



DRAFT HOUSING ELEMENT FACT SHEET

Sixth Cycle (2021-2029)

What is a Housing Element?

The Housing Element is one of the seven required chapters of the City’s General Plan. It is the primary tool used by the State to ensure that a local government is planning for and can accommodate enough housing across all income levels. The Housing Element must be updated every eight years and is the only chapter that must be approved by the State to ensure compliance with state law.

What is in the Draft Housing Element?



Housing Needs Assessment: Assesses the existing and projected housing needs and includes a profile for the community. (Section 2 and Appendix A)



Housing Resources: Identifies resources to support the development, preservation, and rehabilitation of housing. (Section 3)



Housing Plan: Sets up goals and programs to assist in producing, preserving, and rehabilitating housing to meet the City’s share of the region’s housing need. (Section 4)



Inventory of Adequate Sites: Inventories sites in Temple City that can meet the City’s fair share of the region’s housing needs. (Appendix B)



Housing Constraints: Assesses constraints on housing production. (Appendix C)



Review of the Previous Housing Element: Reviews programs in the previous housing element. (Appendix D)

What is RHNA?

RHNA means regional housing needs allocation. It quantifies the housing need (existing and future) across all income levels. The Southern California Association of Governments (SCAG) assigns a RHNA allocation to each city and county in its region. Temple City is required to demonstrate enough capacity under its zoning laws to meet RHNA; the City does not have to physically build the housing in its allocation.

Table 1: Temple City RHNA for the Sixth Cycle (2021-2029)

Area/Income	Housing Units	Percent
Very Low Income	630	28.8%
Low Income	350	16.0%
Moderate Income	369	16.9%
Above Moderate Income	837	38.3%
Total	2,186	100%

How Does the Draft Housing Element Propose to Meet RHNA?

To meet the City's RHNA, the draft Housing Element relies on three strategies that produce the following amount of housing units:

- Accessory Dwelling Units – 408 housing units
- Projects in the Pipeline – 167 housing units
- Sites Inventory – 2,528 housing units

What does the Sites Inventory Show?

The Sites Inventory is a map that shows sites that can be developed under the City's existing zoning code. This map is not a guarantee that development will occur or that the City will be developing the sites. Owners of these sites would need to voluntarily develop the sites using their own resources.

This map demonstrates that Temple City can meet its RHNA numbers by focusing growth in existing R-3 multi-family zones, the Crossroads Specific Plan area, and mixed-use zones. Re-zoning single family zones will not be needed to meet the City's RHNA obligation.

What New Programs does the Draft Housing Element Propose?

- **Limit Discretionary Review for Affordable Housing.** *As required by State law*, modify the zoning code to remove discretionary review for housing projects where 20% of the units are affordable. This applies only to sites that are reused from one housing element cycle to another.
- **Enhanced Density Bonus.** *As required by State law*, update the City's code to reflect AB 2345, which increased the maximum density bonus for affordable housing projects to 50%. Evaluate increasing the density bonus for projects that include affordable housing above that in State law, unless constrained by infrastructure or other limitations.
- **Community Care Facilities in Lower Density Residential Zones.** *As required by State law*, add community care facilities as a permitted use in the R-1 and R-2 zones. A community care facility provides 24-hour, non-medical, residential care to children and adults with developmental disabilities who need personal services, supervision, or assistance.
- **Monitoring and Reporting.** Track sites approved for housing construction and report annually to the City Council on the number of housing units left in the City's RHNA.
- **Infrastructure Grants.** Pursue grant funding for infrastructure that supports infill development across the city.
- **Housing for Seniors.** Encourage micro-unit, shared, and intergenerational housing models to help meet the housing needs of aging adults and lower-income individuals.
- **Eliminate Minimum Floor Area Standard.** Amend the Zoning Code to eliminate minimum floor area requirements by unit type.
- **Objective Design Standards.** Adopt objective design standards in the multi-family zones.
- **Safe Parking.** Study the allowance for Safe Parking Programs only in appropriate areas.
- **Sewer Reconstruction Fee Evaluation.** Study the sewer reconstruction fee. The sewer reconstruction fee has not been increased for 15 years and charges the same fee for all projects with four or more units.
- **Rental Assistance Program.** Evaluate developing a program that provides temporary rental subsidies to existing residents that are at-risk of homelessness. Consider other subsidies and assistance available to inform how Temple City could effectively structure the program.