

CITY OF PICO RIVERA
2021-2029
HOUSING ELEMENT UPDATE

**Planning Commission
Study Session**

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


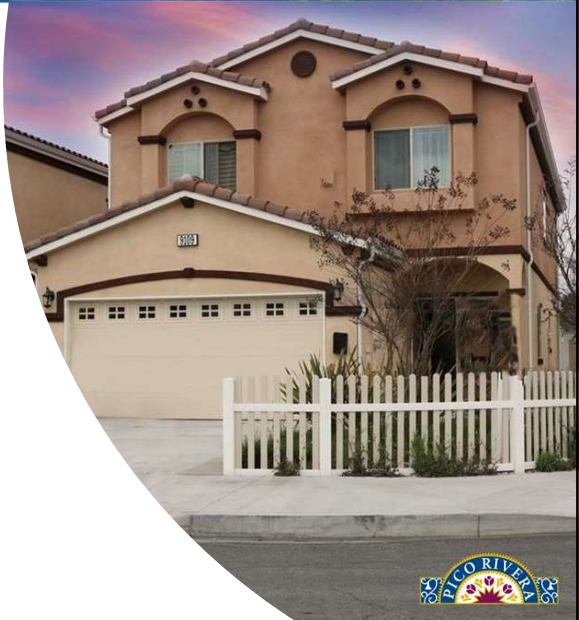


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Agenda

- 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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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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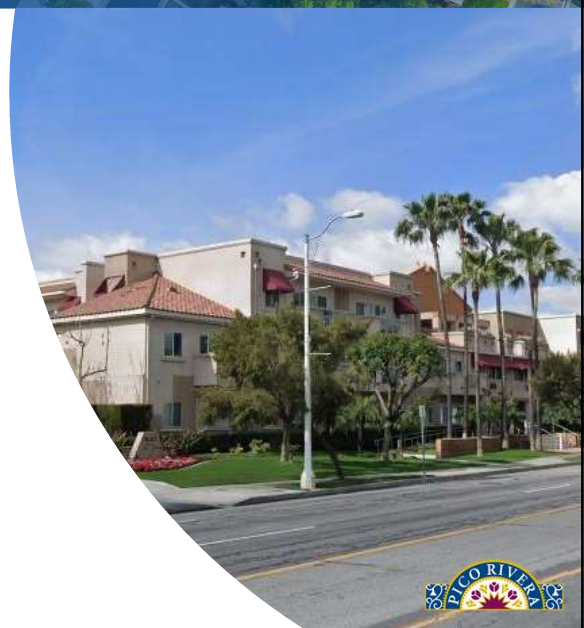


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Housing Element Benefits

- 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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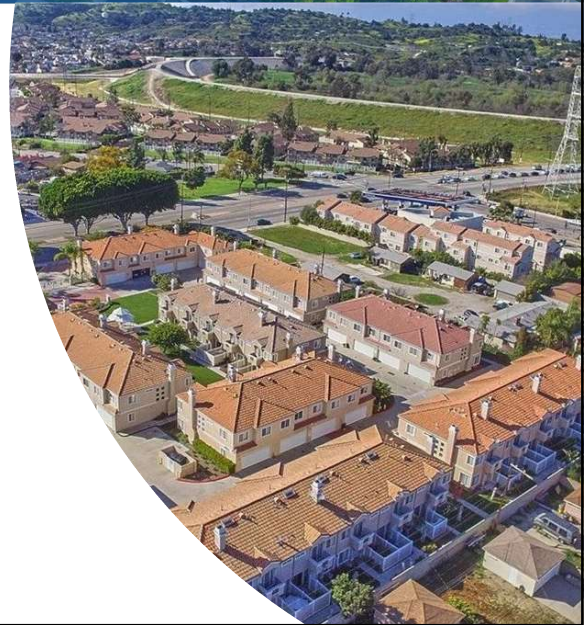
Important Measures

- 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

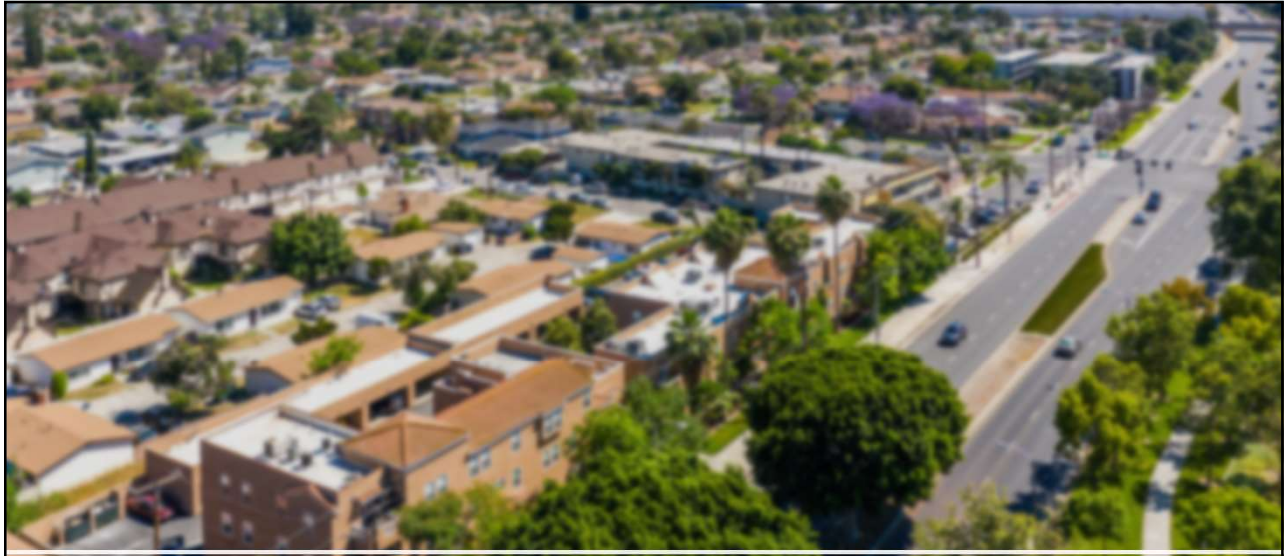


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Senate and Assembly Bill List

- 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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What is RHNA?

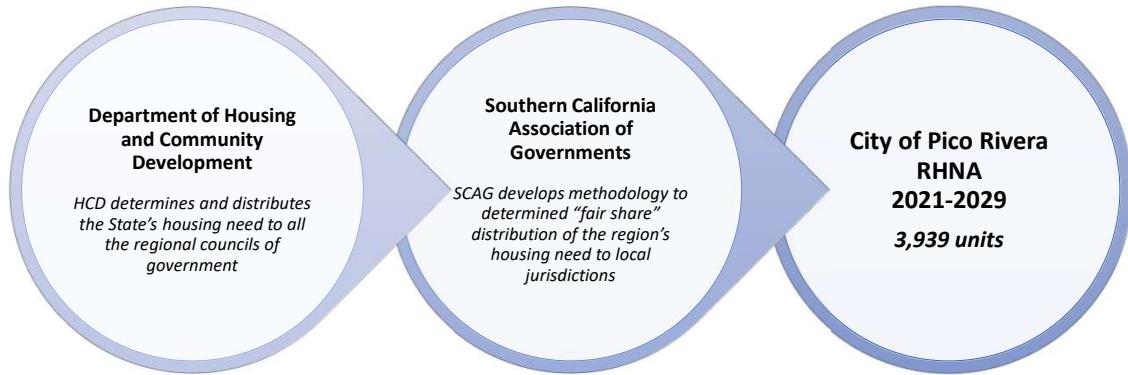
- Regional Housing Needs Assessment
- Initiates the Housing Element Update Process
- Quantifies the need for housing within each City/County in California
- Based on future growth in population, employment and households

A photograph of a modern building with a sign that says "9128" and "CITY OF PICO RIVERA". There are palm trees in front of the building and a sign that says "TOUR TODAY 942.222.0021".

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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 ¹		RHNA Allocation (Housing Units) ²
		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
TOTAL:				3,939 units

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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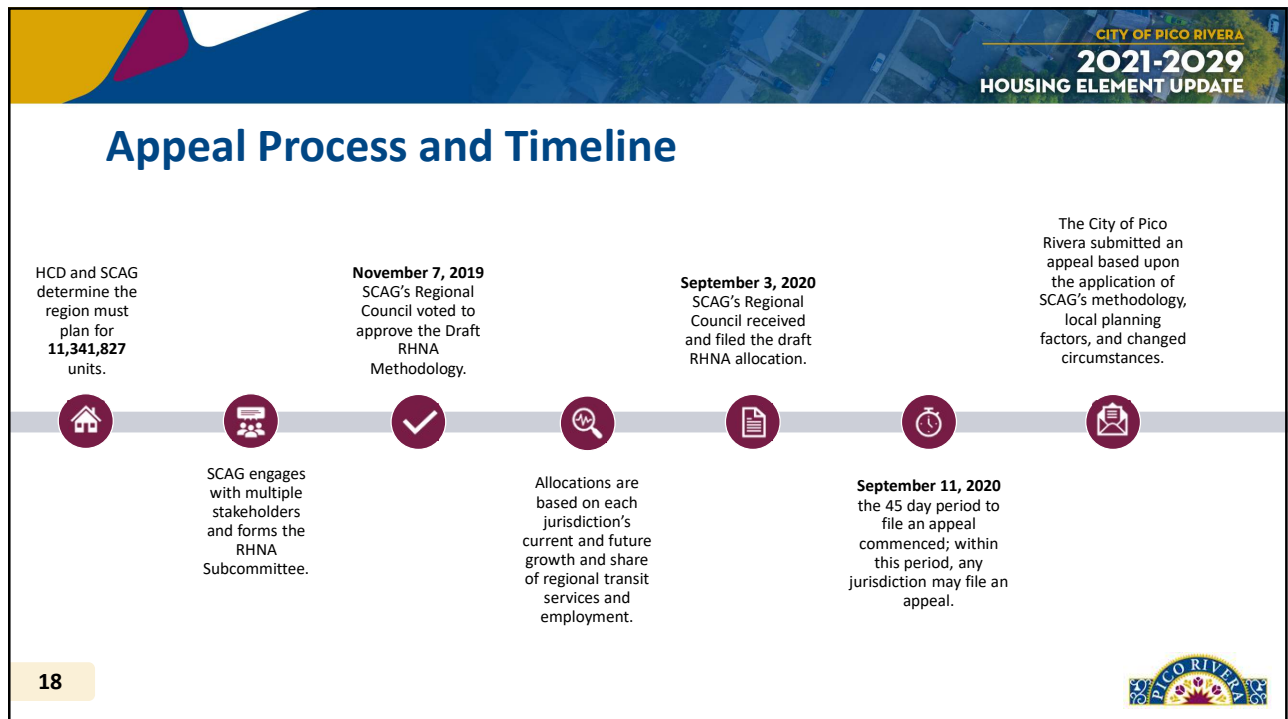
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RHNA Appeal Process

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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



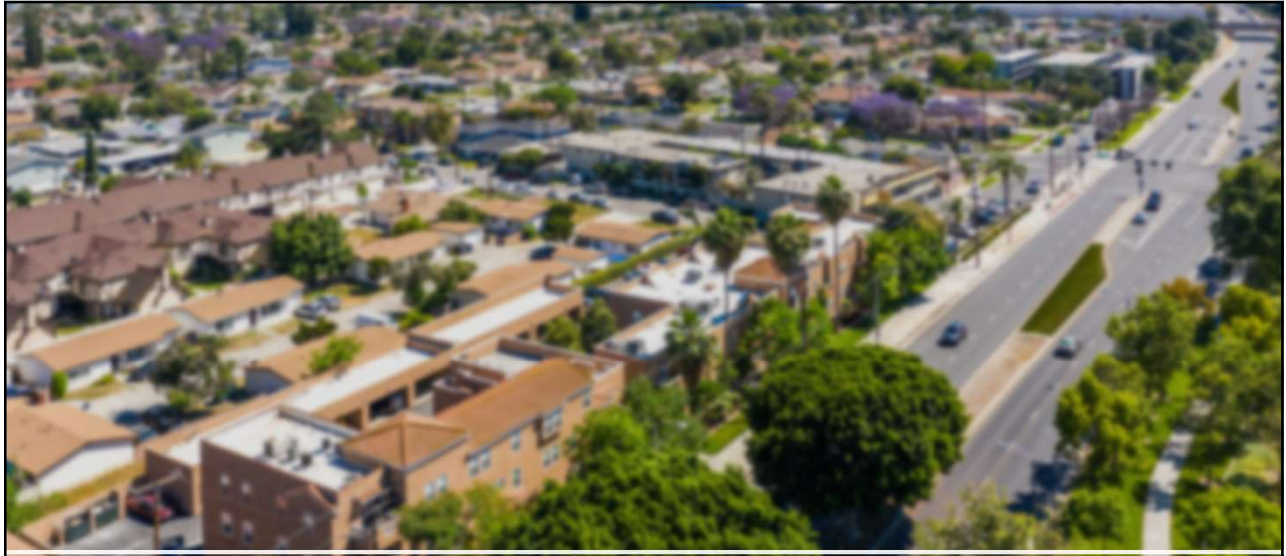
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Local Jurisdiction Coordination

- 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)

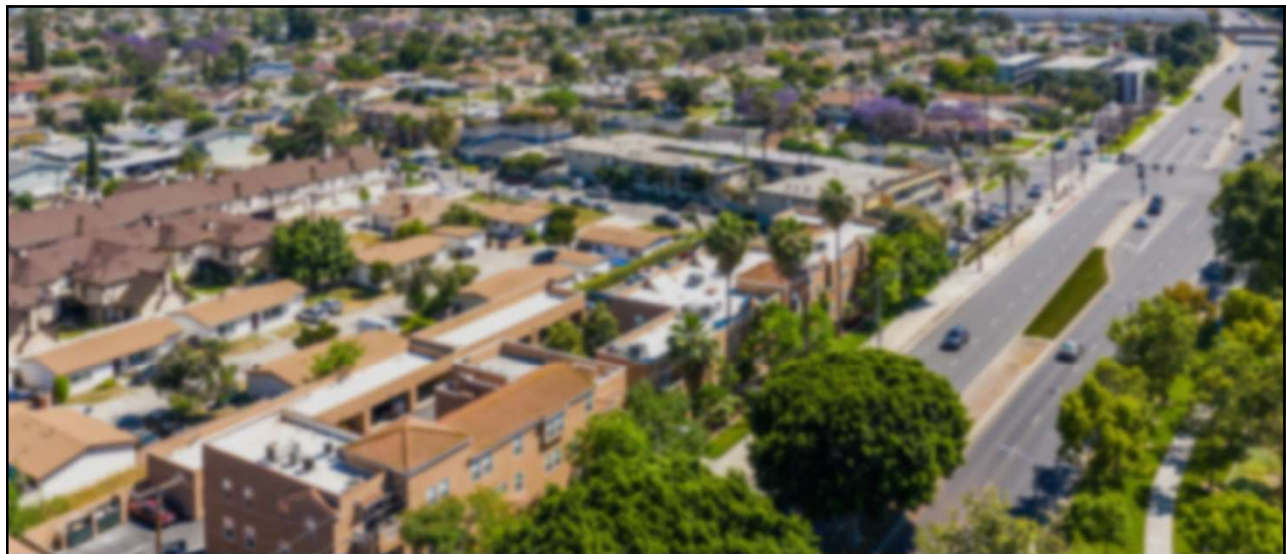


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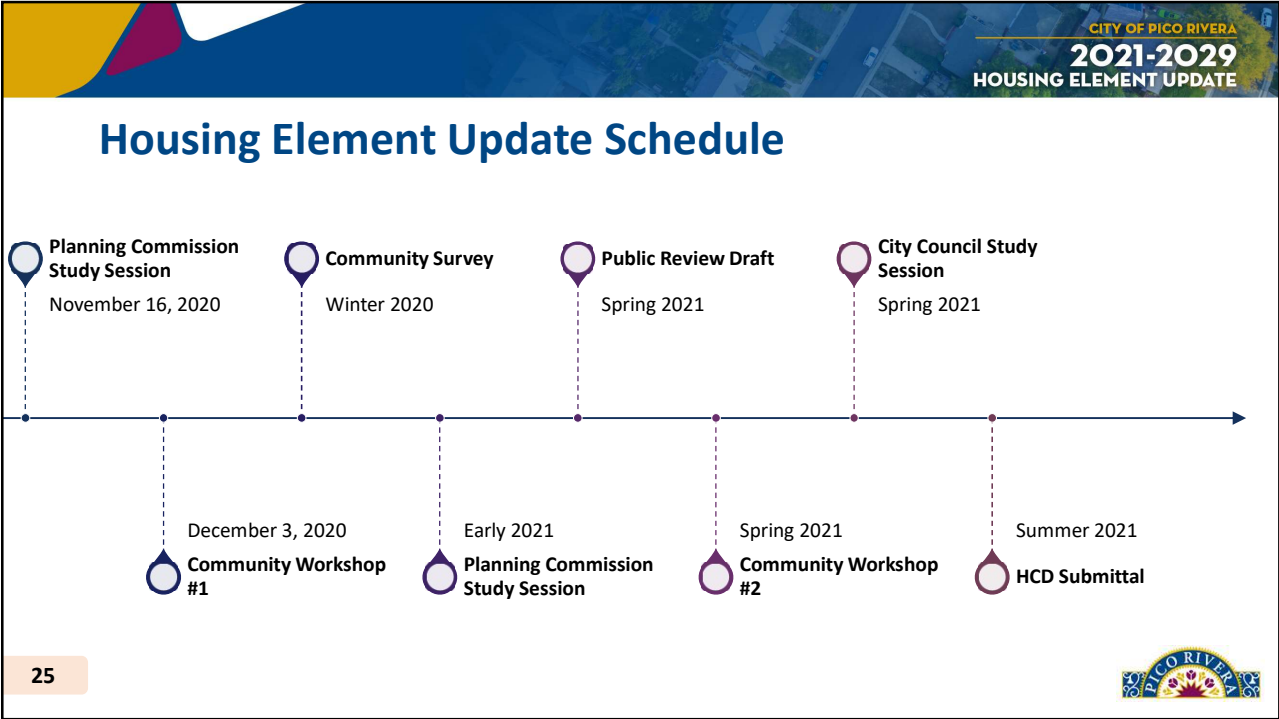
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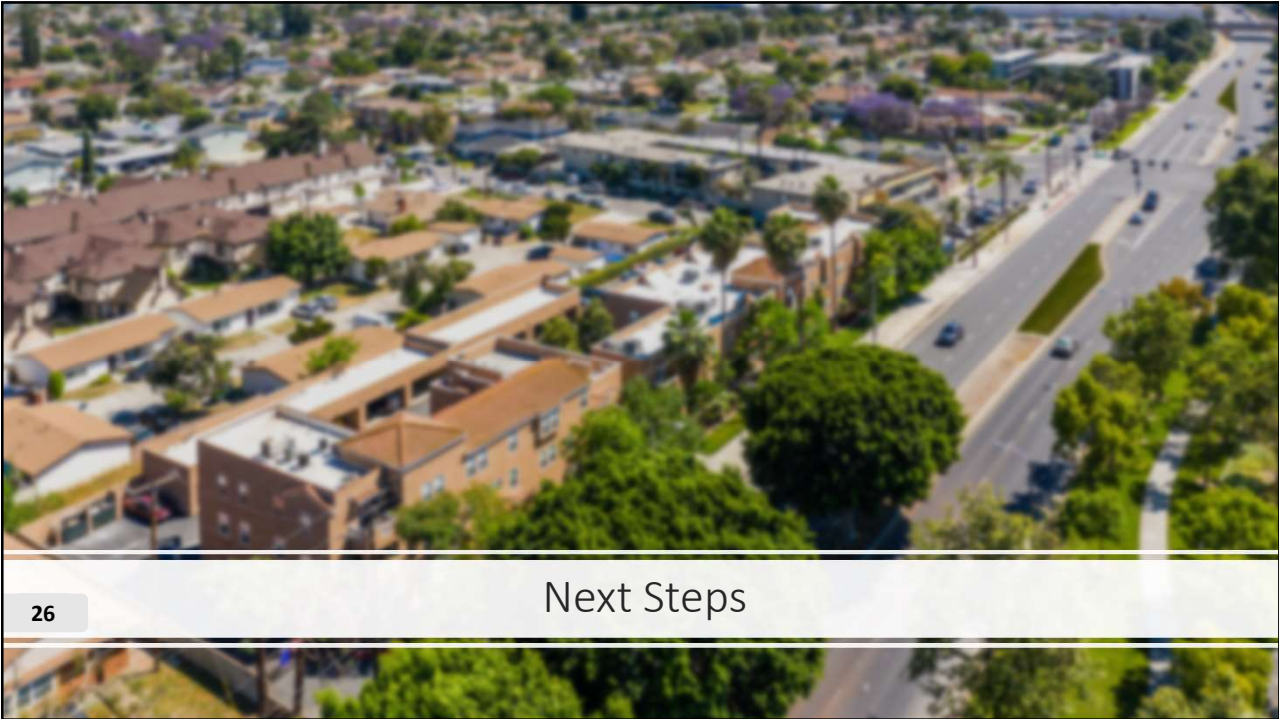
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Update Process and Outreach

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Next Steps

- First Community Workshop on December 3rd
- 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

