI)	30% AMI							
One Person	\$17,750		\$444	\$444	\$50	\$80	\$68,802	\$394
Small Family	\$22,800		\$570	\$570	\$100	\$90	\$83,330	\$470
Four Person Family	\$25,300		\$633	\$633	\$125	\$95	\$90,457	\$508
Large Family	\$27,350		\$684	\$684	\$150	\$100	\$95,117	\$534
Very Low (30-50% MFI)	50% AMI							
One Person	\$29,550		\$739	\$739	\$85	\$115	\$118,143	\$654
Small Family	\$37,950		\$949	\$949	\$125	\$130	\$152,133	\$824
Four Person Family	\$42,150		\$1,054	\$1,054	\$175	\$140	\$162,001	\$879
Large Family	\$45,550		\$1,139	\$1,139	\$200	\$145	\$174,062	\$939
Lower (50-80% MFI)	60%AMI	70%AMI						
One Person	\$44,325	\$41,370	\$1,108	\$1,034	\$100	\$165	\$168,689	\$1,008
Small Family	\$56,925	\$53,130	\$1,423	\$1,328	\$150	\$190	\$216,714	\$1,273
Four Person Family	\$67,450	\$59,010	\$1,686	\$1,475	\$200	\$210	\$233,599	\$1,486
Large Family	\$72,850	\$63,770	\$1,821	\$1,594	\$250	\$220	\$246,537	\$1,571
Moderate Income (81-120% MFI)	110% AMI							
One Person	\$49,885		\$1,247	\$1,455	\$100	\$215	\$249,986	\$1,147
Small Family	\$64,130		\$1,603	\$1,870	\$150	\$260	\$320,264	\$1,453
Four Person Family	\$71,280		\$1,782	\$2,079	\$200	\$280	\$350,645	\$1,582
Large Family	\$77,000		\$1,925	\$2,246	\$250	\$300	\$371,880	\$1,675

Notations:

1. Small Family = 3 persons; Large Families = 5 persons
2. Property taxes and insurance based on averages for the region
3. Calculation of affordable home sales prices based on a down payment of 10%, annual interest rate of 4.5%, 30- year mortgage, and monthly payment 30% of gross household income
4. Based on Los Angeles County MFI \$64,800 and 2012 HCD State Income Limits
5. Monthly affordable rent based on payments of no more than 30% of household income

Comparing housing costs and maximum affordable prices for low-income households shows that low-income households are being priced out of the Los Angeles County rental and ownership market. Given the median home prices presented in Table C-2, single-family homeownership in Temple City is beyond the reach of all moderate- and lower-income households countywide.

In the rental market, lower-income households generally can afford the market rents in Temple City, especially studios, one-, and two-bedroom apartments. Moderate-income households are able to afford the average unit available for rent in the City, including a three-bedroom house or apartment for a large family.

## Conclusions and Findings

The City's housing market is stable with slight fluctuations in home prices; however, the sales price of single-family homes and condominiums are beyond the means of households with lower and moderate incomes. Although homeownership is unattainable for moderate- and lower-income households, the rents in Temple City are generally affordable to lower- and moderate-income households.

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# APPENDIX D:

## SITES INVENTORY AND ANALYSIS

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### Introduction

Local housing elements must identify sites that can accommodate the city's share of the regional housing need as well as quantify the housing unit capacity of those sites. Moreover, the sites must be suitable, appropriate and available within the planning period to accommodate the housing needs of all income groups. The Sites Inventory and Analysis for Temple City covers the 2014 to 2021 planning period.

Temple City's 2014-2021 RHNA allocation is for 603 housing units. Section D of this Appendix assesses the residential development potential on sites identified as suitable for development within the 2014-2021 planning period, and demonstrates the provision of adequate sites to address the City's RHNA by income category.

### Guidelines

#### Sites to Accommodate City's Share of the Regional Housing Need

Section 65583(a) (3) states that a housing element must include:

*An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment and an analysis of the relationship of zoning and public facilities and services to these sites.*

Section 65583.2(a) states that the inventory of land suitable for residential development –

*...shall be used to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels...."*

HCD guidance includes the following:

*The purpose of the land inventory is to identify specific sites suitable for residential development in order to compare the locality's new construction need by affordability category with its residential development (total supply) capacity. A thorough land inventory will help the locality **determine if additional governmental actions are needed to provide enough sites with appropriate***

**zoning, development standards, and infrastructure capacity** to accommodate its new construction need as required by Section 65583(c)(1). [emphasis added]

Land 'suitable for residential development' has characteristics that make the sites appropriate and available for residential use in the planning period. These characteristics include physical features (flooding, seismic hazards, chemical contamination, other environmental constraints, and slope instability or erosion) and location (proximity to transit, job centers, and public and community services). [emphasis added]

Sites not currently planned and zoned for residential use may be included in the inventory if they are otherwise suitable for residential development and the element includes program actions to change the land use within the current planning period. [emphasis added]

The evaluation of sites to accommodate Temple City's Regional Housing Needs is presented in this *Sites Inventory and Analysis Technical Appendix D*. A discussion of sites to accommodate the 2014-2021 RHNA, environmental site conditions, and availability of public services and facilities are included.

## Zoning for a Variety of Housing Types

Government Code Section 65583(c)(1) states:

*Sites shall be identified as needed to facilitate and encourage the development of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing single-room occupancy units, emergency shelters, and transitional housing.*

A housing element analysis must:

- Identify zoning districts where these housing types are permitted.
- Analyze how development standards and processing requirements facilitate development.

The final section of this Sites Inventory and Analysis Technical Appendix D discusses zoning for a variety of housing types.

## Sites to Accommodate the 2014-2021 RHNA

### Site Capacity Based on Existing Zoning

This section documents the availability of sites for future development and the adequacy of these sites to address Temple City's regional housing needs for the 2014-2021 planning period. The City plans to fulfill its regional housing needs using a combination of the following methods:

- Residential development within the Downtown Specific Plan
- Underutilized sites zoned for residential use
- Residential second units

Housing opportunity sites to meet the RHNA are presented in Figure D-1. Table D-1 summarizes the residential unit potential from the above methods and provides a comparison to Temple City’s 2006-2014 RHNA.

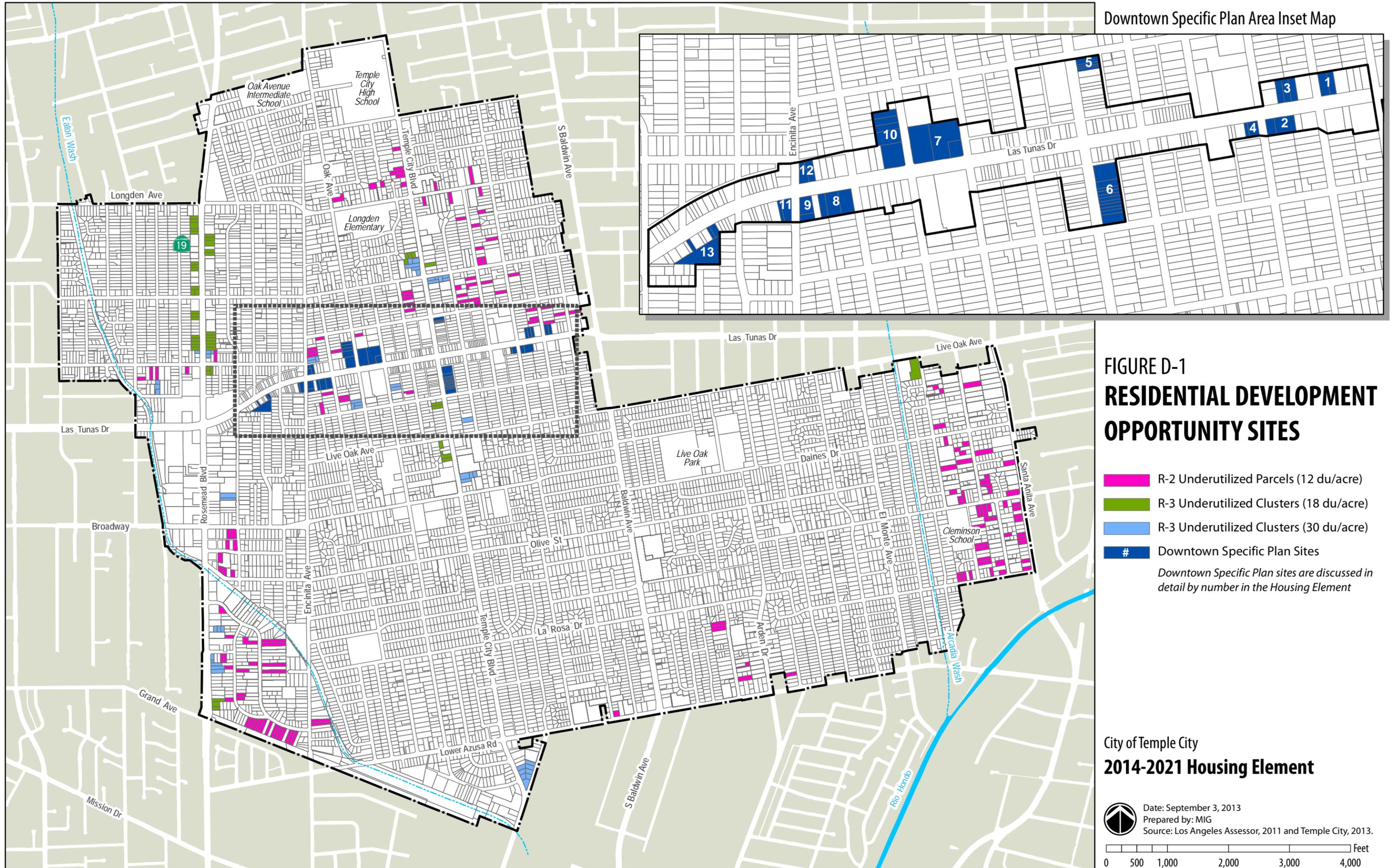
**Table D-1  
Potential Housing Units during the 2014 – 2021 Planning Period**

<b>Income Levels</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
<b>RHNA Targets</b>	<b>159</b>	<b>93</b>	<b>99</b>	<b>252</b>	<b>603</b>
<b><u>Future Unit Capacity</u></b>					
<b>Downtown Specific Plan</b>					
E-C District (45 du/acre)	42	41			83
T-C District (30 du/acre)	28	28			56
W-C District (30 du/acre)	81	80			161
G-C District (30 du/acre)	22	23			45
<b>Underutilized R-2 (12 du/acre)</b>				188	188
<b>Underutilized R-3 (18 du/acre)</b>			91		91
<b>Underutilized R-3<sup>1</sup> (30 du/acre)</b>	101	101			202
<b>Residential Second Units</b>	30				30
<b>Total Units under Existing Zoning</b>	<b>304</b>	<b>273</b>	<b>91</b>	<b>188</b>	<b>856</b>
<b>Units in Excess of RHNA<sup>2</sup></b>	<b>145</b>	<b>180</b>	<b>(8)</b>	<b>(64)</b>	<b>253</b>

<sup>1</sup> Increased densities (30 du/acre rather than 18 du/acre) are permitted on R-3 sites that do not border R-1 parcels.

<sup>2</sup> Units in excess of the RHNA for very low- and low-income categories are applied to moderate- and above moderate-income categories.

As detailed in the Sites Inventory discussion that follows, Temple City has developed a thorough and realistic approach to identifying sites suitable for development during the planning period. Through this refined site inventory analysis, the City is able to demonstrate sufficient site capacity zoned at appropriate densities to accommodate its RHNA for the current planning period.

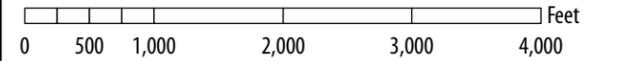


**FIGURE D-1  
RESIDENTIAL DEVELOPMENT  
OPPORTUNITY SITES**

- R-2 Underutilized Parcels (12 du/acre)
  - R-3 Underutilized Clusters (18 du/acre)
  - R-3 Underutilized Clusters (30 du/acre)
  - # Downtown Specific Plan Sites
- Downtown Specific Plan sites are discussed in detail by number in the Housing Element*

City of Temple City  
**2014-2021 Housing Element**

Date: September 3, 2013  
Prepared by: MIG  
Source: Los Angeles Assessor, 2011 and Temple City, 2013.



## Downtown Specific Plan Sites

On December 17, 2002, the City Council adopted the *Temple City Downtown Specific Plan* (Ordinance 02-880), substantially expanding site opportunities for multi-family residential and mixed use development. In 2013, the City Council amended the Downtown Specific Plan to further encourage development, adding development standards for mixed-use and establishing residential densities for multi-family development. The Temple City Downtown Specific Plan now permits horizontal commercial/residential mixed use with ground-floor residential in all districts, with the exception of parcels fronting on Las Tunas Drive in the City Center (CC) Commercial District. Residential development as part of a mixed-use project is permitted throughout the Downtown Specific Plan area at 30 units/acre, and there is no established density cap for senior housing. In addition, the minimum lot size requirement for mixed-use was removed, as was the requirement for a conditional use permit for residential and senior housing projects, to provide more flexibility for future projects. These revisions implement policy direction from the 2008-2014 Housing Element.

The presence of small, underutilized parcels and irregularly shaped lots has been identified as one of the constraints affecting future development in portions of the downtown. In response, the Specific Plan provides various density, height, and parking incentives for the consolidation of smaller lots into larger development sites as a means of achieving the scale and quality of development envisioned for the area. For instance, for multifamily residential projects – including senior housing – the consolidation of lots will result in a 10-15% reduction in parking and a one to three story increase to the maximum height, depending on the number of lots consolidated. Projects are also eligible for a 15-20% increase in number of allowable units when four or more lots are consolidated. In addition, no front yard setbacks are required in the areas where sites are identified. The combination of generous development standards and lot consolidation incentives facilitate residential housing, and senior housing especially. Additional incentives for lot consolidation include reductions in processing time, vacation of alleys, and fee reductions such as processing fees, in-lieu fees, and utility connection fees. Consolidation of individual parcels within the larger development sites presented in Table D-2 is consistent with the Plan's vision for downtown, and will be facilitated by the Plan's incentives.

Similar to the analysis conducted of underutilized residential sites and utilizing the same filtering criteria, as part of the April 2012 land use survey staff conducted a detailed sites survey of the entire specific plan area to identify parcels with near term recycling potential for residential use. Site visits were completed in 2013 to confirm continued viability of these sites. Table D-2 presents key characteristics of the underutilized parcels identified in each of the Specific Plan Districts. Where opportunities for lot consolidation were present, parcels are grouped into larger development opportunity sites.

The Downtown Specific Plan consists of multiple districts; sites have been identified in the East Commercial District (EC), Temple City Boulevard Commercial District (TC), Las Tunas West Commercial District (WC), and the Gateway Commercial (GC) District. The narrative that follows describes the suitability of each site for residential redevelopment, organized by the Specific Plan District in which they are located.

**Table D-2  
Downtown Specific Plan (DSP) - Underutilized Sites Inventory**

Address	Existing Use	Existing DUs	Building Sq Ft	Year Built	Lot Size (Sq Ft)	Floor Area Ratio	Ratio Land/ Total Value	Net DU Potential
<b>DSP Site #1 – EC District</b>								
9901 Las Tunas	Auto Repair	0	2,046	1948	11,478	.18	.71	7
9909 Las Tunas Dr	SFR - Orthodontist	0	1,724	1956	8,752	.20	.43	6
<b>Total Site #1</b>					<b>20,230</b>			<b>13</b>
<b>DSP Site #2 – EC District</b>								
9810 Las Tunas Dr	1 story medical office	0	5,322	1966	19,249	.28	.64	13
9802 Las Tunas Dr	Dentist office	0	2,004	1997	8,348	.24	.53	5
<b>Total Site #2</b>					<b>27,597</b>			<b>19</b>
<b>DSP Site #3 – EC District</b>								
9823 Las Tunas Dr	SFR	1	1,226	1928	8,808	.14	.83	5
9819 Las Tunas Dr	SFR - Acupuncture	0	1,796	1941	8,773	.20	.75	6
9815 Las Tunas Dr	SFR – Medical Use	0	1,779	1930	8,800	.20	.77	6
<b>Total Site #3</b>					<b>26,381</b>			<b>17</b>
<b>DSP Site #4 – EC District</b>								
9738 Las Tunas Dr	Laundromat	0	2,613	1966	8,174	.32	.63	5
9730 Las Tunas Dr	Retail/ Photo Framing	0	875	1961	2,723	.32	.49	1
<b>Total Site #4</b>					<b>10,897</b>			<b>7</b>
<b>Total EC District</b>								<b>56</b>
<b>DSP Site #5 – TC District</b>								
5954 Temple City Blvd	1 story store and residential	0	3,005	1956	8,193	0.37	0.60	5
5952 Temple City Blvd	1 story store building	0	1,080	1948	3,152	0.34	0.69	2
5948 Temple City Blvd	1 story store building	0	960	1948	2,730	0.35	0.74	1
5950 Temple City Blvd	1 story store building	0	960	1948	2,631	0.36	0.65	1
<b>Total Site #5</b>					<b>16,706</b>			<b>9</b>
<b>DSP Site #6 – TC District</b>								
5828 Temple City Blvd	medical building	0	2,496	1938	8,522	0.29	0.81	5
5834 Temple City Blvd	Public parking lot	0	0	-	21,343	0.00	1.00	14

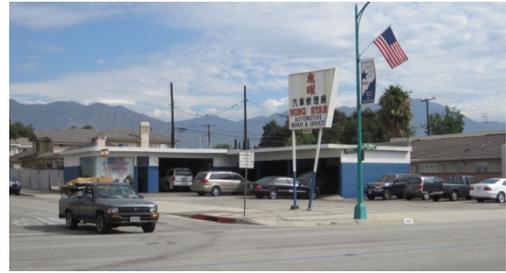
**Table D-2  
Downtown Specific Plan (DSP) - Underutilized Sites Inventory**

<b>Address</b>	<b>Existing Use</b>	<b>Existing DUs</b>	<b>Building Sq Ft</b>	<b>Year Built</b>	<b>Lot Size (Sq Ft)</b>	<b>Floor Area Ratio</b>	<b>Ratio Land/ Total Value</b>	<b>Net DU Potential</b>
5800 Temple City Blvd	vacant funeral home	0	4,734	1939	12,791	0.37	0.75	8
no address available	Private parking lot	0	1,945	-	4,591	0.42	0.96	3
5810 Temple City Blvd	1 story office	0	1,112	1952	3,930	0.50	0.43	2
5812 Temple City Blvd	1 story store building	0	1,482	1954	4,592	0.43	0.67	3
5816 Temple City Blvd	1 story office building	0	1,344	1953	3,925	0.50	0.58	2
5818 Temple City Blvd	1 story store	0	2,844	1948	4,593	0.42	0.69	3
5820 Temple City Blvd	1 story store building	0	1,500	1948	3,924	0.50	0.57	2
5822 Temple City Blvd	1 story auto repair	0	2,290	1946	4,591	0.42	0.57	3
5824 Temple City Blvd	1 <sup>st</sup> floor store/ 2 <sup>nd</sup> story unit	1	3,000	1948	3,923	0.50	0.35	1
<b>Total Site #6</b>					<b>76,726</b>			<b>46</b>
<b>DSP Site #7 – WC District</b>								
9475 Las Tunas Dr	1 story restaurant	0	1,333	1976	11,803	0.11	0.82	8
9465 Las Tunas Dr	2 story office building	0	22,689	1987	50,447	0.45	0.58	34
9441 Las Tunas Dr	1 story store building	0	12,998	1989	42,901	0.30	0.55	29
<b>Total Site #7</b>					<b>105,151</b>			<b>71</b>
<b>DSP Site #8 – WC District</b>								
9228 Las Tunas Dr	1 story office building	0	5,565	1943	17,896	0.31	0.68	12
9226 Las Tunas Dr	1 story store building	0	7,000	1948	17,714	0.40	0.68	12
9216 Las Tunas Dr	1 story medical bldg	0	2,718	1961	9,087	0.30	0.60	6
<b>Total Site #8</b>					<b>44,696</b>			<b>30</b>
<b>DSP Site #9 – WC District</b>								
9200 Las Tunas Dr	1 story restaurant	0	2,612	1964	12,659	0.20	0.69	8
5898 Encinita Ave	1 story medical bldg	0	1,050	1940	5,605	0.19	0.76	3
<b>Total Site #9</b>					<b>18,264</b>			<b>11</b>

**Table D-2  
Downtown Specific Plan (DSP) - Underutilized Sites Inventory**

Address	Existing Use	Existing DUs	Building Sq Ft	Year Built	Lot Size (Sq Ft)	Floor Area Ratio	Ratio Land/ Total Value	Net DU Potential
<b>DSP Site #10 – WC District</b>								
9425 Las Tunas Dr	service station	0	2,322	1973	28,327	0.08	0.70	19
5937 Oak Ave	auto repair shop	0	2,445	1939	9,233	0.26	0.62	6
5929 Oak Ave	1 story auto repair shop	0	2,112	1942	9,230	0.23	0.91	6
5941 Oak Ave	1 story auto repair shop	0	2,882	1959	9,228	0.31	0.73	6
5919 Oak Ave	1 story office building	0	7,208	1991	18,458	0.39	0.55	12
<b>Total Site #10</b>					<b>74,476</b>			<b>49</b>
<b>DSP Site #11 – GC District</b>								
9176 Las Tunas Dr	1 story single family residence	0	608	1933	3,940	0.15	0.80	2
9178 Las Tunas Dr	auto repair shop	0	3,288	1958	11,335	0.29	0.52	7
<b>Total Site #11</b>					<b>15,276</b>			<b>9</b>
<b>DSP Site #12 – GC District</b>								
9209 Las Tunas Dr	1 story stores and residential	4	2,474	1931	8,500	0.29	0.69	1
9201 Las Tunas Dr	1 story store building	0	648	1962	6,575	0.10	0.62	4
5912 Encinita Ave	1 story store building	0	796	1947	2,545	0.31	0.63	1
<b>Total Site #12</b>					<b>17,621</b>			<b>6</b>
<b>DSP Site #13 – GC District</b>								
9116 Las Tunas Dr	1 story store building	0	464	1957	4,329	0.11	0.81	2
9112 Las Tunas Dr	1 story store, unit behind	1	734	1947	2,399	0.31	0.73	0
9094 Las Tunas Dr	Warehouse	0	15,455	1964	40,827	0.38	0.55	28
<b>Total Site #13</b>					<b>47,556</b>			<b>30</b>
<b>Total All DSP Sites</b>					<b>501,577</b>			<b>344</b>

**DSP Site 1** is comprised of two adjacent parcels totaling 20,000 square feet. 9901 Las Tunas is a prime 11,500-square-foot corner parcel underdeveloped with an auto repair use whose building dates back to 1948 and a collection of salvaged vehicles in the rear detract from the Specific Plan’s vision for the EC district. Auto repair and service is no longer a permitted use in the EC district, making this parcel ripe for redevelopment. The adjacent 8,700-square-foot parcel at 9909 Las Tunas is developed with an older (1956) single-family residence converted into an orthodontist office. At 1,700 square feet, the building comprises just 19% of the parcel, with the balance of the site paved for parking. These two adjacent underutilized parcels could be combined to create a site with significant development potential.



**DSP Site 2** represents another corner development opportunity, and at 27,500 square feet, is the largest of the underutilized sites identified in the EC district. 9810 Las Tunas Drive is a 19,000 square foot parcel improved with a 1966 single-story stucco building used as medical offices; the building encompasses less than 30% of the site and is valued at just 35% of the property’s total assessed value. The adjacent site at 9802 Las Tunas Drive is improved with a modest 2,000-square-foot medical office use with a similarly low site coverage (24%) and low building-to-total-property valuation (45%) similar to the adjacent site. The structures themselves are nondescript and do not enhance the appearance of Las Tunas Drive.



**DSP Site 3** consists of three adjacent parcels, 9823, 9813, and 9815 Las Tunas Drive, each containing a small single-family house. Two of the structures have been converted to small office uses, such as acupuncture, whereas one of the units remains residential. The structures range in age from 1928 to 1941, comprise just 20% of the parcel, and constitute just 15% to 25% of the property’s total assessed valuation. The residential parcel is under common ownership with the adjacent office parcel, facilitating lot consolidation for development.



**DSP Site 4** is located at the corner of Las Tunas Drive and Golden West Avenue. It is comprised of two parcels, 9738 and 9730 Las Tunas Drive. Both commercial properties contain structures that date to the early-mid 1960’s and clearly show their age. 9738 is currently being used as a laundromat with a large parking lot fronting on Las Tunas,



and 9730 is a small 875-square-foot building currently being used as an art and photo framing business. Coin operated laundromats are no longer a permitted use in the EC district, making this parcel ripe for redevelopment.

**DSP Site 5** is an approximate 17,000-square-foot site located along Temple City Boulevard north of Las Tunas at Woodruff Avenue. The four parcels that make up the site contain modest 50+ year old single-story structures representative of typical commercial/retail buildings in Temple City. The tenants on these sites are primarily small-business owners, including a realtor, locksmith, upholstery shop, and vacuum cleaner repair shop. Sites are physically underutilized (35% floor area ratio), with low value improvements (25% to 40% of total property value). The properties are maintained but weathered; one space was available for lease in August 2013.



**DSP Site 6**, at over 75,000 square feet, is one of the larger underutilized sites within the Downtown Specific Plan area. It is comprised of 11 contiguous parcels in the 5800 block of Temple City Boulevard, extending from Workman Avenue north to the alley located directly behind the businesses fronting on Las Tunas Drive. The block is anchored by a 21,000-square-foot City-owned parking lot on the northern end, and a 17,000 square foot private parking lot and adjacent prior funeral home (under common ownership) on the southern end. The vacant funeral home building is in a dilapidated condition (with broken windows) and represents blight to the community. The eight parcels located on the block between these two parking lots are occupied by modest, single-story commercial buildings dating from 1938 to 1954 and showing signs of deferred maintenance. Each of these commercial buildings is both physically and economically underutilized, with low floor area ratios (< 50%) and building-to-total-property valuations (20-65%). Commercial occupants are characterized by small, independent retail and service users and include acupuncturists, medical office, jewelry store, law office, small restaurant, beauty salon, and a small printing shop. 5824 Temple City Boulevard includes a second-story apartment unit above ground-floor retail.



**DSP Site 7** is the largest residential development opportunity site identified within Downtown Specific Plan area, totaling over 105,000 square feet and consisting of three parcels: 9475, 9465, and 9441 Las Tunas Drive. Two of these addresses represent single-story strip malls with large surface parking lots whose auto-oriented design and layout (which lack any uses fronting on Las Tunas) is inconsistent



with the more desirable pedestrian-oriented development pattern of other commercial properties in the downtown area. The third, small corner parcel houses a 1,300-square-foot building used as a bakery. Because of these factors, along with a low floor area ratio (35%) and low building-to-total property valuation (40%), this site has been selected as having strong development potential.



**DSP Site 8** is approximately one acre, comprised of three adjacent parcels on the corner of Allesandro Avenue and Las Tunas Drive. Each of these parcels contains a single-story commercial/retail structure that comprises just 30-40% of the parcel area. Commercial occupants include acupuncture, a Chinese dentist, a wedding photographer, and a real estate office. Existing structures are all 50+ years in age, with building valuations comprising well under 40% of each property’s total assessed value. Taken as a whole, Site 8 is underutilized and would be a good candidate for more intensive residential development.



**DSP Site 9** is an 18,000-square-foot site located at the southeast corner of Encinita Ave and Las Tunas Drive comprised of two parcels. The larger (12,600 sq.ft.) corner parcel is significantly underdeveloped with a 2,600–square-foot. prior fast food restaurant building currently operating as a Noodle House. The existing structure was built in 1964 and represents just 30% of the total assessed value of the property. The smaller 5,600-square-foot parcel which fronts on Encinita Avenue is a converted single-family home currently functioning as a medical office. The modest, 1,000 square foot structure was built in 1940, and contributes less than 25% of the property’s total valuation. In addition to the site’s low FAR and building valuation, this site was chosen because of the layout design of 9200 Las Tunas, which does not contribute to the desired pedestrian oriented development pattern in the downtown district.



**DSP Site 10** is an approximate 75,000-square-foot site located at the northwest corner of Las Tunas and Oak Avenue. It is comprised of five parcels: 9425 Las Tunas, a gas station; 5937, 5929, and 5941 Oak, auto repair and plumbing/heating repair and installation; and 5919 Oak, a small independent strip mall. The gas station structures were built in 1973, are valued at just 30% of the total property, and according to staff, have a limited customer base. The auto repair and plumbing/heating repair shops are in marginal condition and uninviting from the street view; utilize very little of the site area; and have low assessed



building values. Site 10 would make an excellent site for residential or mixed use development because of its proximity to amenities, including a grocery store, drug store, and Temple City’s branch of the U.S. Postal Service.

**DSP Site 11**, located at the southwest corner of Las Tunas and Encinita Avenue, is comprised of two parcels, 9176 and 9178 Las Tunas Drive. The structure on 9176 currently houses the office of a small construction company. The 600-square-foot building, constructed in 1933, comprises just 15% of the site and is valued at less than 20% of the property’s total assessed value. 9178 is an auto repair shop built in 1959 that does not appear to have undergone any improvements since it was erected and is clearly aged and weathered.



**DSP Site 12** is located at the northeast corner of Las Tunas and Encinita Avenue and contains three parcels: 9209 and 9201 Las Tunas Drive and 5912 Encinita Ave. The two parcels on Las Tunas contain aged, 60+ year old structures with low economic values and floor area ratios. A 1962 Alta Dena Dairy drive-through appears worn-out and does not have a design layout that lends itself to the desired pedestrian oriented development of the downtown district. The 9209 Las Tunas address is a 1931 stucco residence with non-descript street façade and a small triplex to the rear. An 800-square-foot real estate office built in 1947 is located on the adjoining property on Encinita.



**DSP Site 13** is just over one acre in size and has significant development potential. It is made up of three parcels: 9116, 9112, and 9094 Las Tunas Drive under common ownership (Las Tunas Enterprises Inc). The largest (40,000+ sq. ft.) parcel is largely vacant, with a commercial warehouse on the east side of the parcel. Although removed from the street, this parcel is accessible from Las Tunas by a narrow driveway that leads to the rear. The other two parcels, also owned by Las Tunas Enterprises, contain a 500-square-foot retail structure and 700 square foot residential structure, both with low assessed valuations and floor area ratios. The structure at 9112 Las Tunas in particular clearly shows its age by its wood siding and windows, peeling paint, and small building square footage.



The residential development capacity on all identified sites is based on a permitted density of 30 units/acre, with the



unit potential calculated based on the same methodology utilized for the R-2 and R-3 sites, described in detail below.

## Vacant and Underutilized Residential Sites (R-2 and R-3)

The demand for residential development in Temple City is quite strong. The majority of residential development in Temple City occurs through intensification on underutilized R-2 and R-3 sites, either by additions to existing units, or more commonly, through the demolition of existing units and replacement with a greater number of units as permitted under existing zoning. Purchasers are predominately Asian seeking units with three or more bedrooms to accommodate extended family members. The City's R-2 and R-3 zoning standards, combined with the widespread availability of physically and economically underutilized parcels, has facilitated this type of development.

For purposes of identifying properties suitable for intensification during the 2014-2021 Housing Element, City staff conducted a review of the land use survey conducted in April 2012 of all parcels located in the medium (R-2) and high density (R-3) residential zones. In order to narrow the sites inventory to those underutilized properties that truly have realistic development potential, based on recent development trends (refer to Attachment B for staff reports on recent R-2 and R-3 projects in Temple City), the following filters were applied:

- Ratio of existing building floor area to parcel size (FAR) of 0.30 or less in the R-2 zone (0.50 FAR permitted), and 0.50 or less in the R-3 zone (up to 0.70 permitted)
- Low building structure value, measured by a minimum 60% ratio of assessed land value to total assessed property value
- Age of improvements on site minimum of 30 years old
- Visual checks were made using Google Earth and Google Streetview, and site visits were made to ascertain the actual buildout and visual conditions of buildings, and to confirm that no new development had occurred since the April 2012 land use survey was completed.

As summarized in Table D-1 (and provided in greater detail in Attachment A), a total of 31 underutilized sites are located within the R-3 zone; 15 of these sites are not adjacent to R-1 zoned properties and thus would be eligible for a by-right density allowance of 30 units/acre, yielding a potential net increase of 101 units. The remaining 16 clusters of R-3 sites would permit development at 18 du/acre, yielding a potential net increase in 91 units. Typical R-3 parcel sizes can support 3 to 4 units, and are frequently combined to achieve larger projects. Within the R-2 zone, a total of 153 underutilized parcels were identified, yielding a net increase of 188 units. As a means of illustrating the significant opportunity for lot consolidation, the R-3 site inventory groups adjacent underutilized parcels into larger development sites, and specifically identifies adjacent parcels under common ownership. The City continues to experience significant infill development interest in its R-2 and R-3 neighborhoods by investors/builders of condominium subdivisions.

Particularly along Rosemead and Temple City boulevards, groupings of underutilized R-3 parcels developed with only a single, older unit provide significant opportunities for lot consolidation, illustrated by a recent R-3 apartment project on 5008 and 5012 Rosemead Boulevard that combined adjacent sites to achieve a total of 8 units. Attachment B includes staff reports on four R-3 projects (including the afore-mentioned) and five R-2 projects that illustrate the residential recycling occurring in these zones and the achievement of maximum permitted densities on both individual and consolidated lots.

As a means of further facilitating recycling and providing for a broader range of housing types, the City allows increased multi-family densities on parcels which do not directly impact single-family residential neighborhoods. In 2013, Temple City revised the Zoning Code to permit residential development at 30 units/acre in the R-3 zone where R-3 parcels are not adjacent to R-1 neighborhoods. This recent zoning amendment preserves Temple City's existing transition of densities from multi-family zoned areas to abutting single-family neighborhoods while serving as a strong economic incentive for development.

In order to assess the realistic development capacity on each parcel, the following methodology was utilized. Review of development projects within the R-2 and R-3 zones demonstrate the ability to achieve the maximum permitted density of 12 and 18 units per acre, respectively, under the City's development standards on both individual and consolidated lots. While not all projects are built to the maximum density, the majority of developments maximize the floor area through the provision of larger three and four bedroom unit sizes. Given the height, reduced parking and lot consolidation incentives provided for under recent zoning amendments, the unit capacity calculation is based on 12 units/acre for R-2 parcels, 18 units/acre for R-3 parcels, and 30 units/acre for non-R-1 adjacent R-3 parcels. In determining the net unit potential on each parcel, fractional units are rounded down to the nearest whole number, and the existing number of units on the site is subtracted.

As illustrated in Figure D-1, a significant number of underutilized residential sites are located along Rosemead Boulevard. Recycling of these underutilized uses is consistent with the City's vision to transform the two mile stretch of this regional highway that runs through Temple City into a multi-modal, pedestrian friendly corridor. The City has secured \$18 million in project funding from 14 different federal, state, county and other sources for implementation of the Rosemead Boulevard Safety Enhancement and Beautification Project, and construction broke ground in March 2013. Major components of the project include:

Sidewalk replacement, installation of accessible ramps and crosswalks  
Creation of separated bike lanes  
Construction of transit stop improvements and seating nodes  
Added traffic signalization and street reconfiguration to calm traffic flow  
Beautification through new landscaping, pedestrian and vehicular lighting  
Furnishings, decorative planters, entry monuments, signage and public art.

One of the project's goals is to serve as a catalyst for redevelopment along Rosemead Boulevard.

## Second Residential Units

Temple City permits second residential units by right in the R-1, R-2 and R-3 zoning districts, providing significant additional capacity for second units throughout the community. The City has structured its second unit regulations to ensure their affordability, requiring rents to be maintained at levels affordable to very low income (<50% AMI) households. In addition, pursuant to Program 8 of the Housing Element, to further facilitate development of second units the City will re-evaluate the development standards for second units during the upcoming comprehensive General Plan and Zoning Code Update.

With 23 second units constructed during the previous planning period (2008 to July 2013), the market for second units in Temple City is considered robust. Projecting a similar rate of second unit

construction during the 2014-2021 period, the City conservatively anticipates an additional 30 second units would be developed.

## Environmental Conditions

### Guidelines

Section 65583.2 (b)(4) states that the inventory of sites shall include:

*A general description of any environmental constraints to the development of housing within the jurisdiction, the documentation of which has been made available to the jurisdiction. This information need not be identified on a site-specific basis.*

HCD indicates that:

*The element should include a general description of any constraints to the development of residential projects. Examples of such environmental constraints may include hillside development, flood zones, wetlands, fault lines, contamination, and contracts such as Williamson Act land or easements.*

### Analysis

All housing sites identified as suitable for development in Temple City's Housing Element are infill sites in areas designated as R-2 and R-3, or within the Downtown Specific Plan. As a result, all sites/lots have existing dwelling units or structures. New developments in the R-2 and R-3 zones are generally categorically exempt from the California Environmental Quality Act (CEQA), or at most, may be subject to preparation of a negative declaration. Baseline environmental review has already been completed for the Downtown in conjunction with adoption of the Downtown Specific Plan. The City is not aware of environmental conditions that would constrain or impede continued residential infill development on R-2 and R-3 zoned sites, or within the Downtown area.

### Conclusions and Findings

Environmental conditions do not constrain or impede the development of infill sites. As development is proposed, project-level environmental analysis will be conducted.

## Public Facilities and Services

### Guidelines

The Housing Element must include "...an analysis of the relationship of zoning and public facilities and services to these sites." Section 65583.2 (b)(5) states the inventory shall include:

A general description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities. This information need not be identified on a site-specific basis.

HCD provides the following guidance:

“The analysis is a means of determining the current or proposed timing of availability of essential public facilities and services (e.g., sewer and water system trunk lines and treatment facilities, roads, and storm drainage facilities) for sites identified for residential development. The element must include a general description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities, and indicate whether public or private. A site-specific analysis is not required. The element must include sufficient detail to determine whether water delivery systems and sewer treatment capacity is or will be (i.e., within the planning period) available to the identified sites. However, if parcel specific detail is available, this information could be included in the element.

“Any phasing plans of a relevant specific plan, development agreement or Capital Facilities Financing Plan should be described.”

-State Department of Housing and Community Development, *Housing Element Questions and Answers*, October 2006, page 25.

## Analysis

### **Water Delivery Service**

Water service to properties within Temple City is provided by four water providers, which are not governed the City of Temple City: the California American Water Company, the East Pasadena Water Company, the Sunny Slope Water Company, and the Golden State Water Company. Many lines are old, and may need to be upgraded to meet fire flow or water service requirements for a large new development. The providers estimate that they can serve approximately 350 new net water meters for all consumers residential, commercial and industrial under existing conditions. Water demand beyond this number of net water meters could require developers to upgrade existing lines.

### **Sewer Treatment Capacity**

A network of sanitary sewers is essentially complete, although on-site main line sewers may be required at the time of subdivision. In mid-year 2008, the City completed a sewer capacity study. The methodology utilized in assessing the hydraulic characteristic of the City’s sewer collection system was based on the current and ultimate demographics derived from the City’s zoning and general plans, and establishing a realistic average and peak flow coefficients for various land uses within the study area. The primary source of information regarding existing and future land use and character of development is the City Zoning and General Plans.

The study categorized sewer capacity as described below.

- 1) *Currently Substantially Deficient (CSD)*: The sewer pipes under this category have a depth ratio greater than 90 percent under the existing peak flow condition. A high priority ("Priority 1") relief project needs to be implemented immediately to address the hydraulic constraints.
- 2) *Ultimately Substantially Deficient (USD)*: The sewer pipes under this category have a depth ratio greater than 90 percent under the ultimate peak flow condition. A "Priority 2" relief project might be needed within the next 5 years to address the hydraulic constraints.
- 3) *Currently Marginally Deficient (CMD)*: The sewer pipes under this category have a depth ratio greater than 50 percent and less than 90% under the ultimate peak flow and not under the existing condition. A "Priority 4" relief project might be needed within the next 10 years to address the hydraulic constraints. The action plan includes visual inspection after major development and periodic flow monitoring to re-examine the projects under this category.

Specific capital improvement projects to replace aging sewer lines were identified pursuant to the Sewer Master Plan and improvements have been implemented by the City of Temple City. The Longden Avenue Sewer Replacement Project, one of the primary recommendations of the Sewer Master Plan, is funded and anticipated to occur in 2014.

### **Storm Drainage Facilities**

A network of storm drain facilities is in place, although storm drains may be required at the time of subdivision.

### **Roads**

The City's street system is in place, with occasional need for street widening or extensions, or new cul-de-sacs.

## **Conclusions and Findings**

Water and sewer capacity is adequate to accommodate the construction of housing units equal to or greater than the City's share of the regional housing need. Certain infrastructure improvements (i.e., storm drains, street widening) may be needed at the time of subdivision, and for large developments upgrades to existing water or sewer lines may be required. Sewer improvements also may be needed in areas where Priority 1 improvements overlap areas to be re-zoned.

## **Zoning for a Variety of Housing Types**

The housing element must describe the zoning policies that facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.

The focus of Part F is on those housing types listed in Government Code Section 65588(c)(1) and listed in the first paragraph above. In effect, these housing types represent a continuum of housing from

emergency shelter to transitional housing to supportive housing to more independent housing such as SROs and multifamily rental housing.

The other housing types represent housing for a unique special needs population (farmworkers) and construction types (factory built and mobilehomes).

## Emergency Shelters

Government Code Section 65583(a)(4)(A) requires the City to identify –

*“... a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelter.... except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter.*

*“If the local government cannot identify a zone or zones with sufficient capacity, the local government shall include a program to amend its zoning ordinance to meet the requirements of this paragraph within one year of the adoption of the housing element.” [emphasis added]*

Emergency and transitional shelters are facilities for the temporary shelter and feeding of homeless, disaster victims, or persons facing other difficulties, such as domestic violence. The Temple City Zoning Code allows emergency shelters as a permitted use in the C-3 Zone.

The C-3 Zone extends along Rosemead Boulevard between Las Tunas Drive and Broadway. City staff conducted a land use survey of this 16.1 acre area and identified numerous existing buildings that could be renovated, rehabilitated, or converted to an emergency shelter.

The C-3 Zone permits uses such as gymnasiums and medical buildings and comparable uses that are housed in large, open buildings. The C-3 Zone is located along the City's major corridor, making the sites accessible via walking, bicycle, automobile, and public bus transportation. Convenience and neighborhood shopping establishments are located along Rosemead Boulevard between Las Tunas Drive and Broadway. Medical services are available along Rosemead Boulevard between Las Tunas Drive and Broadway.

Based on the size of the zone identified, opportunities for adaptive reuse of existing buildings, and ready access to services and transportation, the zone has sufficient capacity to accommodate the City's homeless need in at least one year-round shelter.

The development and management standards for emergency shelters in the City's Zoning Code were drafted to be consistent with State law. Specific provisions for emergency shelters in Temple City are as follows:

- C-3 Zone Standards: An emergency shelter shall be subject to the standards of development that apply to the C-3 zone. There is no density standard applicable in the C-3 Zone.
- Maximum capacity: An emergency shelter shall contain a maximum of 30 beds and shall serve no more than 30 homeless persons at the same time.

- Interior intake space: An emergency shelter shall provide an interior waiting and intake area shall which contains a minimum of 200 square feet. No exterior waiting area shall be allowed on or off the premises.
- Common facilities: An emergency shelter shall provide common areas with common facilities including but not limited to a central kitchen, dining room, laundry room, and a common gathering area.
- Open space: An emergency shelter shall provide adequate outdoor open space area with landscaping. All open spaces shall be fenced and not visible from Rosemead Boulevard.
- Lighting. An emergency shelter shall provide adequate external lighting for security purposes. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and with brightness or glare controlled so as to be compatible with the neighborhood.
- Maintenance facilities: An emergency shelter shall provide a utility closet with a wash sink having hot and cold running water for storage of cleaning supplies and equipment.
- Trash Enclosure: An emergency shelter shall provide a trash enclosure to the minimum requirements of Section 9362(E).
- Parking: An emergency shelter shall provide one (1) off-street parking space for every ten (10) beds plus one (1) off-street parking space per each employee and agency vehicle, all in a manner consistent with Section 9291.
- Management: The agency or organization operating the shelter shall comply with the following requirements:
  1. Duration of stay by residents shall be limited to a maximum of six (6) months.
  2. Supportive services shall be provided to assist residents to obtain permanent shelter and income. Such services shall be provided at no cost to tenants.
  3. The agency or organization operating the emergency shelter shall have a written management plan including, as applicable, provisions of staff training, neighborhood outreach, admittance hours, security, screening of residents to insure compatibility with services provided at the facility, and for training, counseling, and treatment programs for tenants.
  4. Emergency shelters shall provide for an on-site resident manager, an on-site management office and security during all hours of operation.
- Business License: The agency or organization operating the emergency shelter shall obtain a city business license before commencing operation.

All uses permitted in the C-3 Zone require a site plan review. Required information as part of the site plan application is typical of that required by California cities prior to the issuance of a building permit for new construction, or certificate of occupancy prior to completion of a renovation. The site plan review is conducted by the Community Development Department and does not require a public hearing before either the Planning Commission or City Council. The site plan review process does not hinder the development of uses permitted in the C-3 Zone, which includes emergency shelters.

The C-3 Zone requires a minimum lot size of 5,000 square feet. Setback requirements include 15 feet for a front yard setback and no minimum standard for the side or rear yard setback. For commercial buildings having a height of 45 feet or less, there is no requirement for a site development plan review. No building can be less than 750 square feet. These development standards facilitate the development or conversion of a building to an emergency shelter by providing a small minimum lot size, a small minimum building size, no minimum standard for side or rear setbacks, and a height limit up to 45 feet.

## Transitional Housing

Transitional housing provides longer-term housing (up to two years), coupled with supportive services such as job training and counseling, to individuals and families who are transitioning to permanent housing. The City treats transitional housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone. Consistent with State law, small transitional housing is considered a standard residential use and is permitted by right in the R-1, R-2, and R-3 zones, pursuant to Zoning Code amendments adopted in 2013.

## Supportive Housing

Supportive Housing is defined as housing with no limit on the length of stay and that is occupied by a special needs population (as defined by Health and Safety Code Section 53260(d)), and that provides a significant level of onsite and offsite services that assist the supportive housing residents in retaining the housing, improving their health status and maximizing their ability to live, and when possible, to work in the community. As required by State Law, the City permits supportive housing as a residential use and shall be subject only to those restrictions that apply to other residential uses of the same residential housing type located in the same zoning district; supportive housing is defined in the Zoning Code and permitted by right in the R-1, R-2, and R-3 zones.

## Single-Room Occupancy (SRO) Housing

Single-Room Occupancy Housing is defined in the Temple City Zoning Code as any building containing five or more guestrooms or units which are used, rented, or hired out to be occupied for sleeping purposes by residents, and which is also the primary residence of those residents. The individual units may lack either cooking facilities or a full bathroom, or both. However, for purposes of this definition, an SRO does not include residential care homes, senior housing projects, rooming and boarding houses, hotels and motels, bed and breakfast lodging, extended care facilities or hospitals. Single Room Occupancy facilities are permitted within the C-3 Zone subject to a conditional use permit.

## Mobilehomes

The Zoning Code does not specifically reference mobilehomes as either a permitted or conditionally permitted use in the residential zones. The R-1 Zone does reference “modular homes” as a permitted use in the R-1, single-family zone. The Zoning Code does define modular home as encompassing mobile home construction. Modular homes are expressly prohibited in the R-2 Zone.

The processing of mobile homes is consistent with Government Code Section 65852.3(a) which requires, with the exception of architectural standards, that mobilehomes shall be subject to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject. Stick-built and modular homes are permitted in the R-1 Zone and have identical development standards.

## Housing for Agricultural Workers

According to HCD guidance:

“The element must quantify farmworker populations and define specific characteristics (e.g., seasonal, single males/females, families). Once the community has an understanding of the farmworker population and their housing needs, it must ensure that appropriate housing types can be made available.”

There is no housing need for farmworkers in Temple City. According to the State of California Employment Development Department, a farm worker is --

- A person who performs manual and/or hand tool labor to plant, cultivate, harvest, pack and/or load field crops and other plant life.
- A person who attends to live farm, ranch or aquacultural animals including those produced for animal products.”

The City has no land devoted to the production of field crops and/or other plant life. Likewise, there is no land used for animals. As a result, there are no farmworkers employed in Temple City. There may be persons “housed” in the City who are farmworkers at locations outside the municipal boundaries; however, the latest Census estimates indicated that no persons reported an agriculture occupation.

## Multi-family Rental Housing

The Housing Element Law requires cities to facilitate and encourage the development of multi-family rental housing. The list below provides a summary of the key processing requirements:

Projects that comply with the development standards are approved administratively by the Community Development Department.

Existing lots zoned R-2 and R-3 are exempt from the minimum lot size requirements of 7,200 square feet (R-2) and 10,000 square feet (R-3).

The Zoning Code establishes design guidelines for development in the R-2 and R-3 Zones. The guidelines are advisory and negotiated between the City and property owner, builder or developer. However, if the project does not comply with a substantial portion of the design guidelines, then permits may be denied by the Community Development Department.

Multi-family rental housing also is permitted in the Mixed Use and Senior Housing Overlay Zones and the Downtown Specific Plan.

The **Mixed-Use Zone (MUZ)** provides for a combined mix of medium (12 dus/ac) and high density (18 dus/ac) residential development with retail, office, and service uses, with the non-retail uses located primarily at the street level to create a pedestrian oriented environment. In addition to high density residential uses, which would be allowed in conjunction with any mixed use development, special consideration and/or a density bonus can be awarded when housing is specifically designated and reserved for low/moderate income households. The MUZ can be applied to sites where the General

Plan designation is commercial and where the minimum site size is one acre. Application for an MUZ requires a zone change, precise plan of development and development agreement.

The purpose of the **Senior Housing Overlay Zone** is to provide optional standards and incentives for the development of senior housing which is restricted to residents 62+ years of age. Whenever the senior citizen housing overlay has been added to an underlying zone in accordance with the procedures for a zone change, the property may be developed in accordance with the Senior Housing Overlay Zone or the underlying zone. The Senior Housing Overlay Zone facilitates rental housing by establishing a maximum density through the zone change/CUP process, density bonus for affordable low income housing, reasonable minimum housing unit sizes, and establishing parking requirements based on in consideration of the age of the occupants, project location and other pertinent variables. Senior citizen housing is conditionally permitted in all zones, except R-1; senior citizen housing within the Downtown Specific Plan area is governed by the provisions of that Specific Plan.

The **Downtown Specific Plan** encourages and facilitates the development of high density housing, affordable senior housing and residential/commercial mixed use. In 2013, Temple City amended the Downtown Specific Plan to add development standards and design incentives for mixed-use development, including: 1) allowing horizontal mixed use with ground floor residential in all Downtown Specific Plan districts (with the exception of parcels fronting on Las Tunas Drive in the City Center Commercial District); 2) establishment of R-3 residential densities for non-senior housing, with no established density cap for senior housing; 3) elimination of the conditional use permit requirement for residential and senior housing projects; and 4) elimination of one acre minimum lot size requirements for mixed use.

The Zoning Code provides administrative relief and fast track processing of CUP and variance applications. The Zoning Code establishes a “fast track modification committee” consisting of the City Manager, City Attorney and Chairman of the Planning Commission. The Committee may decide to refer CUP and variance applications directly to the Planning Commission – and thereby reduce processing time -- when the Committee makes certain findings involving public health, safety and welfare and the absence of environmental impacts.

The City’s Zoning Code encourages and facilitates multifamily rental housing in several zones, by providing development incentives, clear definitions, and fast track processing of projects. As a means of further facilitating housing consistent with the City’s regional housing needs, the City recently established a new administrative review process for multi-family development applications that is focused on site and architectural review.

Technical Appendix B provides more details on the following:

- Mixed Use and Senior Housing Overlay Zones
- Downtown Specific Plan
- Timelines for Development Review and Fast Track Processing
- Development Incentives

## Factory-Built Housing

Modular homes are permitted in the R-1 Zone.

# **APPENDIX E:**

## **REVIEW AND REVISION – PROGRESS REPORT**

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### **Introduction**

Section 65588(a) of the Government Code requires that the City review the current Housing Element to evaluate:

“Effectiveness of the element” (Section 65588[a][2]): A comparison of the actual results of the earlier element with its goals, objectives, policies and programs. The results should be quantified where possible (e.g., rehabilitation results), but may be qualitative where necessary (e.g., mitigation of government constraints).

“Progress in implementation” (Section 65583[a][3]): An analysis of the significant differences between what was projected or planned in the earlier element and what was achieved.

“Appropriateness of goals, objectives and policies” (Section 65588[a][1]): A description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the prior element.

The information presented in this Technical Appendix provides an evaluation of Temple City’s accomplishments toward implementing the 2008-2014 Housing Element and contributes to establishing the policies and programs that should be retained and carried forward in the updated 2014-2021 Housing Element.

### **Effectiveness of the Housing Element**

For the 2008-2014 Housing Element cycle, Temple City was assigned a RHNA of 987. Of these 987 units, 249 units were allocated to be affordable to very low-income households, 156 units to low-income households, 165 units to moderate-income households, and 416 units to upper-income households.

The 2008-2014 Housing Element was found to be in compliance with Housing Element law by the State in 2013. The Housing Element demonstrated that the City has adequate zoning and sites to meet its 2008-2014 RHNA of 987 units.

Due to the economic downturn of recent years, Temple City experienced very little residential growth between 2008 and 2013. Based upon a review of building permit records from the City, between

2008 and 2013, 34 percent of the regional housing construction needs were met. Of the 338 housing units built during this period, 23 were second units that are affordable to very low- and low-income households, achieving 68 percent of the City’s quantified objective for second units.

The loss of Redevelopment Agency Housing Set-Aside Funds due to the dissolution of the Redevelopment Agency in 2011 resulted in a greater reliance upon Community Development Block Grant (CDBG) funds to support the ongoing Housing Rehabilitation Program. Since 2008, \$602,680 of CDBG funds were expended for improving 26 housing units (68 percent of the City’s quantified goal) using the Home Improvement Deferred Loan Program. The City also assisted 17 households (33 percent of the City’s quantified goal) with home repair projects through the Handyworker Assistance Program using Redevelopment Agency Funds and CDBG Funds during the 2008-2014 Housing Element planning period.

The City’s quantified objective in providing affordable housing through the Section 8 Housing Choice Voucher Program was 59 households. As of September 2013, 89 households received Housing Choice Vouchers in Temple City, exceeding the quantified objective.

## Progress in Implementation

The progress report also involves an analysis of the significant differences between what was projected or planned in the earlier element and what was achieved. Table E-1 summarizes the quantified objectives contained the City’s 2008-2014 Housing Element and evaluates progress toward fulfilling these objectives. A program-by-program review, including the progress and implementation of programs, is provided in Table E-2.

**Table E-1**  
**Temple City Summary of 2008-2014 Quantified Objectives and Progress**

	Income Level				Total
	Very Low (0-50%)	Low (51-80%)	Moderate (81-120%)	Above Moderate (120%+)	
<b>Construction Objectives (RHNA)</b>					
<b>Goal</b>	249	156	165	416	987
<b>Progress</b>	23 (9%)		0(0%)	315 (76%)	338 (34%)
<b>Second Units Objectives</b>					
<b>Goal</b>	34		--	--	34
<b>Progress</b>	23 (68%)		--	--	23 (68%)
<b>Section 8 Rental Assistance Objectives</b>					
<b>Goal</b>	59	--	--	--	59
<b>Progress</b>	89 (151%)	--	--	--	89 (151%)
<b>Housing Code Enforcement Objectives</b>					
<b>Goal</b>	875				875
<b>Progress</b>	4,273 (488%)				4,273 (488%)
<b>Home Improvement Deferred Loan Objectives</b>					
<b>Goal</b>	18	20	--	--	38
<b>Progress</b>	5(28%)	6 (30%)	15	--	26 (68%)
<b>Handyworker Assistance Objectives</b>					
<b>Goal</b>	35	16	--	--	51
<b>Progress</b>	4 (11%)	7 (44%)	6	--	17 (33%)

**Table E-2  
Temple City Housing Program Accomplishments of the 2008-2014 Housing Element**

<b>Program</b>	<b>Objectives</b>	<b>2008-2014 Accomplishment</b>	<b>Effectiveness and Appropriateness</b>
<p>1. Temple City Downtown Specific Plan</p>	<p>Promote identified opportunity sites and lot consolidation incentives to the residential development community and on the City’s website. Amend residential development standards within the Specific Plan to better facilitate development.</p>	<p>In 2013, the City made the following amendments to the Specific Plan:</p> <ul style="list-style-type: none"> <li>▪ Allowance for horizontal (side-by-side) commercial/residential mixed use with ground floor residential in all districts, with the exception of parcels fronting on Las Tunas Drive in the City Center (CC) Commercial District</li> <li>▪ Establishment of 30 unit/acre residential densities for non-senior housing, with no established density cap for senior housing</li> <li>▪ Elimination of the conditional use permit</li> <li>▪ Elimination of one acre minimum lot size requirement for mixed use</li> </ul> <p>A copy of the Downtown Specific Plan, including incentives for development of the area, is available on the City’s website and at City Hall.</p>	<p>Although a portion of this program was completed in 2013, the promotion of opportunity sites and development incentives within the Downtown Specific Plan area continues to be an effective means for facilitating the construction of housing for all income groups in the City. Therefore, this program is included in the 2014-2021 Housing Element with modifications.</p>

**Table E-2  
Temple City Housing Program Accomplishments of the 2008-2014 Housing Element**

<b>Program</b>	<b>Objectives</b>	<b>2008-2014 Accomplishment</b>	<b>Effectiveness and Appropriateness</b>
2. Multi-family Sites Inventory and Development Incentives	Maintain an inventory of vacant and underutilized multi-family residential sites and place on the City’s website, and provide to developers in conjunction with information on available development incentives. Adopt zoning text amendments for R-3 parcels that do not abut single family neighborhoods to facilitate program implementation.	<p>In 2013, the City made the following amendments to the Zoning Code in order to facilitate the recycling of underutilized residential properties in the City:</p> <ul style="list-style-type: none"> <li>▪ Establishment of a by-right 30 unit/acre residential density in R-3 zones not abutting R-1 zones.</li> <li>▪ Increase in building height to 3 stories in R-3 zones not abutting R-1 zones.</li> <li>▪ Allowance for reduced parking based on a parking study demonstrating reduced parking demand resulting from transit accessibility or other factors</li> <li>▪ Elimination of CUP requirement for projects with 3 or more units</li> <li>▪ Lot consolidation incentives (described further under Program 3)</li> </ul> <p>A copy of the development incentives and the Sites Inventory is available on the City’s website and at City Hall.</p>	The promotion of vacant and underutilized multi-family residential sites and development incentives continues to be an effective means for facilitating the construction of housing for all income groups in the City. Therefore, this program is included in the 2014-2021 Housing Element with minor modifications.
3. Lot Consolidation Incentives	Adopt incentives for lot consolidation in the R-3 zone modeled after the Downtown Specific Plan program, and contact property owners of 2 or more adjacent underutilized parcels to encourage consolidation.	In 2013, the City amended the R-3 zone to promote and facilitate lot consolidations for more viable housing developments. Amendment of the R-3 zone included incentives for increased density and height, reduced parking, reduced processing time, vacation of alleys, and fee reductions.	This program was completed and is not included in the 2014-2021 Housing Element.
4. Zoning for Special Needs	Amend the zoning ordinance within six months of Housing Element adoption to add emergency shelters as a permitted in the C-3 zone along Rosemead Boulevard. Develop objective standards to regulate emergency shelters as provided for under SB 2.	In 2013, the Zoning Code was amended consistent with State laws to facilitate and encourage housing in the forms of Emergency Shelters, Transitional and Supportive Housing, and Single Room Occupancy Units (SRO).	As the Zoning Code was amended in 2013 to be in compliance with pertinent State laws, this program will be modified to remove completed objectives and included in the

**Table E-2  
Temple City Housing Program Accomplishments of the 2008-2014 Housing Element**

<b>Program</b>	<b>Objectives</b>	<b>2008-2014 Accomplishment</b>	<b>Effectiveness and Appropriateness</b>
	<p>Amend the zoning ordinance within six months of Housing Element adoption to make explicit provisions for transitional and supportive housing.</p> <p>Amend the zoning ordinance within six months of Housing Element adoption to define and establish parameters for single room occupancy uses within the C-3 zoning district.</p>		<p>2014-2021 Housing Element to continue facilitating housing opportunities for special needs groups.</p>
<p>5. Energy Conservation Program</p>	<p>Adopt the Energy Efficiency Plan by the end of 2012, and continue to provide information on the City's website to educate residents, businesses, and visitors on actions they can take to reduce energy use and conserve energy. Incorporate energy utilization and conservation policies within the General Plan update, targeted for a 2013 start date.</p>	<p>In January 2013, the City adopted an Energy Action Plan, which was funded by Southern California Edison as part of the Local Government Strategic Plan Program. Implementation programs relating to energy utilization conservation are ongoing and in effect.</p> <p>The City is aiming to begin an update of the General Plan before the end of 2013 and will incorporate energy utilization and conservation policies.</p>	<p>As the Energy Action Plan was adopted and in effect by January 2013, this program will be modified to continue to promote and support energy efficiency goals and regulations.</p>
<p>6. Rental Assistance (for Existing Cost Burdened Households)</p>	<p>Maintain current levels of Section 8 assistance. Coordinate with the Housing Authority in conducting landlord outreach and explore opportunities to expand usage of Section 8 in existing apartment housing.</p>	<p>The Housing Authority of the County of Los Angeles administers the Section 8 Housing Choice Voucher program for Temple City. In March 2008, the Housing Authority assisted 59 households through the Section 8 program. As of September 2013, 89 households received Section 8 rental assistance and 44,210 applicants were on the HACoLA waiting list.</p>	<p>Rental assistance remains the most important form of housing assistance for lower-income households. This is program is continued in the 2014-2021 Housing Element with minor modifications.</p>

**Table E-2  
Temple City Housing Program Accomplishments of the 2008-2014 Housing Element**

<b>Program</b>	<b>Objectives</b>	<b>2008-2014 Accomplishment</b>	<b>Effectiveness and Appropriateness</b>
7. Affordable Housing Development Assistance	Provide financial and regulatory incentives to private developers for the development of quality affordable housing for families and seniors. Seek additional funding sources to meet City housing goals.	Since there are limited funds for affordable housing, the City primarily relies on regulatory incentives, including reduced fees, flexible development standards, and density bonuses in order to increase affordable housing in the City. The City also revised the Density Bonus procedures and parking requirements to encourage the development of affordable housing during the 2008-2014 planning period.	Because of the high costs of development throughout Southern California, land write-downs and direct financial assistance can be significant contributions to affordable housing development when available. Given limited funding availability, regulatory incentives have been the primary mechanism for increasing the feasibility of affordable housing in Temple City, especially since the demise of Redevelopment in California. This program continues to be important, and is included in the 2014-2021 Housing Element.
8. Second Units	Through implementation of the City’s second unit ordinance, provide additional sites for the provision of rental housing. Educate residents on the availability of second units through development of informational materials for distribution at the public counter, and through advertisement on the City’s website by 2013. Seek to achieve a total of 34 second units during the planning period.	During this Housing Element cycle, 23 second units were constructed in the City. The City’s Second Unit Ordinance is available at on the City’s website and at the public counter at City Hall. In order to further facilitate the development of second units, the City will re-assess the Ordinance during the General Plan and Zoning Code Update and consider revisions to the development standards for second units.	In conjunction with the Section 8 program, this program helps to provide affordable access to housing for lower-income households, and alleviates overpaying and overcrowding conditions. This program in included in the 2014-2021 Housing Element with minor revisions.

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9. Revise Density Bonus Procedures	Update the City’s density bonus provisions consistent with State requirements by 2013. Encourage the use of density bonus incentives by advertising on Temple City’s website and by providing information on available density and regulatory incentives in conjunction with discussions with development applicants.	In 2013, the City amended its Density Bonus provisions to comply with State law. The Density Bonus Ordinance, including all other development incentives, is provided at the Community Development public counter and on the City’s website.	Density bonuses and flexible development standards assist in the provision of affordable housing. This program is included in the 2014-2021 Housing Element.
10. Prepare Inclusionary Housing Policy	Conduct an Inclusionary Housing Nexus and In-Lieu Fee Study to establish the basis for considering adoption of an inclusionary housing ordinance.	Given the limited time since adoption of the previous Housing Element, a nexus study has not yet been completed.	An inclusionary housing ordinance is still considered an effective means for increasing affordable housing in the City. This program is included in the 2014-2021 Housing Element
11. Multi-family Residential Review Process	Eliminate the CUP requirement for new multi-family residential development within the Downtown Specific Plan and in the R-2 and R-3 zones for projects with greater than 2 units, and replace with a non-discretionary review process based on compliance with existing code-based design guidelines.	In 2013, the City amended the Zoning Code to replace the discretionary review process for new multi-family residential developments with a less costly and streamlined administrative process focused on site and design review.	This program was completed and is not included in the 2014-2021 Housing Element.
12. Adopt a Reasonable Accommodation Procedure	<ul style="list-style-type: none"> <li>▪ Complete research on Federal and State laws and policies that require adoption of a reasonable accommodation procedure. This task will be completed by the end of 2009.</li> <li>▪ Review and evaluate at least three reasonable accommodation procedures adopted by California cities.</li> <li>▪ Conduct outreach with disabled populations to review initial drafts of the procedure and gather input. The outreach will include Mental Health</li> </ul>	The City has established a reasonable accommodation procedure, with information and application forms available at public counters at City Hall and on the City’s website.	This program helps to provide additional opportunities for equal access to housing for people with disabilities and is included in the 2014-2021 Housing Element.

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Program	Objectives	2008-2014 Accomplishment	Effectiveness and Appropriateness
	Advisory Services, Inc. <ul style="list-style-type: none"> <li>▪ Process the reasonable accommodation procedure through a Zoning Code Amendment.</li> <li>▪ Display brochures/flyers of the procedure at the Community Development Department counter.</li> <li>▪ Advertise the procedure and application requirements on the City's website.</li> </ul>		
13. Housing for the Disabled Zoning Code Amendments	The City will complete the following zoning code amendments by the end of 2013: Revise the City's definition of "family." A definition of family should refer to a housekeeping unit or household instead of distinguishing between related and unrelated persons, as the City's current definition does. Include the licensed residential care facilities that are required by state law to be permitted uses in the zones that allow single-family dwellings. Establish a streamlined procedure for applications for residential care facilities housing seven or more disabled persons.	In 2013, the City made a series of amendments to the Zoning Code pursuant to direction provided in the 2008-2014 Housing Element and in accordance with state and federal laws. Included in those amendments was the revision of the definition of "family" to remove the parameters relation and number of persons from the definition. Revisions were also made to define small and large commercial care facilities, and to permit small community care facilities in the R-1, R-2, and R-3 zones subject to site plan review, and to permit large community care facilities in the R-2, R-3, C-1, C-1-R, C-2, and C-3 zones subject to a conditional use permit review.	This program was completed and is not included in the 2014-2021 Housing Element.
14. Housing Code Enforcement Program	Conserve and improve the condition of the existing affordable housing stock through housing code enforcement at an average level of 125 new cases per year for all income levels.	Since 2008, the City has responded to 4,273 housing code enforcement cases at an average of over 700 opened cases per year. The City is generally able to bring to conclusion and close approximately 80% of cases each year.	This program is an important and effective component of the City's strategy toward maintaining and improving housing conditions in the City. This program is included in the 2014-2021 Housing Element.

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<b>Program</b>	<b>Objectives</b>	<b>2008-2014 Accomplishment</b>	<b>Effectiveness and Appropriateness</b>
15. Handyworker Assistance Program	Provide handyworker assistance grants to 51 households:  9 Extremely Low Income households/units 29 Very Low Income households/units 16 Low Income households/units	Since 2008, 17 households were assisted through the Handyworker Program. Four extremely low-income, seven low-income, and six moderate-income households were provided with grants up to \$10,000 for home improvement projects.  This program was funded by Redevelopment Agency Funds and CDBG monies. Due to the State of California’s elimination of redevelopment agencies, and the federal government’s ongoing reduction in annual CDBG allocations for cities, in 2011 the City suspended the Handyworker Assistance Program.	This program is not included in the 2012-2014 Housing Element.
16. Home Improvement Deferred Loan Program	Continue to provide program outreach to achieve the following levels of assistance (38 households/units) through the 2006 - 2014 period:  9 Extremely Low Income households/units 9 Very Low Income households/units 20 Low Income households/units	During this planning period, over \$600,000 in CDBG funds were used to assist 26 households through the Home Improvement Deferred Loan Program. Five extremely low-income, six low-income, and 15 moderate-income households were assisted with low interest deferred loans to repair their homes.  This program is promoted on the City and County websites, and program information is available at the public counters at City Hall.	This program is an important and effective component of the City’s strategy toward maintaining and improving housing conditions in the City. This program is included in the 2014-2021 Housing Element.
17. Fair Housing Services	Continue to promote fair housing practices, and refer fair housing and tenant/landlord complaints to the Housing Rights Center.	The City continues to fund and work closely with the Housing Rights Center (HRC) for the provision of fair housing services. Information regarding fair housing services is promoted on the City’s website and available at City Hall.	Providing fair housing resources is an important goal for the City. This program will be included in the 2014-2021 Housing Element under a consolidated “Fair Housing Services” program.

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18. Fair Housing Information	Advertise services available through the fair housing program through distribution of fair housing brochures in community locations, and provide information on fair housing resources on the Temple City Website.	The City furthers fair housing education and outreach in the local community by making fair housing information available at City Hall, Chamber of Commerce, Live Oak Park Community Center, the Temple City Library and the City’s Newsletter. Information includes brochures and other written information obtained from the Housing Rights Center, HUD, State Department of Fair Employment and Housing’s (DFEH) and other sources.	Providing fair housing resources is an important goal for the City. This program will be included in the 2014-2021 Housing Element under a consolidated “Fair Housing Services” program.