



## APPENDIX C: SUMMARY OF COMMUNITY ENGAGEMENT





# Summary of Community Engagement

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Section 65583 of the Government Code states that, "The local government shall make 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." Meaningful community participation is also required in connection with the City's Assessment of Fair Housing (AFH). A summary of citizen participation is provided below.

As part of the 6<sup>th</sup> Cycle Housing Element Update process, the City of Pico Rivera has conducted extensive public outreach activities beginning in winter 2020. These recent outreach efforts included two Virtual Community Workshops, City Council and Planning Commission Study Sessions, and an Online Community Survey. Project materials, including recordings from townhall and public meetings, notices, and draft public review documents are available on the City's website:

[www.Pico-rivera.org/depts/ced/planning/housing\\_element](http://www.Pico-rivera.org/depts/ced/planning/housing_element)

Outreach for the 6<sup>th</sup> Cycle Housing Element to the Pico Rivera community includes the following actions:

- **Planning Commission Study Session** – On November 16, 2020, the City held a Planning Commission Study Session to provide the Commission with information regarding the status of the RHNA appeal process, the Housing Element Update schedule and process, and upcoming engagement opportunities. Community members had the opportunity to provide public comments verbally or in the chat.
- **Virtual Community Workshop #1** – The City conducted a virtual community workshop on December 3, 2020 for community members to come and learn about the Housing Element Update process and provide initial feedback and guidance. The workshop was hosted in English and Spanish translation services were made available. Advertising for the workshop included handouts and flyers, posts on the City's website, advertising in the local paper, and outreach to community organizations. Community members had the opportunity to provide public comments verbally or in the chat.
- **Online Community Survey** – The City launched an online community survey to gather feedback and input regarding the Housing Element Update. There was a total of 90 survey participants. The survey was available in Spanish and English. Participants were asked to consider existing housing and community needs and provide recommendations on the locations and types of housing that would best assist the City.
- **City Council Study Session** – On February 9, 2021, the City held a City Council Study Session to provide the Council with information regarding the Housing Element Update process, sample densities under considerations in the sites analysis, and planned outreach opportunities. Community members had the opportunity to provide public comments verbally or in the chat.
- **Virtual Community Workshop #2** – The City conducted a second virtual community workshop on June 17, 2021 for community members to learn about the Public Review Draft of the Housing Element. The workshop provided an introduction to each part of the draft document and ways for the public to provide feedback. The workshop was hosted in English and Spanish translation



## 6th Cycle Housing Element (2021-2029)



services were made available. Advertising for the workshop included handouts and flyers, posts on the City's website, advertising in the local paper, and outreach to community organizations. Community members had the opportunity to provide public comments verbally or in the chat.

- **Property Owner Engagement** – Throughout the update process, the City contacted a number of community stakeholders and property owners in an effort to receive feedback on City processes and the Housing Element Update strategies. The City held phone call meetings with local developers and landowners, as well as sent letters to landowners whose properties have been identified as part of the sites analysis.

This Appendix contains all public comments regarding the Housing Element received by the City at scheduled public meetings. As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have been provided to each member of the City Council.



## C.1 Planning Commission Study Session

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The section contains all study session materials, PowerPoint presentation, and all available public comments provided during the November 16, 2020, study session. Public comments were received verbally and in written form through the Zoom chat. A video recording is available on the City's website.

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HOUSING ELEMENT UPDATE

**Planning Commission  
Study Session**

Date: November 16, 2020  
Time: 6 PM  
Location: Virtual - Zoom




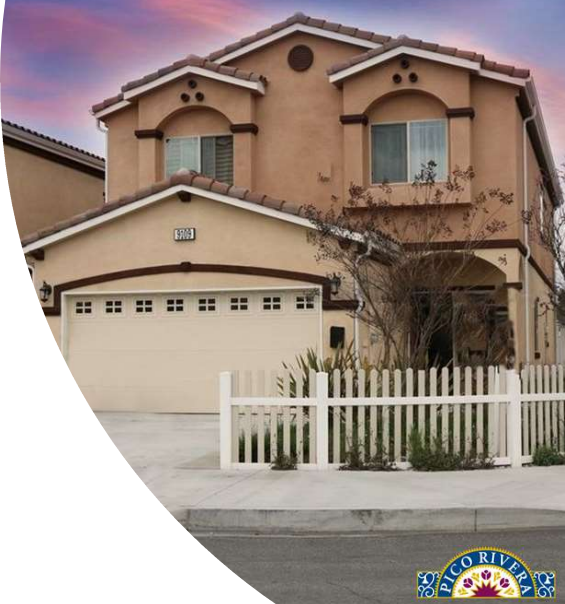
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CITY OF PICO RIVERA  
**2021-2029**  
HOUSING ELEMENT UPDATE

## Agenda

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- I. Background
- II. Housing Legislation
- III. Regional Housing Needs Assessment (RHNA)
- IV. RHNA Appeal Process
- V. Sample Densities
- VI. Update Process and Outreach
- VII. Next Steps



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## Background

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HOUSING ELEMENT UPDATE

### What is a Housing Element

-  Required Chapter of the Pico Rivera General Plan
-  Provides goals, policies, programs, and objectives to guide future housing growth to meet the needs of residents of all income levels in Pico Rivera
-  Identifies projected housing needs by income category
-  Requires certification by the state department of housing and community development (HCD) for compliance with state housing laws



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## Housing Element Features

- Population and housing profile of Pico Rivera
- Evaluation of housing constraints and resources
- Evaluation of existing programs and policies
- Identification of sites appropriate to accommodate the City's RHNA allocation
- Policies, programs, and quantified objectives to achieve the City's housing goals

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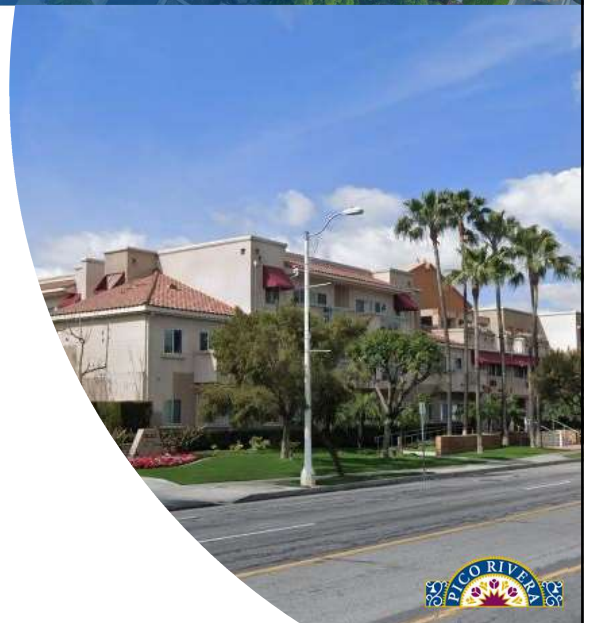


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## Housing Element Benefits

- Demonstrates Pico Rivera's ability to meet current and future growth and housing needs
- Further engages the community in the planning process
- Ensures the City is in compliance with state laws
- Creates opportunity for state grants and funding sources

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## Housing Legislation

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### Important Measures

- SB 35
  - Allows developers to request streamlining provided certain criteria are met. This means the City will need to evaluate the entitlement procedures to permit and track the adherence to the law. In an SB 35 City, approval of a qualifying housing development on a qualifying site is a ministerial act, without CEQA review or Public Hearings.
- SB 166
  - Requires that jurisdictions “at all times” maintain the Housing Element Land Use Inventory and Site Identification Program that can accommodate the City’s unmet need.



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## Important Measures

- AB 1397
  - Further defines the obligations in Housing Element Law that housing elements identify and zone sufficient sites to address a community's share of need for lower income housing. Focuses on:
    - availability of sites,
    - "by right" requirement for sites previously used,
    - size requirements for adequate sites, and
    - limitations on assigning unit capacity.
- AB 72
  - New HCD review of Housing Elements permitting HCD to engage in enforcement activities mid-cycle. If found out of compliance, HCD may revoke its prior approval of a jurisdiction's Housing Element until actions are taken to bring the jurisdiction back into substantial compliance with the law



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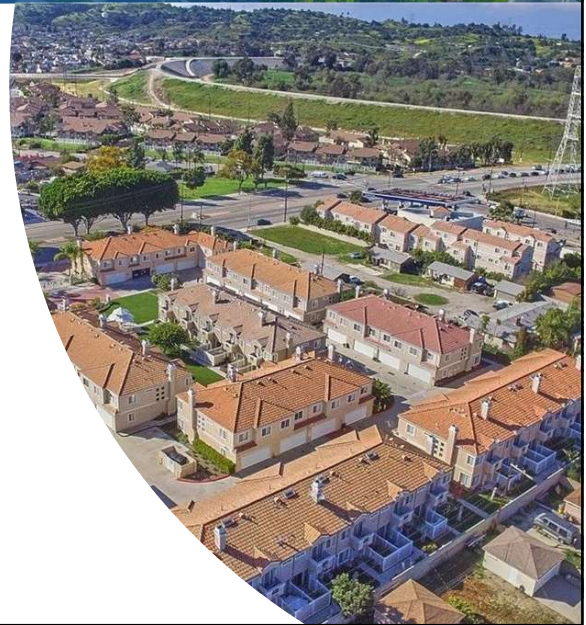
## Important Measures

- AB 686
  - Requires a public agency to administer its programs and activities relating to housing and community development in a manner to affirmatively further fair housing and not take any action that is inconsistent with this obligation. "Affirmatively furthering fair housing" means, among other things, "taking meaningful actions... that overcome patterns of segregation and foster inclusive communities" and "address significant disparities in housing needs and in access to opportunity." Additionally, an assessment of fair housing practices must now be included in upcoming Housing Elements.

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## HCD Definition of “By Right”

- By right means the jurisdiction shall not require:
  - A conditional use permit
  - A planned unit development permit
  - Other discretionary, local-government review or approval that would constitute a “project” as defined by CEQA



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## Senate and Assembly Bill List

- Funding Measures
  - SB 2
  - SB 3
- Streamlining Measures
  - SB 540
  - AB 73
  - AB 2753
  - SB 765
  - SB 330
  - AB 1485
  - SB 744
- Accountability Measures
  - SB 167
  - AB 678
  - AB 1515
  - AB 1255
- ADU Measures
  - AB 68
  - AB 881
  - SB 13
  - AB 587
  - AB 670
  - AB 671
- Other Measures
  - AB 2372
  - SB 1227
  - AB 3194
  - AB 2263
  - AB 2162
  - AB 829
  - AB 2913
  - AB 1763
  - AB 1483
  - AB 101

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## Regional Housing Needs Assessment (RHNA)

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HOUSING ELEMENT UPDATE

### What is RHNA?

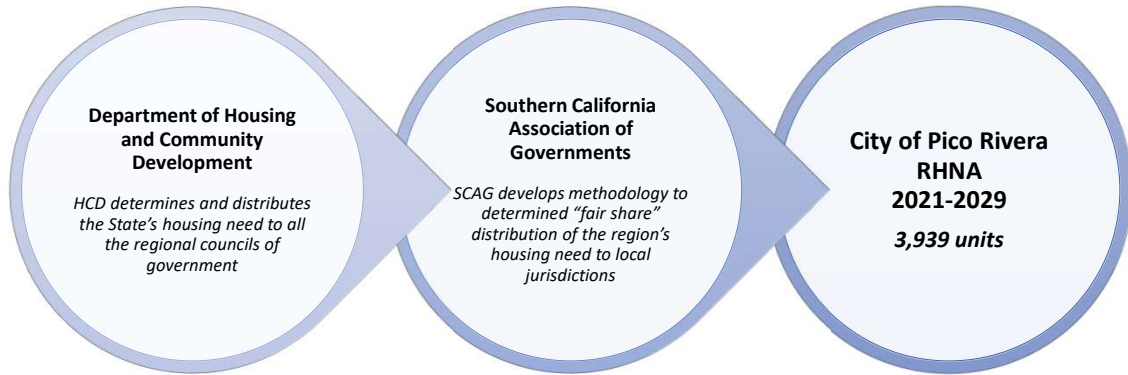
- Regional Housing Needs Assessment
- Initiates the Housing Element Update Process
- Quantifies the need for housing within each City/County in California
- Based on future growth in population, employment and households

A photograph of a modern, two-story building with a grey facade and a red-tiled roof. Two large palm trees are in the foreground. A sign on the building reads "9128" and another sign says "VISIT OUR TODAY 942.222.0021". The City of Pico Rivera logo is in the bottom right corner.

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## What is RHNA?



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## Pico Rivera's RHNA Allocation

Income Category	% of Area Median Income (AMI)	Income Range <sup>1</sup>		RHNA Allocation (Housing Units) <sup>2</sup>
		Minimum	Maximum	
Very Low Income	0 - 50% AMI	--	\$38,650	1,149 units
Low Income	51 – 80% AMI	\$39,423	\$61,840	562 units
Moderate Income	81 – 120% AMI	\$62,613	\$92,760	572 units
Above Moderate Income	>120% AMI	\$92,760	>\$92,761	1,656 units
<b>TOTAL:</b>				<b>3,939 units</b>

1. Income range is based on the 2020 HUD Median Family Income (MFI) for Los Angeles County of \$77,300.  
 2. RHNA Allocation is in draft form and subject to change pending final approval by SCAG (9/3/2020).

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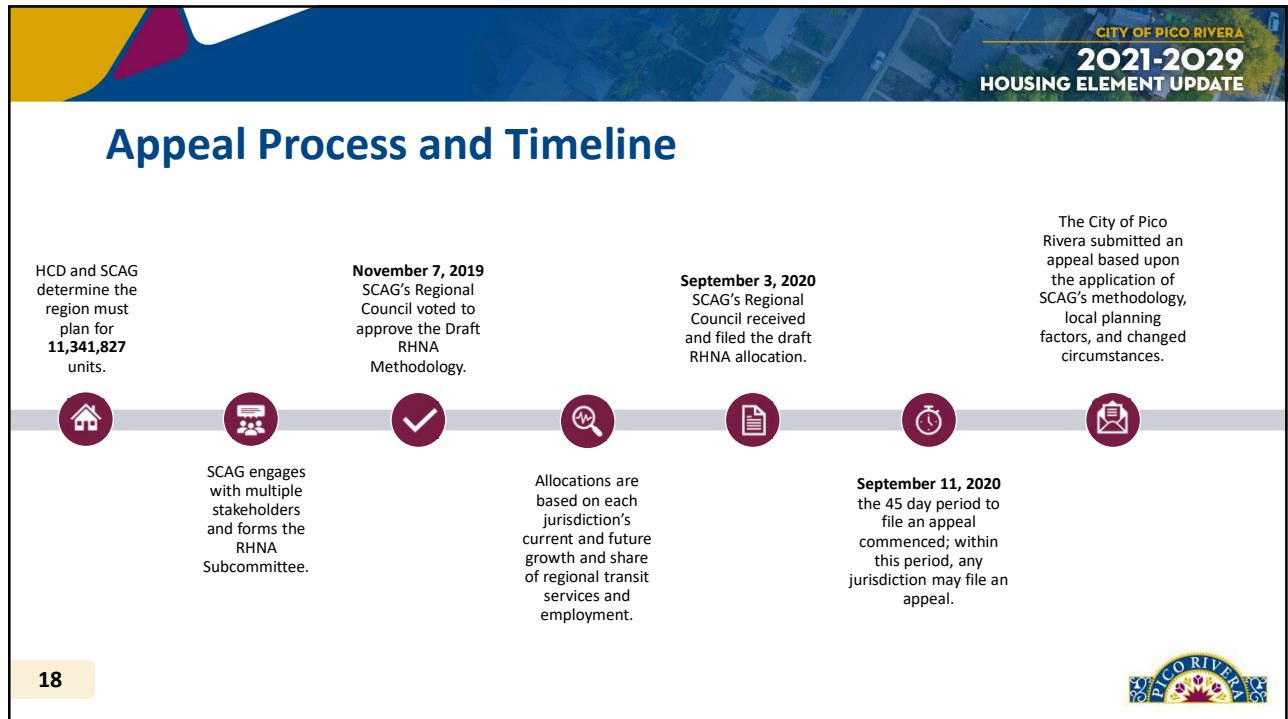
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## RHNA Appeal Process

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## City of Pico Rivera Appeal

- Consistent with defined SCAG methodology, the City appealed its RHNA based on the following factors.
  - SCAG’s proposed methodology is inconsistent with the household growth projections determined in the Connect SoCal Plan
  - The City does not have adequate water supply capacity to accommodate development of the RHNA
  - The City lacks available vacant land to accommodate their RHNA
  - COVID-19 has altered the housing landscape and development need within Pico Rivera



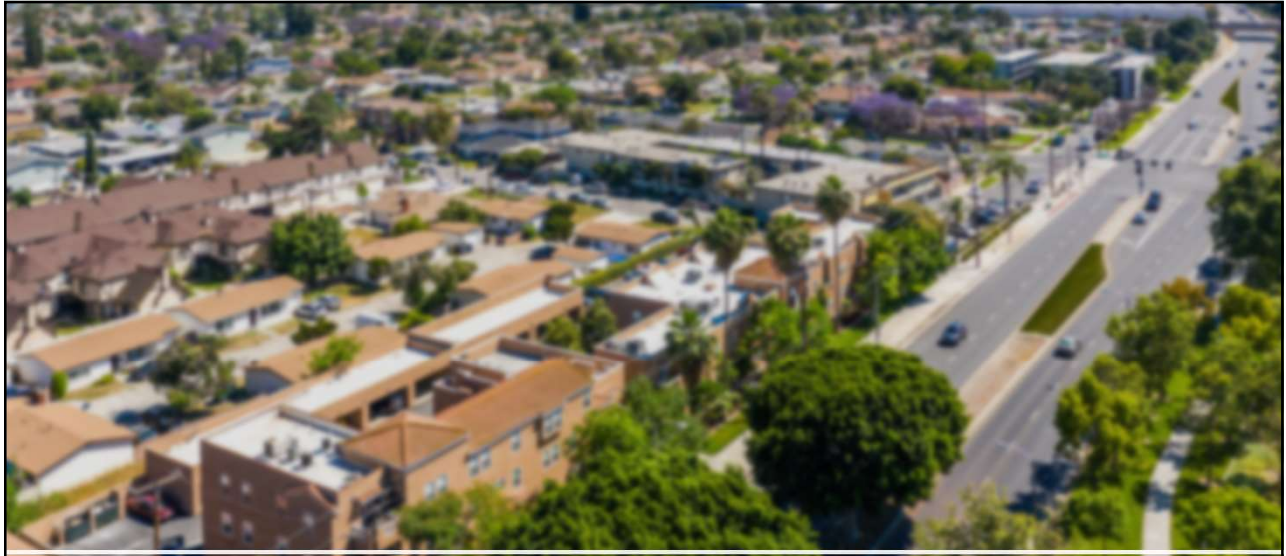
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## Local Jurisdiction Coordination

- Early November – General consensus of SCAG RHNA Litigation Committee not to pursue any litigation actions against HCD related to RHNA methodology
- Orange County jurisdictions discussing coordinated written response to SCAG Regional Council to hold a closed session to discuss to further discuss Litigation Committee recommendation
- Draft Orange County Letter consistent with Pico Rivera’s appeal
- Gateway Cities COG outreach
  - 7 Cities submitted appeals to SCAG’s RHNA Committee



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## Sample Densities

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## Density Examples – Single-Family

Single-Family Residential (2-8 dwelling units/acre)	Condos/Duplex (8 – 15 dwelling units/acre)
	

Source: League of California Cities, <https://www.cacities.org/Resources-Documents/Education-and-Events-Section/Planners-Institute/2019-Session-Materials/Understanding-Density-And-Development-Intensity>



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## Density Examples – Multi-Family

Apartments (3-4 stories)  
(25 - 35 dwelling units/acre)



Mid-Rise Apartments (5+ stories)  
(50 – 100+ dwelling units/acre)

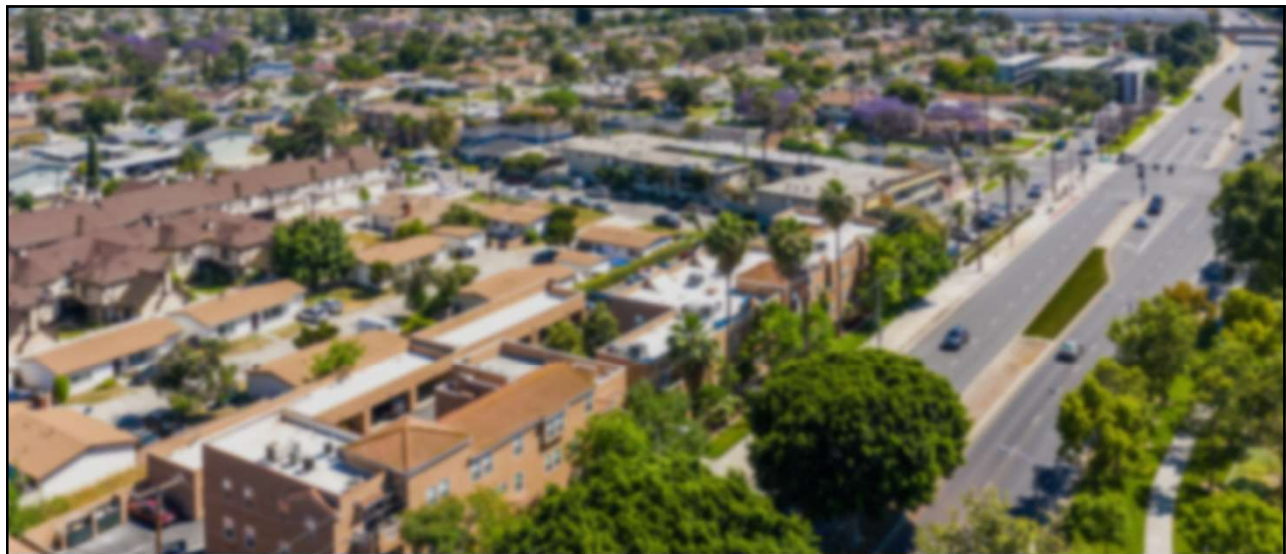


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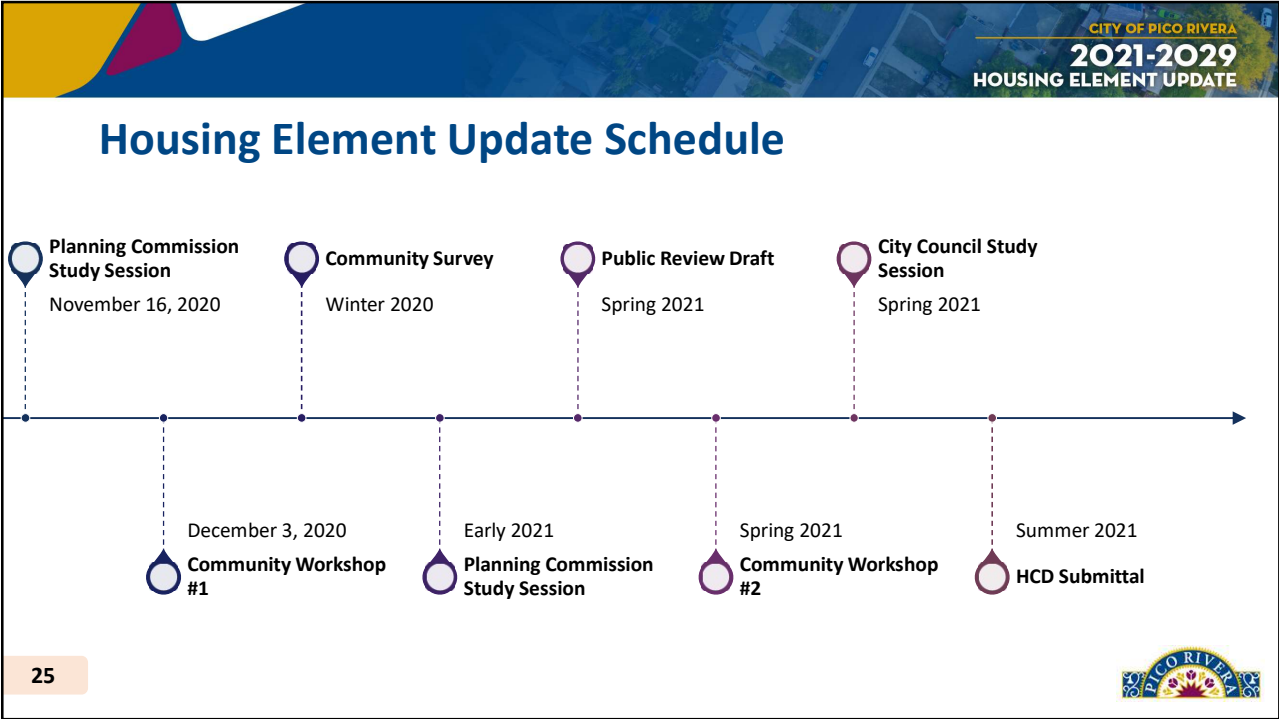


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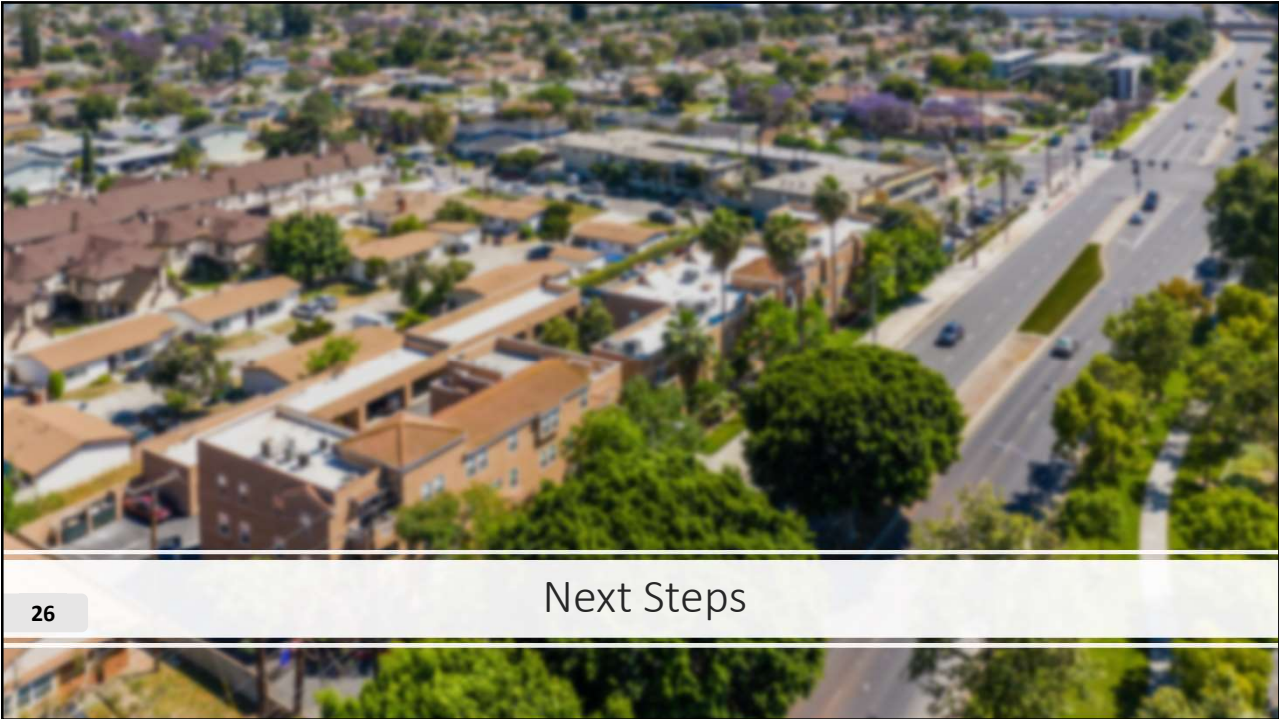
Update Process and Outreach

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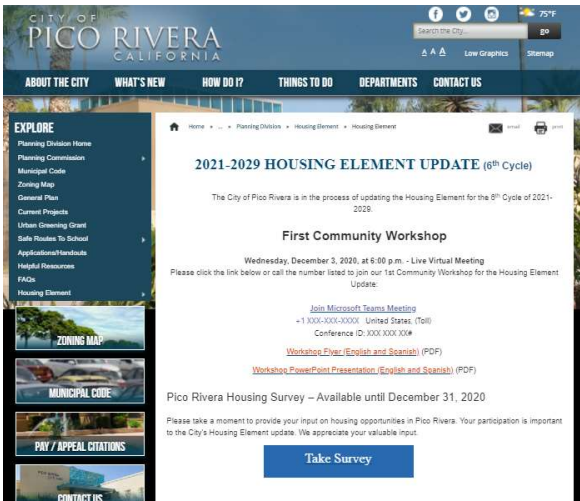
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## Next Steps

- First Community Workshop on December 3<sup>rd</sup>
- Release of the Community Survey on the website for 4 weeks
- Second Community Workshop – Late Winter 2021
- City Council Study Session – Spring 2021



## Thank You!

### Questions?

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Or visit:  
[Pico-rivera.org/depts/ced/planning/housing\\_element](http://Pico-rivera.org/depts/ced/planning/housing_element)

