

CITY OF PICO RIVERA
2021-2029
HOUSING ELEMENT UPDATE

Community Workshop #2

Date: June 17, 2021
Time: 6 PM
Location: Virtual - Zoom





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CITY OF PICO RIVERA
2021-2029
HOUSING ELEMENT UPDATE

Agenda

- Housing Element Update Process
- Housing Element Efforts to Date
- Public Review Draft – Sites and Policies
- Community Review/Feedback
- Next Steps



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Housing Element Update Process

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CITY OF PICO RIVERA
2021-2029
HOUSING ELEMENT UPDATE

Housing Element Background

-  Required Section 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



Evaluation of existing programs and policies



Evaluation of housing constraints and resources



Analysis of sites to accommodate the City's RHNA Allocation



Policies, programs and quantified objectives to achieve the City's housing goals

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Pico Rivera's RHNA Allocation

Income Category	% of Area Median Income (AMI)	Income Range ¹		RHNA Allocation (Housing Units)
		Minimum	Maximum	
Very Low Income	0 - 50% MFI	--	\$40,000	299 units
Low Income	51 – 80% MFI	\$40,001	\$64,000	146 units
Moderate Income	81 – 120% MFI	\$64,001	\$96,000	149 units
Above Moderate Income	>120% MFI	\$96,001	>\$96,001	430 units
TOTAL:				1,024 units

1. Income range is based on the 2021 HUD Median Family Income (MFI) for Los Angeles County of \$80,000.

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RHNA Appeal

- City successfully appealed their RHNA allocation to the Southern California Association of Governments (SCAG)
- Reduced the number of housing units to plan for from 3,939 to 1,024
- As part of the appeal, the City identified major roadways and emergency routes that could accommodate future housing



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MMS

Housing Element Efforts to Date

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Overview of Pico Rivera's Housing Element Update

- City began the Housing Element Update process in Summer 2020
 - Community Workshop #1 – Winter 2020
 - Community Survey – Winter 2020-Spring 2021
 - Public Review Draft Release: June 17, 2021
- Project website with the available Public Review Draft:
www.pico-rivera.org/depts/ced/planning/housing_element/default.asp

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Workshop #1

- The City held a virtual community workshop for the Housing Element Update
- Overview of the Housing Element Update process, Regional Housing Needs Assessment (RHNA), and project timeline
- The recorded workshop is available on the project webpage



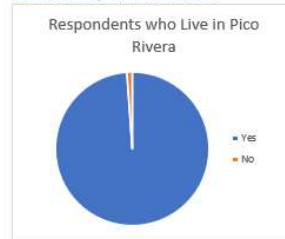
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Online Community Survey

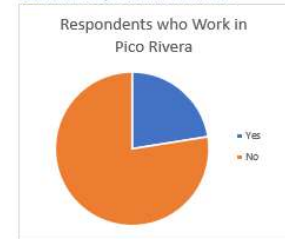
- Survey focused on:
 - Housing types and potential locations
 - Community Assistance and Fair Housing Programs and Policies
 - Vision for the future of housing in Pico Rivera
- 90 total participants

SURVEY RESPONDENT DATA

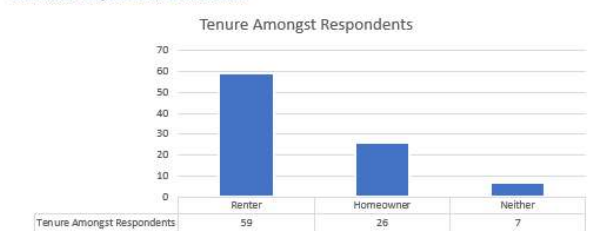
Question 11: Do you live in Pico Rivera?



Question 12: Do you work in Pico Rivera?



Question 13: Are you a renter or homeowner?



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Community Survey Feedback Summary

- Need for more for-sale housing units
- Interest in adding housing to City-owned properties and regional shopping centers (in existing parking lot areas, etc.)
- Recommendations for new housing developments not to exceed 3-stories
 - Design should be more integrated with surrounding structures for aesthetic consistency
- Interest in mixed-use housing with commercial for walkability and community building
- Keep neighborhood feel – family oriented
- Need for affordable housing options

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Public Review Draft – Sites and Policies

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Sites Strategy

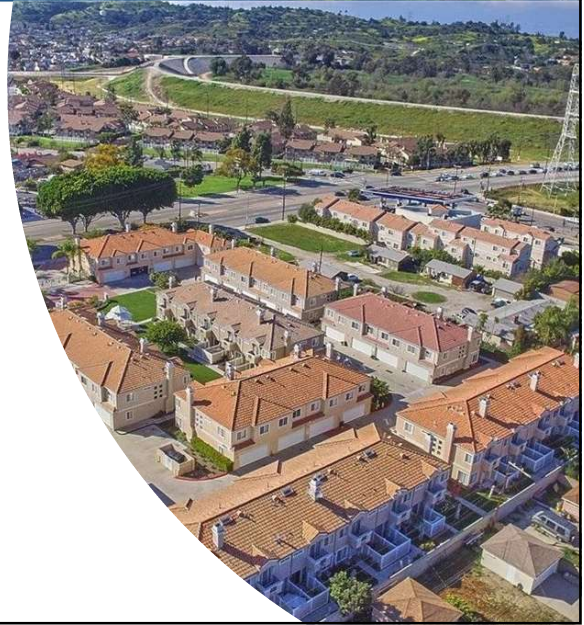
- The Public Review Draft Housing Element identifies candidate sites that can accommodate the City's 2021-2029 RHNA.
- The proposed candidate sites are focused in areas of the City with existing resources and transportation.
- Analysis includes an estimated projections of Accessory Dwelling Units (ADU).



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Sites Strategy

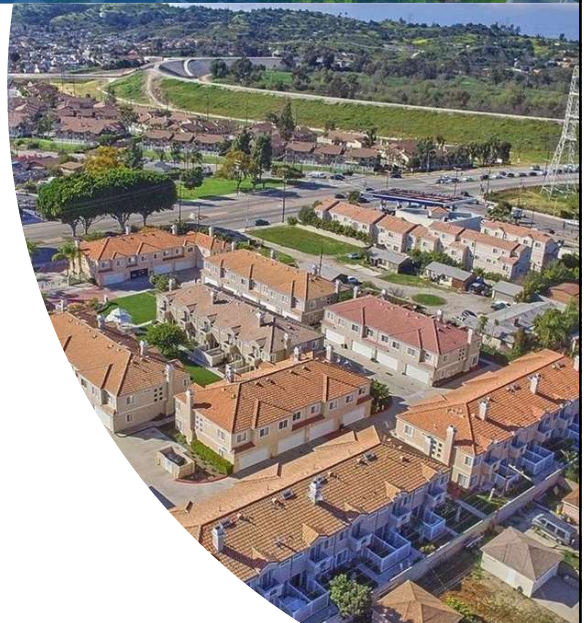
- Affordable Housing Overlay that permits residential development up to 40 dwelling units per acre (du/ac)
 - Applied to areas that do not currently permit residential uses
 - Overlay still permits everything that is currently allowed today under the current zoning



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Sites Strategy

- Applied a 35% factor to the total housing yield to account for commercial development
- Affordability assumptions:
 - Low/Very Low Assumption: 20% of dwelling units
 - Moderate Assumption: 30% of dwelling units
 - Above Moderate Assumption: 50% of dwelling units



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Summary of RHNA Sites Inventory

Summary of RHNA Status and Sites Inventory					
	Extremely Low/ Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
2021-2029 RHNA	299	146	149	430	1,024
RHNA Credit (Units Built)	--	--	--	--	--
Total RHNA Obligations	299	146	149	430	1,024
Sites Available					
R-40 Mixed-Use Overlay	239		371	722	1,332
Accessory Dwelling Unit Production	272		8	120	400
Total Sites Available	511		379	842	1,732
Potential Unit Surplus	+66		+230	+412	+708

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Proposed Housing Policy Actions

- **Section 4**, known as the ‘Housing Plan’, contains programs the City will implement over the next 8 years
- Policies shown represent:
 - **Existing programs** that are ongoing from the 5th Cycle
 - **New programs** that have been added to accommodate new provisions in State law
 - **New programs** have been added based on analysis



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Proposed Housing Goals

- **Goal #1:** Preservation and Improvement of existing housing stock and neighborhoods.
- **Goal #2:** Access to opportunities for affordable housing.
- **Goal #3:** Adequate supply of housing and identification of resources for households with special needs.



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Proposed Housing Goals

- **Goal #4:** Identification of adequate sites to meet the existing and future housing needs of the City at all income levels.
- **Goal #5:** Evaluation of Governmental Constraints.
- **Goal #6:** Fair Housing opportunities for all segments of the community, regardless of age, race, religion, sex, marital status, sexual orientation, ancestry, national origin, or disability.



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Sample Housing Policy

Housing Policy Action 2B: Partnerships with Affordable Housing Programs

The City will continue to cooperate with other agencies and organizations that offer lower income households homeownership assistance as a means of further leveraging housing assistance. These agencies and organizations may include, but are not limited to Los Angeles County- Mortgage Credit Certificate (MCC) Program, Neighborhood Housing Services of Los Angeles County- Homeownership Promotion and Preservation Program, Affordable Mortgage Lending Program. The City will increase resident awareness about housing programs offered by other agencies and organizations by advertising them on the City's website and by offering Staff assistance at City Hall.

Timeframe: Ongoing

Responsible Agency: City of Pico Rivera Community Development

Funding Source: General Fund

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Community Review/Feedback

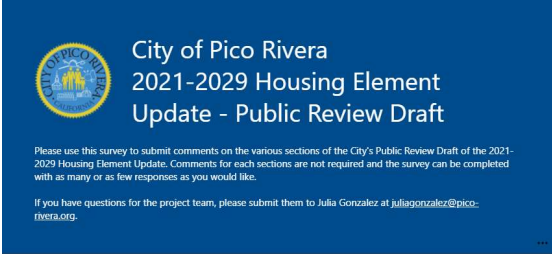
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Public Review Draft Survey

- One method of providing comments to the project team is to complete the Public Review Draft Response Survey
- Please go to the following link (also on the City’s website) to input comments in the survey:

<https://forms.office.com/r/hTFfnBkDrD>



1. Please submit comments on Section 1 (Introduction) here.

Enter your answer

2. Please submit comments on Section 2 (Community Profile) here.

Enter your answer

Email Comments/Questions to the Project Team

- If you would like to send attachments, letters, or free response comments to the Project Team, please email those directly to Julia Gonzalez at juliagonzalez@pico-rivera.org.
- The City welcomes additional resources or materials related to the Housing Element. If you would like to send those, please email those directly as well.

Live Q&A

- The purpose of tonight’s question and answer is to gather initial feedback and answer questions on how to read the City’s Draft Housing Element
- Please use the “**Raise Hand**” function through Zoom and staff will call on you in order to unmute
- Questions can also be submitted to the Project Team through typing in the “chat” function

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Next Steps

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Housing Element Update Schedule



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Thank You!

Questions?

Contact **Julia Gonzalez**, Deputy Director of Community & Economic Development

Email: juliagonzalez@pico-rivera.org

City Housing Element webpage:

www.pico-rivera.org/depts/ced/planning/housing_element/default.asp

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