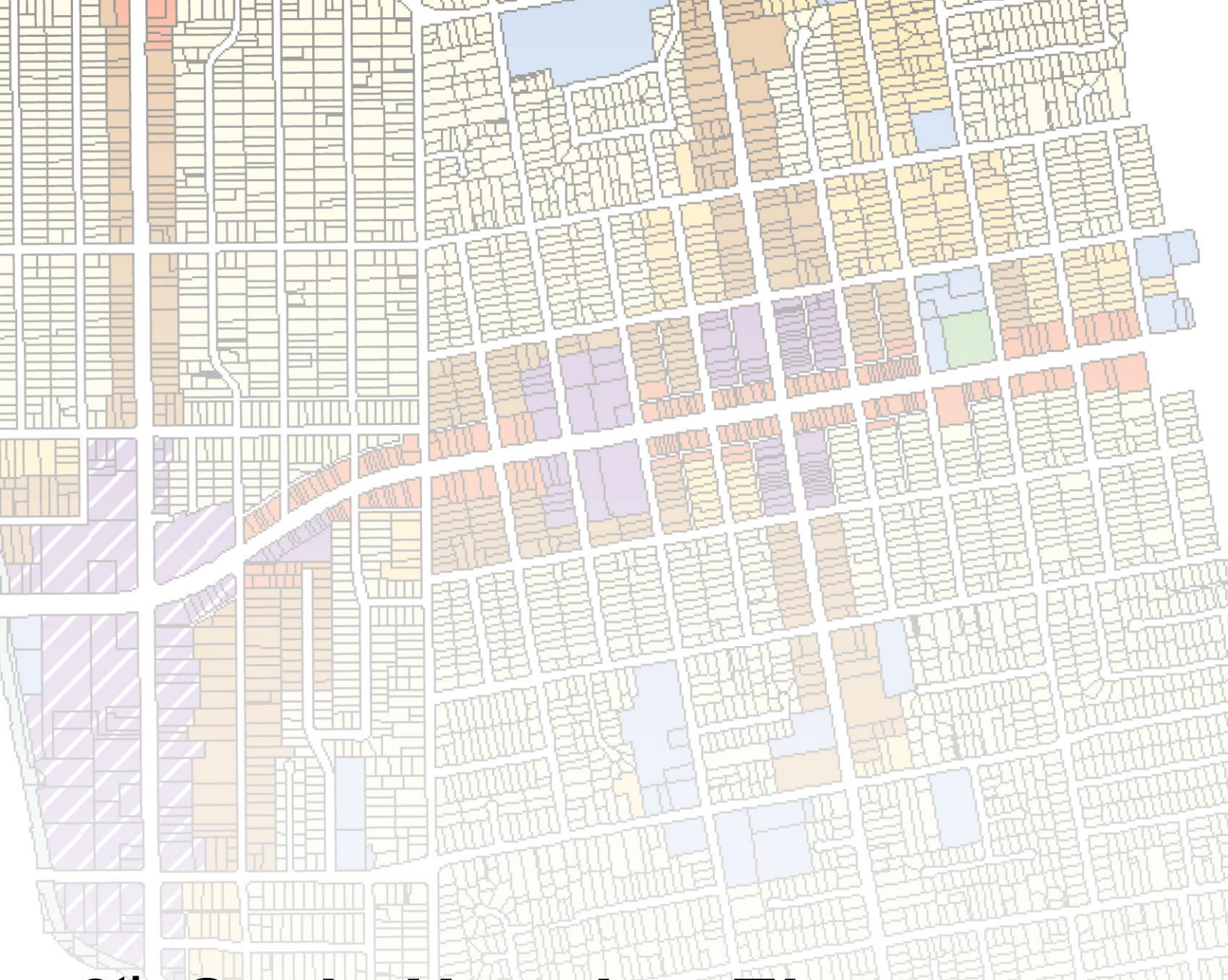


6th Cycle Housing Element

City of Temple City

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Adopted | October 2022

LWC

TEMPLE CITY

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Section I Introduction

I.A Community Context

Founded in 1923 and incorporated in 1960, Temple City is located in the San Gabriel Valley region of Los Angeles County. Temple City is in the west San Gabriel Valley, five miles southeast of Pasadena and 13 miles northeast of downtown Los Angeles. The city borders the cities of Arcadia, San Gabriel, El Monte, Rosemead, and unincorporated portions of Los Angeles County.

The city is predominantly residential with two major commercial arterials (Las Tunas Drive and Rosemead Boulevard). The City has witnessed significant public and private investment and improvements in recent years, especially along its major commercial boulevards. Although only four-square miles, Temple City is home to approximately 36,000 residents.

Temple City is a highly desirable place to call home. It is characterized by its safe neighborhoods, exceptional schools, and culturally rich, diverse community. The city maintains a peaceful, family-friendly atmosphere, knitted together by clean streets, places to gather, and thriving local businesses.

I.B Housing Element Purpose

The State of California has stated that the availability of decent and suitable housing for every California family is "a priority of the highest order" (California Government Code §54220). This objective has become increasingly urgent in recent years as communities across the state, including Temple City, struggle to meet the housing needs of all their residents. State Housing Element Law, established in 1969, recognizes the vital role local governments play in the supply and affordability of housing and requires all cities and counties in California establish a long-range plan to meet their fair share of regional housing needs. Cities are charged with planning for the welfare of their citizens, including ensuring that the existing and projected demands for housing are adequately met.

> *High housing costs — and related housing instability issues — **increase health care costs** (for individuals and the state), **decreases educational outcomes** (affecting individuals, as well as the state's productivity), **and makes it difficult for California businesses to attract and retain employees**.*
>
> *– State of California 2025 Statewide Housing Assessment*

The Housing Element is the primary tool used by the State to ensure local governments are appropriately planning for and accommodating enough housing across all income levels. This Housing Element covers the planning period 2021-2029. The Housing Element is a mandatory

part of a jurisdiction's General Plan but differs from other General Plan elements in two key aspects. The housing element must be updated every eight years for jurisdictions within a metropolitan planning organization (MPO) on a 4-year regional transportation plan (RTP) cycle, such as the Southern California Association of Governments (SCAG). The housing element must also be reviewed and approved (i.e., certified) by the California Department of Housing and Community Development (HCD) to ensure compliance with statutory requirements.

At the time of publication, the COVID-19 crisis has impacted Temple City in significant ways. This has made the issue of housing security even more acute as residents face job loss, housing cost pressures and disparate health impacts from the pandemic. On a practical level, the housing element has had to respond to these conditions by transitioning the public outreach process to reflect the limitations brought on by COVID-19. These actions are detailed in this report. From a policy perspective, the impact on housing security has shown that many of Temple City's residents have only tenuous access to housing and the need to secure more housing alternatives for all members of Temple City's populations.

I.C Organization of the Housing Element

Per California Government Code §65580-65589, a housing element must consist of the following components:



- **Review of the Previous Housing Element:** An evaluation of the results of the goals, policies, and programs adopted in the previous Housing Element that compares projected outcomes with actual achieved results.



- **Housing Needs Assessment:** An analysis of the existing and projected housing needs of the community. It provides a profile of socio-demographic information, such as population characteristics, household information, housing stock, tenure, and housing affordability. The assessment also considers local special housing needs, such as, seniors, farmworkers, homeless, large households, and female-headed households.



- **Inventory of Adequate Sites:** An inventory listing adequate sites that are suitably zoned and available within the planning period to meet the City's fair share of regional housing needs across all income levels.

- **Housing Resources:** An identification of resources to support the development, preservation, and rehabilitation of housing.



- **Housing Constraints:** An assessment of impediments to housing production across all income levels covering both governmental (e.g., zoning, fees, etc.) and nongovernmental (e.g., market, environmental, etc.).



- **Housing Plan:** This section provides a statement of the community's goals, quantified objectives, and policies to maintain, preserve, improve, and develop housing, as well as a schedule of implementable actions to be taken during the planning period to achieve the goals, objectives, and policies. Quantified objectives for new construction, rehabilitation, and conserved units by income category (i.e., very low, low, moderate, and above moderate) are included to make sure that both the existing and the projected housing needs are met, consistent with the City's share of the Regional Housing Needs Allocation (RHNA).



Section II provides a summary of the projected housing need. Section III summarizes the adequacy of housing sites and identifies housing resources. Section IV contains the housing plan. The comprehensive research and analysis supporting the development of Section IV, Housing Plan, are compiled in appendices to this Housing Element. These appendices contain the full set of information used to inform the City's goals, policies, and programs:

- Appendix A: Housing Needs Assessment
- Appendix B: Sites Inventory and Methodology
- Appendix C: Housing Constraints
- Appendix D: Existing Programs Review
- Appendix E: Public Participation Summaries
- Appendix F: Affirmatively Furthering Fair Housing

I.D Data Sources and Methods

This Housing Element was updated in accordance with California Department of Housing and Community Development (HCD) guidelines for the 6th Housing Element Cycle, incorporating additional considerations required under new State housing-related legislation. Specific documents are referenced throughout the Housing Element, including but not limited to the Temple City Mid-Century General Plan, Zoning Code, the Crossroads Specific Plan, and the Homelessness Response Plan. The analyses and findings in this document relied on data compiled from various sources, including:

- US Census Bureau (American Community Survey)
- California Department of Housing and Community Development (HCD)
- California Department of Finance (DOF)
- US Department of Housing and Urban Development (HUD)
- Consumer Financial Protection Bureau (CFPB)
- Southern California Association of Governments (SCAG) pre-certified data

This document was also informed by information provided by residents, business groups, local institutions, City staff, and elected officials.

I.E Summary of Public Participation

Public participation is crucial in shaping Temple City's housing strategy. Understanding the needs of the community enables the development of housing strategies that are most appropriate and effective. Public outreach also allows the City to identify concerns unique to certain stakeholders that may not have been initially apparent. As part of the development of this Housing Element, the City's public participation program included offering two community-wide meetings, one joint study session with both the Planning Commission and City Council, and public hearings with the Planning Commission, and City Council. Additionally, the City made direct contact with local non-profit and special needs housing organizations throughout the process to solicit input, encourage participation in outreach events, and provide comments on the draft Housing Element. The City made a diligent effort to conduct outreach by proactively contacting key stakeholders through a variety of methods, both electronically (via email) and direct telephone calls. Due to the COVID-19 pandemic, the community engagement for the Housing Element Update were not in person, which allowed the public to attend meetings and workshops from the safety of their homes. Due to limited engagement at past in-person events coupled with COVID-19 conditions, the City found that virtual events combined with email and telephone correspondence and social media posts was the most effective method of reaching key stakeholders and the community broadly. The City was available to provide translation and interpretation services during all outreach and reasonable accommodation as needed.

Organizations that received email notifications and/or were directly contacted included, but were not limited to:

- 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
- Buddhist Tzu Chi Foundation

The City specifically provided these contacts the draft Affirmatively Furthering Fair Housing Analysis in October 2021 for review and comment ahead of draft Housing Element resubmittal to HCD.

Throughout the process, the City posted materials, supplemental information, and updates on the project webpage, as well as the City's homepage, and through social media. Email blasts were

used to notify community members of upcoming public events and opportunities for input. Verbal updates were provided regularly at City Council and Planning Commission meetings.

The draft Housing Element was available for review for a 60-day period, concurrent with HCD's 60-day review, with hard copies available at both City Hall and the Temple City Public Library. A two-page fact sheet that summarized key aspects of the draft Housing Element was prepared to facilitate understanding of the project and encourage feedback, especially facilitating review for those with limited time. The fact sheet was distributed once the draft Housing Element was available for public review in July 2021.

For detailed information on the public outreach strategy, public outreach summaries, and meeting materials, please see Appendix E.

Outreach Events

In addition to be available via direct contact (e.g., email, phone), the City offered the following events to solicit input on the Housing Element update:

- Community Meeting #1 - Wednesday, February 24, 2021 (Virtual 7:00 pm)
- Joint Planning Commission and City Council Study Session – Tuesday, July 20, 2021 (Virtual 6:00 pm)
- Community Meeting #2: Tuesday, August 3, 2021 (Virtual 6:30 pm)
- Planning Commission Public Hearing, September 13, 2022
- City Council Public Hearing, October 18, 2022

Due to the ongoing COVID-19 crisis, all events were held virtually. The City was available to provide translation and interpretation services at all events upon request. Notifications of the public events were distributed through the City's email database. Approximately 10 participants attended the first community meeting.

Affirmatively Furthering Fair Housing Targeted Outreach

In addition to be previously listed efforts, the City conducted targeted outreach to solicit input on housing challenges, special housing needs, potential housing programs, and fair housing issues related to the affirmatively furthering fair housing (AFFH) analysis (Appendix F). The City continued to directly contact stakeholder organizations listed previously to solicit input and offered a survey (both online and hard copy). The survey was available in March 2022 and included questions regarding housing and experience with fair housing and discrimination. To promote the survey, over 400 flyers were handed out at local grocery and convenience stores and delivered to large daycare centers; billboard messages were displayed on the most traveled street (Rosemead Boulevard); messages were broadcasted on the local cable channel; and the City's online outlets (e.g., social media accounts) were also used to expand the coverage for public participation. The survey was translated into multiple languages, and hard copies were provided

at senior center. The survey was completed by 258 respondents and feedback is integrated into the Comments Section below and Appendix F (Affirmatively Furthering Fair Housing).

Comments

Comments were provided at outreach events and additional comments were received by City staff via email or hard copy (i.e., mail or hand delivery). Comments received are summarized below.

- The attendees discussed how some commercial areas have recently been designated as mixed-use to encourage more housing development, including the Crossroads Specific Plan area.
- One participant suggested using vacant commercial parcels if additional sites need to be designated for housing. There was a discussion regarding site size and dimensions related to functionality for mixed-use development.
- One participant was curious about how accessory dwelling units (ADUs) can be used to meet the City's RHNA. There was discussion regarding the City's ADU trends of 40 to 50 ADUs being constructed per year.
- There is a continued need for housing affordability in Temple City, especially as COVID-19 has impacted many families and low-income housing is an even greater priority.
- Concern that high for-sale and rent prices burden residents and puts residents at risk of losing their homes.
- Support for more affordable housing in general in Temple City.
- Support for housing and accelerated implementation of development in the Crossroads Specific Plan. Agree that the City should pursue available grants to facilitate development in the Crossroads Specific Plan (i.e., Program A8 (Infrastructure Grants)).
- Enhanced density bonus (Program B8) may make sense in the Crossroads Specific Plan area, provided local infrastructure and services support the additional density.
- Support for review of the sewer reconstruction fee as it has not been increased in 15 years.
- Since 7.4% of Temple City residents are living below the poverty level, a rental assistance program should be explored (Program E2). A rental assistance program should be done in conjunction with other support services (e.g., job placement, financial management, social services).
- Support for the AFFH approach of the City partnering with the Housing Rights Center (HRC) to investigate fair housing complaints.
- The main housing issue in Temple city is the lack of affordable housing options with many identifying that it is "very difficult" to find either rental or for-sale housing that is affordable.
- Concern with the number of people experiencing homelessness in Temple City.

- Strong need for housing for first-time homebuyers and seniors.
- Those that believe they have experienced housing discrimination are not likely to report the incident.

Integration of Comments into the Housing Element

The following summarizes how the feedback received during the process was incorporated into the Housing Element:

- Many potential sites are identified in the recently up-zoned Crossroads Specific Plan area.
- Underutilized parcels in commercial areas that allow for residential were evaluated and included in the sites inventory if appropriate (i.e., met criteria for having development potential over the planning period (see Appendix B)).
- ADUs are projected over the planning period and counted toward the RHNA.
- Programs for low-income and extremely low-income households are included, such as Program E2 (Rental Assistance Program).
- An anti-displacement resources program is included (Program E3) to help raise awareness of tenants' rights and resources intended to reduce the displacement risk.
- Programs that received supportive comments remain in the Housing Element.
- Programs to eliminate the minimum floor area standard and monitor parking requirements for small units have been included with the objective of achieving smaller, more affordable units and an overall increase in housing stock. These units can be aimed at both first-time homebuyers and seniors.
- Programs for safe parking and rental assistance are included to help address needs of people experiencing homelessness or at-risk of homelessness.
- Programs providing education, information, and resources to both tenants and landlords are included to increase awareness and reduce housing discrimination.

Additional data points and clarifications were also integrated into the technical appendices based on discussions with community members and representatives.

I.F Relationship to Other General Plan Elements

The Housing Element is one of seven mandatory elements of the City's General Plan, a long-range vision document that provides guidance for future development in Temple City. City Council adopted the Temple City Mid-Century General Plan in 2017. For the General Plan to provide effective guidance on land use issues, the goals, policies, and programs of each element must be internally consistent with other elements. Although various Zoning Code and Crossroad Specific Plan amendments are required for consistency with State law as noted in the Housing

Element programs, the City has reviewed the Housing Element against the other elements of the General Plan and found it to be consistent.

Moving forward, during the annual sites monitoring and reporting (Program A6), the City will evaluate whether any amendments to zoning or the General Plan would be required. n the event an element of the General Plan is amended, the City will consider the impacts of the amendment on the other elements to maintain internal consistency.

Section II Projected Housing Need

II.A Introduction/Overview of SCAG Methodology

State Housing Element law (Government Code §65580 et. seq.) requires regional councils of governments to identify for each member jurisdiction its "fair share allocation" of the Regional Housing Needs Assessment provided by the California Department of Housing and Community Development (HCD). In turn, each city and county must demonstrate the capacity to accommodate their local share of regional housing needs in the community's housing element. Each jurisdiction's responsibility for meeting the overall regional housing need is established as a Regional Housing Needs Allocation (RHNA).

The Southern California Association of Governments (SCAG), the council of governments for the Temple City area, adopted its 6th Cycle RHNA allocation methodology in March 2020. SCAG considered several factors in preparing the methodology, which weighed both projected and existing need. Projected need was informed by household growth, future vacancy need, and replacement need, while existing need considered transit accessibility, job accessibility, residual need in disadvantaged communities. The distribution of the RHNA across the four income categories factored in a social equity adjustment, which allocated a lower proportion of lower-income RHNA to jurisdictions that already had a high concentration of such households in comparison to the County, as well as the goal to Affirmatively Further Fair Housing (AFFH), which adjusted the distribution of RHNA in jurisdictions considered either very low or very high resource areas.

II.B Los Angeles County Income Limits

The projected housing needs are broken down by income category based on definitions in the California Health and Safety Code (§50079.5). HCD calculates "extremely low", "very low", "low", "median", "moderate", and "above moderate" income limits, and publishes these limits at the county level. Los Angeles County's 2020 income limits for households of one to four persons are shown in Table II-1. See Appendix A, Table A-4, for a table listing income limits for households of up to eight persons.

Table II-1: Los Angeles County 2020 Income Limits

Number of Persons in Household	1	2	3	4
Extremely Low	$23,700	$27,050	$30,450	$33,800
Very Low	$39,450	$45,050	$50,700	$56,300
Low	$63,100	$72,100	$81,100	$90,100
Median	$54,100	$61,850	$69,550	$77,300
Moderate	$64,900	$74,200	$83,500	$92,750
Source: Department of Housing and Community Development, 2020				

II.C Regional Housing Needs Allocation

The RHNA for Temple City is shown in Table II-2. The City has a total allocation of 2,186 units for the October 2021 to October 2029 planning period.

Table II-2: 6th Cycle RHNA

	Temple City		Los Angeles County		SCAG	
Area/Income	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Total	**2,186**	**100%**	**812,060**	**100%**	**1,341,827**	**100%**
Very Low[1]	630	28.8%	217,273	26.8%	351,796	26.2%
Low	350	16.0%	123,022	15.1%	206,807	15.4%
Moderate	369	16.9%	131,381	16.2%	223,957	16.7%
Above Moderate	837	38.3%	340,384	41.9%	559,267	41.7%
1 The City estimates 50% of the Very Low RHNA households would qualify as extremely low income (i.e., 315 extremely low-income units).						
Source: SCAG, City of Temple City, LWC						

The City of Temple City is not responsible for the actual construction of these units. Temple City is, however, responsible for creating a regulatory environment in which the private market could build unit types included in their State housing allocation. This includes the creation, adoption, and implementation of General Plan policies, zoning standards, and/or economic incentives to encourage the construction of various types of units.

Section III Housing Resources

III.A Introduction

There are a variety of resources available to support the City in implementation of its housing strategy, landowners and developers seeking to provide housing, and residents in need to housing assistance in Temple City. This section provides a summary of land available to

accommodate future housing in the city. The full site inventory analysis is contained in Appendix B. This section also includes a list of local, regional, state, and federal programs that provide financial and related assistance to support the City in meeting its housing goals.

III.B Land Resources

A critical part of the Housing Element is the sites inventory, which identifies a list of sites that are suitable for future residential development. State law mandates that each jurisdiction ensure availability of an adequate number of sites that have appropriate zoning, development standards, and infrastructure capacity to meet its fair share of regional housing need (i.e., RHNA) at all income levels. The inventory is a tool that assists in determining if the jurisdiction has enough land to meet its RHNA given its current regulatory framework.

Identification of Sites Suitable for Housing



The sites identified in the site inventory (Appendix B) are comprised of parcels located in various areas and zones within the City. However, a critical area for housing and redevelopment in the city is the Crossroads Specific Plan (CSP). The CSP is discussed in detail in Appendix C and Appendix B. Each site has undergone an assessment to determine development potential and residential unit capacity given zoning standards and development trends. For detailed information, please see Appendix B.

Summary of Adequate Sites

Table III-1 summarizes the City's methods for satisfying its RHNA. Based on accessory dwelling unit (ADU) projections, entitled and proposed projects, and available 6th Cycle sites, the City has excess capacity in all income categories. Assumptions and methodology for this determination and a detailed list of sites are included in Appendix B.

Table III-1: Residential Development Potential and RHNA

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	See Very Low	**630**	**350**	**369**	**837**	**2,186**
ADUs	41	23	123	6	82	275
Entitled/Proposed Projects[1]	-	24	-	-	142	166
Remaining RHNA	See Very Low	**542**	**227**	**363**	**613**	**1,745**
Site Inventory[1]	See Very Low/Low	1,089		408	628	2,125
Surplus	**See Very Low/Low**	**320**		**45**	**15**	**380**

[1] Considers net new units only.

Source: City of Temple City, LWC

III.C Financial and Administrative Resources

The following section contains a list of financial, administrative, and other resources to help the City address its housing needs. Availability of these resources is dependent on governmental priorities, legislation, and continued funding, which may be subject to change at any time.



City Resources

- **Housing Rehabilitation Loan Program:** Participants may apply for zero-interest loans of up to $35,000 toward home repairs – including heating, plumbing, and electrical items. Loans have no interest, with no payments until sale, change of title, refinance, or change of occupancy.
- **Asbestos Testing and Removal:** Homeowners can apply for financial assistance for required asbestos and lead-based paint testing, as well as abatement work. This program is associated with the Housing Rehabilitation Loan Program.
- **Handyworker Grant:** This program (FY 2019-20, with potential for renewal) provides up to $10,000 in funding for home repairs – including heating, plumbing, electrical, energy-efficiency improvements, etc.
- **Permanent Local Housing Allocation (PLHA) Grant Funding:** The City is using its Fiscal Year 2021 – 2022 PLHA funds to assist low-income homeowners conduct home improvements associated with accessibility. Homes must be owner-occupied. The City budgeted $124,815 for this program.

- **Homelessness Response Plan:** The City adopted a two-year Homelessness Response Plan in March 2021, which identifies goals and supporting actions that are in alignment with Los Angeles County Homeless Initiative Strategies to ensure eligibility for implementation funding. This adopted Plan may also provide funding opportunities, as having an adopted homeless plan has been a requirement for receiving Measure H funds. Measure H, passed in 2016, is a one-quarter of a percent sales tax increase across Los Angeles County for funding homeless services and short-term housing in addressing the homeless crisis across the County.

San Gabriel Valley Resources

- **San Gabriel Valley Habitat for Humanity (SGVHFH) Programs**
    - Homeownership Program: This program constructs new homes and renovates existing homes alongside Habitat Partner Homebuyers. SGVHFH sells affordable homes to low-income, first-time homeowners.
    - Home Repair Program: This program provides low-income homeowners with critical interior and exterior home repair assistance.
    - Veteran Services: This program helps qualifying homebuyers with an affordable mortgage to build, purchase, and/or repair their homes.
- **San Gabriel Valley Council of Governments (SGVCOG):** The SGVCOG provides services and programs that support housing in the San Gabriel Valley. Currently, the SGVCOG is leading various efforts to address homelessness, including pursuing funding to provide services to address the immediate need and assist individuals facing homelessness.
- **San Gabriel Valley Regional Housing Trust (SGVRHT):** A joint powers authority to fund and finance the planning and construction of homeless housing, and extremely low, very low, and low-income housing projects. In April 2021, the City Council agreed to join the SGVRHT as an affiliate member.

Regional Resources

- **Los Angeles County Development Authority (LACDA) Programs**
    - *First Home Mortgage Program:* Southern California Home Financing Authority (SCHFA) is a joint powers authority between Los Angeles and Orange Counties to create first-time homebuyer programs for low to moderate income households. This program helps provide loan and down payment assistance for low- to moderate- income households, and it is administered by LACDA and the Public Finance Division of the County of Orange.

- *Home Ownership Program (HOP):* This program provides financing to low-income families looking to purchase an existing home in Los Angeles County.
- *Affordable Homeownership Opportunities Program (AHOP):* This program provides first-time homebuyer down payment assistance to low- and moderate-income households who are unable to purchase a new home. After meeting criteria established by the lender providing the first mortgage loan, LACDA provides financial assistance via a secondary mortgage, with all payments deferred until sale, transfer, or refinancing.
- *Housing Choice Voucher Program (Section 8):* While the Housing Choice Voucher Program is a federally funded program, it is administered locally by public housing agencies, such as LACDA. The program provides assistance to very low-income families to afford decent, safe, and sanitary housing. Participants find their own housing to rent in the open market and pay a portion of their income towards rent. LACDA subsidizes the balance of the monthly rent in direct payments to the owner.
- *Homeless Incentive Program:* This program offers monetary incentives to encourage landlords to rent their available units to LACDA's Section 8 voucher holders. Funding is funded from a collaborative effort between multiple County agencies as part of the Homeless Prevention Initiative.
- *L.A. County Housing Innovation Fund (LACHIF) II:* LACHIF is a revolving loan fund of approximately $70 million administered by LACDA in partnership with participating community lenders. Loans are made to finance acquisition and predevelopment costs for affordable housing developments in Los Angeles County. Both non-profit and for-profit borrowers are eligible for LACHIF II loans.

- **Los Angeles County Neighborhood Housing Services (NHS) Programs and Services**
  - *Mission-Driven Real Estate Program:* This program assists underserved communities across Los Angeles County with the purchase and sale of residential as well as commercial real estate properties. NHS provides access to capital for down payment assistance, developing real-estate properties, and acquiring vacant or distressed properties.
  - *Construction Management Services:* This program provides homeowners and contractors with technical assistance from NHS's construction team. Assistance includes bid process management, contractor selection, project oversight, and conflict resolution services. Additionally, NHS's project team can assist in home inspections, home safety awareness, lead abatement & code compliance, and refinancing assistance.
  - *Affordable Lending:* This program provides direct lending to underserved communities. Interested families can work with an NHS Lending Counselor to find

an affordable loan option. NHS Lending Counselors can access special programs at the local, state, and federal level which provides loans to qualified families.

- *Financial Education and Counseling:* This program educates families on building financial capacity, knowledge of financial services and products, credit management, avoiding predatory lending practices, tenant and homeowner education. This program consists of a series of classes, clinics, workshops, and one-on-one counseling sessions to provide families with the resources for them to become and remain informed homeowners.

- **Los Angeles County Housing Resources Center:** Created in 2007, this portal helps people list and find affordable, special needs, accessible, and/or emergency housing within the County of Los Angeles. This web-based service is supported by a toll-free call center and helps provide information to the general public as well as professionals seeking vital housing resources for clients.

State Resources

- **Affordable Housing and Sustainable Communities Program (AHSC):** Administered by the Strategic Growth Council, this program provides grants and/or loans to fund land-use, housing, transportation, or land preservation projects that support infill and compact development that reduce greenhouse gas emissions.

- **CalHome:** HCD provides grants to local public agencies and non-profit housing developers to assist first-time homebuyers with down payment assistance through deferred-payment loans, rehabilitation, homebuyer counseling, self-help mortgage assistance, or other technical assistance. $57 million available in State CalHome program.

- **California Emergency Solutions and Housing (CESH):** This program provides funds for a variety of activities to assist persons experiencing or at risk of homelessness, such as housing relocation and stabilization services (including rental assistance), operating subsidies for permanent housing, flexible housing subsidies, emergency housing operating support, and homeless delivery systems.

- **Homekey:** This program provides funding to protect Californians experiencing homelessness who are impacted by COVID-19.

- **Housing for a Healthy California (HHC) Program:** This program creates supportive housing for recipients of or those eligible for health care provided through the California Department of Health Care Services' Medi-Cal program.

- **Housing Navigator's Program:** This grant program funds housing navigators to help young adults aged 18 to 21 years secure and maintain housing, with priority for individuals in the foster care system.

- **Infill Infrastructure Grant Program (IIG):** This program promotes infill housing development by providing grant funding, in the form of gap assistance, for infrastructure improvements required for qualifying multi-family or mixed-use residential development.

- **Joe Serna, Jr. Farmworker Housing Grant (FWHG) Program:** This program provides deferred payment loans for both owner-occupied and rental housing for agricultural workers, with a priority for lower income households.
- **Local Housing Trust Fund (LHTF) Program:** This program provides matching funds to local or regional housing trust funds for the creation, preservation, and rehabilitation of affordable housing, transitional housing, or emergency shelters.
- **Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP):** This program provides financing to support the preservation of affordable mobilehome parks through conversion of the park to an ownership model.
- **Multifamily Housing Program (MHP):** This program provides deferred payment loans for the construction, preservation, and rehabilitation of permanent and transitional rental housing for lower-income households.
- **National Housing Trust Fund:** This program provides deferred payment or forgivable loans for the construction of permanent housing for extremely low-income households. The covenant is for 55 years.
- **Permanent Local Housing Allocation (PLHA) Program:** This program provides a permanent source of funding to all local governments in California to help cities and counties implement plans to increase affordable housing stock. Funding for this program is provided through a $75 recording fee on real estate transactions. Also see discussion above under Local Resources.
- **Predevelopment Loan Program (PDLP):** This program provides financing to cover pre-development costs to construct, preserve, or rehabilitate assisted housing.
- **Supportive Housing Multifamily Housing Program (SHMHP):** This program provides low interest deferred loan payments to developers building affordable rental housing that contain supportive housing units.
- **Transit-Oriented Development (TOD) Housing Program:** This program provides low-interest loans as gap financing for higher density affordable rental housing near transit.
- **Veterans Housing and Homelessness Prevention Program (VHHP):** This program supports the acquisition, construction, rehabilitation, and preservation of affordable multi-family housing for veterans and their families.
- **Golden State Acquisition Fund:** This $93 million fund provides low-cost financing aimed at supporting the creation and preservation of affordable housing across the state.
- **California Housing Finance Agency (CalHFA):** CalHFA offers a variety of low-cost loan programs to support the development of affordable multi-family rental housing, mixed-income housing, and special needs housing.
- **California Housing Finance Agency (CalHFA), Mortgage Credit Certificate Program:** The MCC program is a homebuyer assistance program designed to help lower-income families afford home ownership. The program allows home buyers to claim a dollar-for-

dollar tax credit for a portion of mortgage interest paid per year, up to $2,000. The remaining mortgage interest paid may still be calculated as an itemized deduction.

- **Elderlink:** A senior care referral service licensed by the Department of Public Health. This organization provides independent and free personalized senior care placement services to fully screened and approved nursing home, board and care, and assisted living facilities.

Federal Resources

- **HOME Program:** Participating jurisdictions may use HOME funds for a variety of housing activities, according to local housing needs. Eligible uses of funds include tenant-based rental assistance; housing rehabilitation; assistance to homebuyers; and new construction of housing. HOME funding may also be used for site acquisition, site improvements, demolition, relocation, and other necessary and reasonable activities related to the development of non-luxury housing. Funds may not be used for public housing development, public housing operating costs, or for Section 8 tenant-based assistance, nor may they be used to provide non-federal matching contributions for other federal programs, for operating subsidies for rental housing, or for activities under the Low-Income Housing Preservation Act.

- **Community Development Block Grant (CDBG):** Federal funding for housing programs is available through the U.S. Department of Housing and Urban Development (HUD). Temple City participates in the CDBG program through the County of Los Angeles, which applies to HUD for funds on behalf of the City and other non-entitlement jurisdictions. The City offers housing rehabilitation loan and grant programs funded with CDBG funds. The City's CDBG allocation for the Fiscal Year 2020-2021 is $201,757.

- **Section 108 Loan Guarantee Program:** Allows CDBG entitlement jurisdictions to leverage their annual grant allocations to access low-cost financing for capital improvement projects. Eligible activities include housing, economic development, public facility, and infrastructure. This program is often used to catalyze private investment in underserved communities or as gap financing.

- **Section 811 Project Rental Assistance:** HUD offers long-term project-based rental assistance through a NOFA published by the California Housing Finance Agency (CalHFA).

- **Emergency Solutions Grants (ESG) Program:** This program provides funding for cities, counties, and states to (1) engage homeless individuals and families living on the street; (2) improve the number and quality of emergency shelters for homeless individuals and families; (3) help operate these shelters; (4) provide essential services to shelter residents, (5) rapidly rehouse homeless individuals and families, and (6) prevent families/individuals from becoming homeless.

- **Veterans Affairs Supportive Housing (VASH) Program:** HUD-VASH is a collaborative program between HUD and VA combines HUD housing vouchers with VA supportive services to help veterans who are homeless and their families find and sustain permanent housing.

- **Low-Income Housing Preservation and Residential Home Ownership Act (LIHPRHA):** This program requires all eligible HUD Section 236 and Section 221(d) projects at risk of conversion to market-rate rentals from mortgage pre-payments be subject to LIHPRHA incentives, which include subsidies to guarantee an eight percent annual return on equity.
- **Low-Income Housing Tax Credit:** Administered through the California Tax Credit Allocation Committee (TCAC), the Low-Income Housing Tax Credit (LIHTC) subsidizes the acquisition, construction, and rehabilitation of affordable housing by providing a tax credit to construct or rehabilitate affordable rental housing for low-income households.
- **Continuum of Care (CoC) Program:** The Continuum of Care (CoC) Program is designed to promote communitywide commitment towards ending homelessness. It provides funding to nonprofits, State, and local governments to provide shelter and services to people experiencing homelessness.
- **U.S. Department of Agriculture (USDA) Housing Programs:** This program provides homeownership opportunities for individuals and below market-rate loans/grants to public and non-profit organizations for new construction, preservation, or rehabilitation of farmworker/rural multi-family rental housing.

III.D Opportunities for Energy Conservation

The cost of energy can greatly impact housing affordability, as energy costs can constitute a significant portion of total housing costs. High energy costs also particularly impact low-income households that are less likely to have the ability to cover increased expenses.

Southern California Edison (SCE) provides electricity services for the City of Temple City. Southern California Edison assists low-income customers through several programs including:

- **CARE (California Alternate Rates for Energy):** This program reduces energy bills for eligible participants by about 30 percent. Qualifications are based on whether any person living in the home participates in a list of public assistance programs or household income guidelines.
- **FERA (Family Electric Rate Assistance):** Family Electric Rate Assistance is SCE's rate reduction program for large households of three or more people with low- to middle-income. Qualifications are based on household income guidelines.
- **Arrearage Management Plan (AMP) Program:** This program is a debt forgiveness payment plan for residential CARE and FERA customers who have past due bills (at least 90 days old) totaling $500 or greater. In exchange for making on-time payment on the current monthly bill, AMP will forgive 1/12 of the eligible total past due amount.
- **Capitation Fee Program:** This program reimburses organizations helping income-qualified customers gain assistance through the CARE or FERA program. Organizations dedicating resources to enrolling individuals and families in these programs can be entitled to capitation fees to offset expenses.

- **California LifeLine Program:** This program may provide a discount on phone services to residents receiving energy bill discounts through the CARE program.
- **Grid Alternatives' Energy for All Program:** This program provides no-cost solar for single family homeowners with limited or fixed incomes.

Additionally, the City has an Energy Action Plan (EAP), which was adopted in 2012. The EAP is intended to assist in meeting State and regional goals of greenhouse gas reduction and long-term energy efficiency, and it includes a strategy to meet the City's energy reduction goals.

Other conservation programs available at the local, regional, state, and federal level are described below.

City Energy Resources

- **HERO:** Temple City participates in the HERO program, which provides low interest loans for energy-efficient home improvements repaid through property taxes.

San Gabriel Valley Energy Resources

- **San Gabriel Valley Energy Wise Partnership (SGVEWP) Energy Assessment Screen for your Home (EASY) Program:** This program provides residents a free energy assessment to identify opportunities to reduce home energy usage and costs.

State Energy Resources

- **California Department of Community Services & Development Programs Low-Income Weatherization Program (LIWP):** California's Low-Income Weatherization Program (LIWP) provides low-income households with solar photovoltaic (PV) systems and energy efficiency upgrades at no cost to residents. LIWP is the only program of its kind in California that focuses exclusively on serving low-income households with solar PV and energy efficiency upgrades at no cost. The program reduces greenhouse gas emissions and household energy costs by saving energy and generating clean renewable power. LIWP currently operates three program components: Multi-Family, Community Solar, and Farmworker Housing. According to CDS's Nov. 2020 Low-Income Weatherization Program Impact Report, LIWP has received $212 million from the Greenhouse Gas Reduction Fund since 2014. Note: The multi-family energy efficiency & renewables program component is estimated to end in June 2022.
- **California Public Utilities Commission Energy Savings Assistance Program (ESA):** ESA provides no-cost weatherization services to low-income households who meet the CARE income guidelines. Services provided include attic insulation, energy efficient refrigerators, energy efficient furnaces, weatherstripping, caulking, low-flow showerheads, water heater blankets, and door and building envelope repairs which reduce air infiltration.

Federal Energy Resources

- **Federal Housing Administration Energy Efficient Mortgage Program (EEM):** This program helps families save money on their utility bills by enabling them to finance energy efficient improvements with their FHA-insured mortgage. The EEM program recognizes that an energy-efficient home will have lower operating costs, making it more affordable for the homeowners. Cost-effective energy improvements can lower utility bills and make more income available for the mortgage payment.

Section IV Housing Plan

IV.A Introduction



The housing plan of the Housing Element serves as the City's strategy for addressing its housing needs. This section describes the housing goals, policies, and programs of the Housing Element for the City of Temple City.

Goals are aspirational purpose statements that indicate the City's direction on housing-related needs. Each goal encompasses several policies, which are statements that describe the City's preferred course of action among a range of other options. Each goal also includes programs, which are actionable steps taken to implement the policies and further the City's progress towards its goals. Some programs contain quantified objectives, which refer to the number of units that are expected to be constructed, preserved, or rehabilitated through the program during the planning period. These quantified objectives represent measurable outcomes that can be used to benchmark the success of each program.

This Housing Element contains institutional changes intended to significantly increase the amount and type of housing for all income levels in Temple City. These efforts are expected to be initiated throughout the planning period, which is from October 15, 2021 to October 15, 2029. In accordance with State law, the City will also evaluate the progress and effectiveness of these programs on an annual basis. Together, these initiatives reflect the City's commitment to increasing affordable housing and improve existing housing conditions.

IV.B Goal A: Facilitate the Development of Housing Actions to Make Sites Available to Accommodate the RHNA

Policies

a) Implement the Land Use Element, Zoning Code, and Crossroads Specific Plan to achieve adequate sites for all income groups.
b) Facilitate and encourage residential development through lot consolidation incentives including density and height increases, reduced processing time, vacation of alleys, and fee reductions.
c) Designate sites that accommodate a variety of housing needs.
d) Work cooperatively with neighboring cities, Los Angeles County, and the Southern California Council of Governments (SCAG) to ensure that the region addresses its fair share of housing and promotes sustainable land use and transportation planning.
e) Cooperate with and seek the advice of developers, builders, financial institutions, community groups, nonprofit agencies, and interested community members on housing needs and the solutions to housing problems.
f) Promote infill housing development in appropriate locations.
g) Promote housing options that allow residents to age in place such as multi-generational housing, multi-family housing, senior housing, and residential care.

Programs

A1. **Lot Consolidation in the R-3 and MU Zones.** The presence of small, underutilized parcels may constrain future development in portions of the R-3 Zone. The R-3 Zone provides density 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 percent increase in the number of allowable units and a 10 percent reduction in guest parking. These lot consolidation incentives are also available to multi-family projects in the MU-L and MU-M zones. Additional incentives for lot consolidation could include reductions in processing time, vacation of alleys, and fee reductions including processing fees, in-lieu fees, and utility connection fees. The City will promote the lot consolidation incentives on the City's website and through regular updates at the Planning Commission and City Council public meetings.

- Objective: If no applications utilizing the lot consolidation program are received by June 2025, the City will increase promotion of these incentives through the preparation of a handout/mailer and evaluate modifying the incentives through outreach with property owners and housing developers (such as reducing the number of lots needed to qualify for incentives). The City's objective is to receive at least two and up to five applications for a lot consolidation incentive during the 2021-2029 planning period with a goal of permitting 16 new residential units on consolidated lots.

- Timeframe: Provide information on the City's website (2022); promote at Planning Commission and City Council public meetings (annually); adjust promotion efforts and evaluate incentives (if needed) (2025-2026)
- Responsible Agency: Community Development Department

A2. **Multi-family Sites Inventory**. Using the 6th Cycle site inventory, the City will update and maintain an inventory of sites for prospective multi-family residential development on a regular basis. The City will ensure this inventory is available to the public and the local development community and will include it in its publicly available GIS data. The City will coordinate with the State's electronic inventory, as appropriate. The City will promote this information to the development community by providing it at the City's building permit and planning front counter and at Planning Commission and City Council meetings.

- Timeframe: Provide sites inventory map at front counter immediately following City Council adoption; annual updates at Planning Commission and City Council meetings
- Responsible Agency: Community Development Department

A3. **Special Needs Housing**. The City will continue to facilitate and encourage emergency shelters, transitional and supportive housing, and Single Room Occupancy (SRO) units. The City will amend the Crossroads Specific Plan and Zoning Code to clearly allow transitional and supportive housing subject only to those restrictions that apply to other residential dwelling of the same type in those zones and to be consistent with AB 2162. To further facilitate emergency shelters, the City will include emergency shelters in the Crossroads Specific Plan use table to more clearly identify that this use is permitted by-right in the MU-B Zone without any discretionary action; remove the outdated reference to the CC Zone in Zoning Code §9-1T-5.A; and amend the Zoning Code and Crossroads Specific Plan to allow Low Barrier Navigation Centers by-right in all residential zones, areas zoned for mixed-use, and nonresidential zones that permit multi-family uses consistent with AB 101 (Government Code §65660 et seq.). These amendments will expand the allowance for special needs housing throughout the Temple City, which includes only highest and high resource areas (Appendix F, Figure F-11).

- Timeframe: 2022-2023
- Responsible Agency: Community Development Department

A4. **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, including residential energy conservation. 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. Temple City will continue to implement the Energy Action Plan.

- Timeframe: Ongoing consistent with the Energy Action Plan strategy
- Responsible Agency: Community Development Department

A5. **Rezone Re-Used Sites.** Consistent with AB 1397, the City will amend the Zoning Code to allow development by right at appropriate densities pursuant to Government Code §65583.2(c) and §65583.2(i) when 20 percent or more of the units are affordable to lower income households on sites identified in Table IV-1 to accommodate lower income RHNA that were previously identified in past housing element(s). For these prior identified sites, the City will comply with the provisions of Government Code §65583.2 (c) and §65583.2(i) until amendments are complete

Table IV-1: Re-Used Sites to be Rezoned

APN	Address	Parcel Size (ac)	Zone	Lower Income Units Capacity
5387023033	9094 LAS TUNAS DR	0.94	MU-M	19
8587008017	9465 LAS TUNAS DR	1.16	MU-M	22
Source: City of Temple City, LWC				

- Timeframe: 2022-2023
- Responsible Agency: Community Development Department

A6. **Sites Monitoring and Reporting.** Consistent with SB 166 (No Net Loss), the City will monitor housing sites to ensure adequate sites to accommodate the remaining unmet RHNA by each income category are maintained at all times. The City will clearly track each site and report annually to the City Council on the adequacy of available sites.

- Timeframe: Annually report to the City Council on availability of sites; review inventory capacity on an ongoing basis as applications are submitted, reviewed, and approved
- Responsible Agency: Community Development Department

A7. **Crossroads Specific Plan Amendments.** The Crossroads Specific Plan (CSP) is a crucial housing site for the City. The City recently amended the CSP to require a minimum density of 50 units per acre in the MU-C district. The City will amend the CSP to also establish minimum densities in the NT and MU-B districts ensuring sites are developed at densities to meet realistic capacity assumptions. The City will evaluate 1) allowing standalone multi-family residential projects in appropriate locations within the MU-C district, and 2) the prohibition of residential uses within 250 feet of the intersection of

Rosemead Blvd/Broadway and Rosemead Blvd/Las Tunas Dr. to determine if more opportunities for residential uses can be allowed.

- Timeframe: 2022-2023 (establish minimum densities); 2023-2024 (evaluate other potential modifications)
- Responsible Agency: Community Development Department

A8. **Infrastructure Grants**. Current drainage and sewer systems require continued maintenance and investment to support the impacts of increased housing development, including in the Crossroads Specific Plan area. The City will pursue grant funding for infrastructure that supports infill development across the city (e.g., Infill Infrastructure Grant, etc.).

- Objective: The City's objective is to be awarded one grant for infrastructure funding that facilitates the production of housing during the 2021-2029 planning period with the goal of funding and completing one drainage or sewer system project that serves the Crossroads Specific Plan area
- Timeframe: Annually evaluate notices of funding availability; submit at least one grant application every two years until an award is received
- Responsible Agency: Community Development Department, Public Works

A9. **Religious Institutions Outreach**. To facilitate the development of housing on religious institution/faith-based sites, the City will conduct direct outreach to those properties to inform property owners and operators about AB 1851 and any other regulations that encourage housing development on these sites.

- Objective: The City will reach out to each religious institution sites owners or operators every two years. Outreach will occur over email, phone, or in-person meetings. The City will expedite processing of any application for housing on religious/faith-based sites. The City's goal is to permit 10 housing units on a religious institution/faith-based site(s) with a target of 40 percent in higher income areas during the 2021-2029 planning period. If no application for housing on a religious institution/faith-based site is received by June 2025, the City will modify outreach efforts to be conducted annually.
- Timeframe: 2022 (conduct initial outreach); ongoing every other year (2024, 2026, 2028)
- Responsible Agency: Community Development Department

IV.C Goal B: Promote Affordable Housing Development and Opportunities to Meet the Needs of Lower- and Moderate-Income Households

Policies

a) 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.
b) Assist in the provision of home ownership options for lower-income households.
c) Continue to facilitate and encourage the development of accessory dwelling units.
d) Continue to promote the density bonus ordinance.
e) Consider implementation of an inclusionary housing policy to encourage and facilitate the development of new housing for low- and moderate-income households.
f) Encourage micro-unit, shared, and intergenerational housing models to help meet the housing needs of aging adults and lower- income individuals.

Programs

B1. **Rental Assistance (for Existing Cost Burdened Households)**. Temple City is a participating city with the Los Angeles County Development Authority (LACDA). As a result, LACDA administers the Section 8 Housing Choice Voucher Program within the City limits. Under the provisions of the Voucher Program, the tenant pays approximately 30 percent 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. During calendar year 2020, there were 70 Housing Choice Voucher program participants that resided in Temple City. The City will support LACDA's efforts to maintain and possibly to increase the number of Housing Choice Vouchers. The City will also advertise availability of the Housing Choice Voucher Program on its website, newsletters, email blasts, social media, cable television channel as well as handouts at City Hall and other public buildings and facilities.

- Objective: Although Housing Choice Vouchers are portable and administered by LACDA, the City's objective is to continue to have at least 70 Housing Choice Voucher program participants reside in Temple City
- Timeframe: Provide link on City website (2022); promote the Program annually
- Responsible Agency: Community Development Department

B2. **Home Ownership Program for Lower-Income Households**. The City participates with the Los Angeles County Development Authority (LACDA) in implementation of a Mortgage Credit Certificate Program (MCC). An MCC is a certificate awarded by LACDA 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 percent of the annual interest paid on the applicant's mortgage. Temple City also facilitates access to

information regarding provision of silent second down payment assistance from LACDA under the Homeownership Program (HOP), and provision of financing under the GSFA Platinum Program, which is sponsored by the Golden State Finance Authority (GSFA) and managed by the National Homebuyers Fund (NHF). These programs provide down payment and closing cost assistance to homebuyers. The City will promote LACDA programs to Temple City residents through the City website, email blasts, social media, handouts at City Hall and other public buildings and facilities, and/or other appropriate channels.

- Timeframe: Provide LACDA program links on the City's website (2022); promote LADCA programs through various methods (annually)
- Responsible Agency: Community Development Department

B3. **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. The following are among the types of incentives the City can provide:

- Reduced development fees
- Incentives, concessions, and waivers to development standards
- Density bonuses

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 City will reach out to affordable and special needs housing developers to discuss these types of incentives and assistance to determine how the City can most effectively support and facilitate special needs and affordable housing projects in Temple City.

- Objective: Offer City incentives to at least two lower income or special needs housing developer during the 2021-2029 planning period with the objective of facilitating a housing development that contains lower income and/or special needs housing with the goal of permitting 10 below market rate units (i.e., affordable to moderate or lower-income households) in Temple City by 2029
- Timeframe: On an annual basis, the City will reach out to at least six special needs and/or affordable housing developers with development experience in the San Gabriel Valley to discuss potential incentives or assistance the City could offer to facilitate special needs and affordable housing development. Outreach will occur over email, phone, or in-person meetings.
- Responsible Agency: Community Development Department

B4. **Funding and Coordination.** The City will assist affordable and special needs 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. The City will provide support through affordable housing funding applications. The City will also meet with developers of special needs housing and affordable housing to facilitate housing for persons with disabilities, including developmental disabilities, or experiencing homelessness in Temple City.

- Objective: Assist any affordable and special housing needs developer requesting City assistance with funding applications during the 2021-2029 planning period. If no requests are submitted by June 2025, the City will expand outreach to special needs and affordable housing developers with experience in Los Angeles County, not limited to the San Gabriel Valley. The City's objective is to assist with at least two and up to five funding applications during the 2021-2029 planning period with the goal of permitting 20 units for special needs households and/or affordable to lower-income households.
- Timeframe: On an annual basis, the City will reach out to at least six special needs and/or affordable housing developers with development experience in the San Gabriel Valley. Outreach will occur over email, phone, or in-person meetings.
- Responsible Agency: Community Development Department

B5. **Accessory Dwelling Unit (ADU) Ordinance**. In 2020, Temple City adopted an ADU Ordinance providing greater flexibilities for the construction of ADUs and Junior ADUs (JADUs). The Ordinance has been reviewed by HCD, and the City will amend the ADU Ordinance in compliance with State law. Additionally, the City will amend the mixed-use zones use table (Table 9-1H-2) to add Accessory Dwelling Units as a permitted use consistent with the ADU Ordinance. To further facilitate the development of ADUs, the City will consider other opportunities to promote ADU production, such as an easy-to-read ADU handbook and/or other informational materials coupled with outreach to residents.

- Objective: **275** ADUs over the 2021-2029 planning period; 40 percent of which will be in higher income areas; if ADU targets are not being met (i.e., 34.5 ADUs permitted on an annual average) by June 2025, the City will review and revise efforts to increase ADU construction (e.g., fee waivers, pre-approved ADU site/floor plans, etc.) no later than December 2025. These efforts will be especially focused on areas of higher need and housing mobility in higher income areas. The City shall continue monitoring every two years (June 2027 and June 2029) and act based on monitoring results within six months. The City's action shall be commensurate with the level of shortfall from construction targets (i.e., if shortfall is significant, less than 80 percent of goal a rezoning

action may be required, if shortfall is slight, 80 percent of goal or greater, additional incentives may be appropriate).

- Timeframe: 2022-2023 (amend Ordinance); 2025, 2027, 2029 (monitoring and action if necessary)
- Responsible Agency: Community Development Department

B6. **Density Bonus Provisions**. AB 2345, which took effect on January 1, 2021, revised the State density bonus law (Government Code §65915-65918). It increases the maximum density bonus to up to 50 percent. Temple City will update its local density bonus provisions to be consistent with current State law. Additionally, the City will consider modifying its procedures to eliminate City Council approval for density bonus requests. The City will include or reference the requirements to replace rental units consistent with Government Code §65915(c)(3).

- Objective: Amend the Municipal Code to comply with State law. The City will promote use of density bonus provisions consistent with Programs B3 (Affordable Housing Development Assistance) and E7 (Target Below Market Rate Housing Development in High and Highest Resource Areas) with the goal of permitting 10 below market rate units (i.e., affordable to moderate or lower-income households) in Temple City by 2029.
- Timeframe: 2022-2023
- Responsible Agency: Community Development Department

B7. **Study Inclusionary Housing Policy**. Temple City will study options for an inclusionary housing program. An inclusionary housing ordinance would typically require the provision of affordable housing on-site, provision of affordable units off-site, or payment of an affordable housing in-lieu fee. The study will consider density bonus provisions in the analysis as appropriate.

Based on the study's findings, the City will consider an inclusionary housing program and/or in-lieu fee, provided it is not considered an impediment to the production of housing. If an inclusionary housing program is pursued, the City will also explore establishing first right of refusal for inclusionary units for income-qualified residents displaced by the development, as applicable.

- Objective: Adopt an inclusionary housing ordinance provided it is found to not be an impediment to the production of housing
- Timeframe: 2023-2024 (complete study)
- Responsible Agency: Community Development Department

B8. **Enhanced Density Bonus.** The City will evaluate increasing density bonus provisions for projects that include affordable housing above that required by State law (e.g., above the

50 percent bonus pursuant to AB 2345). Unless constrained by infrastructure or other limitations determined through the City's evaluation, the City will proceed with adopting an enhanced density bonus program.

- Objective: Adopt enhanced density bonus provisions if supported through the City's evaluation; regardless of whether enhanced density bonus provisions are adopted, the City's goal is to permit 10 below market rate units (i.e., affordable to moderate or lower-income households) in Temple City by 2029
- Timeframe: 2023-2024 (complete evaluation)
- Responsible Agency: Community Development Department

IV.D Goal C: Remove Government Constraints to the Maintenance, Improvement, and Development of Housing

Policies

a) Ensure that Zoning Code provisions do not adversely impact the housing needs of residents with special needs, including the elderly and disabled persons.
b) Continue to utilize the site plan review process to streamline the processing of multi-family developments.

Programs

C1. **Reasonable Accommodation**. Reasonable accommodations are a means of addressing the special needs of the disabled population. Temple City has established a reasonable accommodation procedure regulating the siting, funding, development, and use of housing for people with disabilities. Temple City will continue to offer and administer reasonable accommodation requests.

- Timeframe: Ongoing as requests for reasonable accommodations are received
- Responsible Agency: Community Development Department

C2. **Water and Sewer Service Providers**. In accordance with Government Code §65589.7, immediately following City Council adoption, the City will deliver to all public agencies or private entities that provide water or sewer services to properties within Temple City a copy of the 2021-2029 Housing Element.

- Timeframe: 2022
- Responsible Agency: Community Development Department

C3. **Community Care Facilities**. Community care facilities provide nonmedical care on a 24 hour per day basis to persons with substance abuse illness, physically handicapped, mentally impaired, incompetent persons, and abused or neglected children. Small community care facilities, which serve six or fewer persons, are defined as permitted uses in all residential zones; however, this use is not listed as permitted in the R-1 or R-2 zones

use tables. The City will amend the Zoning Code to list small community care facilities as permitted in the R-1 and R-2 zones use tables. The City will also amend the Zoning Code definition of small community care facility for consistency with AB 2162. Furthermore, the City will amend the Crossroads Specific Plan and the R-1, R-2, and R-3 zones to allow large community care facilities and will only subject community care facility applications to objective standards. These amendments will expand the allowance for community care facilities throughout the Temple City, which includes only highest and high resource areas (Appendix F, Figure F-11).

- Timeframe: 2022-2023
- Responsible Agency: Community Development Department

C4. **Eliminate Minimum Floor Area Standard**. While the City's minimum floor area standards have not proved to be a constraint on housing development based on market demand for larger units, they could potentially constrain housing development in the future depending on demographic and market trends for smaller units. The City will amend the Zoning Code to eliminate the requirement for minimum floor area by unit type.

- Objective: Amend the Zoning Code to remove the minimum floor area requirement. Process at least one development application that includes smaller units (e.g., units with sizes below the currently codified minimum size standard) during the 2021-2029 planning period.
- Timeframe: 2022-2023
- Responsible Agency: Community Development Department

C5. **Objective Design Standards.** The City will adopt Objective Design Standards for multi-family projects; this work is underway. This will include amendments to findings for approval to ensure only objective findings are applicable to housing developments and emergency shelters. The purpose of these standards is to expedite the approval process for such projects and support the City in meeting its housing goals.

- Timeframe: 2022
- Responsible Agency: Community Development Department

C6. **Safe Parking.** A Safe Parking Program provides safe, compliant parking spaces, access to restroom facilities, and social service resources for people experiencing homelessness. To assist this extremely low income and special needs population, the City will study the allowance for Safe Parking Programs in appropriate zones. Based on the study's findings, the City will propose a Safe Parking Program for Planning Commission and City Council consideration.

- Timeframe: 2023-2024
- Responsible Agency: Community Development Department

C7. **Sewer Reconstruction Fee Evaluation.** The City will prepare a study to evaluate the sewer reconstruction fee and determine if it is appropriate to apply the fee to uses other than multi-family. In the study, the City will also assess whether the per unit fee should apply to projects of up to nine units and the flat fee to projects of 10 units or more. Based on the results of the study, the City will adopt an updated sewer reconstruction fee, provided the updated fee applicable to residential units would facilitate the production of housing compared to the current fee.

- Timeframe: 2023-2024
- Responsible Agency: Community Development Department

C8. **Process Improvements.** The City will evaluate methods to decrease the time required for permit approvals, including an evaluation of the permit review authority thresholds (e.g., Planning Commission review required for projects of seven or more units). Also see Program B6, Density Bonus Provisions, which includes consideration of eliminating City Council approval for density bonus requests. Based on the results of the evaluation, the City will amend the Zoning Code to streamline permit processes.

- Timeframe: 2023-2024
- Responsible Agency: Community Development Department

C9. **SB 35 Processing.** The City will develop an application form and checklist and written policy or project review and approval guidelines to specify the SB 35 (2017) streamlining approval process and standards for eligible projects as set forth under Government Code §65913.4 and consistent with HCD Updated Streamlined Ministerial Approval Process Guidelines. The City will make the application form and checklist and review guidelines or policy available on the City's website.

- Timeframe: 2022-2023
- Responsible Agency: Community Development Department

C10. **Farmworker Housing.** The City will amend the Zoning Code and Crossroads Specific Plan to allow employee housing consistent with Health and Safety Code §17021.5 and 17021.6.

- Timeframe: 2022-2023
- Responsible Agency: Community Development Department

C11. **Parking Requirements for Small Units.** The City will monitor parking requirements and revise those requirements if shown to be a constraint to the development of smaller unit types (e.g., studios, one-bedroom units, etc.).

- Objective: Increase the stock of smaller units (e.g., studios, one-bedroom units, etc.) within Temple City above the existing 1,356 studio and one-bedroom units

(see Housing Needs Assessment (Appendix A), Table A-6) during the 2021-2029 planning period

- Timeframe: Monitor bi-annually starting in 2023; amend requirements within one year of a determination that an amendment is appropriate
- Responsible Agency: Community Development Department

C12. **SB 9 Requirements.** Based on HCD's review, the City will amend its urban lot splits and urban dwelling requirements as necessary to comply with State law.

- Timeframe: 2022-2023
- Responsible Agency: Community Development Department

IV.E Goal D: Conserve and Improve the Condition of the Existing Stock of Affordable Housing

Policies

a) Continue to implement the City's Housing Code Enforcement Program.
b) Continue to implement the Home Improvement Deferred Loan Program and Housing Rehabilitation Loan Program.
c) Encourage the maintenance and repair of existing housing through educational and training programs on basic housing maintenance procedures and techniques.
d) Monitor and annually report to the City Council on the number of affordable ownership units constructed and, in the future, any on the cusp of conversion to unrestricted market-rate units.

Programs

D1. **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 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. Drive-by inspections will occur equitably based on the City's knowledge of housing structures most in need of repair. The areas most in need of repair will be prioritized followed by other residential areas of Temple City. 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.

- Objective: Direct residents and property owners to the City's housing rehabilitation program and achieve objectives identified under Program D2.
- Timeframe: Ongoing following the City's two approaches of code enforcement (drive by and complaint driven)
- Responsible Agency: Community Development Department

D2. **Housing Rehabilitation Program**. Using CDBG Funds, Temple City offers grants of up to $10,000 and zero-interest loans of up to $35,000 towards home repairs, including heating, plumbing, electrical, and structural items. Eligibility is determined by household size and annual income. The program is limited to owner-occupied single-family properties. In 2020, the City issued three grants, one for a low-income household and two for moderate income households. The City will promote this program through various channels, including social media, in multiple languages.

The City's objectives under the program for the 2021-2029 period are as follows:

- Extremely Low Income **10 households/units**
- Very Low Income **12 households/units**
- Low Income **12 households/units**

Additionally, the City will evaluate additional funding sources to supplement CDBG funding for this program.

- Objectives: See above objectives for extremely low, very low, and low-income households/units.
- Timeframe: Annually receive and expend CDBG Funds for the City's rehabilitation program; annually evaluate notices of funding availability and submit at least one grant application every two years until a supplemental funding source is obtained; and report to City Council on the number of grants issued on an annual basis
- Responsible Agency: Community Development Department

D3. **Vacant Residential Building Registry and Enforcement.** Continue to enforce vacant and abandoned property requirements of the Municipal Code (Title 4, Chapter 2, Article I) to protect residential neighborhoods from becoming blighted through lack of adequate maintenance. Use the vacant residential building registry to target enforcement efforts and promote available rehabilitation funding, including the City's program (Program D2).

- Objective: Direct residents and property owners to the City's housing rehabilitation program and achieve objectives identified under Program D2.

- Timeframe: Update Code Enforcement procedures to align efforts with the vacant building registry and available rehabilitation programs (2022); annual conduct inspections and outreach efforts
- Responsible Agency: Community Development Department

D4. **Condominium Conversion Restrictions.** The City's condominium conversion requirements (Title 9, Chapter 3), provide a right of first refusal to tenants displaced due to condominium conversions. Tenants are given an exclusive right of 90 days to purchase the new units under the same terms and conditions that such units will be initially offered to the general public. To preserve the existing rental housing stock, the City will assess thresholds for condominium conversion, such as establishing a citywide rental vacancy threshold (e.g., condominium conversions may only be processed if the citywide apartment vacancy rate exceeds five percent for a period of at least 90 days). Based on the findings of this assessment, the City will amend its condominium conversion requirements if appropriate, provided the amendments are not considered an impediment to the production of housing.

- Objective: The City will assess condominium conversion thresholds and amend associated requirements if appropriate; the City will not allow any apartments to convert to condominiums without compliance with the City's condominium conversion requirements, and the City's goal is to have zero rental apartment buildings converted to condominiums through 2029.
- Timeframe: 2023-2024 (assess thresholds); 2024-2025 (adopt amendments as appropriate); ongoing (ensure compliance with these requirements)
- Responsible Agency: Community Development Department

IV.F Goal E: Promote Fair Housing Opportunities For All Persons

Policies

a) Continue to promote fair housing opportunities through the City's participation in the County's Community Development Block Grant Program.
b) Promote fair housing by providing information to residents on agencies that can help them with their fair housing needs.
c) Enforce the right of first refusal for residents displaced through redevelopment of existing housing stock as required by Government Code 66300(d)(2)(D)(ii).
d) Encourage the development of resources to help "at-risk" families and individuals avoid evictions or foreclosures.

Programs

E1. **Fair Housing Program**. Through the City's participation in the County's CDBG Program, the Housing Rights Center (HRC) 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. HRC resolves cases in a number of ways including conciliation, litigation, or referrals.
- Outreach and Education: HRC 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.
- 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.

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.

The City will actively advertise these services through the City website, flyers or brochures in public buildings and at public facilities, and on social media. These advertisements will emphasize common tenant protection needs and anti-discrimination actions, such as tenant/landlord remediation and the promotion of legal services to prevent source of income discrimination.

- Objective: The City will raise awareness of the HRC services, which the City will track through surveys of the community conducted every two years with a goal of 150 respondents in the first year. If awareness is not increasing based on the survey results, the City will adjust outreach methods to increase effectiveness. The City's goal is to increase survey participation by five percent with each survey and show a five percent increase in awareness of HRC services by survey respondents with each survey.
- Timeframe: Promote the HRC services annually via various methods and in multiple languages (e.g., City website, flyers or brochures at public buildings and/or facilities, social media, etc.); conduct surveys every other year
- Responsible Agency: Community Development Department

E2. **Rental Assistance Program.** To assist in housing extremely low-income households, the City will evaluate developing a program that provides temporary rental subsidies to

existing residents that are at-risk to homelessness. Consider other subsides and assistance available to inform how the City could effectively structure the program.

- Objective: Establish a rental assistance program; establish quantified targets for number of people targeted to be served based on the parameters of the program (e.g., funding available, etc.)
- Timeframe: 2024
- Responsible Agency: Community Development Department

E3. **Anti-Displacement Resources.** The City will create communications materials in multiple languages to effectively distribute information regarding local and regional tenants' rights resources, as well as other relevant resources, in a user-friendly manner. The City's objective is to produce anti-displacement materials and conduct outreach to notify potentially at-risk households of such resources.

- Objective: The City will produce anti-displacement materials and conduct outreach to notify potentially at-risk households of such resources. The City will hold two in-person events with the goal of educating 10 households or preventing 10 households or peoples from displacement. These workshops could be coordinated with Housing Rights Center workshops, and anti-displacement materials will be distributed and discussed at the workshops. Events will be hosted in a manner and location where at-risk households are more easily reached.
- Timeframe: Materials produced and initial distribution (2022); continue to distribute materials on an annual basis
- Responsible Agency: Community Development Department

E4. **Environmental Justice Goal Implementation.** The City will implement the Mid-Century General Plan Goal LU.8, Equity and Environmental Justice, including avoiding the concentration of high-impact or hazardous uses and facilities in a manner that disproportionately affects a particular neighborhood, center, corridor, or population; and locating amenities, services, public facilities, and improvements equitably throughout the city. Also see Program A8, Infrastructure Grants, for targeting improvements in the Crossroads Specific Plan area, located on the western side of the city where there are higher environmental risk scores as demonstrated in CalEnviroScreen scores (see Appendix F, Figure F-31).

- Objective: The City will commit to specific improvements in the CalEnviroScreen scoring, which directly measures environmental hazards, in its underperforming tract as a meaningful action to improve environmental justice issues within Temple City. . Although environmental factors can take significant time to ameliorate, the City will undertake actions in the southwest portion of the city during the 2021-2029 planning period that will remediate and

improve conditions in the census tract containing the Crossroads Specific Plan (census tract number 6037481201). By implementing the Crossroads Specific Plan, it is expected that internal vehicle circulation within the tract will be improved resulting in lower trip lengths and fewer movements by vehicles. This change will result in improvements in measurements for the following components of the exposures category within the CalEnviroScreen scoring rubric:

1. particulate matter 2.5 microns,
2. diesel particulate matter, and
3. traffic

The implementation of the infrastructure improvements and land use changes anticipated by the Crossroads Specific Plan will result in measurable changes to the three variables. The goal will be to achieve a 20 percent aggregate improvement across these three measures during the 2021-2029 planning period.

- Timeframe: Ongoing as project applications are submitted and reviewed and as CalEnviroScreen is updated by the California Office of Environmental Health Hazard Assessment (OEHHA)
- Responsible Agency: Community Development Department

E5. **CEQA Mitigation Measures.** The City will implement General Plan Update and Crossroads Specific Plan EIR mitigation measures, including measures related to air quality and hazards and hazardous materials to reduce potential impacts to existing and future residents. Specific activities include adoption of an anti-idling ordinance and providing funding for asbestos and lead testing and abatement for homeowners.

- Objective: Projects inconsistent with the General Plan Update and Crossroads Specific Plan EIR mitigation measures will not be approved unless a statement of overriding consideration is made that finds that the City's environmental justice goal is furthered with the project (see Program E4, Environmental Justice Goal Implementation); adopt an anti-idling ordinance; provide financial assistance to 10 households to conduct asbestos and/or lead testing and abatement
- Timeframe: Ongoing as project applications are submitted and reviewed; adopt an anti-idling ordinance (2025); provide financial assistance to 10 households to conduct asbestos and/or lead testing and abatement (2029).
- Responsible Agency: Community Development Department

E6. **Landlord Education and Outreach.** The City will work with the Housing Rights Center (HRC) to conduct landlord education workshops for Temple City landlords and property

managers. The City will promote these workshops and associated HRC information and resources through various channels and in multiple languages to encourage target audience participation.

- Objective: Coordinate four HRC landlord education workshops attended by Temple City landlords and property managers with the goal of 10 landlords and/or property managers attending and preventing 20 households or peoples from displacement
- Timeframe: 2023 (first workshop); 2025 (second workshop)
- Responsible Agency: Community Development Department; Housing Rights Center

E7. **Target Below Market Rate Housing Development in High and Highest Resource Areas.** The City will outreach to property owners of all housing sites (all areas of Temple City are in high and highest resource areas per TCAC composite score). In this outreach, the City will provide written material to property owners of identified sites describing potential residential capacity for the site, available incentives, including density bonuses and available funding.

- Objective: Encourage the development of below market rate housing (i.e., lower or moderate-income housing) in Temple City; if the City has not received an application for a project with below market rate units by June 2025, the City will enhance efforts under the Affordable Housing Development Assistance Program (see Program B3) with the goal of permitting 10 below market rate units and a target of 30 percent in higher income areas (i.e., affordable to moderate or lower-income households) in Temple City by 2029
- Timeframe: 2022 (initial outreach); ongoing every other year (2024, 2026, 2028)
- Responsible Agency: Community Development Department

E8. **Protect Existing Tenants.** Recognizing the impacts of residential displacement, the State has enacted several new laws to protect existing tenants, including:

- AB 1482 - prohibits evictions and non-renewals of leases without “just cause”, and limits rent increases to five percent a year plus the percentage change of cost of living or 10 percent, whichever is lower;
- SB 330 - bans the approval of development projects on sites that would eliminate existing protected units unless the units are replaced with affordable units;
- AB 1397 - requires development on Housing Element sites occupied by lower income households within the last five years to be replaced with affordable units; and

- Density bonus law - requires replacement of units occupied by lower income households within the last five years at an affordable housing cost.

Pursuant to Government Code 65583.2(g)(3), the City will require the replacement of units affordable to the same or lower income level as a condition of any development on a non-vacant site as required by SB 330 and State law.

- Objective: Implement State law requirements when applicable during development applications. Although zero units are currently subject to this requirement, the City strives to facilitate deed restricted lower income units within Temple City as identified in other programs, and therefore, the City's objective is that 100 percent of protected units are replaced units in all applicable projects through 2029
- Timeframe: Ongoing as project applications are submitted and reviewed
- Responsible Agency: Community Development Department

IV.G Quantified Objectives

Table IV-2 presents the City's quantified objectives for construction, preservation, and rehabilitation for the 2021 – 2029 planning period that will be achieved through the policies and programs described above.

Table IV-2: Quantified Objectives

Program Type/Affordability	Extremely Low[1]	Very Low	Low	Moderate	Above Moderate	Total
New Construction	315	315	350	369	837	2,186
Rehabilitation	11	11	12	-	-	34
Conservation/Preservation[2]	35	35	-	-	-	70
Total	361	361	362	369	837	**2,290**

[1] The City estimates 50% of the Very Low RHNA households would qualify as extremely low income.

[2] See Program B1, Rental Assistance (for existing cost burdened households). Assumes Housing Choice Voucher recipients are split evenly between extremely low and very low income.

Appendix A: Housing Needs Assessment

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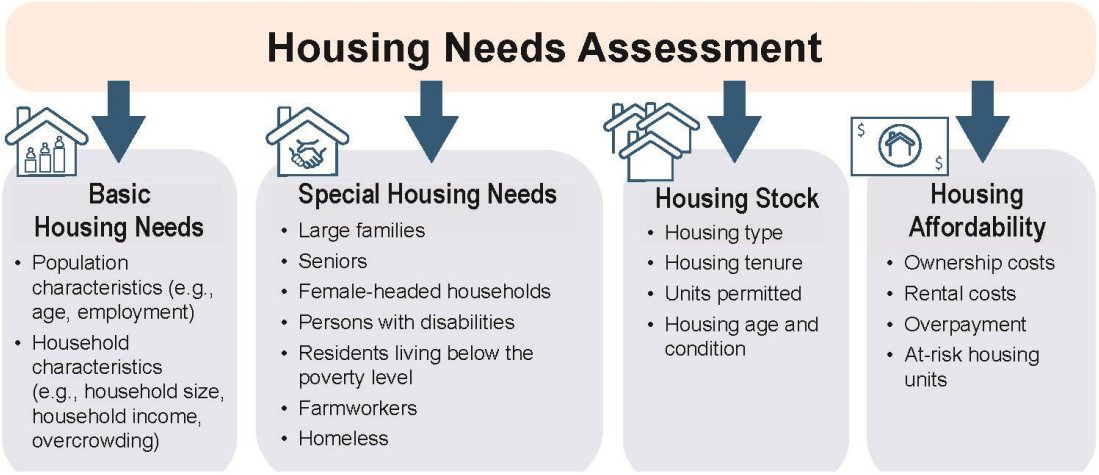
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Section A.1 Introduction and Summary

A.1.1 Introduction

This section forms the foundation for understanding Temple City's housing needs. It analyzes a range of demographic, economic, and housing-related variables to determine the extent and context of the City's housing-related need. Information gathered through this section provides a basis from which to build housing goals, policies, and programs to address those needs.

This section includes an analysis of the City's population, special needs groups, employment, housing stock, and housing affordability.



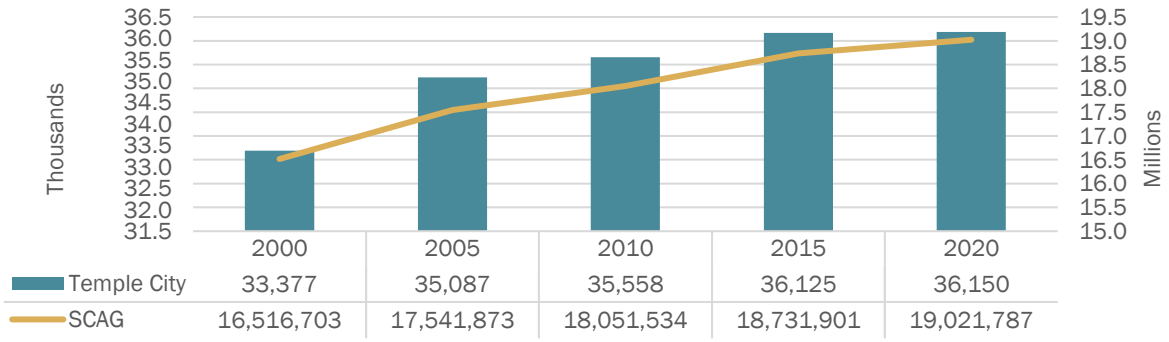
The main source of data used to form the majority of this section is HCD pre-certified local housing data provided by SCAG, which relies primarily on the American Community Survey 2014-2018, California Department of Finance, HUD's Comprehensive Housing Affordability Strategy ("CHAS") data, and California Department of Developmental Services.

Section A.2 Population Characteristics

A.2.1 Population

Temple City had a total population of 36,150 in 2020, including 422 living in group quarters according to the California Department of Finance. The chart below illustrates the population trend in Temple City over the past 20 years. During this period, Temple City's population grew by 8 percent while the SCAG region grew by 15 percent (or an annual growth rate of 0.4 percent compared to 0.7 percent for the region).

Figure A-1: Population Trend, 2000-2020



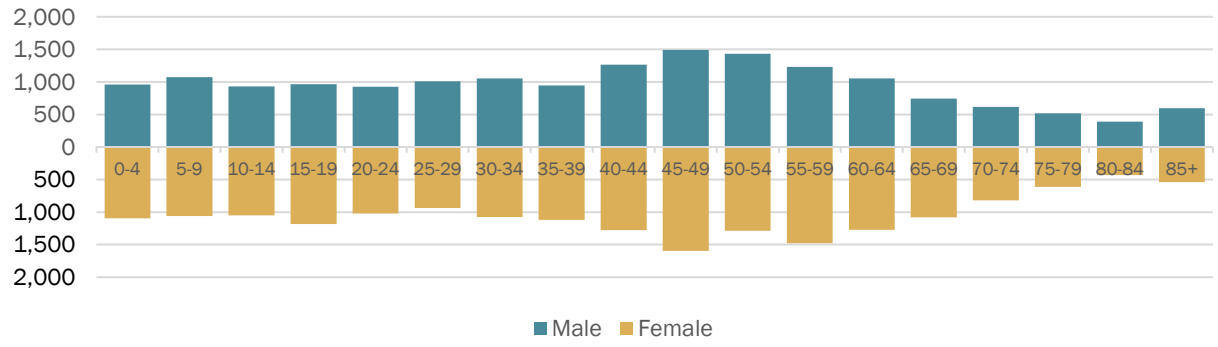
Source: SCAG 2020 Pre-Certified Local Housing Data (CA DOF E-5 Population and Housing Unit Estimates)

A.2.2 Age

Age is an important factor that impacts a city's housing needs, as preferences and requirements change when people get older. In addition, different age groups will have different housing needs depending on a variety of factors, such as household size, income level, and living preferences. A city with a large population of children relative to the adult population will need more housing for large households, while a city with a large population of young adults might require more affordable studio and one-bedroom units. Similarly, having a larger senior population may indicate the need for housing that is ADA accessible or smaller units for seniors who seek to down-size.

The share of Temple City's population which is under 18 years of age is 21.1 percent while the seniors (65 and above) make up 17.6 percent of the population. The median age in Temple City is 43.3 years, higher than that of Los Angeles County (36.2 years). The population of Temple City is 47.6 percent male and 52.4 percent female.

Figure A-2: Current Population by Age and Sex

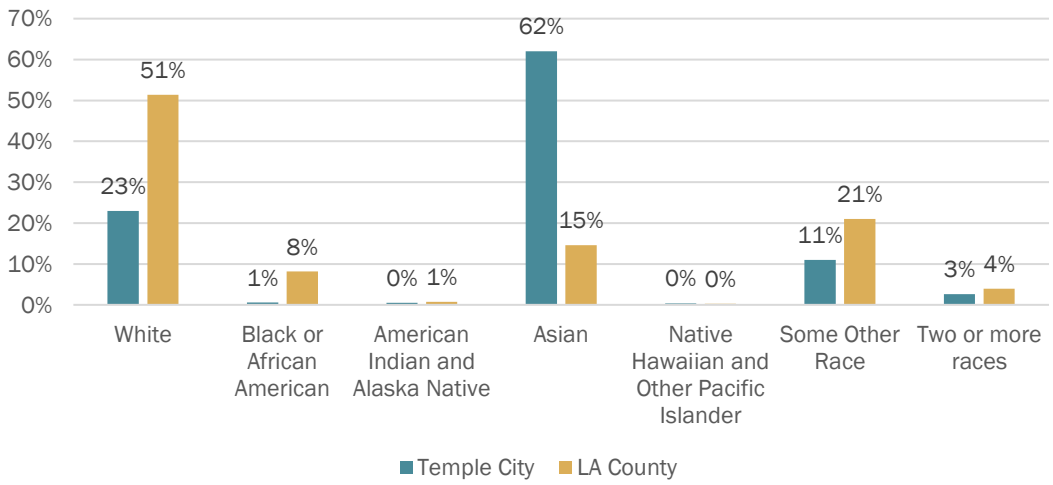


Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

A.2.3 Race/Ethnicity

The largest racial group in Temple City is Asian, representing 62 percent of the total population. 20 percent of the population of Temple City is Hispanic or Latino (of any race), compared to 48 percent of the population of Los Angeles County.

Figure A-3: Race/Ethnicity



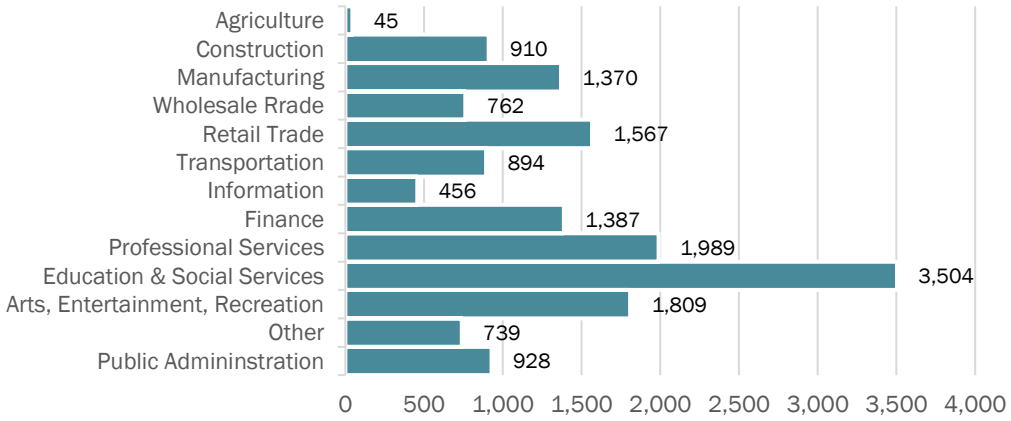
Source: American Community Survey 2014-2018 5-year estimates, DP05

A.2.4 Employment

There are 16,360 workers living within Temple City who work across 13 major industrial sectors made up of groupings of two-digit North American Industry Classification System (NAICS) codes. The chart below provides more detailed employment information. The most prevalent industries are Education & Social Services, which includes Health Care, with 3,504 employees (21.4 percent

of total) and Professional Services with 1,989 employees (12.2 percent of total). Agriculture is the least prevalent employment industry, employing under 1 percent of employees.

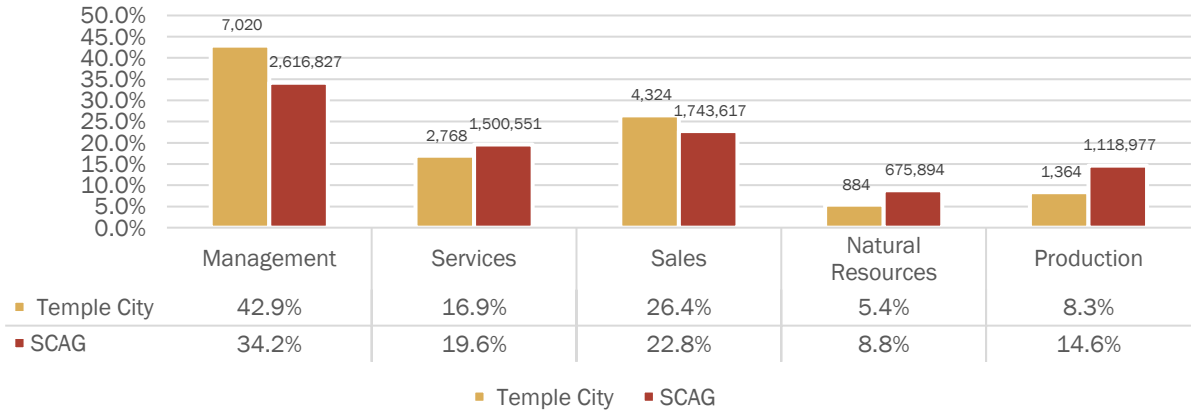
Figure A-4: Employment by Industry



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes)

In addition to understanding the industries in which the residents of Temple City work, it is also possible to analyze the types of jobs they hold. Of all job types, the most prevalent occupational category in Temple City is Management, in which 7,020 (42.9 percent of total) employees work. The second-most prevalent type of work is in Sales, which employs 4,324 (26.4 percent of total) residents of Temple City.

Figure A-5: Employment by Occupation



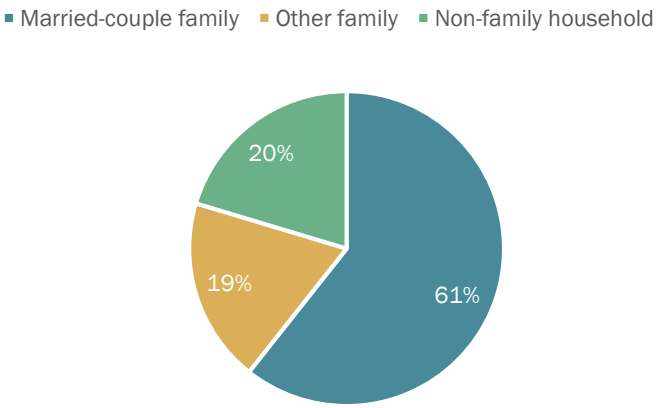
Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates using groupings of SOC codes)

Section A.3 Household Characteristics

A.3.1 Household Type

Of the 11,467 total households in Temple City, 6,955 (or 61 percent) consist of married-couple families, 2,178 (or 19 percent) consist of "Other" family, and 2,334 (or 20 percent) consist of non-family households. "Other" family represents households with one or more related persons with no spouse present. This can include single parent households or grandparents with children.

Figure A-6: Household Composition



Source: ACS 5-year estimates (2019), S2501

A.3.2 Household Size

In Temple City, the largest share of households (32 percent) consists of a household with 4-or-more people, while the lowest share of households (17 percent) consisting of just one person.

Table A-1: Household Size

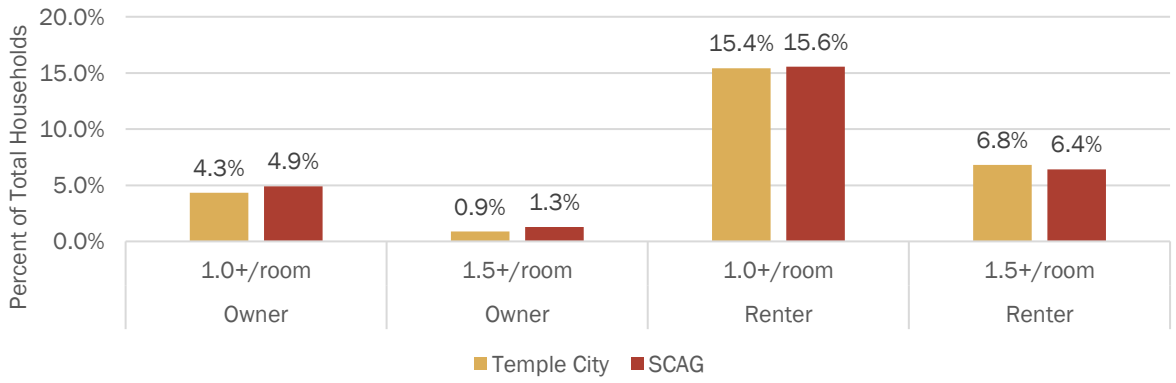
	Total	%
1-person household	1,898	17%
2-person household	3,313	29%
3-person household	2,532	22%
4-or-more person household	3,724	32%
Total occupied units	11,467	
Source: ACS 5-year estimates (2019), S2501		

A.3.3 Overcrowding

Overcrowding is defined by the Census as a unit in which more than one person occupies a room (excluding bathrooms and kitchens), while units occupied by more than 1.5 people per room are considered severely overcrowded. These circumstances can occur due to a lack of adequate affordable housing and housing costs becoming greater relative to household income. Families, especially larger ones and those with lower income, may choose to double-up or rent rooms in order to alleviate the financial burden and allocate more income for other necessities. Overcrowding can result in poor living conditions and lead to more rapid deterioration of the property. Therefore, maintaining proper levels of occupancy by preventing overcrowding can improve overall quality of life for all residents.

In Temple City, renter-occupied households are more likely to be overcrowded than owner-occupied households. 15.4 percent of renter households are overcrowded (691 households) and 6.8 percent are severely overcrowded (305 households), while 4.3 percent of owner-occupied households are overcrowded (296 households) and less than 1 percent are severely overcrowded (60 households). Rates of overcrowding are similar to the SCAG region across both renter- and owner-occupied households.

Figure A-7: Crowding by Extent and Tenure



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year)

A.3.4 Household Income

Household income is a critical component of housing affordability. Income impacts the decision to rent versus own, the size of unit, and location of housing. Temple City's median household income in 2019 was $78,516, which is 15 percent higher than the County's median income of $68,044. The mean income in Temple City, however, is slightly lower than in LA County, indicating a more concentrated range of household incomes in the city compared to the region.

Table A-2: Household Income

	Temple City	LA County
Median Income	$78,516	$68,044
Mean Income	$97,082	$99,133
Source: ACS 5-year estimates (2019), S1901		

The RHNA addresses housing challenges for four income categories defined by their respective proportion of the county area median income (AMI). The below table defines these income categories.

Table A-3: Income Categories as a Percentage of AMI

	% of AMI
Extremely Low	0-30%
Very Low	30-50%
Low	50-80%
Moderate	80-120%
Above Moderate	> 120%
Source: Department of Housing and Community Development, 2020	

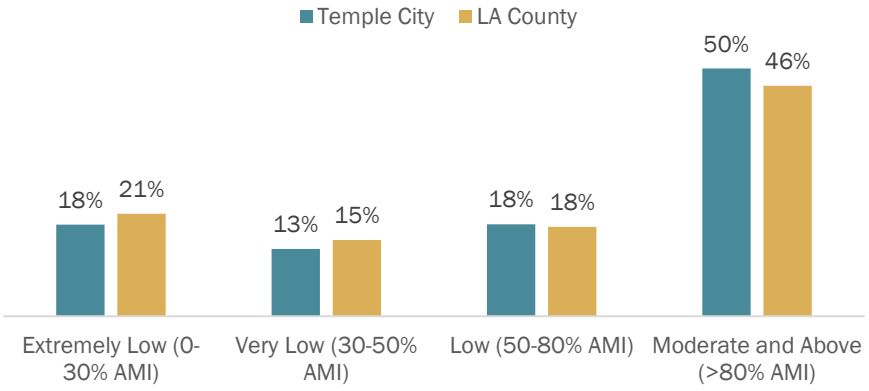
The following table shows the 2020 income limits for the four income categories in LA County. The above moderate category includes all households earning above the upper limit of the moderate-income category.

Table A-4: LA County 2020 Annual Income Limits by Household Size

Number of Persons in Household:		1	2	3	4	5	6	7	8
LA County Area Median Income: $77,300	Extremely Low	23,700	27,050	30,450	33,800	36,550	39,250	41,950	44,650
	Very Low	39,450	45,050	50,700	56,300	60,850	65,350	69,850	74,350
	Low	63,100	72,100	81,100	90,100	97,350	104,550	111,750	118,950
	Median Income	54,100	61,850	69,550	**77,300**	83,500	89,650	95,850	102,050
	Moderate	64,900	74,200	83,500	92,750	100,150	107,600	115,000	122,450
Source: Department of Housing and Community Development, 2020									

Using data from the American Community Survey (ACS), HUD compiles a dataset called the Comprehensive Housing Affordability Strategy (CHAS) that allows local governments to more easily analyze their regional housing issues. The most recently available CHAS dataset indicated that half (50 percent) of all households (5,715 households) in Temple City earn less than 80 percent of AMI. The distribution of household income levels is similar to that of the County's.

Figure A-8: Household Income Distribution



Source: HUD CHAS, 2012-2016

Because income is one of the main components of housing stability, ensuring adequate housing for households considered extremely low-income (below 30 percent of AMI) can be especially challenging. According to the CHAS data, 18.5 percent of households in Temple City are extremely low-income. The race/ethnicity with the highest share of extremely low-income households is Asian (20.1 percent), while the highest share of extremely low-income households

in the SCAG region is Black, non-Hispanic (27.1 percent compared to 17.7 percent of total households). Note that the total number of households in the table below differs slightly because the CHAS data uses ACS 2012-2016 data while the rest of this appendix uses ACS 2015-2019 data.

Table A-5: Extremely Low-Income Housing Needs

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	2,889	474	16.4%
Black, non-Hispanic	75	10	13.3%
Asian and other, non-Hispanic	6,404	1,285	20.1%
Hispanic	2,003	338	16.9%
TOTAL	**11,371**	**2,107**	**18.5%**
Renter-occupied	4,050	1,135	28.0%
Owner-occupied	7,310	950	13.0%
TOTAL	**11,360**	**2,085**	**18.4%**
HAMFI refers to Housing Urban Development Area Median Family Income			
Source: SCAG 2020 Pre-Certified Local Housing Data (HUD CHAS, 2012-2016)			

A.3.5 Special Housing Needs

Certain segments of the population encounter more difficulty in finding decent, affordable housing due to special circumstances. Special needs may be related to one's employment type and income, family characteristics, medical condition or disability, or household characteristics. These households may require special accommodations, such as on-site supportive services, unique building design, or spatial accommodations. The special needs categories assessed in this section include large families, seniors, female-headed households, people with disabilities, farmworkers, and people experiencing homelessness.

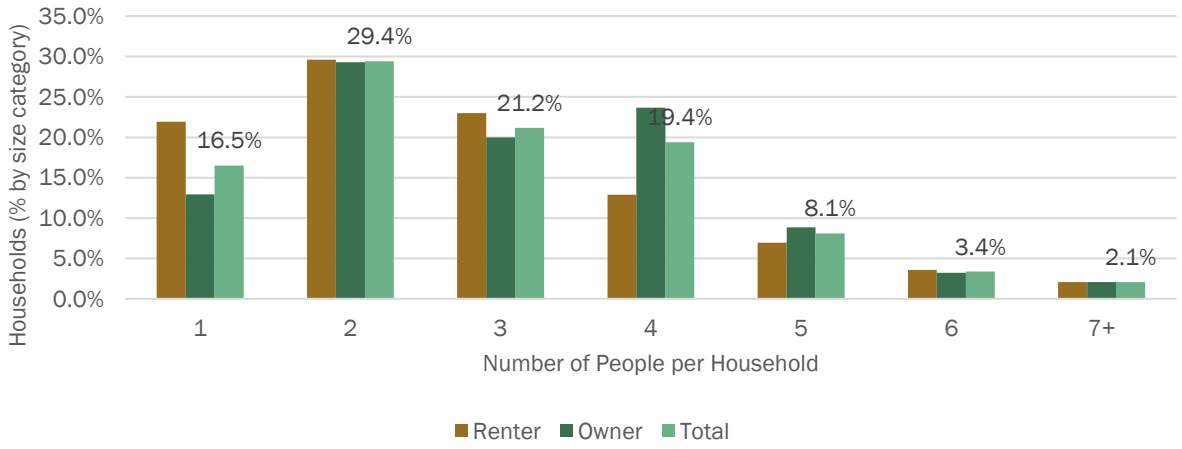
Large Families

Large families are family households that consist of five or more people. Larger households require larger dwelling, such as three-, four-, or five-bedroom units. Because this housing type is in shorter supply and costs more than smaller units, housing affordability can be a challenge. Lower-income large families may also opt to live in smaller units to save money, putting them at risk of overcrowding.

The following chart illustrates a larger range of household sizes in Temple City by housing tenure. The most common household size consists of two people (29.4 percent) and the second-most common household consists of three people (21.2 percent). Temple City has a lower share of single-person households than the SCAG region overall (16.5 percent compared to 23.4 percent)

and a lower share of 7+ person households than the SCAG region overall (2.1 percent compared to 3.1 percent).

Figure A-9: Households by Size



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Per the chart above, 13.5 percent of all households in Temple City, or about 1,500 households, are considered large households (those that contain five or more members). Adequate housing for such households would consist of at least a 3-bedroom unit, assuming the unit has a living room and dining room. According to the table below, 61 percent of Temple City's housing units are 3-bedrooms are more. Therefore, the housing mix in Temple City is considered adequate to accommodate larger household sizes.

Table A-6: Housing Units by Number of Bedrooms

	Housing Units	%
No bedroom	320	3%
1 bedroom	1,036	9%
2 bedrooms	3,445	28%
3 bedrooms	4,660	38%
4 bedrooms	2,238	18%
5 or more bedrooms	468	4%
Total	**12,167**	
Note: 17% of households are 1-person households (see Table A-1)		
Source: American Community Survey 2015-2019 5-year estimates, Table DP04		

Senior Households

Elderly households are defined as households consisting of at least two people who are either or both at least 62 years of age. Senior households are defined as households with one or more persons over the age of 65 years. These households have particular housing needs, such as housing affordability, as the elderly typically live on a fixed or limited income and incur higher healthcare costs. Seniors are also more likely to have a physical disability and require specific accommodations. Adequate housing for these households includes housing that is:

- Safe
- Accessible
- Able to accommodate live-in caretakers or provide on-site services
- In proximity to shopping, medical services, and transportation

There are several different types of housing appropriate for seniors, including:

- **Senior Apartment:** Age-restricted housing for older adults who are able to live without assistance.
- **Independent Living:** Housing that provides assistance such as meal preparation, housekeeping, and transportation. These facilities typically provide residents with convenient access to medical care if needed.
- **Assisted Living:** A residential community that provides similar services as above, as well as assists residents with Activities of Daily Living (ADLs), such as bathing, dressing, and eating.
- **Nursing Home:** A licensed facility that provides 24-hour nursing care, room and board, and custodial care. Nursing homes typically provide the highest level of care outside of hospitals.
- **Skilled Nursing Facility (SNF):** A nursing home that provides in-patient rehabilitation staffed by trained medical providers. Patients do not typically require long-term care.

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.

Although there are a variety of housing options, many of the choices that provide higher levels of care can be out of reach for people living on limited means. Therefore, lower-income seniors are more likely to live in housing that does not adequately meet their needs.

The majority of Temple City's senior population is considered low-income. Of Temple City's 2,975 such households, 71.6 percent earn less than 80 percent of AMI. 33.4 percent of the elderly population are considered extremely low-income and earn less than 30 percent of AMI (compared to 24.2 percent in the SCAG region), while 52.1 percent of these households earn less than 50 percent of AMI (compared to 30.9 percent in the SCAG region).

Table A-7: Elderly Households by Income and Tenure

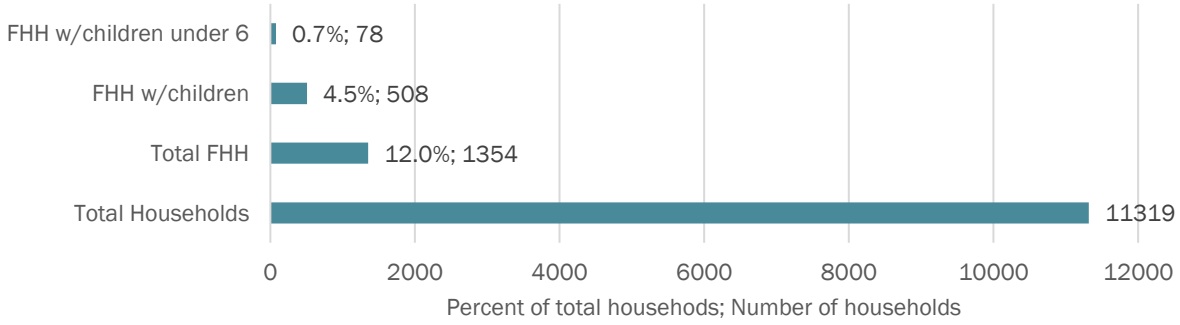
		Owner	Renter	Total	Percent of Total Elderly Households:
Income category, relative to surrounding area:	< 30% HAMFI	540	455	995	33.4%
	30-50% HAMFI	350	205	555	18.7%
	50-80% HAMFI	460	120	580	19.5%
	80-100% HAMFI	140	40	180	6.1%
	> 100% HAMFI	600	65	665	22.4%
TOTAL		2,090	885	2,975	
HAMFI refers to Housing Urban Development Area Median Family Income					
Source: SCAG 2020 Pre-Certified Local Housing Data (HUD CHAS, 2012-2016)					

Female-headed Households

Female-headed households are households that do not have a male adult present. They can consist of both family and non-family households and may or may not have children. Female-headed households are considered special needs because they are more likely than the overall population to be in poverty. Because income is typically lower than a two-parent household with two income earners, single-parent households can experience more challenges finding affordable housing for their family. Consequently, high-quality childcare can be more difficult to secure when household income is already limited.

Temple City has a lower share of female-headed households than the SCAG region overall. Of Temple City's 11,319 total households, 12 percent are female-headed, compared to 14.3 percent in the SCAG region. 4.5 percent are female-headed and with children (compared to 6.6 percent in the SCAG region) and 0.7 percent are female-headed and with children under six years old (compared to 1.0 percent in the SCAG region).

Figure A-10: Female-headed Households



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Persons with Disabilities

People are considered to have a disability if they have one or more of the following:

- Difficulty seeing or hearing, such as blindness or deafness
- Difficulty performing basic physical activities, such as walking, climbing stairs, and lifting
- Difficulty learning, remembering, or concentrating
- Difficulty dressing, bathing, or getting around inside the home
- Difficulty going outside the home alone to shop or visit a doctor's office
- Difficulty working at a job or business

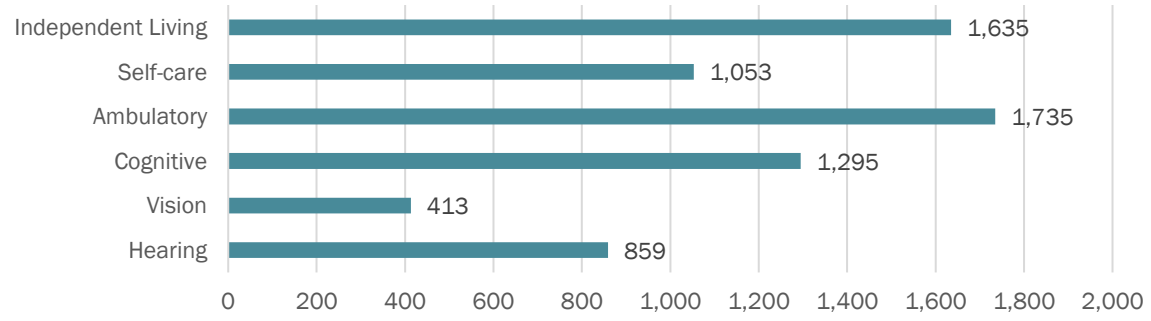
People with disabilities can face many barriers to securing accessible and affordable housing, including living on fixed and limited incomes, limited housing choices offering accessibility features, higher healthcare expenses, and potential discrimination. The need for adequate and accessible housing outstrips supply and availability. The majority of housing in most communities lack even basic mobility accessibility features such as ramps, extra-wide doors, raised toilets, and lowered counters.

Adequate housing for these households include but are not limited to, housing that is:

- Safe
- Accessible
- Able to accommodate live-in caretakers or provide on-site services
- In proximity to shopping, medical services, and transportation
- Designed to facilitate mobility and independence

Disability data can provide valuable context for assessing current and future need for accessible housing units. Since some disability types are not recorded for children below a certain age, calculating disability as a percentage of total population may not be accurate. The most common types of disabilities in Temple City in 2018 were ambulatory disabilities followed by independent living disabilities. Of the total Temple City population, 3,025 people have a disability(ies) (ACS, 5-year estimates, 2018; Table B18101).

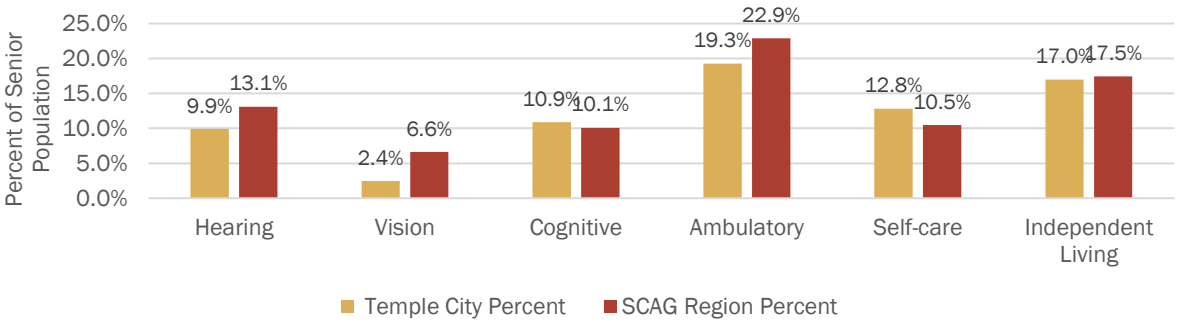
Figure A-11: Disability by Type



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Of the total senior population in Temple City, the most common types of disabilities in 2018 were ambulatory disabilities (19.3 percent of the total senior population) and independent living disabilities (17.0 percent of the total senior population). Of the 65 years and older population, 1,656 seniors in Temple City have a disability (ACS, 5-year estimates, 2018; Table B18101).

Figure A-12: Disability by Type – Seniors (65 and Over)



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-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 cerebral palsy, epilepsy, and autism.

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 350,000 persons with developmental disabilities and their families through a statewide system of regional centers, developmental centers, and community-based facilities. DDS also provides data on developmental disabilities by age and type of residence. These data are collected at the ZIP-code level and were joined to the jurisdiction-level by SCAG. Totals may not match as counts below 11 individuals are unavailable and some entries were not matched to a ZIP code necessitating approximation. According to DDS, there are about 330 residents with a development disability in Temple City, most of whom are able to live in their own home with their parent or guardian.

Table A-8: Developmental Disabilities

	Temple City
By Residence:	
Home of Parent/Family/Guardian	259
Independent/Supported Living	13
Community Care Facility	31
Intermediate Care Facility	21
Foster/Family Home	5
Other	5
By Age:	
0 - 17 Years	148
18+ Years	182
TOTAL	330
Note: This table has been modified due to correct an error in the pre-certified data	
Source: SCAG 2020 Pre-Certified Local Housing Data	

Understanding the employment status of people with disabilities may also be an important component in evaluating specialized housing needs. In Temple City, 39.5 percent of the population with a disability is employed, compared to 72.6 percent of the non-disabled population. Over half of people with disabilities (57.0 percent) are not in the labor force.

Table A-9: Disability by Employment Status

	With a Disability	Percent of Total	No Disability	Percent of Total
Employed	488	39.5%	15,158	72.6%
Unemployed	44	3.6%	681	3.3%
Not in Labor Force	705	57.0%	5,051	24.2%
TOTAL	1,237		20,890	
Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)				

Housing for People with Disabilities

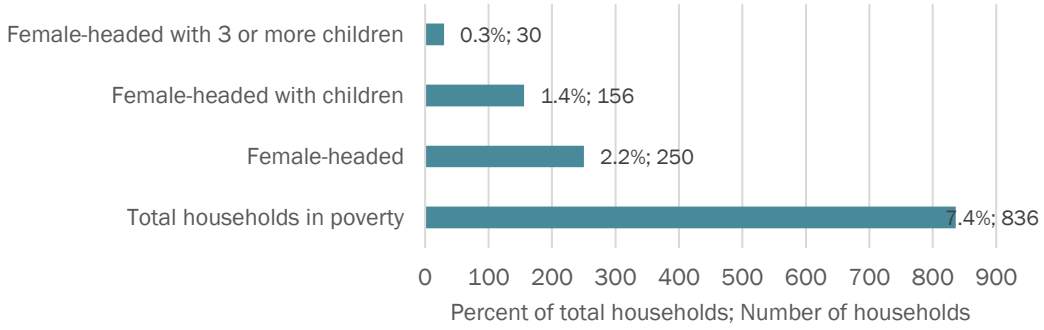
There are no facilities developed exclusively for disabled persons in Temple City. However, seven Adult Residential Facilities (ARFs) in Temple City have a capacity of 35 beds. ARFs are facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59, who are unable to provide 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 five 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.

Additionally, the LA County Department of Public Social Services operates the In-Home Supportive Services (IHSS) program for low-income seniors or people with disabilities. This program provides support for individuals such as meal preparation, laundry, house cleaning, and personal care to enable them to live at home.

Residents Living Below the Poverty Level

For individuals living below the poverty level, housing stability can be precarious as their low incomes make them very high-risk for homelessness. Poverty thresholds, as defined by the ACS, vary by household type and size. In 2018, a single individual under 65 was considered in poverty with an income below $13,064 per year while the threshold for a family consisting of two adults and two children was $25,465 per year. In Temple City, 7.4 percent of total households are experiencing poverty, compared to 7.9 percent of households in the SCAG region.

Figure A-13: Households by Poverty Status



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Farmworkers

Farmworkers are considered a special needs group because these workers traditionally earn low-paying wages while frequently live in overcrowded and substandard housing conditions. While only a small share of SCAG region jurisdictions has farmworkers living in them, they are essential to the region's economy and food supply. Because of their predominantly low incomes, housing affordability is an acute need for farmworkers.

Temple City is a built-out community in the San Gabriel Valley of Los Angeles County. Temple City has no land devoted to or planned or zoned for the production of field crops and/or other agricultural uses. Farmworkers account for less than one percent of all workers in Temple City in 2018 (see Table A-10).

Table A-10: Farmworkers by Occupation

Temple City	Percent of total Temple City workers:	SCAG Total	
45	0.28%	57,741	Total jobs: Farming, fishing, and forestry occupations
40	0.34%	31,521	Full-time, year-round jobs: Farming, fishing, and forestry occupations
Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates using groupings of SOC codes)			

Table A-11: Employment in the Agricultural Industry

Temple City	Percent of total Temple City workers:	SCAG Total	
45	0.28%	73,778	Total in agriculture, forestry, fishing, and hunting
40	0.34%	44,979	Full-time, year-round in agriculture, forestry, fishing, and hunting
Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates using groupings of NAICS codes)			

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.

Homeless Persons

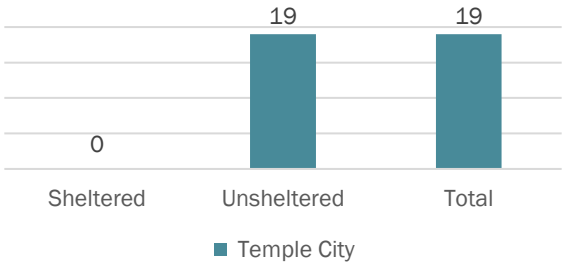
People experiencing homelessness are one of the most vulnerable special needs groups assessed due to the diversity of causes and difficulty in providing sufficient and coordinated treatment. Homelessness can result from a wide range of factors, such as housing unaffordability, job loss, and lack of services and treatment for mental illness and/or substance abuse. Despite the variety of causes, the provision of affordable housing, especially subsidized units for single individuals, can greatly contribute to the long-term solution of addressing homelessness.

As part of a community-wide effort to address homelessness, Temple City is part the Los Angeles Continuum of Care (CoC), which is a regional planning body funded by HUD that coordinates housing and services funding across its partner jurisdictions. The lead agency is the Los Angeles Homeless Services Authority (LAHSA). In order to estimate the number of people experiencing homelessness in a region, HUD requires each CoC to conduct an annual or biannual count of its sheltered and unsheltered population known as the Point-in-Time (PIT) count. Though one of the most important tools in combatting homelessness, the PIT count is likely to undercount the number of people experiencing homelessness as this effort is volunteer-driven and the count may miss people who are not visible at the time of the survey.

Because of the precariousness of people experiencing homelessness, the count of these individuals can vary over the course of the year and over extended periods of time. According to the PIT count, there was an estimated 19 persons experiencing homelessness in Temple City in 2019, which consists of about 0.05 percent of the total population. All people experiencing homelessness in Temple City were unsheltered.

People Experiencing Homelessness

Figure A-14: People Experiencing Homelessness



Source: SCAG 2020 Pre-Certified Local Housing Data

Emergency Shelters/Transitional Housing

At this time, there are currently no emergency shelters or shelters for domestic violence victims located in Temple City. The Governmental Constraints section describes how the City permits emergency shelters in certain zones.

Resources for People Experiencing Homelessness

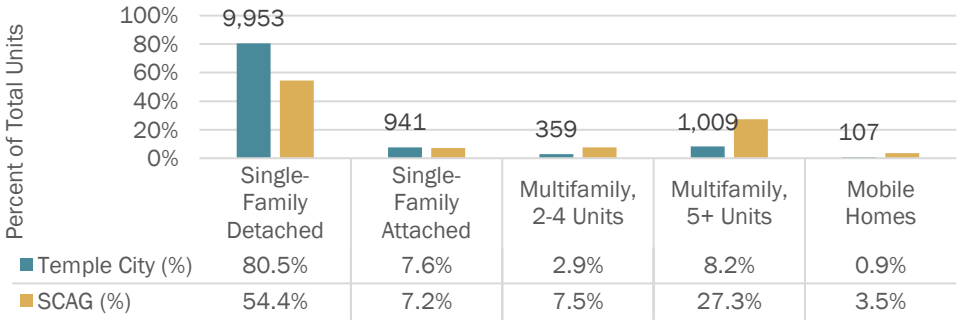
As a member of the Los Angeles CoC, LAHSA is able to provide homeless services to all individuals requiring support within its jurisdiction. LAHSA also partners with the City of Los Angeles and County of Los Angeles, including the Department of Public Health, the Department of Health Services, and the Department of Mental Health. Through this partnership, people experiencing homelessness can access a wide range of services, including emergency shelters, transitional and permanent housing, homeless prevention rental assistance, hotel/motel vouchers, community health clinics, and general wraparound supportive services. Additionally, the City adopted a Homelessness Response Plan in March 2021, which identifies goals and supporting actions that are in alignment with Los Angeles County Homeless Initiative Strategies. The City provides a Homeless Resources information sheet with contact information for immediate care, homeless services, and housing/shelters.

Section A.4 Housing Stock Characteristics

A.4.1 Housing Type and Vacancy

The chart below provides information on the housing stock in Temple City, which has a total of 12,369 housing units. The most common housing type in Temple City is single-family detached with 9,953 units. The share of all single-family units in Temple City is 88.1 percent, which is greater than the 61.7 percent share in the SCAG region. Of the total housing units in Temple City, 11,737 are occupied, which equates to a 5.1 percent total vacancy rate. According to the American Community Survey, the homeowner vacancy rate is 1.1 percent and the rental vacancy rate is 3.0 percent (ACS, 5-year estimates, 2019; Table DP04). The average household size (as expressed by the population to housing unit ratio) is 3.044.

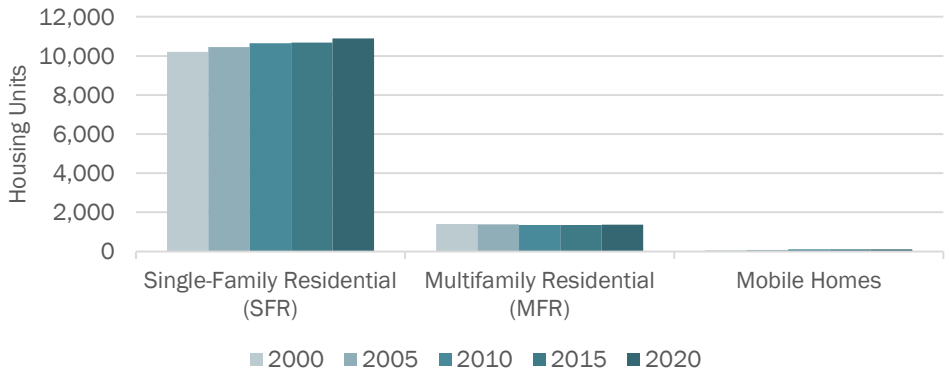
Figure A-15: Housing Type



Source: SCAG 2020 Pre-Certified Local Housing Data (CA DOF E-5 Population and Housing Unit Estimates)

Over the past two decades, there has been more construction of single-family residential units than multi-family residential units in Temple City. From 2000 to 2020, single-family residential units increased by 7 percent, (or 682 units) and mobile units increased by 84 percent (or 49 units). There was, however, a slight decrease in multi-family residential units by 3 percent (or 36 units).

Figure A-16: Housing Type Trend



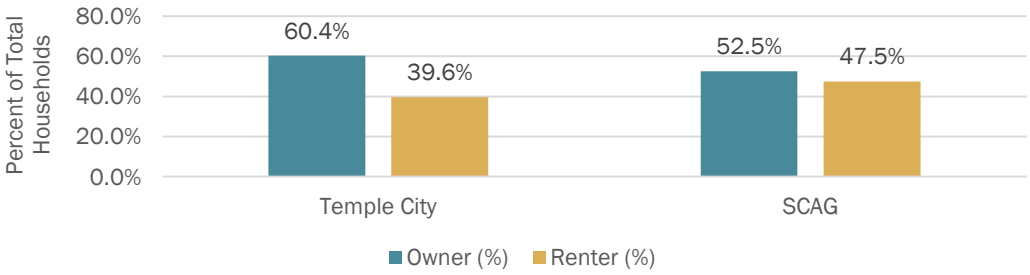
Source: SCAG 2020 Pre-Certified Local Housing Data (CA DOF E-5 Population and Housing Unit Estimates)

A.4.2 Housing Tenure

Housing security can depend heavily on housing tenure (i.e., whether homes are owned or rented). In addition, lower-income rental households tend to experience a higher degree of housing problems as defined by the Census, such as overpaying, overcrowding, and substandard housing. Communities with higher rental populations should therefore consider the unique needs of renters compared to owners.

Of Temple City's total housing stock, 60.4 percent are owner-occupied and 39.6 percent are renter-occupied. Temple City has a lower share of renters than the SCAG region overall, which is expected given the City's higher share of single-family homes.

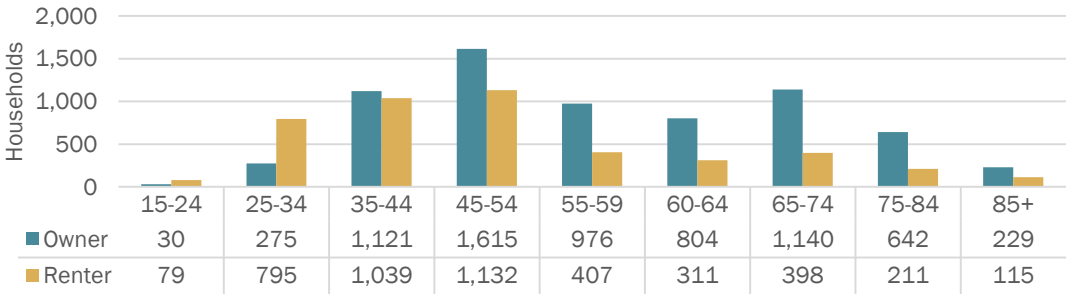
Figure A-17: Housing Tenure



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

In many communities, housing tenure varies substantially based on the age of the occupants. In Temple City, the age group in which renters most outnumber owners is 25-34, where there are almost three times as many renters as owners. Conversely, the age group in which owners most outnumber renters is 75-84, where there are three times as many owners as renters.

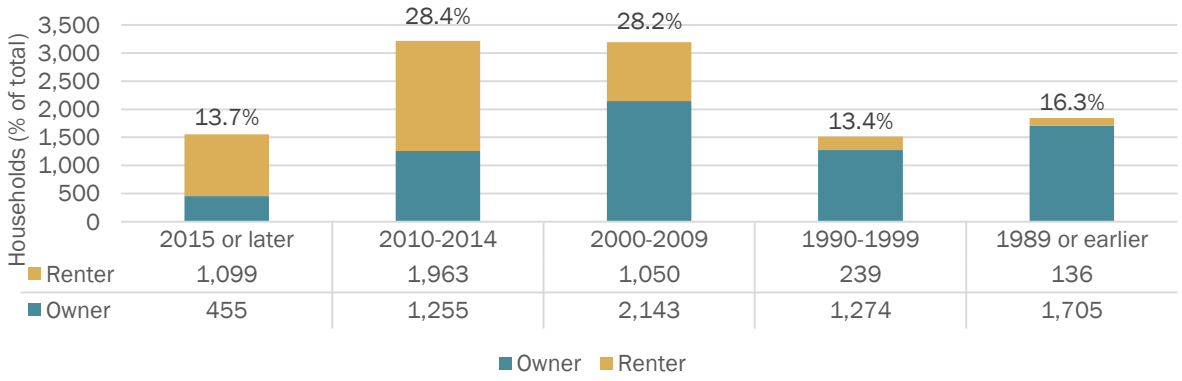
Figure A-18: Housing Tenure by Age



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Across the SCAG region, the most common move-in period was 2010-2014 (31.9 percent) followed by 2000-2009 (26.1 percent). Similarly, in Temple City, the period during which most people started living in their current residence was 2010-2014 (28.4 percent) followed by 2000-2009 (28.2 percent). As expected, the group with the most distant move-in period has the highest proportion of owners, who are less likely to move from home to home.

Figure A-19: Housing Tenure by Year Moved to Current Residence



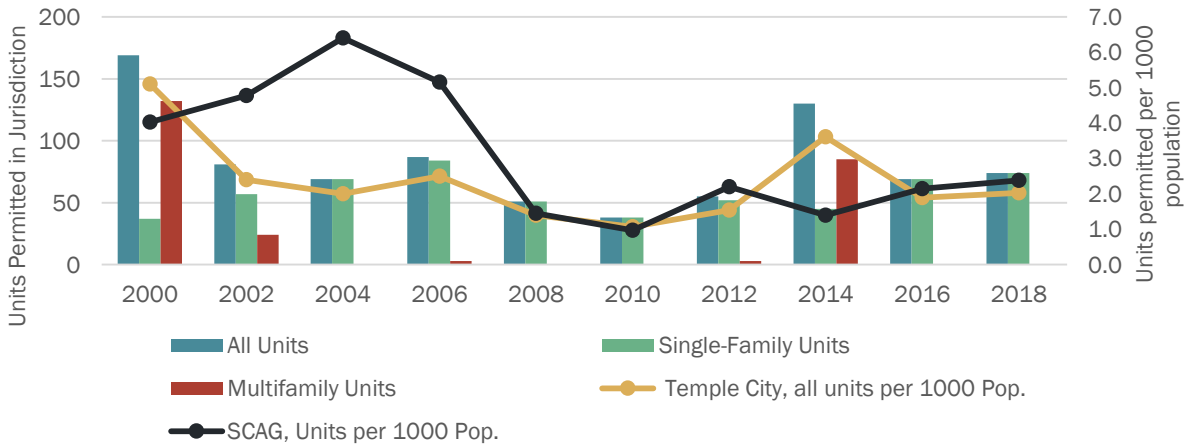
Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

A.4.3 Housing Units Permitted

Housing Units Permitted

From 2000 to 2018, Temple City permitted a total of 823 units, the majority of which were single-family units. Total permits issued decreased during the Great Recession but have increased since 2010. Compared to the larger SCAG region, Temple City permitted fewer units per 1,000 residents. In 2018, the SCAG region had twice the rate of permit activity per 1,000 residents as Temple City.

Figure A-20: Housing Units Permitted



SCAG median home sales price calculated as household-weighted average of county medians

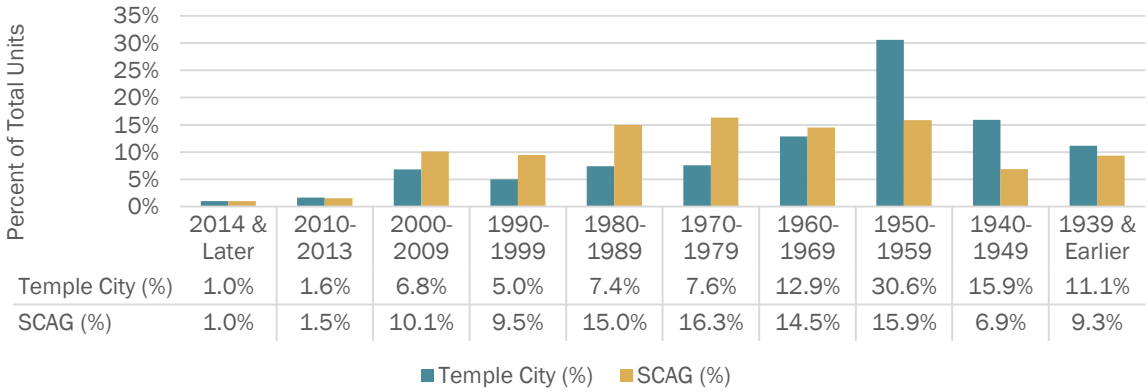
Source: SCAG 2020 Pre-Certified Local Housing Data (Core Logic/Data Quick)

A.4.4 Housing Age and Condition

The age of housing stock is a key indicator of the community's overall housing condition. As homes get older, there is a greater need for maintenance, repair, and/or replacement of key infrastructure systems. If not properly addressed, an aging housing stock can represent poorer living standards, incur more expensive repair costs and, under certain conditions, lower overall property values.

57.7 percent of all units in Temple City are older than 60 years old, compared to only 32.1 percent of units in the SCAG region. The greatest share of Temple City's housing units was built between 1950 to 1959, while in the SCAG region more units were built between 1970 to 1979 than any other time. Therefore, Temple City's housing stock is generally older than that of the overall SCAG region.

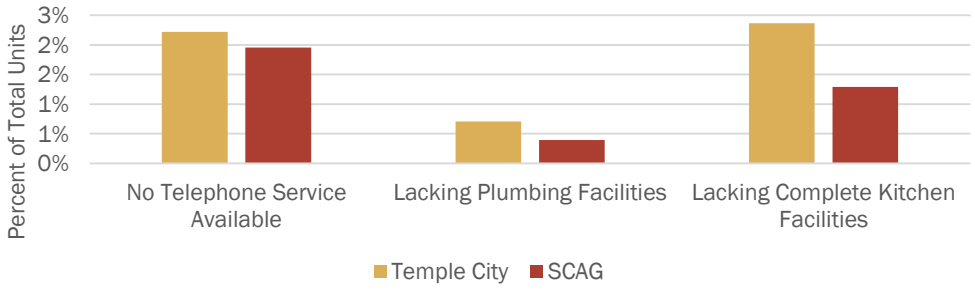
Figure A-21: Housing Units by Year Structure Built



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

The ACS includes surveys with three factors of what may be considered substandard housing. Of all the housing units in Temple City, 2.2 percent (251 units) lack telephone service, 0.7 percent (80 units) lack plumbing facilities, and 2.4 percent (268 units) lack complete kitchen facilities.

Figure A-22: Substandard Housing



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Additionally, City staff surveyed a random selection of 100 residential Temple City addresses in August 2021 using the following criteria:

- Vacant/abandoned property
- Boarded up windows
- Broken windows
- Chipping, peeling paint

- Deteriorating roof
- Inadequate weather protection

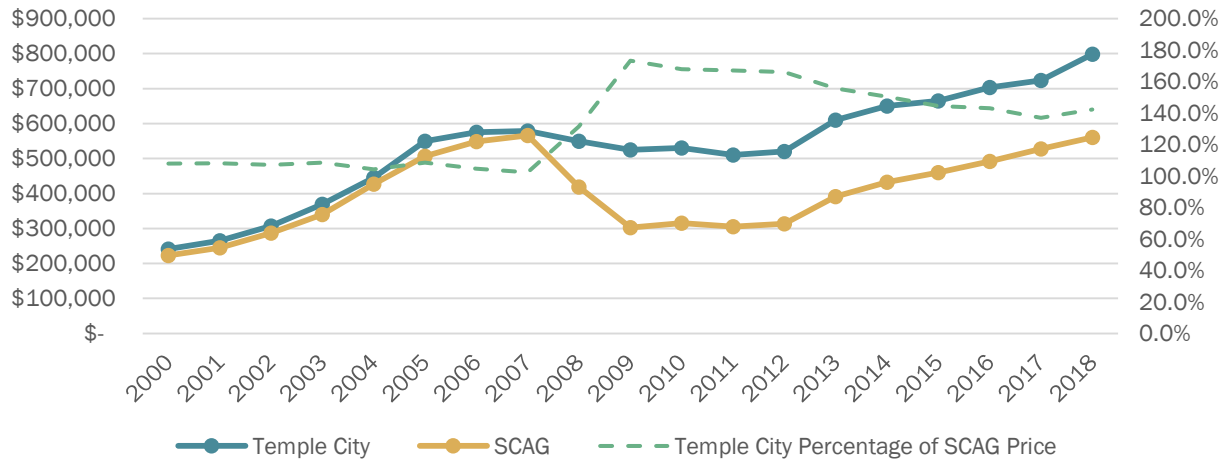
The most common conditions observed were chipping and peeling paint and a deteriorated roof. Based on this survey, the City has estimated that the number of units in need of rehabilitation at approximately 60 units. The City housing rehabilitation program is currently funded through CBDG, but the City will pursue additional funding to support expanded rehabilitation of existing housing units.

Section A.5 Housing Costs and Affordability

A.5.1 Ownership Costs

In 2018, Temple City's median home sales price was $798,000, the highest home sale price during this time period. Between 2000 and 2018, the median home sales price in Temple City increased 231 percent while median sales price in the SCAG region increased 151 percent. Compared to the SCAG region, prices in Temple City have ranged from a low of 102.3 percent of the region median in 2007 and a high of 173.3 percent just two years later in 2009.

Figure A-23: Median Home Sales Price for Existing Homes



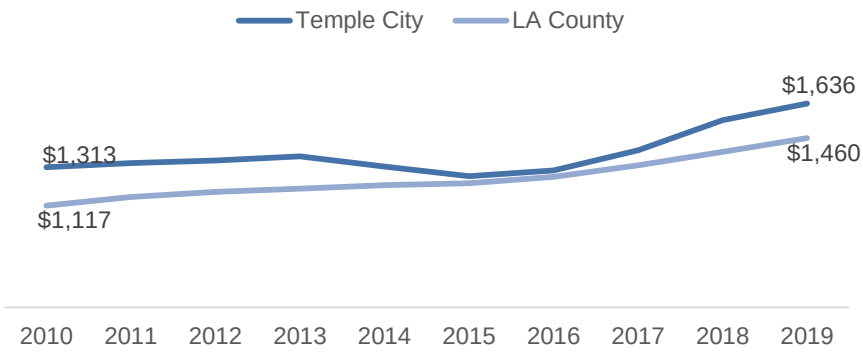
Note: SCAG median home sales price calculated as household-weighted average of county medians

Source: SCAG 2020 Pre-Certified Local Housing Data (SCAG Local Profiles, Core Logic/Data Quick)

A.5.2 Rental Costs

Temple City rents are higher than rents in LA County. According to U.S. Census data, the median rent paid in Temple City in 2019 was $1,636. Over the past 10 years, rents in Temple City have increased 25 percent while rents in LA County have increased 31 percent (Figure A-24). Since U.S. Census data often lags market rates, Zillow rental data was obtained to provide more current market rates. Based on Temple City's zip code 91780, the 2019 median rent was $2,320 and the 2020 median rent was $2,411 according to Zillow.

Figure A-24: Median Rent



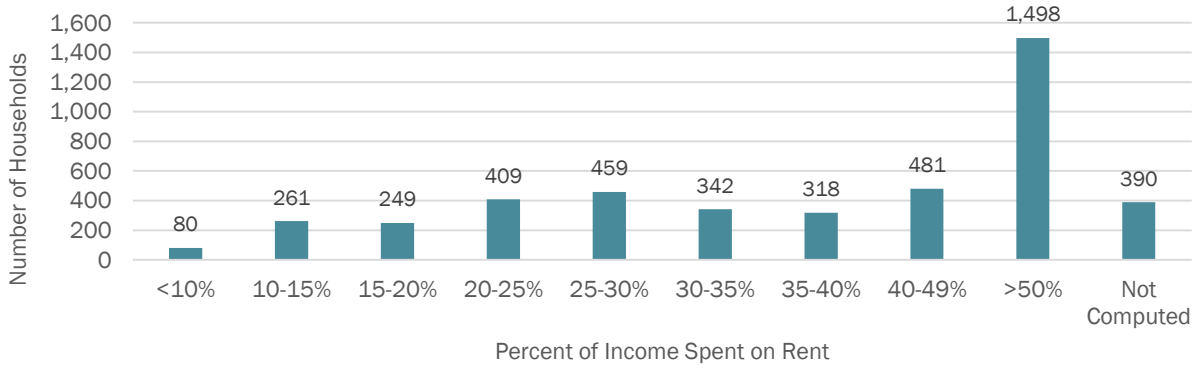
Source: ACS 5-year estimates, 2014-2018

A.5.3 Overpayment

A standard measure of housing affordability can be determined by comparing the cost of market rate housing versus the price residents can afford to pay for housing based on their income levels. State and federal standards specify that households spending more than 30 percent of gross annual income on housing are considered to have 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, the household 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.

Temple City residents experience a higher rate of housing overpayment than the overall SCAG region. Six out of ten renters in Temple City are housing cost-burdened. Across Temple City's 4,487 renter households, 2,639 (58.8 percent) spend 30 percent or more of gross income on housing cost, compared to 55.3 percent in the SCAG region. Additionally, 1,498 renter households in Temple City (33.4 percent) are severely cost-burdened and spend 50 percent or more of gross income on housing cost, compared to 28.9 percent in the SCAG region.

Figure A-25: Spending on Rent



Source: SCAG 2020 Pre-Certified Local Housing Data

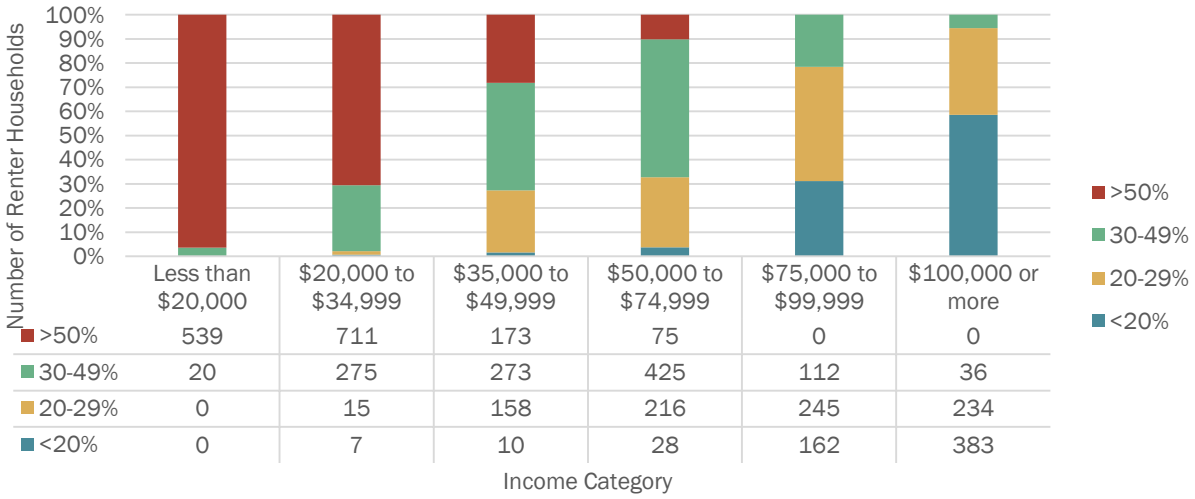
Housing overpayment can affect households across all income levels. However, a lower-income household spending the same percentage of income on housing as a higher-income household will likely experience a more acute sense of cost burden. The below table indicates the number of households in Temple City by their income category and their share of income spent on housing. As expected, lower-income households are more likely to be housing cost-burdened than higher-income households. Specifically, 3,849 lower income households or 67 percent of all lower income households are overpaying for housing.

Table A-12: Cost Burden by Income

	Share of Income Spent on Housing		
	< 30%	**30-50%**	**>50%**
< 30% AMI	15%	13%	72%
30-50% AMI	33%	32%	36%
50-80% AMI	50%	36%	14%
80-100% AMI	59%	34%	7%
>100% AMI	87%	12%	0%
Note: HAMFI refers to Housing Urban Development Area Median Family Income.			
Source: SCAG 2020 Pre-Certified Local Housing Data (HUD CHAS, 2012-2016)			

The below chart provides an analysis of Temple City's renter households (for which income data is available) by spending on rent by income bracket. Similar to the above trends by income level, lower-income households spend a higher share of income on housing (e.g., over 50 percent) while high-income households are more likely to spend under 20 percent of income on housing.

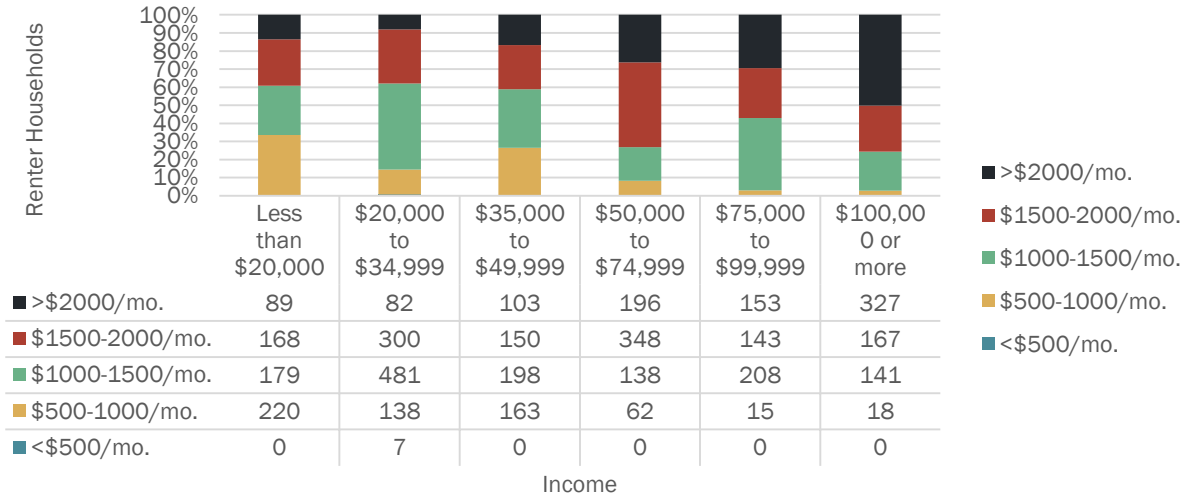
Figure A-26: Spending on Rent by Income



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

The below chart depicts overall cash rent paid by household incomes. As expected, lower-income households spend less on rent while higher-income households spend more on rent. As noted above, despite paying less on total housing costs, lower-income households are much more likely to spend a significant portion of their total income on housing. Rent categories range from less than $500 per month (0.2 percent of Temple City renters) to greater than $2,000 per month (22.7 percent of Temple City renters). The most common rent category in Temple City is $1,000 to $1,500 per month with 32.1 percent of renters.

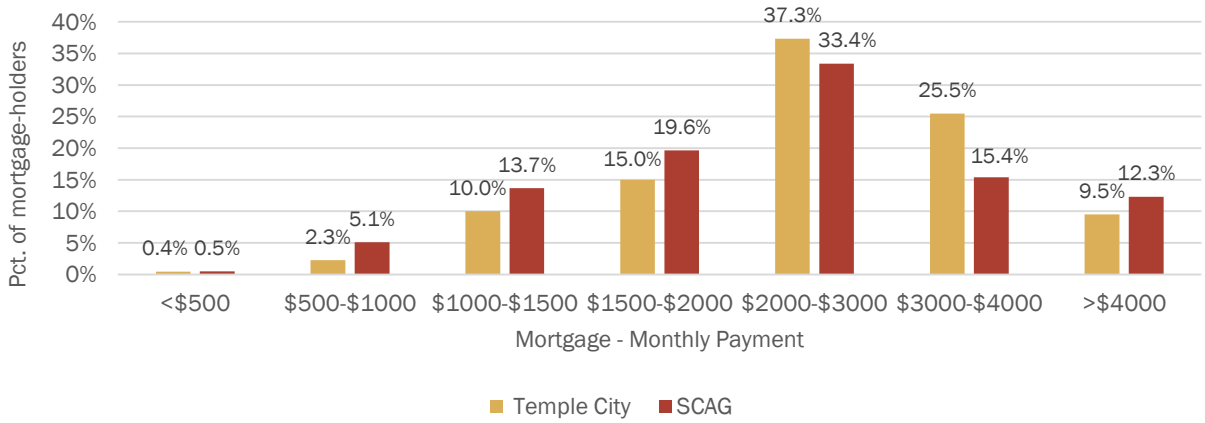
Figure A-27: Household Income by Total Rent (Cash)



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

While renter households receive much of the focus when it comes to housing cost analysis, owner households make up 60.4 percent of Temple City households (compared to 52.5 percent in the SCAG region). The most commonly occurring mortgage payment in Temple City is $2,000 to $3,000 per month, which is the same in the SCAG region.

Figure A-28: Monthly Owner Costs for Mortgage Holders

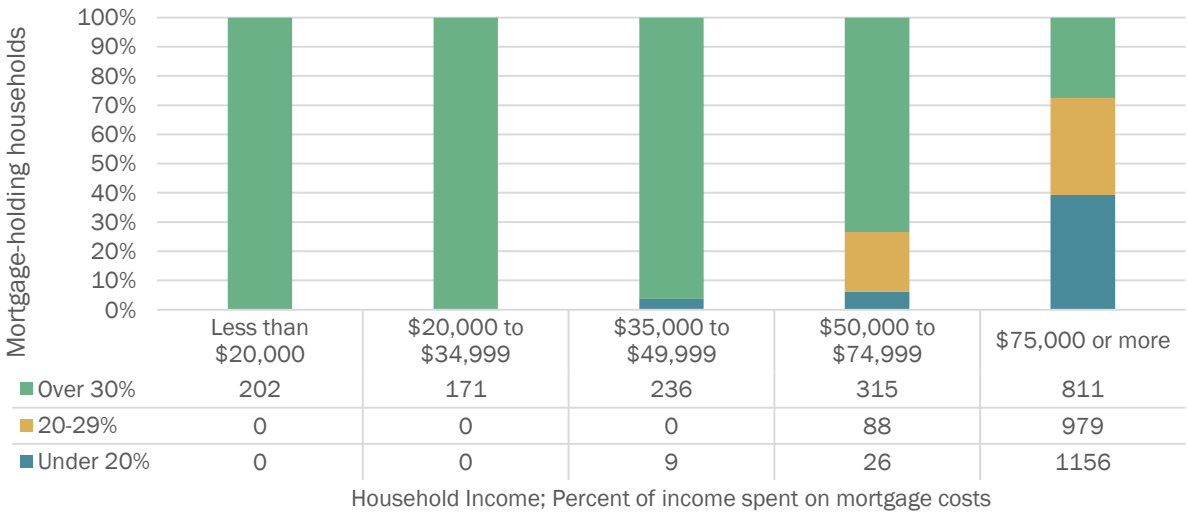


Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Mortgage-holding households in Temple City can be broken down by income and the percentage of income spent on mortgage costs. As expected, lower-income households spend a higher share of income on housing costs, while high-income households spend a lower share of income on

housing. The income category representing the largest share of mortgage-holders is $75,000 or more (2,946 households), and the most prevalent share of income spent on mortgage costs is over 30 percent (1,735 households), which means that a large share of mortgage-holders is cost-burdened.

Figure A-29: Costs for Mortgage Holders by Income



	Less than $20,000	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 or more
Over 30%	202	171	236	315	811
20-29%	0	0	0	88	979
Under 20%	0	0	9	26	1156

Source: SCAG 2020 Pre-Certified Local Housing Data

Table A-13: Temple City Ability to Pay for Housing for Extremely Low, Very Low, Low, and Moderate Income Households, and Fair Market Rents

Number of Persons in Household	1	2	3	4
Extremely Low				
Annual Income Limit	$23,700	$27,050	$30,450	$33,800
Monthly Income	$1,975	$2,254	$2,538	$2,817
Max. Monthly Gross Rent	$593	$676	$761	$845
Max. Purchase Price 5% down[2]	$109,250	$126,750	$144,500	$162,000
Max. Purchase Price 20% down[3]	$146,500	$170,250	$194,000	$217,750
Very Low				
Annual Income Limit	$39,450	$45,050	$50,700	$56,300
Monthly Income	$3,288	$3,754	$4,225	$4,692
Max. Monthly Gross Rent	$986	$1,126	$1,268	$1,408
Max. Purchase Price 5% down[2]	$191,500	$220,750	$250,250	$279,500
Max. Purchase Price 20% down[3]	$257,250	$296,500	$336,250	$375,500
Low				
Annual Income Limit	$63,100	$72,100	$81,100	$90,100
Monthly Income	$5,258	$6,008	$6,758	$7,508
Max. Monthly Gross Rent	$1,578	$1,803	$2,028	$2,253
Max. Purchase Price 5% down[2]	$315,250	$362,250	$409,250	$456,250
Max. Purchase Price 20% down[3]	$423,250	$486,500	$549,500	$612,750
Median				
Annual Income Limit	$54,100	$61,850	$69,550	$77,300
Monthly Income	$4,508	$5,154	$5,796	$6,442
Max. Monthly Gross Rent	$1,353	$1,546	$1,739	$1,933
Max. Purchase Price 5% down[2]	$268,000	$308,500	$348,750	$389,500
Max. Purchase Price 20% down[3]	$360,000	$414,500	$468,500	$523,250
Moderate				
Annual Income Limit	$64,900	$74,200	$83,500	$92,750
Monthly Income	$5,408	$6,183	$6,958	$7,729
Max. Monthly Gross Rent	$1,623	$1,855	$2,088	$2,319
Max. Purchase Price 5% down[2]	$324,500	$373,000	$421,750	$470,000

Max. Purchase Price 20% down[3]	$436,000	$501,250	$566,750	$631,500
Notes: [1] 30% of income devoted to maximum monthly rent or mortgage payment, including utilities, taxes, and insurance [2] Assumes 95% loan (i.e., 5% down payment) @ 2.875% annual interest rate and 30-year term [3] Assumes 80% loan (i.e., 20% down payment) @ 2.875% annual interest rate and 30-year term				
Source: Zillow Mortgage Calculator				

A.5.4 At-Risk Housing Assessment

"At-risk" assisted housing units are multi-family rental housing units that receive government assistance and are eligible to convert to market-rate units due to termination of a rent subsidy contract, mortgage prepayment, or other expiring use restrictions within 10 years of the beginning of the housing element planning period (2021 – 2031). Temple City has no rental complexes assisted by public funds[1]. Therefore, the City has no multifamily rental complexes at risk of conversion to market rate.

[1] SCAG 2020 Pre-Certified Local Housing Data

Appendix B: Sites Inventory & Methodology

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Section B.1 Introduction

B.1.1 Overview and Purpose



According to California Government Code §65580-65589, the housing element must include an inventory of adequate sites that are zoned and available within the planning period to meet the jurisdiction's fair share of regional housing needs across all income levels. The sites inventory, in addition to projected accessory dwelling units (ADUs) and entitled or in process development projects, assists in determining if the jurisdiction has enough developable land to meet its Regional Housing Needs Allocation (RHNA), given its current regulatory framework and market conditions. This Appendix details the sites inventory and supporting analysis methodology and assumptions.

B.1.2 Regional Housing Needs Allocation

Jurisdictions must provide sufficient land to accommodate enough housing for all economic segments of the community. Compliance is determined by the jurisdiction's ability to provide adequate development capacity through appropriate development regulations and land use policies. The number of new units that must be accommodated is established through each jurisdiction's share of the region's projected housing needs for the planning period. This share for each jurisdiction is called the Regional Housing Needs Allocation (RHNA).

Southern California Association of Governments (SCAG), a regional planning agency, is responsible for distributing the RHNA to each jurisdiction within its six-county region (including the County of Los Angeles).[1] The RHNA is distributed by income category. For the 2021-2029 Housing Element update, Temple City is allocated a RHNA of 2,186 units as follows:

- Very Low Income (less than 50 percent of AMI): 630 units (28.8 percent)
- Low Income (50 to 80 percent of AMI): 350 units (16.0 percent)
- Moderate Income (80 to 120 percent of AMI): 369 units (16.9 percent)
- Above Moderate Income (greater than 120 percent of AMI): 837 units (38.3 percent)

For this Housing Element planning period, October 15, 2021 through October 15, 2029, the City must ensure the availability of adequate residential sites to accommodate these units. This Appendix provides an overview of the methodology used to evaluate the adequacy of sites within

[1] Southern California Association of Governments (SCAG) covers a six-county region, including Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial.

Temple City and identifies such sites for future residential development to fulfill the City's share of regional housing needs.

B.1.3 Data

The sites inventory analysis used data provided by the City, such as GIS data and building permit/entitlement information. The following is an overview of the data used:

- City and County-level parcel GIS data, including General Plan land use designation, zoning district, ownership, existing land use, existing number of units, age of building, etc.
- ADU applications
- Entitled projects and projects in the entitlement phase
- Stakeholders' input
- Prior housing element site inventories
- Annual Progress Reports to HCD during the 5th Cycle
- Zoning Code allowed density and floor area ratio standards

Section B.2 Future Residential Development Potential

B.2.1 Accessory Dwelling Units

New State laws in effect since January 1, 2018 have significantly eased the development standards and streamlined the approval process for Accessory Dwelling Units (ADUs). As a result, the City has experienced an increase in ADU applications and production in recent years. Table B-1a shows the number of ADU permits issued in Temple City since 2018.

Table B-1a: Permitted ADUs

Year	Permitted ADUs
2018	31
2019	33
2020	27
2021	**47**
2018-2021 Total	**138**
Annual Average	**34.5**
Source: City of Temple City	

Using data since 2018, the City assumes an average of between 34 and 35 ADUs permitted per year, resulting in 275 ADUs over the eight-year planning period.

In 2018, Temple City conducted a survey of rents charged for ADUs within the city. Two survey letters were sent to each address with an ADU; one letter was mailed to the property owner based on information in the title report and the other letter was mailed to the renter at the physical address. The City offered a Target gift certificate of $20 to encourage responses. All respondents reported charging no rent for their ADUs (e.g., ADU used for multi-generational housing, etc.). As such, the City reports ADUs in the extremely low-income category consistent with correspondence on this issue with HCD in 2019. However, all projected ADUs are assigned income categories based on a SCAG regional ADU affordability survey described below.

SCAG conducted a regional ADU affordability analysis to provide local governments in the region with assumptions for ADU affordability that can be used to assign projected ADUs to income categories. SCAG's analysis relies on a survey of rents of 150 existing ADUs conducted between April and June 2020. The ADU affordability assumptions identified in the SCAG analysis for the Los Angeles County II region was applied to ADU projected over the planning period.

Table B-1b: Affordability per SCAG ADU Survey

Income Level	Percent	ADU Projections
Extremely Low	15.0%	41
Very Low	8.5%	23
Low	44.6%	123
Moderate	2.1%	6
Above Moderate	29.8%	82
	Total	**275**
Source: SCAG		

B.2.2 Entitled and Proposed Developments

Because the RHNA projection period for the 2021-2029 Housing Element begins on June 30, 2021, housing developments that have already been proposed or received entitlement and are not expected to be issued a certificate of occupancy until July 1, 2021, but are expected to be completed before the end of the planning period (October 15, 2029), can be credited toward the RHNA. **Error! Reference source not found.** lists the site address for those projects that meet those criteria and can be credited toward the 6th Cycle RHNA. Most of these projects provide above moderate housing units.

Table B-2: Entitled and Proposed Developments

Address	Status	Vacant/ Existing or Previous Use	Existing/ Previous Building Age	Units by Income Level[1]				
				Very Low	Low	Moderate	Above Moderate	Total Net New[2]
5570 Rosemead Blvd	Permits issued December 2021; Final Map under review	2,785 sq. ft. commercial building	1957, 1980	-	-	-	73	73
5430 Rosemead Blvd (9005 Rancho Real Rd)	Major Site Plan approved February 2022	Commercial/ industrial building and surface parking	1946	-	-	-	26	26
6030 Temple City Blvd	Approved September 2019; Final Map under review	2 dwelling units	1923	-	-	-	5	3
5718 Temple City Blvd	Approved August 2019	1 dwelling unit	1935	-	-	-	4	3
5937 Primrose Ave	Approved March 2021	1 dwelling unit (will remain)	1929	-	-	-	2	2
5826 Cloverly Ave	Building and grading plans in plan check	1 dwelling unit	1940	-	-	-	5	4
5524 / 5532 McCulloch Ave	Approved October 2019; Final Map under review; grading plan in plan check	7 dwelling units	1954, 1956	-	-	-	11	4
5084 Sultana Ave	Approved August 2020; demolition and grading permits issued; building permits ready for issuance	1 dwelling unit	1949	-	-	-	2	1
6012 Primrose Ave	Approved February 2021; all permits are issued	1 dwelling unit	1953	-	-	-	2	1
5016 Daleview Ave	Approved November 2020; Final Map in	1 dwelling unit	1951	-	-	-	3	2

	process; grading plans in plan check							
6243 Oak Ave	Approved July 2020; grading and building plans approved and ready for issuance	1 dwelling unit	1947	-	-	-	3	2
10912 Freer St	Approved January 2018	1 dwelling unit	1964	-	-	-	2	1
9040 Broadway	Approved May 2020; building plans approved and permits ready for issuance	2 dwelling units	1959	-	-	-	3	1
9040 Rancho Real Rd	Approved; Final Map approved March 2021; permits issued	2 dwelling units	1941	-	-	-	3	1
5134 Sereno Dr	Approved October 2020; plan in plan check	4 dwelling units	1947	-	-	-	5	1
6012 Camellia Ave	Approved May 2020; permits issued	1 dwelling unit	1940	-	-	-	2	1
5924 Reno Ave	Approved; Time Extension approved December 2020	1 dwelling unit	1928	-	-	-	2	1
9409 Olive St	Approved December 2019	1 dwelling unit	1948	-	-	-	2	1
4922 Arden Dr	Approved; Final Map scheduled for approval 4/22/22; demolition permit issued; grading plans approved	1 dwelling unit	1939	-	-	-	2	1
5303 Santa Anita Ave	Approved; Final Map approved November 2019; permits issued	3 dwelling units	1954	-	-	-	4	1
9711 Olive St	Approved; Final Map approved July 2019; permits issued	1 dwelling unit	1947	-	-	-	2	1

5816 Alessandro Ave	Approved July 2018	1 dwelling unit	1940	-	-	-	2	1
10558 Olive St	Approved May 2019; Final Map under review	1 dwelling unit	1938	-	-	-	2	1
4838 Heleo Ave	Approved August 2020; Final Map under review; permits issued	1 dwelling unit	1948	-	-	-	2	1
10660 Daines Dr	Entitlement phase/under review	1 dwelling unit	1940	-	-	-	2	1
6355 / 6415 / 6362 Oak Ave	Entitlement phase/under review	Independent living retirement community	1922, 1945, 1929, 1936	24	-	-	7	31
			Subtotal Gross	**24**	**-**	**-**	**178**	**N/A**
			Net New Total[2]	**24**	**-**	**-**	**148**	**166**

[1] All units are identified as above moderate income unless a deed restriction is recorded or required (or expected if the project is not yet entitled) to be recorded to restrict the unit to households of another income level.

[2] Certain projects are located on parcels with existing residential units. In most cases, the existing residential units will be demolished for a project with a larger number of units. All existing units that will be demolished are market rate units; no units to be demolished are subject to a recorded covenant, ordinance, or law that restricts rent levels to affordable to low-income households or subject to any other form of rent or price control by the City. Only the net new number of units are counted toward the RHNA (see Table B-8).

Source: City of Temple City, Los Angeles County Assessor

B.2.3 Assumptions

Density and Intensity

Table B-3 summarizes density and floor area ratio (FAR) standards for zones that allow for residential, including Crossroad Specific Plan zones.

Table B-3: Density and FAR for Zones that Allow Residential

Zone	Dwelling Units Per Acre	FAR
R-1	Max. 6	Max. 0.35 (>18ft building; N/A for buildings 18ft or less in height)
R-2	Max. 12	Max. 0.50
R-3	Max. 36	N/A
MU-L	Min. 10 Max. 20	Max. 1.5
MU-M	Min. 20 Max. 40	Min. 1.5 Max. 2.0
NT[1]	Max. 30	N/A
MU-B[1]	Max. 55	Min. 0.3 Max. 1.75
MU-C[1]	Min. 50 Max. 65	Min. 0.3 Max. 2.0
LTC[2]	N/A	Max. 0.75
[1] Zones within the Crossroads Specific Plan (CSP). [2] Only zone that allows single-room occupancy facilities (SROs). No other residential use is allowed in this zone.		
Source: Temple City Zoning Code and Crossroads Specific Plan		

Realistic Capacity and Development Trends

Table B-4 summarizes assumptions for realistic residential development capacity based on recent development trends from approved, entitled, and/or permitted projects within Temple City (see Table B-2). Although there are instances in which sites are developing at above 80 percent maximum allowed density, and at 100 percent of maximum allowed density in the MU-B Zone of the Crossroads Specific Plan, the analysis conservatively assumed no parcel would develop at greater than 80 percent maximum capacity. Where minimum density standards exist, those were applied for realistic capacity assumptions. Where no minimum density standard or development trends exist (i.e., NT Zone), a conservative assumption for a similar zone was applied. Program A7 (Crossroads Specific Plan Amendments) includes the adoption of minimum densities in the MU-C and NT zones to ensure sites are developed at densities to meet realistic capacity assumptions.

Table B-4: Zones Realistic Residential Development Capacity Assumptions

Zone	Projects In Process, Approved, Entitled, and/or Permitted	Average Development Trends Capacity[1]	Realistic Capacity Assumption[2]
MU-B	- 5570 Rosemead Blvd. (54 units/acre) - 5430 Rosemead Blvd. (56 units/acre)*	100% of maximum allowed density (55 units/acre)	80% of maximum density (44 units/acre)
MU-C	None	N/A	50 units/acre (minimum density required)
NT	None	N/A	48% of maximum allowed density (14.4 units/acre)
R-3	- 6030 Temple City Blvd. (24 units/acre) - 5718 Temple City Blvd. (13 units/acre) - 5816 Alessandro Ave. (10 units/acre) - 5937 Primrose Ave. (16 units/acre) - 5826 Cloverly Ave. (25 units/acre)	48% of maximum allowed density (17 units/acre)	48% of maximum allowed density (17 units/acre)
R-2	- 5524 / 5532 McCulloch Ave. (11 units/acre) - 5084 Sultana Ave. (9 units/acre) - 6012 Primrose Ave. (10 units/acre) - 5016 Daleview Ave. (9 units/acre) - 6243 Oak Ave. (11 units/acre) - 10912 Freer St. (11 units/acre) - 9040 Broadway (9 units/acre) - 9040 Rancho Real Rd. (12 units/acre) - 5134 Sereno Dr. (10 units/acre) - 5303 Santa Anita Ave. (9 units/acre) - 6012 Camellia Ave. (10 units/acre)	82% of maximum allowed density (10 units/acre)	80% of maximum allowed density (9.6 units/acre)
R-1	- 5924 Reno Ave. (6 units/acre) - 9409 Olive St. (5 units/acre) - 4922 Arden Dr. (5 units/acre) - 9711 Olive St. (5 units/acre) - 10558 Olive St. (6 units/acre) - 4838 Heleo Ave. (4 units/acre) - 10660 Daines Dr. (6 units/acre)*	85% of maximum allowed density (5 units/acre)	80% of maximum allowed density (4.8 units/acre)
MU-M	None	N/A	20 units/acre (minimum density required)
MU-L	None	N/A	10 units/acre (minimum density required)

* Projects are in the entitlement phase/under review.

[1] This reflects the average percentage of maximum density of entitled or proposed in each zone based on projects in Table B-2. See Table B-2 for project affordability levels.

[2] This reflects the percentage of maximum density assumed for projected capacity of identified housing sites in Table B-9.

Source: City of Temple City, LWC

While some projects in the R-1 and R-2 zones are achieving maximum allowed density, other projects in these zones, as well as the R-3 Zone, have lower than maximum allowed density. There are various reasons certain projects do not achieve maximum allowed density. Market conditions in Temple City reflect demand for larger units due to Temple City's attractiveness to family households. Temple City also has many multigenerational households that require larger units. Additionally, as discussed in Appendix C, the Zoning Code includes a standard for minimum floor area per dwelling unit type in the R-1, R-2, and R-3 zones (Table C-7). As this standard could potentially constrain development of smaller units and resulting higher density in the future, Program C4 (Eliminate Minimum Floor Area Standard) has been included. Some parcels in the R-3 Zone are small and underutilized, which could constrain development. The City has adopted incentives for lot consolidation in the R-3 Zone to help reduce this constraint. Incentives allow for a 15 to 20 percent increase in density and a 10 percent reduction in guest parking. Program A1 (Lot Consolidation in the R-3 Zone) is included for the City to promote these incentives to encourage lot consolidation and facilitation of higher densities in the R-3 Zone.

The MU-C and MU-M zones require residential to be part of a mixed-use development, and both zones contain minimum density standards. Therefore, any mixed-use project would be required to provide the minimum density. Recently, the City received a pre-application on a MU-M-zoned parcel (9465 Las Tunas Drive) for a residential mixed-use development, which proposes the maximum allowed density of 46 units, twice as high as the required minimum density of 23 units. Although standalone commercial projects are allowed in these mixed-use zones, the City has not had any applications for standalone commercial projects since before adoption of the General Plan update and Crossroads Specific Plan (2017); all applications or requests for projects in the mixed-use zones have been for standalone residential or residential mixed-use. Furthermore, with the declining trend of brick-and-mortar retail coupled with COVID-19 pandemic impacts and continued demand for housing, the likelihood of 100 percent commercial projects is not likely to increase in the near future. In fact, development trends from throughout the regional market suggest that developers are pursuing projects in mixed use zones with either minimal or no commercial component. The realistic capacity assumptions for mixed-use zones identified in Table B-4 are conservative, reflecting required minimum densities and trends for mixed-use and residential projects.

B.2.4 Methodology

To create the adequate sites inventory, the City developed a comprehensive, iterative methodology to screen parcels for near-term development or redevelopment potential. The methodology is comprised of several phases described below.

Phase 1: Crossroads Specific Plan Sites

In 2017, Temple City adopted the Crossroads Specific Plan (CSP), which updated the land uses and significantly upzoned an area on the western side of the city. The CSP states, "*The Crossroads Specific Plan area represents one of the few areas of the City offering an opportunity for large-scale infill and revitalization, due to a combination of large parcels and underutilized properties in the area*" (page 3). Furthermore, the CSP vision states that the CSP area "*plays a vital role in the lives of Temple City residents. It is a neighborhood, **providing quality housing for residents of all incomes***…". The CSP envisions comprehensive redevelopment, supported by the property owners within the CSP. The CSP process and adoption is an incentive, created in cooperation with the property owners, to facilitate the redevelopment of the CSP area. The CSP created a set of development standards that substantially increased the allowed intensity and expanded the allowed uses.

Many of the original commercial zones in the CSP area were changed to mixed-use residential that permits higher density residential. The existing land uses in the CSP are primarily commercial, and the anchor tenant space, previously a Kmart, is vacant. The property owners within the CSP area were engaged and supported the CSP adoption; these owners jointly coordinate and function as a common group for management of the core CSP area. As there are currently minimal residential units in the mixed-use areas of the CSP, almost all of the CSP parcels where residential is allowed were included in the sites inventory as the substantial upzoning provides significant incentive for redevelopment. The City is approving redevelopment projects in the CSP area under these updated standards.

The City continues to work with property owners and developers interested in moving forward with housing developments on large sites in the CSP, including the Kmart site. Also, the City has received letters from major property owners in the CSP expressing their interest in redeveloping their properties with residential mixed-use development in the near future. Those letters are attached at the end of this Appendix.

Phase 2: Development Potential Estimation

Since Temple City is generally built out and does not have much available vacant land, the site inventory analysis needed to consider the development potential for each parcel to determine if a site was a viable candidate to meet the RHNA obligation. Two development potential metrics were applied:

- Residential Development Potential - a metric that compares the number of additional new units that could be built on each parcel given its zoning designation with the number of existing units on-site.
- Floor Area Ratio (FAR) Development Potential - a metric that compares the additional FAR that could be achieved on each parcel given its zoning designation with the existing FAR.

This analysis assumes holding all other factors constant, the higher the Development Potential value(s), the greater the potential for redevelopment.

Residential Development Potential

To estimate each parcel's Residential Development Potential:

1. Determine maximum unit capacity by multiplying lot size (acres) by the maximum allowed units per acre (see Table B-3).
2. Estimate the realistic unit capacity using conservative estimates based on minimum density standards or recent development trends (see Table B-4).
3. Estimate the additional unit potential by subtracting the existing number of units from the realistic unit capacity of each parcel.
4. Calculate Residential Development Potential by dividing the potential number of additional units by the number of existing units.

FAR Development Potential

To estimate each parcel's FAR Development Potential:

1. Determine the maximum allowed FAR given the parcel's zoning (see Table B-3).
2. Subtract the existing FAR from the maximum allowed FAR to estimate potential additional FAR.
3. Calculate FAR Development Potential by dividing the potential additional FAR by existing FAR.

Phase 3: Screening

Parcels outside of the CSP sites were screened using the criteria below:

1. Zone allows residential (per Table B-3)
2. Lot size is greater than or equal to 0.25 acres
3. Building(s) was built in 1980 or earlier
4. Current use type is not a school, park, utility, or water-related facility
5. Parcels must meet both of the following criteria (as applicable, see Table B-3):
    a. Residential Development Potential greater than three
    b. FAR Development Potential greater than three

The Residential and FAR Development Potential factors were considered appropriate thresholds representing parcels that have realistic capacity for redevelopment. Although some of these sites have existing residential uses, the City is receiving applications to add residential units to parcels with existing residential units (while preserving existing residential units) and applications to redevelop sites with higher density residential projects that substantially increase the total number

of residential units on the site. Therefore, this screening criteria was found to be consistent with current trends. Please see Phase 6 (Site-by-Site Assessment) for further discussion regarding demolishing and replacing of existing units.

Phase 4: Categorization

Eligible parcels were assessed to determine which income levels they can accommodate. Each parcel was determined to be able to accommodate a specific income category given its maximum allowable density standards. The lower income category threshold is consistent with the default density for Temple City pursuant to Government Code §65583.2.

Table B-5: Income Levels by Density

Density Allowed by Zone	Income Level
< 20 dwelling units/acre	Above moderate
20 – 29 dwelling units/acre	Moderate
30+ dwelling units/acre	Lower
Source: LWC, HCD	

Per HCD guidance, sites accommodating lower-income housing should be between 0.5 and 10 acres. All sites originally considered lower income but whose lot sizes are smaller than 0.5 or larger than 10 acres were categorized for moderate or above moderate income housing. However, lower income sites that are individually less than 0.5 acres but are expected to redevelop as part of a consolidated site between 0.5 and 10 acres were also categorized as lower income (Table B-6). These consolidated sites are within the Crossroads Specific Plan (CSP) where comprehensive redevelopment is planned, contain contiguous parcels all under the same zoning, and each consolidated site is wholly under the same ownership. As previously stated, the CSP created a substantial upzoning, allowing residential and higher densities, which provides significant incentive for redevelopment. Therefore, parcels less than 0.5 acre but included as part of a lower-income consolidated site are realistic to be redeveloped as a part of a larger site between 0.5 and 10 acres.

Table B-6: Parcels Less than 0.5 Acre Included in Lower Income Consolidated Sites

APN	Owner	Acreage	Description	Site	Total Acreage of Consolidated Site
5387031067	GRAZIADIO INVESTMENT COMPANY	0.24	Portion of parking lot of larger, contiguous site under same ownership; CSP MU-C Zone	F	8.42
5387029005	ROZAK FAMILY PROPERTIES LLC	0.16	Contiguous site functioning as a single property (shared surface parking, commercial building), under same ownership; CSP MU-B Zone	G	0.63
5387029006		0.15			
5387029004		0.17			
5387029007		0.15			
Source: City of Temple City, Los Angeles County Assessor, LWC					

While sites may meet the lower income threshold of at least 30 dwelling units per acre, income categories were refined based on site specific factors, including condition of the property (e.g., year built, improvement to land value) and net new unit potential.

Phase 5: Parcels in Prior Housing Elements

Vacant parcels from both the 4th and 5th Cycles and non-vacant parcels from the 5th Cycle can be reused in this Housing Element (the 6th Cycle) to accommodate lower-income housing, but they must be rezoned to allow projects with at least 20 percent of the units affordable to lower income households to be by-right consistent with AB 1397 (Government Code §65583.2(c)). All 6th Cycle sites that were also used in the 5th Cycle Housing Element are non-vacant and subject to rezoning; no vacant sites identified in previous planning periods are included. Sites that meet these criteria are delineated in Figure B-1 and Table B-9. Program A5 (Rezone Re-Used Sites) requires the rezoning of these sites consistent with AB 1397.

Phase 6: Site-by-Site Assessment

Despite the screening analysis, some potential sites had existing development or other conditions (e.g., ownership, etc.) that preclude them from the site inventory. The analysis included a site-by-site assessment and refinement of sites depending on additional information from direct observation or firsthand experience from City staff. Environmental and infrastructure constraints were evaluated during this analysis and are described in Appendix C, Section C.4. All identified sites have access to infrastructure and utilities. Where parcels could be consolidated into sites to address conditions, namely accessibility, irregular lot configuration or small size, consolidated sites were identified. Consolidated sites have the same owner and same zoning for every parcel that comprises the site, and income categorizations are compliant with the size screening criteria and thresholds for lower-income sites (e.g., minimum of 0.5 acres). Furthermore, some sites that were screened out of the results (e.g., less than 0.25 acres) were determined to be suitable housing sites based on property owner or developer interest or other firsthand experience from City staff. Those sites were added to the inventory with the appropriate income categorization.

Some identified sites have existing residential units, but these are low intensity developed parcels where additional units could be added without demolishing the existing units or where existing residential units could be demolished for a project with a larger number of units similar to trends of redeveloping properties with existing residential units as shown in Table B-2 (see net new units column). Identifying these parcels as potential housing sites does not mean existing units will be demolished (e.g., some parcels can accommodate additional units while retaining existing structures/units). None of the existing units on identified housing sites are subject to a recorded covenant, ordinance, or law that restricts rent levels to affordable to low-income households or subject to any other form of rent or price control by the City.

B.2.5 Suitability of Non-Vacant Sites

Since Temple City is general built out, the sites inventory is comprised almost entirely of non-vacant sites. Non-vacant sites are relied on to accommodate more than 50 percent of the City's lower income RHNA, therefore, the City also analyzed whether substantial evidence exists to support that existing uses on identified lower income sites will be discontinued during the planning period (2021-2029).

Non-vacant parcels included as sites are primarily underutilized sites with surface parking and commercial buildings where the existing uses are of marginal economic viability, the structures are at or near the end of their useful life, and/or the existing intensity of development is substantially lower than allowed by existing zoning (see Section B.2.4, Methodology). This includes that redevelopment could at least triple the number of units on-site (if any) and structures (if any) were built before 1980 and/or the parcel has a low improvement to land value (i.e., below 1.0). For example, the Crossroads Specific Plan (CSP) area is a 1970's strip commercial center with a vacant anchor tenant space (previously a Kmart) and high density residential and mixed-use zoning. As previously mentioned, the property owners within the CSP area were engaged and supported the development to the CSP and its adoption. The CSP process and adoption is an incentive, created in cooperation with the property owners, to facilitate the redevelopment of under a set of standards that substantially increases the allowed development intensity and expanded the allowed uses. Therefore, the CSP area is a good candidate for redevelopment and represents a substantial amount of the housing sites. Moreover, the declining trend of brick-and-mortar retail coupled with COVID-19 pandemic impacts has dramatically impacted the viability of many commercial uses.

Development trends demonstrate the intensification of underutilized commercial properties into multi-family and high-density residential mixed-use projects. Table B-4 identifies recent development projects and shows average density trends in both residential and mixed-use zones; most of these projects are on non-vacant sites. Redevelopment of sites with similar conditions to the identified sites is occurring in Temple City, and recent applications and entitlements consist of residential mixed-use or residential-only projects in all cases. Since the CSP was adopted, the City has approved a 73-unit mixed-use development (54 units per acre) and is reviewing a 26-unit apartment development (55 units per acre) in the CSP. Both are on non-vacant sites that have low intensity development (single-story commercial or light industrial buildings) and surface parking. Similarly, the City has recently received an inquiry to redevelop a MU-M-zoned property consisting of an existing retail store and surface parking lot into a four-story residential mixed-use development. These conversions are occurring based on the strong demand for housing and lack of vacant land. Additionally, non-vacant parcels with development entitled or proposed (Table B-2) have similar characteristics as proposed housing sites, including existing structures that were built between 1920s and 1980 and are increasing existing density by factors as low as 1.5. For example, Table B-2 shows existing sites with two units being redeveloped with three units (one net new unit) and a site with seven units being redeveloped with 11 units) (four net new units)

(5524/5532 McCulloch Ave.). Existing uses on sites being developed include commercial, commercial/industrial buildings with surface parking, and residential (typically lower density residential). As described in Section B.2.4, in cases where the data diverges from sites methodology criteria, these sites reflect the redevelopment incentives associated with the CSP upzoning and/or are sites identified based on firsthand knowledge of the City regarding property owner/developer interest.

Other existing uses on non-vacant sites include low intensity uses, some of which have expressed interest to the City of adding residential on the property. Specifically, church sites have been included based on interest from property owners/religious institution operators in developing housing and reflective of AB 1851 that facilitates the provision of housing on religious institution property. AB 1851 prohibits cities from requiring the replacement of parking spaces lost due to the construction of housing units, eliminating up to 50 percent of the required number of spaces (Government Code §65913.6). Under Program A9, the City will conduct outreach to religious institution sites to encourage housing development.

The City also has recent successful trends of converting existing residential units into higher density residential developments. For example, at 5524/5532 McCulloch Avenue, the City approved and is processing a final map for the development of 11 units where seven units currently exist. Another final map under review is for 6030 Temple City Boulevard where five units are approved to replace two existing units. At many other locations, higher density developments are replacing single-family homes (e.g., 5826 Cloverly Ave where five dwelling units will replace one dwelling unit). These projects are all listed in Table B-2. The screening for potential sites for redevelopment considered these trends and utilized conservative assumptions in selecting candidate sites in residential zones, specifically, that redevelopment could triple the number of existing units. Lastly, the City is unaware of any leases that would perpetuate existing uses or prevent the development of housing on non-vacant sites during the planning period.

The following table lists the existing uses on lower income sites, which are anticipated to be discontinued during the planning period (2021-2029) based on development trends, market conditions, and redevelopment potential (e.g., substantial increase in number of units and/or development intensity, building age, property condition, common ownership of consolidated sites, etc.). Almost all lower income sites are parking lots or have commercial uses with surface parking.

Table B-7: Existing Uses on Lower Income Sites

AIN	Address	Zone	Site	Existing Use	Lower Income Unit Capacity
5387032062	5585 ROSEMEAD BLVD	MU-C	B	Parking Lot	44
5387031061	5585 ROSEMEAD BLVD	MU-C	B	Shopping Center	60
5387031060	5595 ROSEMEAD BLVD	MU-C	C	Shopping Center	48
5387031068	5595 ROSEMEAD BLVD	MU-C	C	Parking Lot	63
5387032061	5533 ROSEMEAD BLVD	MU-C	D	Parking Lot	71
5387032058	5533 ROSEMEAD BLVD	MU-C	D	Shopping Center	90
5387031067	5605 ROSEMEAD BLVD	MU-C	F	Parking Lot	12
5387031059	5611 ROSEMEAD BLVD	MU-C	F	Shopping Center	28
5387031066	5665 ROSEMEAD BLVD	MU-C	F	Parking Lot	166
5387031064	-	MU-C	F	Shopping Center (vacant Kmart)	216
5387029007	9038 LAS TUNAS DR	MU-B	G	Mixed-use, parking lot	1
5387029006	9032 LAS TUNAS DR	MU-B	G	Store, parking lot	7
5387029005	9028 LAS TUNAS DR	MU-B	G	Commercial, parking lot	7
5387029004	9022 LAS TUNAS DR	MU-B	G	Commercial Office, parking lot	7
5387032063	-	MU-C	H	Parking Lot	27
5387032059	5551 ROSEMEAD BLVD	MU-C	H	Shopping Center, parking lot	79
5387032055	5541 ROSEMEAD BLVD	MU-C	-	Restaurant, Bar, parking lot	31
5387028021	5620 ROSEMEAD BLVD	MU-B	-	Commercial, parking lot	39
5387023033	9094 LAS TUNAS DR	MU-M	-	Commercial, warehouse, parking	19
8587008017	9465 LAS TUNAS DR	MU-M	-	Store, parking lot	22
8587014029	5945 TEMPLE CITY BLVD	MU-M	-	Store, parking lot	25
8587009024	9450 LAS TUNAS DRIVE	MU-M	-	Store, parking lot	27
				Total	**1,089**

Source: City of Temple City, Los Angeles County Assessor, LWC

Furthermore, to encourage the redevelopment of non-vacant sites with higher-density residential uses, in addition to the CSP development standards incentive, the City has multiple programs targeting the CSP area, including A7 (Crossroads Specific Plan Amendments) to establish minimum densities and evaluate expanding allowances for residential and A8 (Infrastructure Grants) that will target grant funding to support redevelopment. Additionally, Program A2 (Multi-family Sites Inventory) will ensure the City maintains an updated GIS inventory of available sites as well as hard copy maps that are promoted to the development community to encourage redevelopment. Program C8 (Process Improvements) would result in amendments to the Zoning Code to streamline permit processes, which would apply citywide.

As described above, many of the housing sites have underperforming commercial spaces and/or low intensity uses which are anticipated to redevelop based on trends, market conditions, and interest expressed to City staff for redevelopment. Furthermore, the City will take efforts to continue to encourage redevelopment of non-vacant sites through various programs providing financial assistance, incentives, and regulatory concessions to facilitate more intensive residential development. These include:

- Program A1: Lot Consolidation in the R-3 and MU Zones (offering incentives for lot consolidation of increased density and reduced parking)
- Program A7: Crossroads Specific Plan Amendments (establishing minimum densities in all CSP districts)
- Program A8: Infrastructure Grants (pursue grant funding to support infill housing)
- Program B3: Affordable Housing Development Assistance (working with affordable housing developers to offer effective incentives and financial assistance)
- Program C4: Eliminate Minimum Floor Area Standard (remove minimum floor area standard requirement)

Therefore, considering development trends, declining demand for commercial spaces, and Housing Element programs, non-vacant uses are likely to discontinue during the planning period.

Section B.3 Adequacy of Residential Sites in Meeting RHNA

The following table summarizes the City's methods for satisfying its RHNA (Table B-8). Based on ADU projections, entitled and proposed projects, and available sites, the City has excess capacity in all income categories.

Table B-8: Residential Development Potential and RHNA

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	See Very Low	**630**	**350**	**369**	**837**	**2,186**
ADUs	41	23	123	6	82	275
Entitled/Proposed Projects[1]	-	24	-	-	142	166
Remaining RHNA	See Very Low	**542**	**227**	**363**	**613**	**1,745**
Site Inventory[1]	See Very Low/Low	1,089		408	628	2,125
Surplus	**See Very Low/Low**	**320**		**45**	**15**	**380**

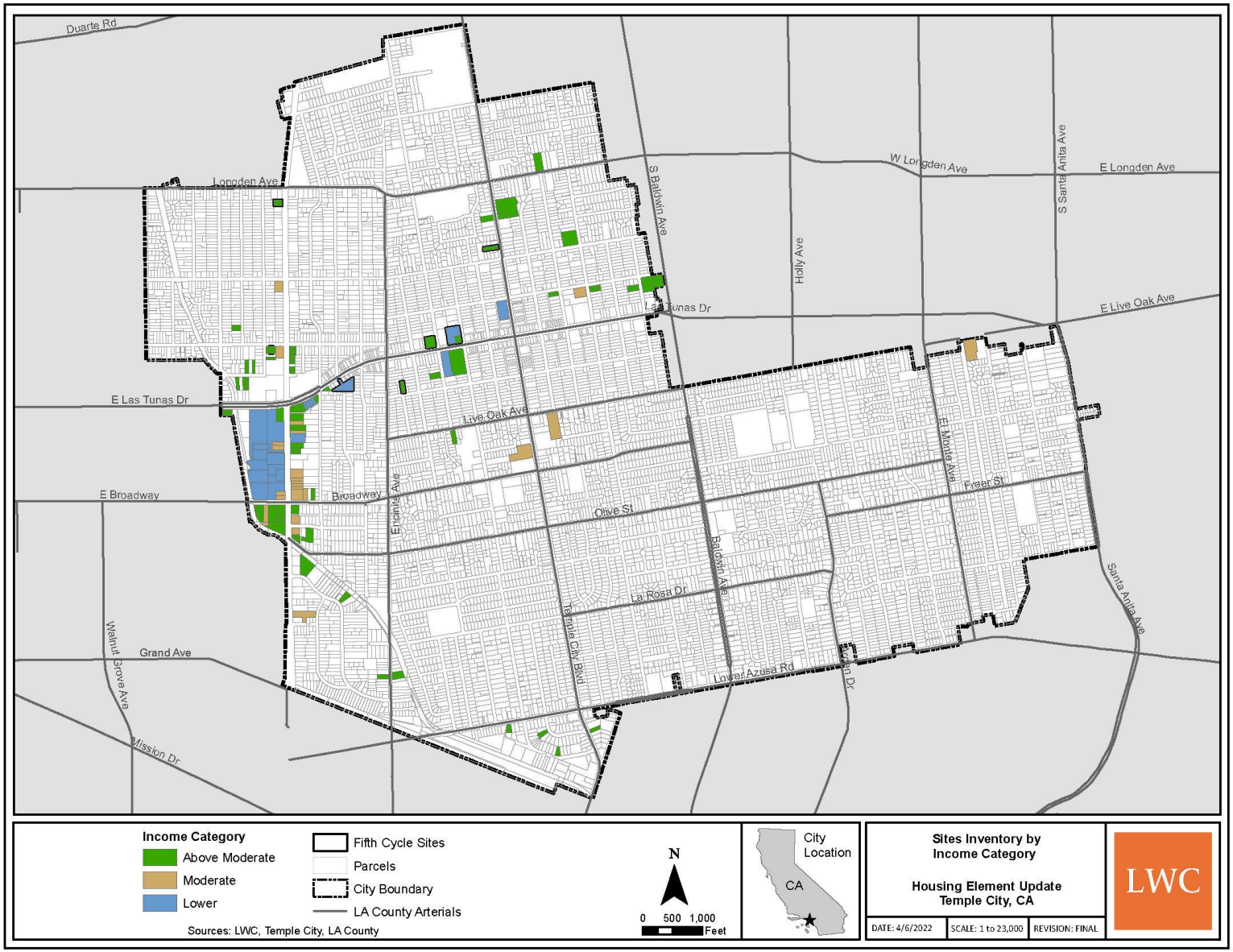
[1] Considers net new units only.

Source: City of Temple City, LWC

B.3.1 Housing Sites Map

The following map, Figure B-1, shows the inventory of adequate sites by income category. Sites that were also included in the 5th Cycle Housing Element are identified with a bold border. As noted under Phase 5: Parcels in Prior Housing Elements (Section B.2.4) and consistent with AB 1397, all sites used in the 5th Cycle Housing Element are nonvacant and subject to rezoning (see Program A5); no vacant sites previously identified in previous planning periods are included.

Figure B-1: 6th Cycle Housing Element Site Inventory Map by Income Category



B.3.2 Housing Sites Table

The following table lists the parcels in the City's housing sites inventory with unit capacity by income category following the methodology described above.

Table B-9: Housing Sites Inventory

AIN	Address	Zone	General Plan	Size (ac)	Site	Vacant/ Existing Use	Year Built	FAR Dev. Potential[2]	Res. Dev. Potential[2]	Previous Cycle(s) Site	Income Category			Total Net New Units
											Lower	Moderate	Above Moderate	
5388024014	-	MU-C	Mixed Use - Specific Plan	0.19	A (0.68 acres)	Parking Lot, commercial	1987	1	-	-	-	10	-	10
5388024006	8930 BROADWAY	MU-C	Mixed Use - Specific Plan	0.49		Parking Lot, commercial	1987	1	-	-	-	25	-	25
5387031061	5585 ROSEMEAD BLVD	MU-C	Mixed Use - Specific Plan	1.20	B (2.08 acres)	Shopping Center	1977	-	-	-	60	-	-	60
5387032062	5585 ROSEMEAD BLVD	MU-C	Mixed Use - Specific Plan	0.88		Parking Lot	-	1	-	-	44	-	-	44
5387031060	5595 ROSEMEAD BLVD	MU-C	Mixed Use - Specific Plan	0.96	C (2.22 acres)	Shopping Center	-	-	-	-	48	-	-	48
5387031068	5595 ROSEMEAD BLVD	MU-C	Mixed Use - Specific Plan	1.26		Parking Lot	1976	1	-	-	63	-	-	63
5387032061	5533 ROSEMEAD BLVD	MU-C	Mixed Use - Specific Plan	1.42	D (3.22 acres)	Parking Lot	1977	1	-	-	71	-	-	71
5387032058	5533 ROSEMEAD BLVD	MU-C	Mixed Use - Specific Plan	1.80		Shopping Center	1978	3	-	-	90	-	-	90
5387027020	5518 ROSEMEAD BLVD	MU-B	Mixed Use - Specific Plan	0.23	E (1.65 acres)	Multi-family, surface parking	1956	5	2	-	-	6	-	6
5387027021	5522 ROSEMEAD BLVD	MU-B	Mixed Use - Specific Plan	0.24		Mixed-Use, residential	-	-	-	-	-	11	-	11

Table B-9: Housing Sites Inventory

AIN	Address	Zone	General Plan	Size (ac)	Site	Vacant/ Existing Use	Year Built	FAR Dev. Potential[2]	Res. Dev. Potential[2]	Previous Cycle(s) Site	Income Category			Total Net New Units
											Lower	Moderate	Above Moderate	
5387027031	5500 ROSEMEAD BLVD	MU-B	Mixed Use - Specific Plan	0.85		Car wash	1976	31	46	-	-	37	-	37
5387027017	-	MU-B	Mixed Use - Specific Plan	0.32		Vacant	-	-	-	-	-	14	-	14
5387031059	5611 ROSEMEAD BLVD	MU-C	Mixed Use - Specific Plan	0.55	F (8.42 acres)	Shopping Center	-	-	-	-	28	-	-	28
5387031064	-	MU-C	Mixed Use - Specific Plan	4.31		Shopping Center (vacant Kmart)	1976	3	-	-	216	-	-	216
5387031067	5605 ROSEMEAD BLVD	MU-C	Mixed Use - Specific Plan	0.24		Parking Lot	1977	1	-	-	12	-	-	12
5387031066	5665 ROSEMEAD BLVD	MU-C	Mixed Use - Specific Plan	3.32		Parking Lot	1977	1	-	-	166	-	-	166
5387029007	9038 LAS TUNAS DR	MU-B	Mixed Use - Specific Plan	0.15	G (0.63 acres)	Mixed-Use, parking lot	-	-	-	-	1	-	-	1
5387029004	9022 LAS TUNAS DR	MU-B	Mixed Use - Specific Plan	0.17		Commercial Office, parking lot	1940	5	-	-	7	-	-	7
5387029005	9028 LAS TUNAS DR	MU-B	Mixed Use - Specific Plan	0.16		Commercial, parking lot	1946	3	-	-	7	-	-	7
5387029006	9032 LAS TUNAS DR	MU-B	Mixed Use - Specific Plan	0.15		Store, parking lot	1946	3	-	-	7	-	-	7

Table B-9: Housing Sites Inventory

AIN	Address	Zone	General Plan	Size (ac)	Site	Vacant/ Existing Use	Year Built	FAR Dev. Potential[2]	Res. Dev. Potential[2]	Previous Cycle(s) Site	Income Category			Total Net New Units
											Lower	Moderate	Above Moderate	
5387032063	-	MU-C	Mixed Use - Specific Plan	0.53	H (2.11 acres)	Parking Lot	-	-	-	-	27	-	-	27
5387032059	5551 ROSEMEAD BLVD	MU-C	Mixed Use - Specific Plan	1.58		Shopping Center, parking lot	1978	5	-	-	79	-	-	79
5387031062	5607 ROSEMEAD BLVD	MU-C	Mixed Use - Specific Plan	0.27	-	Bank, surface parking	-	-	-	-	-	13	-	13
5387031063	5603 ROSEMEAD BLVD	MU-C	Mixed Use - Specific Plan	0.38	-	Dirt lot, surface parking	1978	6	-	-	-	19	-	19
5387028021	5620 ROSEMEAD BLVD	MU-B	Mixed Use - Specific Plan	0.88	-	Commercial, parking lot	-	-	-	-	39	-	-	39
5387028009	5634 ROSEMEAD BLVD	MU-B	Mixed Use - Specific Plan	0.30	-	Mixed-Use, surface parking	-	-	-	-	-	13	-	13
8573011028	10786 LIVE OAK AVE	R3	High Density Residential	1.59	-	Nursing facility, surface parking	-	-	-	-	-	27	-	27
5384017044	6051 ROSEMEAD BLVD	R3	High Density Residential	0.61	-	Childrens Day Care Center	-	-	3	-	-	6	-	6
8587008017	9465 LAS TUNAS DR	MU-M	Mixed Use	1.16	-	Store, parking lot	-	-	36	Yes	22	-	-	22
5387023033	9094 LAS TUNAS DR	MU-M	Mixed Use	0.94	-	Commercial, warehouse, parking	1964	4	-	Yes	19	-	-	19

Table B-9: Housing Sites Inventory

AIN	Address	Zone	General Plan	Size (ac)	Site	Vacant/ Existing Use	Year Built	FAR Dev. Potential[2]	Res. Dev. Potential[2]	Previous Cycle(s) Site	Income Category			Total Net New Units
											Lower	Moderate	Above Moderate	
8587009024	9450 LAS TUNAS DRIVE	MU-M	Mixed Use	1.35	-	Store, parking lot	1968	5	-	-	27	-	-	27
5387032055	5541 ROSEMEAD BLVD	MU-C	Mixed Use - Specific Plan	0.62	-	Restaurant, Bar, parking lot	1971	23	-	-	31	-	-	31
5388024064	5405 ROSEMEAD BLVD	MU-C	Mixed Use - Specific Plan	1.16	-	Strip mall, surface parking	-	-	10	-	-	-	51	51
5388024040	-	MU-C	Mixed Use - Specific Plan	0.16	-	Parking Lot, commercial	1987	1	-	-	-	-	8	8
5388024041	5431 ROSEMEAD BLVD	MU-C	Mixed Use - Specific Plan	0.16	-	Parking Lot, - commercial	1987	1	-	-	-	-	8	8
5388013003	4935 ENCINITA AVE	R2	Medium Density Residential	0.33	-	Light Industrial	-	-	-	-	-	-	3	3
5385016064	6210 TEMPLE CITY BLVD	R3	High Density Residential	2.38	-	Childrens Day Care Center, surface parking, large lot	-	-	34	-	-	-	39	39
5388003014	9005 RANCHO REAL RD	MU-B	Mixed Use - Specific Plan	0.47	-	Light Industrial, surface parking lot	1946	2	-	-	-	21	-	21
8590031029	4938 ENCINITA AVE	R2	Medium Density Residential	0.55	-	Light Industrial	-	-	-	-	-	-	5	5

Table B-9: Housing Sites Inventory

AIN	Address	Zone	General Plan	Size (ac)	Site	Vacant/ Existing Use	Year Built	FAR Dev. Potential[2]	Res. Dev. Potential[2]	Previous Cycle(s) Site	Income Category			Total Net New Units
											Lower	Moderate	Above Moderate	
8592003023	9416 LOWER AZUSA RD	MU-L	Mixed Use	0.27	-	Single-Family Residential	1950	8	3	-	-	-	2	2
5387030027	8812 LAS TUNAS DR	MU-C	Mixed Use - Specific Plan	0.13	-	Store, surface parking	1948	4	-	-	-	-	6	6
5388024025	8914 BROADWAY	MU-C	Mixed Use - Specific Plan	0.18	-	Mixed-Use, residential	-	-	2	-	-	-	5	5
8588004028	9442 LIVE OAK AVE	R1	Low Density Residential	0.42	-	Vacant	-	-	-	-	-	-	2	2
5387031065	5675 ROSEMEAD BLVD	MU-C	Mixed Use - Specific Plan	0.67	-	Commercial, Service Station	1986	46	-	-	-	-	33	33
8588008007	9642 LIVE OAK AVE	R3	Institutional[1]	1.81	-	Church, surface parking lot	-	-	-	-	-	31	-	31
8588005029	5537 TEMPLE CITY BLVD	R3	Institutional[1]	1.71	-	Church, surface parking lot	-	-	48	-	-	28	-	28
5385020019	9723 GARIBALDI AVE	R2	Institutional[1]	1.40	-	Church, surface parking lot	-	-	12	-	-	-	12	12
8592002031	4509 FIESTA AVE	MU-L	Mixed Use	0.27	-	Single-Family Residential	1947	10	3	-	-	-	2	2
5387032014	-	MU-C	Mixed Use - Specific Plan	0.26	-	Parking lot	-	-	-	-	-	13	-	13

Table B-9: Housing Sites Inventory

AIN	Address	Zone	General Plan	Size (ac)	Site	Vacant/ Existing Use	Year Built	FAR Dev. Potential[2]	Res. Dev. Potential[2]	Previous Cycle(s) Site	Income Category			Total Net New Units
											Lower	Moderate	Above Moderate	
5387032013	5505 ROSEMEAD BLVD	MU-C	Mixed Use - Specific Plan	0.21	-	Restaurant, surface parking	1994	6	13	-	-	10	-	10
5388004014	5402 ROSEMEAD BLVD	MU-B	Mixed Use - Specific Plan	0.15	-	Automobile services, surface parking	1954	10	-	-	-	-	7	7
5388004017	9011 OLIVE ST	MU-B	Mixed Use - Specific Plan	0.17	-	Car wash, surface parking	1967	7	-	-	-	-	8	8
5388019030	5116 ROSEMEAD BLVD	R3	Institutional[1]	1.11	-	Church, surface parking lot	-	-	15	-	-	17	-	17
8587025002	5957 GOLDEN WEST AVE	R3	Institutional[1]	0.74	-	Church	-	-	-	-	-	13	-	13
5387030029	8802 LAS TUNAS DR	MU-C	Mixed Use - Specific Plan	0.13	-	Mixed-Use, residential	-	-	-	-	-	-	7	7
5387012048	5826 RENO AVE	NT	Mixed Use - Specific Plan	0.19	-	Single-Family Residential	2001	-	5	-	-	-	2	2
5387028018	5602 ROSEMEAD BLVD	MU-B	Mixed Use - Specific Plan	0.21	-	Church, surface parking lot	1952	5	-	-	-	-	9	9
5386011057	5927 IVAR AVE	R1	Low Density Residential	0.36	-	Duplex	-	-	-	-	-	-	2	2
8587032001	5946 ROWLAND AVE	R2	Institutional[1]	0.75	-	Church, surface parking	-	-	-	-	-	-	7	7

Table B-9: Housing Sites Inventory

AIN	Address	Zone	General Plan	Size (ac)	Site	Vacant/ Existing Use	Year Built	FAR Dev. Potential[2]	Res. Dev. Potential[2]	Previous Cycle(s) Site	Income Category			Total Net New Units
											Lower	Moderate	Above Moderate	
8587032018	9948 WOODRUFF AVE	R2	Institutional [1]	1.13	-	Church, surface parking lot	1964	1	-	-	-	-	11	11
8587031025	5945 ROWLAND AVE	R2	Medium Density Residential	0.42	-	Single-Family Residential	1924	7	3	-	-	-	3	3
5385011009	6201 TEMPLE CITY BLVD	R3	High Density Residential	0.47	-	Apartments	-	-	6	-	-	-	6	6
5388003015	5450 ROSEMEAD BLVD	MU-B	Mixed Use - Specific Plan	0.48	-	Commercial, Service Station	-	-	26	-	-	-	20	20
5387010009	8839 ELM AVE	R3	High Density Residential	0.40	-	Apartments	-	-	1	-	-	-	1	1
8592002054	9549 GIDLEY ST	MU-L	Mixed Use	0.25	-	Single-Family Residential	1950	32	3	-	-	-	2	2
5388004016	5406 ROSEMEAD BLVD	MU-B	Mixed Use - Specific Plan	0.37	-	Office, surface parking	-	-	-	-	-	16	-	16
5387028006	5646 ROSEMEAD BLVD	MU-B	Mixed Use - Specific Plan	0.39	-	Store, surface parking lot	1979	5	-	-	-	17	-	17
5387014030	5808 ROSEMEAD BLVD	NT	Mixed Use - Specific Plan	0.11	-	Single-Family Residential	1939	-	2	-	-	-	1	1
5387012020	8914 HERMOSA DR	NT	Mixed Use - Specific Plan	0.14	-	Single-Family Residential	1940	-	3	-	-	-	1	1

Table B-9: Housing Sites Inventory

AIN	Address	Zone	General Plan	Size (ac)	Site	Vacant/ Existing Use	Year Built	FAR Dev. Potential[2]	Res. Dev. Potential[2]	Previous Cycle(s) Site	Income Category			Total Net New Units
											Lower	Moderate	Above Moderate	
5387029003	9020 LAS TUNAS DR	MU-B	Mixed Use - Specific Plan	0.19	-	Store	1946	2	-	-	-	-	8	8
5387029008	9042 LAS TUNAS DR	MU-B	Mixed Use - Specific Plan	0.20	-	Store, surface parking	-	-	-	-	-	-	9	9
8587007023	9425 LAS TUNAS DR	MU-M	Mixed Use	0.65	-	Commercial, Service Station	1973	23	-	Yes	-	-	13	13
5387014024	9010 HERMOSA DR	NT	Mixed Use - Specific Plan	0.15	-	Single-Family Residential	1940	-	4	-	-	-	1	1
5385012007	6119 TEMPLE CITY BLVD	R3	High Density Residential	0.34	-	Duplex	-	-	4	Yes	-	-	4	4
5387027023	-	MU-B	Mixed Use - Specific Plan	0.23	-	Parking Lot, commercial	1960	1	-	-	-	10	-	10
5387027022	5528 ROSEMEAD BLVD	MU-B	Mixed Use - Specific Plan	0.24	-	Store, parking/storage in rear	1947	6	-	-	-	11	-	11
5387014031	5800 ROSEMEAD BLVD	NT	Mixed Use - Specific Plan	0.13	-	Dentist office, surface parking	1998	-	3	-	-	-	1	1
5387014033	9000 HERMOSA DR	NT	Mixed Use - Specific Plan	0.12	-	Single-Family Residential	1941	-	2	-	-	-	1	1
8587006033	5821 OAK AVE	MU-M	Mixed Use	0.42	-	Single-Family Residential	1974	30	3	-	-	-	5	5

Table B-9: Housing Sites Inventory

AIN	Address	Zone	General Plan	Size (ac)	Site	Vacant/ Existing Use	Year Built	FAR Dev. Potential[2]	Res. Dev. Potential[2]	Previous Cycle(s) Site	Income Category			Total Net New Units
											Lower	Moderate	Above Moderate	
5387011018	8838 ELM AVE	R3	Mixed Use - Specific Plan	0.29	-	Multi-family	-	-	3	-	-	-	3	3
5387011019	8834 ELM AVE	R3	High Density Residential	0.28	-	Single-Family Residential	1945	-	7	-	-	-	4	4
5387028020	5642 ROSEMEAD BLVD	MU-B	Mixed Use - Specific Plan	0.57	-	Apartments, surface parking	-	-	2	-	-	-	15	15
5387011021	8820 ELM AVE	R3	High Density Residential	0.28	-	Duplex	-	-	3	-	-	-	3	3
5387027015	9033 BROADWAY	R3	High Density Residential	0.28	-	Duplex	-	-	3	-	-	-	3	3
5387012022	8902 HERMOSA DR	NT	Mixed Use - Specific Plan	0.16	-	Single-Family Residential	1941	-	4	-	-	-	1	1
8587002023	9225 WORKMAN AVE	R3	High Density Residential	0.27	-	Duplex	-	-	3	Yes	-	-	3	3
5387029012	9000 LAS TUNAS DR	MU-B	Mixed Use - Specific Plan	0.55	-	Commercial, parking lot	1970	20	-	-	-	-	24	24
5388024005	8920 BROADWAY	MU-C	Mixed Use - Specific Plan	0.73	-	Apartments, surface parking	-	-	2	-	-	-	21	21
5387030028	8806 LAS TUNAS DR	MU-C	Mixed Use - Specific Plan	0.12	-	Office	1958	2	-	-	-	-	6	6

Table B-9: Housing Sites Inventory

AIN	Address	Zone	General Plan	Size (ac)	Site	Vacant/ Existing Use	Year Built	FAR Dev. Potential[2]	Res. Dev. Potential[2]	Previous Cycle(s) Site	Income Category			Total Net New Units
											Lower	Moderate	Above Moderate	
5387014028	5818 ROSEMEAD BLVD	NT	Mixed Use - Specific Plan	0.11	-	Single-Family Residential	1956	-	2	-	-	-	1	1
5387014035	5834 ROSEMEAD BLVD	NT	Mixed Use - Specific Plan	0.12	-	Single-Family Residential	1941	-	3	-	-	-	1	1
8587026023	5956 GOLDEN WEST AVE	R3	High Density Residential	0.27	-	Parking lot for church	1957	-	-	-	-	-	5	5
5387012021	8908 HERMOSA DR	NT	Mixed Use - Specific Plan	0.17	-	Single-Family Residential	1941	-	4	Yes	-	-	2	2
8592001023	4450 TEMPLE CITY BLVD	MU-L	Mixed Use	0.27	-	Single-Family Residential	1948	11	3	-	-	-	2	2
8587009025	9470 LAS TUNAS DRIVE	MU-M	Mixed Use	2.39	-	Grocery store with large parking lot	-	-	75	-	-	-	47	47
5388004024	9030 RANCHO REAL RD	R2	Medium Density Residential	0.81	-	Single-Family Residential	1975	13	7	-	-	-	7	7
5387028005	5658 ROSEMEAD BLVD	MU-B	Mixed Use - Specific Plan	0.63	-	Automobile services, surface parking	1999	25	-	-	-	-	28	28
8587014029	5495 TEMPLE CITY BLVD	MU-M	Mixed Use	1.27	-	Store, parking lot	1987	20	-	-	25	-	-	25

Table B-9: Housing Sites Inventory

AIN	Address	Zone	General Plan	Size (ac)	Site	Vacant/ Existing Use	Year Built	FAR Dev. Potential[2]	Res. Dev. Potential[2]	Previous Cycle(s) Site	Income Category			Total Net New Units
											Lower	Moderate	Above Moderate	
5388024068	8936 BROADWAY	MU-C	Mixed Use - Specific Plan	0.94	-	Automobile parts retail, parking lot	1995	3	5	-	-	-	37	37
5388024055	5449 ROSEMEAD BLVD	MU-C	Mixed Use - Specific Plan	0.61	-	Restaurant, Bar, parking lot	1950	5	-	-	-	-	31	31
5387010011	8853 ELM AVE	R3	High Density Residential	0.27	-	Duplex	-	-	3	-	-	-	3	3
5387028016	5614 ROSEMEAD BLVD	MU-B	Mixed Use - Specific Plan	0.51	-	Strip mall (vacancies), parking lot	1988	4	-	-	-	-	22	22
8587008005	9475 LAS TUNAS DR	MU-M	Mixed Use	0.27	-	Café, surface parking	1976	17	-	Yes	-	-	5	5
5388010076	5164 SERENO DR	R2	Medium Density Residential	0.40	-	Single-Family Residential	1966	6	3	-	-	-	3	3
5383019009	9677 LONGDEN AVE	R2	Institutional[1]	0.91	-	Church, surface parking lot	-	-	4	-	-	-	7	7
5387023900	9068 LAS TUNAS DR	MU-M	Mixed Use	0.11	-	Parking lot	1936	8	-	-	-	-	2	2
5388010062	5272 SERENO DR	R2	Institutional[1]	1.29	-	Church, surface parking lot	-	-	-	-	-	-	12	12
5385016066	6202 TEMPLE CITY BLVD	R3	High Density Residential	0.26	-	Single-Family Residential	2001	-	7	-	-	-	4	4

Table B-9: Housing Sites Inventory

AIN	Address	Zone	General Plan	Size (ac)	Site	Vacant/ Existing Use	Year Built	FAR Dev. Potential[2]	Res. Dev. Potential[2]	Previous Cycle(s) Site	Income Category			Total Net New Units
											Lower	Moderate	Above Moderate	
5387028017	5604 ROSEMEAD BLVD	MU-B	Mixed Use - Specific Plan	0.19	-	Mixed-Use, office, surface parking in rear	-	-	-	-	-	-	8	8
5387014026	5828 ROSEMEAD BLVD	NT	Mixed Use - Specific Plan	0.11	-	Single-Family Residential	1940	-	2	-	-	-	1	1
5384003021	6251 ROSEMEAD BLVD	R3	High Density Residential	0.16	-	Single-Family Residential	1936	-	4	Yes	-	-	2	2
5387014027	5824 ROSEMEAD BLVD	NT	Mixed Use - Specific Plan	0.10	-	Single-Family Residential	1941	-	2	-	-	-	1	1
5387012047	5829 ROSEMEAD BLVD	NT	Mixed Use - Specific Plan	0.59	-	Restaurant, Bar, parking lot	1998	-	17	-	-	8	-	8
5387027024	5546 ROSEMEAD BLVD	MU-B	Mixed Use - Specific Plan	0.73	-	Commercial center, surface parking in rear	2000	3	-	-	-	32	-	32
8587026024	5956 GOLDEN WEST AVE	R3	High Density Residential	0.16	-	Single-Family Residential	1946	-	4	-	-	-	2	2
5384003022	6257 ROSEMEAD BLVD	R3	High Density Residential	0.16	-	Single-Family Residential	1941	-	4	Yes	-	-	2	2
8587020036	5955 KAUFFMAN AVE	R3	High Density Residential	0.29	-	Multi-family (3 units)	-	-	2	-	-	-	5	5

Table B-9: Housing Sites Inventory

AIN	Address	Zone	General Plan	Size (ac)	Site	Vacant/ Existing Use	Year Built	FAR Dev. Potential[2]	Res. Dev. Potential[2]	Previous Cycle(s) Site	Income Category			Total Net New Units
											Lower	Moderate	Above Moderate	
										Total	**1,089**	**408**	**628**	**2,125**

[1] The Institutional General Plan designation applies to churches and allows uses and standards on a case-by-case basis, which is reflected in the zoning. All church parcels have a residential zoning.

[2] Blanks (" - ") indicate that the parcel data showed no existing floor area or existing units.

Source: City of Temple City, Los Angeles County Assessor, LWC

Figure B-2: Crossroads Specific Plan Property Owner Letters

TC Center, LLC

9725 Factorial Way
South El Monte, CA 91733

March 28, 2022

Sohab Mehmood
Housing and Community Development
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833

RE: Temple City Housing Element

Dear Ms. Sohab Mehmood,

I am the manager for the entity that owns the property known as 5551-5573 Rosemead Boulevard, Temple City, CA 91780. The property includes a commercial building of approximately 23,600 square feet. I am aware of the Crossroads Specific Plan (CSP) and even participated in meetings about the CSP. One of the central goals of the CSP is to transform largescale big box retail mall into a more economically vibrant, mixed-use residential district where people can live, shop, dine, and play. The CSP allows the site to be built out to a maximum density of 65 dwelling units per acre and with a floor area ratio of 2.0. This affords the property great opportunity.

We have discussed the possibility of developing this property with staff at Temple City. Though we do not currently have an application in with City to develop our site, we are very supportive of the CSP and development of this property. It is our hope that the necessary forces will come into alignment so that this property can be developed in the near future. We join the community's hopes in creating an exciting, mixed-use residential development which would significantly assist the City in reaching its regional housing needs allocation.

Sincerely,

Kenny Chung

Kenny Chung
Manager
TC Center, LLC
9725 Factorial Way
South El Monte, CA 91733

DocuSign Envelope ID: 5368288B-5DBA-4269-AD55-AF9D88ABB6E8

COMMERCEREALTY
A GRAZIADIO ENTERPRISE
DRE CA # 01519327

Graziadio Investment Company Partnership
149 Palos Verdes Blvd, Suite E
Redondo Beach, CA 90277
(310)373-2797

March 31, 2022

Sohab Mehmood
Housing and Community Development
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833

RE: Temple City Housing Element

Ms. Mehmood,

I own the property known as 5603-5605 N. Rosemead Boulevard. The property includes a large commercial building of approximately 94,500 square feet. I am aware of the Crossroads Specific Plan (CSP) and even participated in meetings about the CSP. Once of the central goals of the CSP is to transform largescale big box retail mall into an economically vibrant, mixed-use residential district where people can live, shop, dine, and play. The CSP allows the site to be built out to a maximum density of 65 dwelling units per acre and with a floor area ratio of 2.0. This affords the property great opportunity.

We have discussed the possibility of developing this property with staff at Temple City. Though we do not currently have an application in with City to develop our site, we are very supportive of the CSP and development of this property. It is our hope that the necessary forces will come into alignment so that this property can be developed in the near future. We join the community's hopes in creating an exciting, mixed-use residential development which would significantly assist the City in reaching its regional housing needs allocation.

Thank you.

Sincerely,

DocuSigned by:
7348976B87EE40B...

William R. Lang

149 Palos Verdes Boulevard – Suite E- Redondo Beach, CA 90277- Phone: 310. 373.2797- Fax: 310.373.4719

Dr. James Femino
3650 Locksley Dr.
Pasadena, CA 91780

March 29, 2022

Sohab Mehmood
Housing and Community Development
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833

RE: Temple City Housing Element

Ms. Mehmood,

I own the property known as 5533 Rosemead Boulevard. The property is 3.22 acres and includes a large commercial building of approximately 38,000 square feet. I am aware of the Crossroads Specific Plan (CSP) and even participated in meetings about the CSP. One of the central goals of the CSP is to transform largescale big box retail mall into an economically vibrant, mixed-use residential district where people can live, shop, dine, and play. The CSP allows the site to be built out to a maximum density of 65 dwelling units per acre and with a floor area ratio of 2.0. This affords the property great opportunity.

We have discussed the possibility of developing this property with staff at Temple City. Though we do not currently have an application in with City to develop our site, we are very supportive of the CSP and development of this property. It is our hope that the necessary forces will come into alignment so that this property can be developed in the near future. We join the community's hopes in creating an exciting, mixed-use residential development which would significantly assist the City in reaching its regional housing needs allocation.

Thank you,

James Femino

Appendix C: Housing Constraints

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Appendix C: Housing Constraints 1

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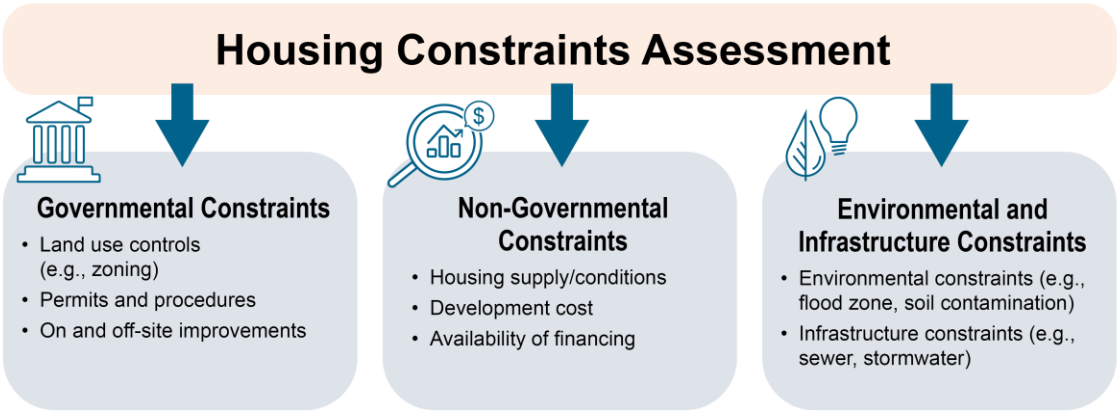
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Section C.1 Introduction

This Appendix covers local governmental, non-governmental, and environmental and infrastructure constraints to housing production in Temple City.





Section C.2 Governmental Constraints

C.2.1 Introduction

Local policies and regulations can affect the quantity and type of residential development. Since governmental actions can constrain the development and the affordability of housing, State law requires the housing element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code § 65583(c)(3)).

The City's primary policies and regulations that affect residential development and housing affordability include: the Zoning Code, the General Plan, development processing procedures and fees, on and off-site improvement requirements, and the California Building and Housing Codes. In addition to a review of these policies and regulations, an analysis of the governmental constraints on housing production for persons with disabilities is included in this Section.

C.2.2 Land Use Controls

This section provides an overview of the City's land use controls and their relation to the City's housing supply.

General Plan Land Use Designations

The City adopted the Mid-Century General Plan in 2017. Chapter 2 of the General Plan is the Land Use Element which directs the location and form of future development in the city.

The General Plan includes the following land use designations that allow a range of residential development types (see Table C-1), at a variety of densities.

Table C-1: City General Plan Residential Land Use Designations

General Plan Designation	Description
Low-Density Residential (RL)	Single family dwelling units in conventional suburban-style development pattern ranging from 0 to 6 units per acre.
Medium-Density Residential (RM)	A mix of single-family homes, patio home (zero lot line), and small multi-unit buildings ranging from 7 to 12 units per acre. Structures are generally less than three stories tall and have surface parking.
High-Density Residential (RH)	Apartment and condominium/townhome residential structures ranging from 13 to 36 units per acre. A portion of the units may be priced for low-and moderate-income households. Structures may be two to three stories, and structured parking may also be included.
Mixed-Use (MU)	A mix of both residential and commercial uses. A range of commercial uses are allowed, and residential uses are permitted but not required. Mixed-use projects are allowed a higher FAR compared to commercial only projects to incentivize mixed-use development. Permitted residential densities are 0 to 6 units per acre for single-family, 7 to 36 units per acre for multi-family, and 13 to 36 units per acre for mixed-use projects.
Mixed-Use Specific Plan (MU-SP)	Intensified development of underutilized commercial properties with a mix of multi-family housing with retail, office, and service uses. Housing is permitted but not required. Mixed-use projects are allowed a higher FAR compared to commercial only projects to incentivize mixed-use development. Permitted residential densities are 13 to 40 units per acre north of Las Tunas Drive and a maximum of 65 units per acre south of Las Tunas Drive.
Source: Temple City Mid-Century General Plan	

Zoning Districts

The City's Zoning Code was comprehensively updated in 2019 to implement the Mid-Century General Plan. The Zoning Code, interactive Zoning Map, Crossroads Specific Plan, and application forms that contain compiled lists of information required for a development project are available on the City's website consistent with Government Code §65940.1(a)(1). There are five zone districts and the Crossroads Specific Plan that allow residential development. Table C-2 lists the zone districts that allow residential uses; the Crossroads Specific Plan districts are described in Table C-3.

Table C-2: Zone Districts Allowing Residential Uses

Zone District	Description
R-1	Allows single-family homes up to a density of 6 dwelling units per acre.
R-2	Allows single-family homes, duplexes, and multi-family housing up to a density of 12 dwelling units per acre.
R-3	Allows multi-family housing up to a density of 36 dwelling units per acre.
MU-L	Allows mixed-use development and multi-family housing up to a density of 20 dwelling units per acre.
MU-M	Allows mixed-use development and multi-family housing up to a density of 40 dwelling units per acre.
Source: Temple City Zoning Code	

Additionally, the Planned Development (PD) Zone may be used through the zoning amendment process and can allow a variety of uses, including residential. PDs may establish unique development standards but may not increase density or FAR above that allowed in the General Plan unless a density bonus is approved. The PD is a common procedure used at the applicant's election and allows greater flexibility in standards to achieve developments of superior quality that would not have been possible under applicable zoning standards. It provides another alternative to deviate from development standards and is negotiated between the applicant and the City as it is a legislative request (i.e., rezoning).

Crossroads Specific Plan

Temple City has one specific plan, the Crossroads Specific Plan (Specific Plan). The Specific Plan covers a 72.5-acre area along the existing Rosemead Boulevard commercial corridor, on the western edge of Temple City. The Specific Plan is intended to implement the goals of the Mid-Century General Plan, and the Specific Plan envisions this area, currently comprised of auto-centric shopping centers with adjacent low-density residential, as a pedestrian-oriented, mixed-use district with a vibrant streetscape and new public open spaces. The Specific Plan is meant to incentivize the mixing of commercial and high-density residential uses through higher FAR for mixed-use development compared to commercial only development.

The Specific Plan includes three land use districts that allow residential uses, listed in Table C-3.

Table C-3: Crossroads Specific Plan Districts Allowing Residential Uses

Land Use District	Description
Neighborhood Transition (NT)	The NT district is intended to accommodate a range of residential uses including single-family, multi-family, and live work units, while respecting the form and scale of the existing residential neighborhoods. The NT district provides an area of transition from the higher-intensity mixed-use and commercial core districts of the Plan area to the adjacent residential neighborhoods. The NT district allows residential development up to 30 units per acre
Mixed-Use Boulevard (MU-B)	The MU-B district is intended to allow for the development of a mixed-use corridor along Rosemead Boulevard between Las Tunas Drive and Olive Street. The MU-B district concentrates mixed-use development at key intersections, while allowing stand-alone multi-family residential and commercial buildings in the interior of the corridor. The MU-B district allows residential development up to 55 units per acre.
Mixed-Use Core (MU-C)	The MU-C district provides for the development of an active mixed-use environment where residents live, work, dine, are entertained, recreate, and relax. Mixed-use buildings are encouraged, integrating commercial uses with multi-family residential units. Housing units must be constructed above or to the rear of street-facing, non-residential uses. The MU-C district allows residential development up to 65 units per acre. Any residential development must be part of a mixed-use development.
Source: Crossroads Specific Plan	

Development Standards

Development standards can constrain new residential development when the standards make it economically unfeasible or physically impractical to develop a particular lot, or there are no suitable parcels which meet the development criteria for building form, massing, height, and density in a particular zone.

Through its Zoning Code, the City enforces minimum site development standards for new residential uses. Table C-4 summarizes basic standards for the City's residential and mixed-use zones, and Table C-5 summarizes the basic standards for the Crossroads Specific Plan districts that allow residential development. Some relevant additional development standards are listed in Tables C-6 through C-10.

Table C-4: Zone Districts Development Standards

Zone	Min. Setback (ft.)			Max. Height (ft.)	Min. Lot Size (sq. ft.)	Min. Lot Width (ft.)	Max. Lot Coverage	Floor Area Ratio
	Front	Side	Rear					
R-1	20 or the average of the 2 adjacent neighbors (no more than 30)	1st story: 5 or 10% of the lot width whichever is greater 2nd story: 5, 15 total	1st floor: 15 2nd floor: 20	28 (< 75 ft. lot width) 32 (> 75 ft. lot width)	7,200 (existing lots are exempt)	50 (< 120' in depth) 60 (120' or more in depth)	(0.275 x lot area) + 1,125s.f.	Max: 0.35 (> 18' building height); also see Table C-6
R-2	20	1st floor: 5 2nd floor: 5, 10 average	1st floor: 5, 15 adjacent to R-1 2nd floor: 10, 20, adjacent to R-1	2 stories or 30, whichever is less	7,200 (existing lots are exempt)	60, 50 if adjacent to R-1	50%	Max: 0.50 (including attached garages); also see Table C-6
R-3	1st floor: 20 2nd floor: 20, 30 adjacent to R-1 3rd floor: 40	1st floor: 5 2nd floor: 5, 10 average, 10 when adjacent to R-1 3rd floor: 10	1st floor: 5, 15 when adjacent to R-1 2nd floor: 5, 10 adjacent to R-2/R-3, 20 adjacent to R-1 3rd floor: 10, 20 adjacent to R-2/R-3, 30 adjacent to R-1	3 stories or 40, whichever is less	10,000 (existing lots are exempt)	50 (existing lots, width required for multi-family use) 80 (interior lots) 100 (corner lots)	50%	See Table C-6
MU-L	Min.: 15 Max.: 25	5, 10 adjacent to residential	5, 15 adjacent to residential zone	3 stories or 45	7,500	N/A	80%	Max: 1.5 (Mixed-Use) Multi-Family must conform to R-3 Zone standards
MU-M	Min.: 5 Max.: 10	5, 10 adjacent to residential	5, 15 adjacent to residential zone	4 stories or 60	10,000	N/A	90%	Min.: 1.5 (Mixed-Use) Max: 2.0 (Mixed-Use) Multi-Family must conform to R-3 Zone standards

Source: Temple City Zoning Code

These standards are comparable to those in other local communities and do not pose undue constraints on the development of housing in Temple City.

Table C-5: Crossroads Specific Plan Development Standards

Zone	Min. Setback (ft.)			Vertical Setback	Max. Height (ft.)	Lot Coverage	Floor Area Ratio	Min. Useable Open Space
	Front	Side	Rear					
NT	15	5	5 When adjacent to residential: 1st and 2nd story: 15 3rd story +: 30	N/A	31 (2- story building) 43 (3- story building)	Min.: 40% Max: 80%	N/A	15% of lot area
MU-B	0	0	0 When adjacent/ across from residential zone: 1st and 2nd story: 15 3rd floor +: 30	10 (average from 3rd story building face)	56 (4- story building)	Min.: 50% Max: 90%	Min: 0.3 Max: 1.75 (0.5 max for commercial)	10% of lot area
MU-C	0	0	0 When adjacent/ across from residential zone: 1st and 2nd story: 15 3rd floor +: 30	10 (average from 3rd story building face)	56 (4- story building) 81 (6- story building)	Min.: 50% Max: 90%	Min. 0.3 Max: 2.0 (0.5 max for commercial)	10% of lot area
Source: Crossroads Specific Plan								

The Specific Plan development standards encourage housing and mixed-use. In particular, the allowed density and building height are much higher compared to other zones.

Additional Maximum Floor Area Standards

The Zoning Code specifies additional maximum floor area standards for residential uses (see Table C-6).

Table C-6: Additional Maximum Floor Area Standards[1]

Zone	Dwelling, 1st Floor (sq. ft.)	Dwelling, 2nd Floor	2-car garage (sq. ft.)	3-car garage (sq. ft.)	Front-of-the-Lot Floor Area Ratio[2]
R-1[3]	3,300 (additional 700 sq. ft. with incentives)	75% of first floor and garages	400	600	0.4 (lots 80' or less in depth) 0.25 (lots > 80' in depth)
R-2	--	75% of first floor	--	--	--
R-3	--	75% of first floor[4]	--	--	--

Notes:

[1] For maximum overall FAR standards, see Table C-4.

[2] Front-of-the-Lot FAR requirements apply to single story structures.

[3] Floor area regulations only apply to two-story houses.

[4] Includes second and third floors.

Source: Temple City Zoning Code

The standards in Table C-6 show an effort to regulate the mass of single-family homes more precisely in the R-1 Zone. Given that these standards largely apply to single-family homes in the R-1 Zone, they are unlikely to constrain housing development.

Minimum Gross Floor Area per Dwelling Unit

The Zoning Code establishes minimum gross floor area standards per dwelling unit for each residential zone (see Table C-7).

Table C-7: Minimum Gross Floor Area per Dwelling Unit (sq. ft.)

Zone	Bachelor Units	1 Bedroom	2 Bedrooms	3 Bedrooms	4+ Bedrooms
R-1	N/A	800	1,000	1,200	+150 each additional bedroom
R-2	N/A	750	900	1,000 (1,100 when adjacent to R-1)	+150 each additional bedroom
R-3	600	750	900	1,000 (1,100 when adjacent to R-1)	+150 each additional bedroom

Source: Temple City Zoning Code

Standards for a minimum gross floor area per unit, beyond what the Building Code determines for habitable space, are somewhat unique in comparison to other jurisdictions statewide. While these standards have not proved to be a constraint on housing development based on market demand for larger units, they could potentially constrain housing development of smaller units in the future depending on demographic and market trends for smaller units.

Density

As illustrated in Table C-8 below, allowed residential density ranges from a maximum of 6 to 65 dwelling units per acre.

Table C-8: Allowed Residential Density

Zone	Lot Area Per Dwelling Unit (sq. ft.)	Dwelling Units Per Acre
R-1	7,200	Max. 6
R-2	3,630	Max. 12
R-3	1,210	Max. 36
MU-L	N/A	Min. 10 Max. 20
MU-M	N/A	Min. 20 Max. 40
NT	N/A	Max. 30
MU-B	N/A	Max. 55
MU-C	N/A	Min. 50 Max. 65
Source: Temple City Zoning Code, Crossroads Specific Plan		

Allowed densities were generally increased during the 2019 Zoning Code update to conform with the Mid-Century General Plan. Overall, allowed densities represent reasonable and appropriate ranges and do not present a constraint to the development of housing.

Lot Consolidation Incentives

The Zoning Code provides incentives for the consolidation of smaller R-3 zoned lots into larger development sites that achieve the scale and quality of development envisioned for the area. Table C-9 lists the lot consolidation incentives, which include increased density and reduced parking. When multi-family projects are proposed in mixed-use zones (MU-L and MU-M), those projects are subject to R-3 Zone standards. Therefore, multi-family projects in the MU-L and MU-M zones may also take advantage of these lot consolidation incentives.

Table C-9: R-3 Lot Consolidation Incentives

# of Lots Consolidated	Incentive
4 to 6 lots	15% increase in number of allowable units
	10% reduction in guest parking
7 or more lots	20% increase in number of allowable units
	10% reduction in guest parking
Source: Temple City Zoning Code, Section 9-1G-33	

Residential Building Design and Architectural Standards

Design standards and guidelines are evaluated as they have the potential to increase development costs and extend the permitting process. The R-1, R-2, and R-3 zones have their own set of building design and architectural standards that apply to all new residential structures, additions to residential structures, and accessory structures including garages. These include both objective standards (e.g., those that include specific measurements and material types) and subjective standards (e.g., those that state "should" rather than "must"). The design and architectural standards are organized into the following:

- Building Facades
- Windows
- Roof Design and Materials
- Utilities and Mechanical Equipment

The standards are very similar across the three residential zones, with only minor variations in each. Generally, the R-3 Zone has more standards related to building facades and roof design and materials while the R-1 and R-2 zones have more utilities and mechanical equipment standards.

Residential Design Criteria

The R-1, R-2, and R-3 zones also contain tables for Residential Design Criteria. This section is intended to establish criteria for compatibility, intensity, façade treatments, and other design elements.

R-1 Zone

- Compatibility of Architectural Styles and Character
- Building Facades
- Scale and Massing
- Site Design and Residential Structure Orientation

R-2 Zone

- Compatibility of Architectural Styles and Character
- Building Facades
- Scale and Massing
- Site Design and Residential Structure Orientation
- Landscaping
- Fences and Walls
- Loading and Storage
- Utility and Mechanical Equipment

R-3 Zone

- Compatibility of Architectural Styles and Character
- Building Form and Design
- Site Design and Open Space
- Landscaping
- Circulation and Parking
- Fences, Walls and Enclosures
- Utility and Mechanical Equipment

While some standards are the same across the three zones, the design elements vary greatly between each and are different from the residential building design and architectural standards. The two sections, 1) Residential Building Design and Architectural Standards and 2) Residential Design Criteria, which cover some of the same design elements, such as building facades, could cause confusion as to why there are two sets of regulations covering the same design elements.

Mixed-Use Design Standards

Similar to the residential design standards, the mixed-use zones have their own set of design standards. Section 9-1H-5 (Mixed-Use Design Standards) establishes the design criteria for mixed-use zones:

- Compatibility with Adjacent Development
- Building Facades
- Design Features
- Open Space
- Circulation and Parking

- Active Transportation
- Fences and Walls
- Loading and Storage
- Utility and Mechanical Equipment

Crossroads Specific Plan Design Guidelines

The Crossroads Specific Plan design guidelines are meant to augment the mandatory development standards, provide flexibility, and can potentially be fulfilled by designers in different ways (Crossroads Specific Plan, pg. 31). The types of standards in this section include:

- Building Siting and Organization
- Street Frontage
- Site Access and Circulation
- Building Massing
- Architectural Design
- Parking Facilities
- Neighborhood Transitions
- Landscape, Streetscape, and Open Space
- Public Art, Signage, and Lighting
- Noise

Although the Zoning Code and the Specific Plan's design standards, criteria, and guidelines are flexible in application, very few are objective. The subjective design standards, criteria and guidelines would be limited in their application to housing developments pursuant to Senate Bill 330 (Housing Accountability Act), which precludes jurisdictions from denying or reducing the permitted density of a housing development project based on subjective development and design standards. The City is in the process of developing objective design standards for multi-family projects to reduce subjectivity in the entitlement process. Program C5 (Objective Design Standards) identifies that the City will complete the objective design standards in 2022.

Conclusion and Findings

The general development standards for the residential and mixed-use zones allow for the development of residential units at a reasonable scale in Temple City. Provisions to incentivize housing are offered through the higher densities, FARs, and building heights in the Crossroads Specific Plan; alternative parking strategies; and incentives for lot consolidation. However, standards that may pose potential constraints to housing development are the minimum floor area standards per dwelling unit and subjective design standards, criteria, and guidelines. Programs

have been included to address these potential constraints, specifically Program C4 (Eliminate Minimum Floor Area Standard) and Program C5 (Objective Design Standards).

Parking Requirements

Residential parking requirements in both the Zoning Code and the Crossroads Specific Plan are listed in Table C-10. The City has progressively adopted parking maximums for multi-family and multi-family projects to reduce the amount of space that can be dedicated to parking, thereby allowing more area to be used for housing. As group living of six or fewer residents is treated as a single-family home, the same parking rate applies (i.e., 2 spaces per unit); however, the City does not require a garage for group living to facilitate the establishment of these uses.

Table C-10: Residential Parking Requirements

	Auto Minimum		Auto Maximum		Bicycle Minimum	
Use	**Zoning Code**	**Crossroads Specific Plan**	**Zoning Code**	**Crossroads Specific Plan**	**Zoning Code**	**Crossroads Specific Plan**
Single-Family	2 per unit in a garage	2 per unit in a garage	--	--	--	--
Accessory Dwelling Unit	See Supplemental Standards Section	--	--	--	--	--
Single-Room Occupancy	1 per 4 units plus 1 space for the on-site manager	--	--	--	1 per 4 units or determined by Director	--
Artist Studio/Live Work Unit	1 per 333 sq. ft.	1 per 333 sq. ft.	--	--	--	--
Group Living (6 or less residents)	2 per unit	2 per unit	--	--	--	--
Multi-Family	2 per unit and 1 guest space per 5 units	1.5 per unit & 1 guest space per 10 units	--	2 per unit	2 per 5 units	2 per 5 units
Multi-Family within Mixed-Use development	1.5 per unit and 1 guest space per 10 units	1.5 per unit & 1 guest space per 10 units	2 per unit and 1 guest space per 10 units	2 per unit	2 per 5 units	2 per 5 units
Emergency Shelter	1 per every 10 beds plus 1 per employee and agency vehicle	--	--	--	--	--

Source: Temple City Zoning Code, Table 9-1E-1 (Off-Street Parking Requirements); Crossroads Specific Plan pg. 16.

Market conditions in Temple City reflect demand for larger units due to Temple City's attractiveness to family households. Units accommodating families and multigenerational households have more bedrooms, and therefore, the City's approach to an average parking rate for all multifamily units has not been a constraint to housing development. Although the multifamily parking rates would apply to all sizes of units (e.g., studios, three-bedroom units, etc.), the City allows for alternative parking strategies to reduce the number of parking spaces under various conditions (see below), therefore, the parking rates are not a constraint to the development of studio and one-bedroom units. However, a program is included for the City to monitor parking requirements and revise those requirements if shown to be a constraint to the development of smaller unit types (e.g., studios, one-bedroom units, etc.).

Alternative Parking Strategies

The Zoning Code encourages alternative parking strategies to ensure off-street parking adequately serves demand throughout the city. Alternative parking strategies applicable to residential development are described below.

- Shared and Joint Use of Off-Street Parking - Shared parking involves sharing an accessible parking facility with uses in proximity which have complementary parking demands. A shared parking agreement must be provided to the City as part of the application.
- Car Sharing - Car sharing is a neighborhood-based, short-term vehicle rental service that makes cars available to members of the service, providing an alternative to private automobile ownership. One dedicated car sharing space may replace four guest spaces for up to 50 percent of the required guest parking spaces for multi-family residential use.
- Bicycle Parking - A bicycle parking rack, corral, or other bicycle parking facility with a capacity to park 10 bicycles may replace one guest automobile parking space, for a maximum of two parking spaces.

Specific Plan Alternative Parking Strategies

The Specific Plan allows for a reduction in the number of required off-street vehicle parking spaces of up to 20 percent in the MU-C and MU-B districts when the applicant clearly displays that a proposed alternative parking strategy will effectively reduce the demand for off-street parking. The applicant must provide a parking study to prove its assertions and all parking reductions are approved by the Community Development Director. In addition to the strategies included in the Zoning Code and listed above, the Crossroads Specific Plan includes the following alternative parking strategies:

- Unbundled Parking - Unbundling parking is the process of renting or selling parking spaces separately, rather than automatically including spaces with the rent or purchase price of residential units or commercial property. Unbundling parking allows renters, owners, and tenants to purchase or rent only the amount of parking that they

need. Applicants must provide an analysis of anticipated parking demand as part of the application.

- Publicly Accessible Parking Structures - This strategy allows parking reductions if a privately owned parking structure allows public parking in designated spaces, and a fee is not charged to the public for use of those spaces.
- Mechanized Parking - Mechanized parking systems are automated or semi-automated structures that allow vehicles to be stacked vertically, storing multiple vehicles within the footprint of one parking space.
- Car Sharing - Unlike the Zoning Code standard for car sharing which may only reduce the number of guest parking spaces required, the provision of one dedicated car-sharing space in the Specific Plan shall result in a 10 percent reduction in the overall required parking spaces for a particular use.

The parking requirements are typical of similar jurisdictions and do not present a constraint to the development of housing. The multi-family vehicle parking rates in the Crossroads Specific Plan are lower compared to other zones, and the Specific Plan establishes maximum vehicle parking rates for multi-family development. Parking maximums reduce the amount of space that can be dedicated to parking, thereby allowing more area to be used for housing. Additionally, the alternative parking strategies further reduce the required parking burden on new housing and mixed-use developments.

Provisions for a Variety of Housing

The City has adopted provisions in its Zoning Code that facilitate a range of residential development types. Table C-11 identifies the different housing types and how they are permitted in the main zones that allow for residential uses.

Table C-11: Housing Types Permitted by Zoning District

Housing Type	Zoning Code					Crossroads Specific Plan		
	R-1	R-2	R-3	MU-L[1]	MU-M[1]	NT	MU-B	MU-C
Single-Family	Y	Y	Y	Y	N	Y	N	N
Accessory Dwelling Unit (ADU/JADU)	A/Y	A/Y	A/Y	--	--	--	--	--
Manufactured Housing[2]	--	--	--	--	--	--	--	--
Condominium, two units	--	N	Y	--	--	--	--	--
Condominium, three or more units	--	Y	Y	--	--	--	--	--
Multi-Family	--	Y	Y	Y	Y[3]	Y	Y	Y[4]
Residential Care ≤6P[5]	--	--	A	--	--	Y	N	N
Residential Care >6P	--	--	--	Y	C	--	--	--
Emergency Shelter	--	--	--	N	N	--	--[6]	--
Single-Room Occupancy[7]	--	--	--	N	N	--	--	--
Transitional Housing	Y	Y	Y	--	--	--	--	--
Supportive Housing	Y	Y	Y	--	--	--	--	--
Farmworker Housing[8]	--	--	--	--	--	--	--	--

Y – Permitted Use

A – Accessory to Permitted Use Only

C – Conditional Use Permit

U – Permitted Use on Upper Floors Only

N – Not Permitted

-- - Not Listed/Not Permitted

Notes:

[1] On Las Tunas Drive and Temple City Boulevard, 50% of a building's street frontage must contain non-residential uses. Residential uses on the ground floor are permitted if designed with a "walk-up" entrance.

[2] See discussion under Manufactured Housing, below.

[3] Multi-family uses are permitted in the MU-M Zone on properties with frontage on Camellia Avenue and Kauffman Avenue or anywhere in the MU-M Zone as part of a mixed-use development.

[4] Multi-family uses are only permitted within mixed-use developments.

[5] Residential Care Facilities are labeled as Community Care Facilities in the Zoning Code.

[6] See discussion under Emergency Shelters, below.

[7] Single Room Occupancy's are only permitted in the Las Tunas Commercial (LTC) District by Conditional Use Permit. While "Housing for special needs" is identified as "Y" in MU-L and "U" in MU-M, Zoning Code 9-1T-3 (Housing for Persons Special Needs) refers to Single-Room Occupancy Buildings (9-1T-4); therefore, only Single Room Occupancy is included in this table.

[8] See discussion under Farmworker Housing, below.

Source: Temple City Zoning Code, Crossroads Specific Plan

Supplemental Use Standards

Accessory Dwelling Units (ADUs): Accessory Dwelling Units (ADUs) are a permitted use in the single-family and multiple family residential zones per use tables in the Zoning Code; however, the ADU Ordinance states that ADUs are permitted in any zone that allows residential uses and is developed with residential uses. For consistency, the City should add ADUs to the mixed use zones use table to clarify that ADUs are permitted.

Supplemental standards applicable to ADUs (Zoning Code §9-1T-13) include various standards consistent with State law, but also include additional design standards, some of which are listed below.

- All attached and detached ADUs must have a view obscuring six-foot-high wall or fence in good repair along the side and rear property lines nearest the ADU.
- There must be a minimum of 400 square feet of open space for the ADU with dimensions of no less than 10 feet. The open space will be accessible to the ADU. This requirement does not apply to an ADU of 800 square feet or less.
- Any newly constructed ADUs must be provided with a covered front porch or a recess for the front entrance. The area must not be less than three feet deep measured to the post if it is a porch, or to the wall it is a recess.

The State Department of Housing and Community Development (HCD) has identified several areas in the City's ADU Ordinance that are not consistent with State law; therefore, the ADU Ordinance Program identifies that the City will amend the Ordinance consistent with State law.

Prior to new State law requirements, the City required affordability covenants on second units to ensure their affordability. However, new ADU legislation deems any covenant, restriction, or condition, and any provision of a governing document, that either effectively prohibits or unreasonably restricts the construction or use of an ADU on a lot zoned for single-family residential void and unenforceable (Civil Code §4751). As such, the City is no longer enforcing ADU affordability covenants.

Single Room Occupancy (SRO): A Single Room Occupancy (SRO) unit is considered a small, affordable housing unit that can serve as an entry point into the housing market for people who previously experienced homelessness. SROs are only allowed in the Las Tunas Commercial (LTC) Zone and require a conditional use permit (Zoning Code 9-1T-4). Please see Section C.2.4 (Permit and Procedures) for a discussion of the conditional use permit process and required findings. The LTC Zone is located along Las Tunas Drive, which Los Angeles Metro provides bus service with Line 78 and other intersecting Los Angeles Metro bus routes. Temple City Park is located adjacent to the LTC Zone, and many commercial and service uses are located adjacent to and within the LTC Zone.

SROs standards require an SRO unit to have a minimum floor area of 150 square feet and a maximum floor area of 400 square feet. These units may have kitchen or bathroom facilities shared and may be offered on a monthly basis or longer. An SRO must provide a minimum of 200 square feet of interior common space plus four additional square feet per SRO unit. These standards are typical for SROs and do not pose a constraint to SRO development.

Manufactured Housing: The Zoning Code defines a Manufactured Housing Unit as, "A dwelling unit which is either wholly or mainly manufactured at an off-site location and is assembled on-site on a permanent foundation with permanent service connections. The definition does not include a mobile home, mobile accessory structure, or an automobile trailer or recreational vehicle." While the Zoning Code use tables do not list "Manufactured Housing Unit" as a particular residential use, it is considered as a dwelling unit, and therefore allowed where dwelling units are allowed. Specifically, a manufactured home on a foundation is treated as a conventional single-family home consistent with Government Code §65852.3.

Emergency Shelters/Low Barrier Navigation Centers: Emergency shelters are allowed in the Mixed-Use Boulevard (MU-B) Zone of the Crossroads Specific Plan area. While Zoning Code §9-1T-5.A describes that emergency shelters are also allowed in the Commercial Core (CC) districts, but only along Rosemead Boulevard between Las Tunas Drive and Broadway; however, this is outdated as the MU-B Zone encompasses the area along Rosemead Boulevard between Las Tunas Drive. The Zoning Code should be amended to remove the outdated reference to the CC Zone. Emergency shelters are subject to site plan approval, consistent with State law requiring emergency shelters to be permitted by-right in at least one zoning district. Consistent with the Housing Accountability Act (SB 330), emergency shelters shall only be subject to objective standards, and the City will review and approve emergency shelters without any discretionary actions or exceptions. See Site Plan Review in Section C.2.4 and Program C5 (Objective Design Standards) for actions to ensure only objective standards are applied to housing developments and emergency shelters during site plan review. Furthermore, Program A3 clarifies that emergency shelters must be permitted without any discretionary action.

Standards for emergency shelters are listed in Zoning Code §9-1T-5 and include the following:

- No more than one emergency shelter may be located within a radius of 300 feet from another emergency shelter.
- An emergency shelter may contain a maximum of 30 beds and must serve no more than 30 homeless persons at the same time.
- An interior waiting and intake area of at least 200 square feet must be provided. No exterior waiting area is allowed on or off the premises.
- An emergency shelter must provide common facilities (e.g., kitchen, dining room, laundry room, common gathering area, etc.) and adequate outdoor open space with landscaping that is not visible from Rosemead Boulevard.

- Duration of stay by residents must be limited to a maximum of six months.
- Supportive services much be provided to assist residents in obtaining permanent shelter and income. These must be provided at no cost to the residents.
- One parking space per every 10 beds plus one parking space per employee and agency vehicle is required.

The standards applicable to emergency shelters are typical and in compliance with State requirements. Specifically, the number of required parking spaces is lower compared to that required for hotels (i.e., one space per room) and for multi-family (see Table C-10). Therefore, these requirements are consistent with State law, which prohibits requiring more parking for emergency shelters than is required for other residential or commercial uses within the same zone (Government Code §65583(a)(4)(A)). Additionally, one parking space per employee and agency vehicle is required, providing sufficient parking for emergency shelter staff. Also, the minimum separation requirement of 300 feet is allowed by State law, which prohibits any separation requirement greater than 300 feet (Government Code §65583(a)(4)(A)(v)).

Furthermore, the Crossroads Specific Plan area is underutilized and poses a greater opportunity for redevelopment compared to other areas in the city. There were 19 persons experiencing homeless in Temple City according to the 2019 PIT count (see Appendix A, Figure A-14), and the Zoning Code standards limit an emergency shelter to 30 beds. Therefore, one emergency shelter site could accommodate the identified need. The area has the best access to transit in Temple City (multiple Los Angeles Metro bus lines), a protected bike lane, and is proximate to grocery stores and commercial and service uses. However, the Crossroads Specific Plan use table does not list emergency shelters as a permitted use; this should be added to the Specific Plan for consistency.

Lastly, the City's Zoning Code does not specifically address Low Barrier Navigation Centers pursuant to AB 101 (Government Code §65660 et seq.). Low Barrier Navigation Centers are Housing First, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low Barrier Navigation Centers must be allowed by-right in all residential zones, areas zoned for mixed-uses, and nonresidential zones permitting multi-family uses. The special needs housing program addresses the permitting for Low Barrier Navigation Centers.

Transitional Housing and Supportive Housing: The Zoning Code permits both transitional housing and supportive housing types in all residential zones (R-1, R-2, and R-3) subject to the same development standards that apply to other residential uses of a similar type within these zones. However, AB 2162 requires deed restricted supportive housing that meets certain criteria to be a permitted use in all zones where multifamily and mixed-use are permitted (Government Code §65650-65656), such as the Crossroads Specific Plan and MU zones. The special needs housing program identifies that the City will amend the Crossroads Specific Plan and MU zones to permit

transitional and supportive housing subject only to those restrictions that apply to other residential dwellings of the same type in those zones and to reflect AB 2162.

Farmworker Housing: The Zoning Code does not explicitly allow farmworker housing in any zone. The Zoning Code has not been amended to comply with Health and Safety Code §17021.5 and 17021.6. Section 17021.5 generally requires employee housing for six or fewer persons to be treated as a single-family structure and residential use. Section 17021.6 generally requires that employee housing consisting of no more than 36 beds in group quarters designed for use by a single family or household to be treated as an agricultural use. No conditional use permits, zoning variances, or other zoning clearance are to be required. As shown in Table A-10, there are 40 full-time year-round farming, fishing, and forestry occupations in Temple City, which presents a low demand for this residential housing type. However, a program has been included for the City to amend the Zoning Code and Crossroads Specific Plan to allow employee housing consistent with Health and Safety Code §17021.5 and 17021.6.

Specific Plan Special Use Standards

The Specific Plan establishes special use and development standards for certain residential uses as follows:

- Multi-family uses are not permitted within 250 feet of the intersection of any two primary streets (Rosemead, Las Tunas, Broadway) in the MU-C and MU-B districts.
- Multi-family residential uses are not permitted on the ground floor of buildings in the MU-C district.
- Parking must be subterranean, within a structure, or within enclosed garages. Non-residential parking may be used to meet the guest parking requirement, with the submittal of a parking study and the administrative approval of the Community Development Director.

The specific use standards are typical of mixed-use and multi-family buildings in infill development areas. The limitation on locations for stand-alone multi-family developments (i.e., 250 feet from the intersection of two primary streets) is intended to reduce impacts associated with traffic (e.g., noise, light) and provide a high-quality urban environment and access to opportunities (e.g., jobs, services, conveniences) for future residents aligned with the affirmatively furthering fair housing analysis (Appendix F). The prohibition on stand-alone multi-family in the MU-C district is not considered a constraint to housing as mixed-use development projects are being constructed and submitted for entitlements in Temple City (see Appendix B). However, Program A7 (Crossroads Specific Plan Amendments) is included for the City to further assess these standards to determine if more opportunities for residential can be allowed.

While enclosed and subterranean parking configurations are more expensive than surface parking, the Specific Plan includes lower parking rates and alternative parking strategies to decrease the parking burden on development. Also, considering the allowed densities, FAR, and building heights, these parking standards do not present a constraint to the development of

housing. For example, a 73-unit project at 5570 Rosemead Boulevard includes one floor of underground parking and one floor of at-grade parking; the final map for this project is under review. Also, a 26-unit apartment project at 5430 Rosemead Boulevard is currently in the entitlement phase and requesting a 20 percent reduction in parking consistent with the allowed alternative parking strategies.

Housing for Persons with Disabilities

The Lanterman Developmental Disabilities Services Act (Sections 5115 and 5116) of the California Welfare and Institutions Code declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. This classification includes facilities that are licensed by the State of California to provide permanent living accommodations and 24 hour primarily non-medical care and supervision for persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. It includes hospices, nursing homes, convalescent facilities, and group homes for minors, persons with disabilities, and people in recovery from alcohol or drug addictions. The use of property as a licensed residential care facility for the care of six or fewer persons is considered a residential use that is permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes than otherwise require for homes in the same district.

The Zoning Code allows for both large and small community care facilities. A small community care facility is defined as “Any facility as defined in the Health and Safety Code §1502(a), which provides nonmedical care on a 24 hour a day basis to six or less persons including, but not limited to, persons with substance abuse illnesses, physically handicapped, mentally impaired, incompetent persons, and abused or neglected children. Small community care facility will be considered a permitted use within all residential zoned districts.” As identified previously, AB 2162 requires deed restricted supportive housing that meets certain criteria to be a permitted use in all zones where multifamily and mixed-use are permitted (Government Code §65650-65656). Therefore, the community care facilities program includes that the City to amend this definition for consistency.

A large community care facility is defined as, “Any facility as defined in the Health and Safety Code §1502(a), which provides nonmedical care on a 24 hour a day basis to seven or more persons including, but not limited to, persons with substance abuse illnesses, physically handicapped, mentally impaired, incompetent persons, and abused or neglected children.”

While the definition for Community Care Facility/Small (Zoning Code §9-1A-12) states that these facilities are considered a permitted use within all residential zoning districts, they are only listed in the R-3 Zone use table as “Accessory to Permitted Use Only” and Crossroads Specific Plan NT district as Permitted (“Y”). The use tables should be updated to allow small community care facilities in the R-1 and R-2 zones. Large community care facilities are allowed in the mixed-use zones (see Table C-11) and in the Neighborhood Commercial Zone with a conditional use permit. A conditional use permit is required in the MU-M Zone, but this allows large community care facilities more broadly than multifamily uses, which are generally required to be part of mixed-use

projects in the MU-M Zone. However, large community care facilities are not allowed in the Crossroads Specific Plan, where multifamily and mixed-use developments are allowed, or in lower density residential zones. Therefore, a Program C3 (Community Care Facilities) includes amending the Crossroads Specific Plan and lower density residential zones (i.e., R-1, R-2, and R-3) to allow large community care facilities. This change would expand where large community care facilities are allowed by right. The amendments related to community care facilities in Program C3 would expand the allowance for community care facilities throughout the Temple City, which includes only highest and high resource areas (see Appendix F, Figure F-11). Furthermore, although a conditional use permit is required for large community care facilities in certain instances, the application would only be subject to objective standards (see Program C3).

Persons with disabilities normally have certain housing needs that include accessibility of dwelling units, access to transportation, employment, and commercial services; and alternative living arrangements that include on-site or nearby supportive services. Temple City ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and federal requirements for accessibility. The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements.

Reasonable Accommodation

Zoning Code §9-1C-6-J (Reasonable Accommodation) establishes the process and provides criteria for reviewing reasonable accommodation requests for persons with disabilities. The Section states, “A request for reasonable accommodation may be made by any person with a disability, their representative, or any entity, when the application of this zoning code or other land use regulations, policy, or practice acts as a barrier to fair housing opportunities.” A request for a 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 that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice. The Community Development Director is the review authority for reasonable accommodation requests and must issue a written decision on the request within 45 days. The Director may refer review to the Planning Commission, and in that case, the Planning Commission must also make a decision on the request within 45 days. The Director only refers requests to the Planning Commission if unique circumstances exist that warrant further review related to the following required findings:

- The requested accommodation is requested by, or on behalf of, one or more individuals with a disability protected under the fair housing laws.
- The requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling.
- The requested accommodation will not impose an "undue financial or administrative burden" on the City, as defined in fair housing laws and interpretive case law.

- The requested accommodation will not result in a "fundamental alteration" to the purpose of the zoning code, as defined in fair housing laws and interpretive case law.
- The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others.

These findings are objective and do not constrain the processing and review of reasonable accommodation requests.

Incentives for Affordable Housing

Zoning Code §9-1C-6-L addresses density bonuses and concessions for affordable housing. This Section is intended to implement State density bonus law set forth in Government Code §65915 and 65918 in order to incentivize the development of affordable housing. Consistent with State law, the provisions apply only to multi-family residential and mixed-use development projects consisting of five or more dwelling units.

Provisions for density bonuses, up to 35 percent, are included based on the percentage of very low, low, or moderate-income units being provided. The provisions for affordable housing bonuses and concessions were adopting during the 2019 Zoning Code update. There have been changes to State density bonus law since 2019 (e.g., allowance for up to 50 percent density bonus (AB 2345), etc.). Section 9-1C-6-L should be updated to reflect current State law.

Other Local Ordinances

Temple City does not have an inclusionary housing ordinance or short-term rental ordinance that directly impact the cost and supply of residential development. However, under Program B7 (Study Inclusionary Housing Policy), Temple City will evaluate options for an inclusionary housing ordinance. Typically, an inclusionary housing ordinance will require affordable housing units on-site, affordable units of-site, or payment of an affordable housing in-lieu fee. The City's study will also consider density bonus provisions in its analysis, as appropriate.

The City adopted rules for performing urban lot splits and urban dwellings under Senate Bill 9, which went into effect in January 2022. Based on HCD's review, the City will amend its urban lot splits and urban dwelling ordinances as necessary to comply with State law (see Program C12).

C.2.3 Building and Housing Codes and Enforcement

City Building Code

In 2019, the City Council adopted the Chapters 2 through 35, 66, 67, 96, 98, 99 and Appendices I and J of Title 26 of Los Angeles County Building Code as well as the 2019 California Building Code. The City modified sections of Appendix J of Title 26 of the Los Angeles County Code. The modifications only affect Grading Fees by specifying the plan review fees and permit fees as well as certifications and inspections (Section 7-1-1 (Los Angeles County Code, Title 26, Building Code Adopted); Section 7-1-2 (Building Code Modified)), which are minor amendments that do not affect construction requirements and associated costs. Building Code requirements are enforced through plan check review and inspections; while these requirements may add material and labor costs, they are required across the state and are necessary minimums to ensure the health and safety of Temple City residents.

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 §17910 et. seq. and the State Housing Law Regulations as set forth in Title 25 of the California Code of Regulations.

Code Enforcement

The City implements a housing code enforcement program that 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 Temple City. 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. These inspections occur equitably based on the City's knowledge of housing structures most in need of repair.
- 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. For cases that are potentially eligible for City rehabilitation assistance, those cited for code violations are referred to the City's housing rehabilitation deferred loan and grant program. Temple City offers grants of up to $10,000 and zero-interest loans of up to $35,000 towards home repairs, including heating, plumbing, electrical, and structural items; eligibility is determined by household size and income, and is limited to owner-occupied single-family properties (see Programs D1 (Housing Code Enforcement Program and D2 (Housing Rehabilitation Program)). Therefore, the City's proactive enforcement is not a constraint to the appropriate maintenance of the existing housing stock.

C.2.4 Permits and Procedures

Permits and Procedures

The time required to process a project varies greatly from one entitlement to another and is directly related to the size and complexity of the proposal, as well as the number of actions or approvals needed to complete the process. Table C-12 identifies the typical processing times for most entitlements followed by the reviewing body. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with general plan and zoning designations do not generally require environmental impact reports (EIR)), General Plan amendments, or variances).

Table C-12 below displays the application/permit types most relevant to residential development along with their respective estimated processing time and approval authority.

Table C-12: Permit/Procedures and Approval Authorities

Application/Permit Type	Estimate Processing Time[1]	Approval Authority
Zoning Clearance (standalone)	10-12 weeks	Director
Minor Site Plan Review (standalone)	1-3 weeks	Director
Minor Site Plan with Tentative Parcel Map	5-6 weeks	Planning Commission
Major Site Plan Review (standalone)	5-6 weeks	Director[2] / Planning Commission[3]
Major Site Plan with Tentative Tract Map	8-9 weeks	Planning Commission
Minor Variance	4 weeks	Director
Variance	4-6 weeks	Planning Commission
Conditional Use Permit	4-6 weeks	Planning Commission
Notes: [1] From deemed complete to hearing. [2] The Planning Commission is the approval authority for a major site plan review sought in conjunction with another application that requires Planning Commission review (conditional use permit, variance, etc.) The City Council is the approval authority for a major site plan review sought in conjunction with a bonus or concession associated with State density bonus law. [3] Major site plan reviews for multi-family projects with 7 or more units, non-residential projects greater than 10,000 square feet in size, and mixed-use projects with a component exceeding either will be reviewed by the Planning Commission.		
Source: Temple City Zoning Code, Table 9-1C-6-1 (Summary of Development Review Procedures)		

The review authorities in Table C-12 are typical and consistent with State law. While multi-family projects with seven or more units and mixed-use projects with equivalent or more residential units require Planning Commission approval, this procedure is typical for larger developments.

However, the requirement for Council approval of requests for concessions pursuant to State density bonus law may pose an impediment to the production of affordable housing. This should

be addressed when the City updates density bonus provisions to comply with State law (see Incentives for Affordable Housing).

A typical single-family development requires minor site plan review and building plan check. A typical subdivision multi-family development requires a site plan review, tentative map, final map, and building plan check. For rental multi-family developments, the tentative and final map phases are not required.

While the time between project approval and building permit issuance varies, the City has recently been observing an average of approximately four months for multi-family projects. For example, in 2020, a three-unit condominium project had approximately two months between approval and building permit submittal (9040 Broadway), while a five-unit condominium project had approximately five months between approval and building permit submittal (5826 Cloverly Avenue). More complex projects may take a longer period to prepare a full construction set of plans. For example, a mixed-use project with 73 units at 5570 Rosemead Boulevard had nine months between approval and building permit submittal in 2020. These time periods are reasonable based on the amount of time necessary to develop structural plans for building plan check. Building plan check is typically completed in four to six weeks. To minimize building plan check timelines, the City has contracted with a private firm rather than continue with the County of Los Angeles.

Site Plan Review

The purpose of site plan review is to ensure consistency with the General Plan as well as the standards and regulations of the Zoning Code. Design review is a component of the site plan review process which is meant to ensure compliance of the proposed project with the Residential Building Design and Architectural Standards and the Residential Design Criteria. Design review and site plan review are concurrent processes; therefore, additional time is not needed to evaluate a project's consistency with the design standards.

Figure C-1: Site Plan Review Process



Most findings for site plan review are objective, however, one finding requires the proposed project to be "*compatible in design, appearance and scale with existing uses, development, signs, structures, and landscaping of the surrounding area*" (Zoning Code 9-1C-6). Program C5

Similar to the analysis of design standards, criteria, and guidelines, subjective findings could lead to a protracted review process and potentially a denial based on interpretation. As subjective standards and findings are limited in their application to housing developments pursuant to Senate Bill 330 (Housing Accountability Act), the City is in the process of developing objective design standards for multi-family projects to reduce subjectivity in the entitlement process. Program C5 (Objective Design Standards) identifies that the City will complete objective design standards in 2022, including amendments to ensure only objective findings are applicable to housing developments.

The differences between the minor and major site plan review are detailed below.

Minor Site Plan Review

The following are subject to a minor site plan review:

- All new, single-story, single-family residences
- Ground floor additions to single-family residences
- Any proposed demolition, where new construction is not proposed
- New two-story single-family residences or additions above the ground floor of a single-family residence
- Façade improvements and other exterior changes on mixed-use developments provided there is no square footage being added.

- Accessory structures for multi-family and mixed-use developments, including trash enclosures and other non-habitable structures that are 120 square feet or larger, provided there is no habitable square footage being added.

The Community Development Director is the approval authority on all minor site plan reviews and such reviews do not require a public hearing. A public notice is only required for a new two-story single-family residence or addition above the first story to an existing single-family residence. The minor site plan review process is not a constraint to the production of housing units in Temple City.

Major Site Plan Review

The following are subject to a major site plan review:

- All new mixed-use and multi-family residential construction or remodel where new square footage or units is proposed.
- Any other construction not identified as requiring a minor site plan review or zoning clearance.

The Community Development Director is the approval authority for major site plan reviews, except for multi-family projects with seven or more units, non-residential projects greater than 10,000 square feet in size, and mixed-use projects with a component exceeding either, which are reviewed by the Planning Commission. Any major site plan review acted upon by the Planning Commission or City Council requires a public hearing. However, major site plans are typically processed quickly, in approximately five to six weeks from being deemed complete (see Table C-12). Regardless, a program has been included (Program C8, Process Improvements) for the City to evaluate methods to decrease the time required for permit approvals, specifically evaluating permit review authority thresholds, including the major site plan thresholds for Director versus Planning Commission review (i.e., projects with seven or more units require Planning Commission approval). The City would amend the Zoning Code procedures based on the results of the City's analysis.

The major site plan review process provides for administrative approvals of smaller mixed-use and multi-family residential projects and Commission approval for larger ones. While Commission-level approvals for larger multi-family and mixed-use projects are typical, the provision for a staff-level approval for smaller mixed-use and multi-family residential projects provides a streamlined approval process to get projects approved quicker than they normally would be at the Planning Commission. Therefore, the major site plan review process does not present a constraint to housing development.

Conditional Use Permit

The City does not require a conditional use permit for single-family or multi-family development. The City currently requires single room occupancy buildings and large community care facilities to acquire conditional use permits. Zoning Code §9-1C-6-G (Conditional Use Permits) does not

distinguish the conditional use permit process as a different process from a routine public hearing before the Planning Commission.

Figure C-2: Conditional Use Process

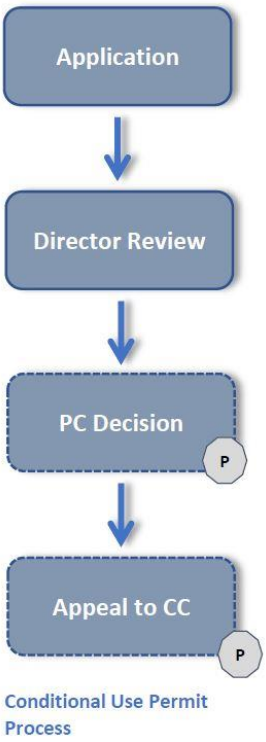


Table C-12 identifies that the processing time for a conditional use permit is approximately four to six weeks; however, since the City only applies conditional use permits sparingly for residential projects (i.e., single room occupancy and large community care facilities), the City does not have any recent permit processing timelines conditional use permits for residential uses.

The required findings for a conditional use permit include consistency with the Zoning Code and General Plan, that the site is adequately served by public facilities and services, that the use will not be detrimental or injurious to the general welfare, and that the use will be compatible with existing and future land uses in the vicinity. These are standard findings for a conditional use permit, and some would be analyzed, as required, under the California Environmental Quality Act (CEQA).

Conclusions and Findings

The typical review processes for residential development do not present a constraint to residential project approvals. The processes provide for a streamlined approval through the Community Development Director for smaller residential projects while larger multi-family and mixed-use developments require Planning Commission approval. The conditional use permit is applied sparingly to residential projects, which does not constrain those housing developments. However, various programs are included to ensure objective standards and findings are applied to housing

developments consistent with State law and process improvements are evaluated to reduce entitlement time.

Permit and Development Fees

The City's up-to-date permit and development fees and exactions are available on the City's website consistent with Government Code §65940.1(a)(1). The City does not have any current affordability requirements.

Planning Fees

Typical residential developments incur the following City fees:

- Minor/Major Site Plan Review
- Building Plan Check
- Building Permits
- Parks Development Fee
- Sewer Reconstruction (multi-family only)

Table C-13 details the City's Planning fees that could apply to residential development application. One or more of these fees would be required to process a residential project.

Table C-13: Planning Fees

Service Description	Fee
Pre-application Review	$942
Zoning Clearance (Over the counter)	$46
Zoning Clearance	$358
Site Plan Review, Minor	$1,172
Site Plan Review, Major	$2,010
Conditional Use Permit	$2,451
Minor Exception/Variance	$803
Variance	$2,784
Zoning Map Amendment	$4,654
Zoning Code Amendment	$5,685
General Plan Amendment	$4,397
Development Agreement	$7,432
Residential Planned Development	$6,421
Certificate of Compliance, 4 parcels or less	$761
Certificate of Compliance, 5 parcels or more	$1,612
Map, Final Parcel or Tract	$2,564
Map, Tentative Parcel	$3,369
Map, Tentative Tract	$3,921

Table C-13: Planning Fees

Service Description	Fee
Lot Combination/Consolidation	$2,909
Lot Line Adjustment	$2,909
Time Extension for previously approved application	$341
Appeal of Community Development Director	$1,200
Appeal of Planning Commission Decision	$1,300
CEQA Determination of Exemption	$101
CEQA Negative Declaration or MND (prepared by City staff)	$1,513
CEQA Negative Declaration or MND (prepared by Consultant)	Full cost of consultant contract plus 15% administrative fee
CEQA Environmental Impact Report	Full cost of consultant contract plus 15% administrative fee
Source: Temple City Master Fees and Fines Schedule Fiscal Year 2020-2021.	

Once Planning approval is granted, the project must then obtain a building permit from the Building Department. The fees for building plan check, permits, inspections, and related building service fees are 120 percent of fees established by the County of Los Angeles Department of Public Works. Imposing a surcharge (e.g., 20 percent) on top of the County of Los Angeles' fees is a standard practice for smaller cities within the county, as this allows cities to rely on the County's analysis justifying the fee. The surcharge reflects the differing economies of scale between the County operations compared to the City and allows the City to offer a higher quality of service and responsiveness.

Development Fees

Table C-14 details the City's development fees that apply to residential building permit applications. The City only has two development fees: parks development fee and sewer reconstruction fee.

Table C-14: Development Fees

Development Fee Type	Fee
Parks Development Fee	$500 per new dwelling unit
Sewer Reconstruction Fee (Multi-Family Residential Projects)	2 or 3 units: $2,500 per unit 4 or more units: $25,000 per project
Source: Temple City Master Fees and Fines Schedule Fiscal Year 2020-2021.	

Fee Analysis

Table C-15 shows the total City development fees for a single-family dwelling and multi-family developments. The City only imposes two development fees: parks development fee and sewer reconstruction fee. The development fees are lower for single-family dwellings compared to multi-family projects because the sewer reconstruction fee only applies to multi-family projects. While the per-unit sewer reconstruction fee is highest for projects containing four units, the per-unit cost decreases as the number of units rises above four. A 10-unit project would incur the same total per-unit development fees as a two-unit project. The flat sewer reconstruction fee structure for developments above four units should encourage projects with additional units; however, it may discourage four-unit projects as the total fee for a four-unit project is almost $20,000 higher than for a three-unit project.

Table C-15: Development Fees for Single-Family and Multi-Family Housing

	Single-Family Dwelling	2-unit Development	3-unit Development	4-unit Development	10-unit Development	20-unit Development
Parks Development Fee	$500	$1,000	$1,500	$2,000	$5,000	$10,000
Sewer Reconstruction Fee	$0	$5,000	$7,500	$25,000	$25,000	$25,000
Total:	**$500**	**$6,000**	**$9,000**	**$27,000**	**$30,000**	**$35,000**
Total Development Fees per Unit	**$500**	**$3,000**	**$3,000**	**$6,750**	**$3,000**	**$1,750**
Source: Temple City Master Fees and Fines Schedule Fiscal Year 2020-2021.						

Due to the City's minimal development fees (i.e., only parks development and sewer reconstruction fees), the total City fees for both single-family and multifamily housing is estimated to be less than one percent of total development costs.

Table C-16: Planning and Development Fees for Single-Family and Multi-Family Housing

	Single-Family Dwelling	Multi-Family (20 Apartment Units)
Minor Site Plan	$1,172	-
Major Site Plan	-	$2,010
Parks Development Fee	$500	$10,000
Sewer Reconstruction Fee	-	$25,000
School District Fee*	$5,616	$74,880
Sewer Connection Fee*	$1,551	$18,612
Total Fees	**$8,839**	**$130,502**
Total Fees per Unit	**$8,839**	**$6,525**
Estimated Total Development Cost per Unit[1]	$785,978	$361,145
Estimated Proportion of Fees to Development Costs per Unit	1.1%	1.8%

[1] Estimated development costs use market-driven cost assumptions for land and excludes developer profit and financing costs.

* Outside agency fee. School district fee based on an average of fees charged by multiple school districts within Temple City.

Source: Temple City Master Fees and Fines Schedule Fiscal Year 2020-2021; Temple City Unified School District; Arcadia Unified School District; Rosemead School District; El Monte Unified High School District; LA County Sanitation District No 15 Connection Fees Loadings, Capacity Units, and Unit Rates, July 1, 2020, City of Temple City.

While development fees add to the cost of housing since they are passed on to the housing consumer by developers, fees are low compared to total cost of development as shown in Table C-16. Fees on a per-unit basis are lower for multi-family and higher for single-family units.

Conclusions and Findings

The City processing fees represent reasonable costs, and the City's development fees are similar or lower in total overall costs compared to other similar jurisdictions. However, the sewer reconstruction fee could be considered a constraint on multi-family housing development because the fee only applies to multi-family projects rather than applied equally or proportionally to single-family residential projects as well. Furthermore, a refinement of the sewer reconstruction fee structure could be considered that continues to encourage higher unit projects (e.g., $2,500 per unit up to nine units, then a flat $25,000 fee applies for projects with 10 or more units); a program is included to evaluate the sewer reconstruction fee (Program C7).

C.2.5 On and Off-site Improvements

This section identifies required development improvements such as curb, gutter, sidewalks, water and sewer connections, and circulation improvements for new residential subdivisions. Pursuant to Title 9 (Zoning), Chapter 2 (Subdivision Regulations), subdivisions require the following improvements:

- 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 stormwater 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; and
- Any and all other public improvements, necessary to provide all services to each lot proposed to be created (Section 9-2-3 (Improvements)).

All development in the City is infill on existing (consolidated) lots that have existing dwellings, structures, and improvements. Consequently, streets have already been constructed to the maximum widths and there are 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. All residential streets are finished. On-site streets are required for common driveways serving condominium developments. Curbs, gutters, and sidewalks are required; however, small condominium projects are typically not required to install curbs and sidewalks.

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 exists because all new development occurs on infill sites, and the City assesses development fees to ensure adequacy.

Section C.3 Non-Governmental Constraints

Market factors over which a local government has only limited ability to control can influence the jurisdiction's capacity to develop more housing. These market-related constraints include land cost, construction cost, and the availability of financing. An assessment of these non-governmental constraints can inform the development of potential actions that can ameliorate its impact.

C.3.1 Housing Supply/Conditions

Market Overview: For-Sale

As shown in the Needs Assessment (Appendix A, Figure A-23), the financial crisis of 2007/2008 and the ensuing Great Recession caused home values in Temple City to drop 12 percent from 2007 to 2011. Temple City home values have since rebounded past their pre-Recession levels. As of 2018, the median sales value for a single-family home in Temple City was $798,000, compared to $550,000 in 2008 (145 percent increase). Though similar in level to the SCAG region through 2007, Temple City's home sale price remained more resilient throughout the Recession period. Home sale price in the SCAG region, however, dropped 46 percent between 2007 and 2009 but has since trended similarly to Temple City.

Since the beginning of the recovery from the Great Recession in 2013, interest rates have been maintained at low levels of 3.5 percent to 4.5 percent. Due to the COVID-19 pandemic, however, national 30-year mortgage rates have dropped to historically low levels, declining to 2.7 percent in late 2020. When interest rates are low, capital investment and housing production generally increase, and more people are likely to take out a mortgage than when interest rates are higher. In addition, consumers are able to borrow more money for the same monthly payment. Extremely low interest rates are one of the factors that has led to overall increased home values in Temple City above what has been seen in the past several years. Coupled with the general desire during the pandemic to move from denser to more spacious neighborhoods, the housing market will likely continue to be competitive in the near future.

Market Overview: Rental

As shown in the Needs Assessment (Appendix A, Figure A-24), Temple City rents are higher than rents in Los Angeles County. The median rent paid in Temple City in 2019 was $1,636. Over the past 10 years, rents in Temple City have increased 25 percent while rents in Los Angeles County have increased 31 percent.

Per the Needs Assessment (Appendix A, Figure A-27), the most common rent category across all Temple City renters is $1,000-1,500 per month, which represents 32.1 percent of renters. Rent categories range from less than $500 per month (0.2 percent of Temple City renters) to more than $2,000 per month (22.7 percent of Temple City renters). While lower-income households spend a larger proportion of their income on rent, they generally spend less on rent overall.

C.3.2 Development Costs

Land Costs

Due to the lack of vacant property in the city, a residual land value analysis was used to estimate the price of land in Temple City. The analysis used comparables recently sold within the past year (2020 and 2021), which included lot sizes ranging from 7,000 to 19,000 square feet. Residential multi-family land in the city is estimated to cost an average of $27 per square foot or about $1,185,000 per acre.

The lack of available land is Temple City is considered a constraint to development, as housing production will most likely occur on more expensive opportunity sites for redevelopment. A developer will need to pay for the existing on-site improvement before demolishing it, resulting in a cost premium over vacant land. In addition, sites with existing uses will most likely incur more costs due to the removal of the on-site structures.

Construction Costs

According to a March 2020 report published by the Terner Center for Housing Innovation at UC Berkeley, construction costs for multifamily housing in California have climbed 25 percent between 2009 and 2018. This increase is in part due to the higher cost of building materials, such as wood, concrete, and steel, as well as prevailing wage requirements. According to the City, construction costs (including materials and labor but excluding soft costs such as fees, developer profit, and financing) were approximately $200 per square foot. Construction costs can vary depending on the type of development, ranging from more expensive steel-frame Type I construction to more affordable wood-frame Type V. Due to the smaller scale, single family homes tend to be more expensive to construct on a per square foot basis than multi-family. This cost can fluctuate depending on the type and quality of amenities to the property, such as expensive interior finishes, fireplace, swimming pool, etc.

Soft costs are the costs that are not directly incurred by the physical construction of the development. These costs include services for architectural, consultant, and legal services, as well as permitting requirements and impact fees. According to the City, soft costs are about 15 percent of total development costs in Temple City. Please refer to the Permit and Development Fees section, above, for a discussion of the City's required permit and development fees.

C.3.3 Availability of Financing

The availability of financing can impact rates of homeownership. The ability to secure financing can be influenced by several factors, including creditworthiness, debt-to-income ratio, and the restrictiveness of mortgage lending standards. Reviewing data collected through the Home Mortgage Disclosure Act (HMDA) can reveal the role the lending market has had on local home sales. Home purchase loans in 2019 are summarized in the table below.

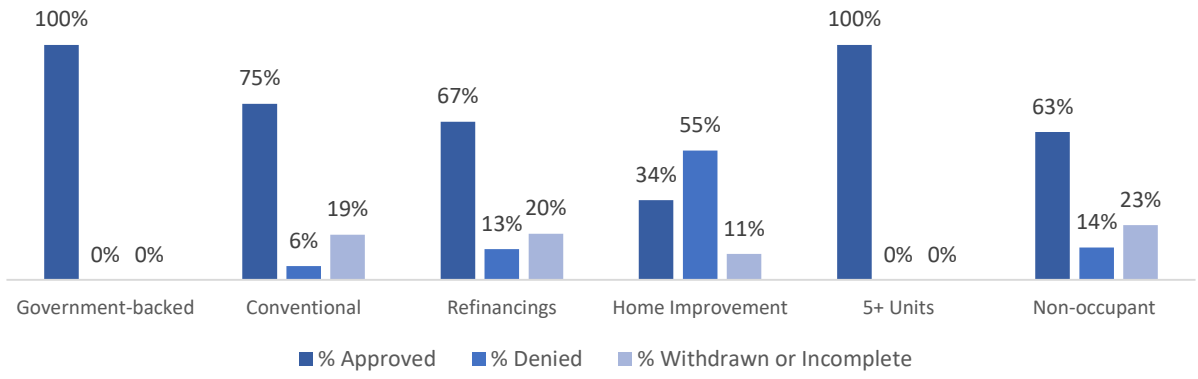
Almost all traditional home loan applications (between government-backed and conventional) in 2019 were for conventional loans, for a total of 279 home loan applications across both types. This disparity could be driven from high home values in Temple City as government-backed loan programs typically have a maximum loan amount. The approval rate for conventional loans was 75 percent.

In competitive housing environments when purchasing a new home may be out of reach for some, home renovations can be a desirable and more affordable way to add value to property. There were 118 home improvement applications in 2019. The approval rate for these types of applications was only 34 percent.

Table C-17: Total Home Loan Applications

Type	Total Applications
Government-backed	4
Conventional	275
Refinancing	889
Home Improvement	118
5+ Units	10
Non-occupant	167
Source: HMDA, 2019	

Figure C-3: Home Loan Application Disposition



Source: HMDA, 2019

C.3.4 Summary

Economic conditions in Temple City suggest a competitive housing market. Residential developments can garner higher rents and home sale prices than across the County and SCAG region, respectively and on the whole. As such, Temple City has market conditions that favor the development of for-sale and market-rate rental housing. Due to high housing demand, however, Temple City does not have any vacant residential parcels, so future housing development will be redevelopment projects that require demolishing existing structures, improvements, and uses. The lack of available vacant land may constrain housing production due to the increase costs associated with redevelopment.

Section C.4 Environmental and Infrastructure Constraints

C.4.1 Environmental Constraints

Temple City is built-out and generally flat with a nearly uniform south-southeast slope of approximately 1.5 percent grade. Major drainage channels include Eaton Wash, which passes near the western boundary of the City, and Arcadia Wash, which passes through the eastern part of the City. Eaton Wash passes along the western boundary and through part of the northwestern end of the Crossroads Specific Plan area. The Specific Plan area is not in a dam inundation area. The area east of the Arcadia Wash is in the dam inundation area of Big Santa Anita Dam, which is on the Santa Anita Wash, approximately five miles north of Temple City. Development in this area is required to be constructed in compliance with FEMA's National Flood Insurance Act standards to avoid or minimize the risk of flood damage and to protect life and property.

The City has not identified unique environmental issues for any of the parcels in the sites inventory.

C.4.2 Infrastructure Constraints

The General Plan Update and Crossroads Specific Plan EIR describes existing infrastructure conditions and where deficiencies exist. This section summarizes potential infrastructure constraints.

Drainage

The City's Final Drainage Master Plan (2008) documents the capacity of the City's subsurface drainage system and deficient storm drain system segments. Five segments were found to be deficient, and one of those deficient segments extends in part along the northern boundary of the Crossroads Specific Plan; the other four deficiencies are outside of the Specific Plan area. The General Plan Update and Crossroads Specific Plan EIR states that these deficiencies do not pose immediate risk as impacts to the system will be controlled by "allowable peak flow discharges" issued by the Los Angeles County Department of Public Works for each individual development project. There are no deficiencies in the drainage system that would pose a constraint to housing development during the Housing Element planning period. The majority of the Specific Plan area south of Las Tunas Drive along Rosemead Boulevard is allowed to discharge no more than 1.48 cubic foot per second per acre, which is less than existing conditions. Therefore, individual projects in this area will be required to provide onsite retention/detention to meet the allowed rate. Implementation of improvements to the Los Angeles County storm drain deficiencies would occur as funding becomes available. Measure W, passed in 2018, funds improvements by the Los Angeles County Flood Control District, which may enhance overall system capacity.

Development projects must comply with low impact development (LID) requirements consistent with County and City standards pursuant to the National Pollutant Discharge Elimination System (NPDES) permit program. The NPDES permit program was established by the Clean Water Act to regulate municipal and industrial discharges to surface waters of the United States from their municipal separate storm sewer systems. Any new development project adding more than 10,000 square feet of impervious surface or redevelopment project adding 5,000 or more square feet of impervious surface is required to prepare a LID Plan that specifies measures to minimize the effects of the project on regional hydrology, runoff flow rates and/or velocities, and pollutant loads. While housing developments are not subject to more requirements than other types of development, high density residential and mixed-use projects often include parking structures or subterranean parking which are considered limitations to implementing LID measures[1].

Sewer

The City's Sewer Master Plan Update (2008) documents the flow and capacity of the City-owned sewer pipelines and identifies specific areas that require upsizing to meet existing sewer flows and additional improvements to meet projected population growth consistent with the Mid-Century General Plan and Crossroads Specific Plan. Over 200 individual segments were identified for replacement, but most are lower priority and would require future upgrades based on projected growth (i.e., do not warrant immediate replacement). The Los Angeles Department of Public Works (LADPW) maintains all City-owned wastewater collection systems, and therefore, receives all sewer fees from Temple City residents and businesses.

The Crossroads Specific Plan area is served by the LADPW sewer lines. The Sanitation Districts of Los Angeles County (LACSD) tracks capacity of sewer lines connecting with their trunk lines, and when specific trunk lines are nearing capacity, the line will be added to the LACSD comprehensive Capital Improvement Project list for future upgrade. Capital improvements to the LACSD system are funded from connection fees charged to new developments, redevelopments, and expansions of existing uses. The Connection Fee Program ensures all users pay their fair share for any necessary expansion to the system.

Flow tests will be required for development projects tributary to the 15-inch line in Broadway, which would determine if a fair-share payment is required consistent with the Capital Improvement Plan/Program. Therefore, the General Plan Update and Crossroads Specific Plan EIR found that wastewater treatment capacity and collection facilities are adequate to serve City buildout under the Mid-Century General Plan and Crossroads Specific Plan.

[1] Temple City General Plan Update and Temple City Crossroads Specific Plan Draft EIR (July 2017).

Water

Six water purveyors serve Temple City. Some water mains may require upsizing and/or relocation to convey water demands and/or fire flows upon buildout under the Mid-Century General Plan and Crossroads Specific Plan. Any improvements or additions to the water system will be implemented by the respective water companies.

Lastly, the implementation program for the City's General Plan requires the City to adopt an impact fee schedule and update it as necessary to provide revenue for required supporting public infrastructure, parks, and services, and mitigation of transportation impacts, such as traffic generated by new development (Mid-Century General Plan, Appendix A, Development Fees and Exactions).

Dry Utilities

Southern California Edison provides electricity services in Temple City. Additional dry utilities include telephone (AT&T), cable television and internet (Charter Communications), gas (The Gas Company), and solid waste (Athens Services). All dry utilities are available throughout Temple City for any future development or redevelopment.

Appendix D: Existing Programs Review

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Section D.1 Existing Housing Programs Review



This Appendix documents the implementation status of the current Housing Element programs. The main purpose is to evaluate which programs were successful and should be continued, and which programs were ineffective and should be eliminated or modified.

Many of the current Housing Element programs are ongoing City efforts, some of which have been completed or partially completed. All existing programs are recommended to be continued or modified to improve effectiveness; no programs are recommended to be deleted. These programs have facilitated housing opportunities, including those for special needs populations, through Zoning Code amendments that allow emergency shelters by right in the MU-B Zone of the Crossroads Specific Plan, have removed the Conditional Use Permit requirement for multi-family developments, and allow accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) consistent with State law. From 2018 to 2020, the City approved an average of 51 ADUs annually. The City also processes reasonable accommodation requests and approved one request in 2018 and two in 2019. Lastly, the City has successfully issued grants and loans for home improvements and repairs through its housing rehabilitation program. From 2018 to 2020, eight grants and four loans from the housing rehabilitation program were issued to low and moderate-income households.

Table D-1: Existing Housing Element Programs Review

Program Name and Number	Program Description	Objectives	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
Category 1: Actions to Make Sites Available to Accommodate the RHNA					
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 multifamily 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	Promote identified opportunity sites and lot consolidation incentives within the Downtown Specific Plan to the residential development community and on the City's website.	Community Development Department; Ongoing	Complete - Updated Zoning Code covers Downtown Specific Plan area. Lot consolidation incentives remain in the R-3 Zone.	**Modify** - Promote lot consolidation incentives within the R-3 Zone to the development community, property owners, and on the City's website.

Program Name and Number	Program Description	Objectives	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
	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.				
2. Multi-family Sites Inventory and Development Incentives	Most of the 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 criterion. 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	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.	Community Development Department; Ongoing	Not complete - There is GIS data publicly available with zoning information, but that data does not identify vacant and underutilized multi-family residential sites.	**Continue** - Maintain an inventory of parcels for prospective multi-family residential development using the 6th Cycle Housing Element Update sites. Include in publicly available GIS data. Coordinate with the State's electronic inventory of sites, as appropriate.

Program Name and Number	Program Description	Objectives	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
	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.				
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 multifamily 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.	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	Community Development Department; Ongoing - Make Regional Center information available by 2015.	Completed - Facilitated housing opportunities for special needs persons by allowing emergency shelters as a permitted use (without a conditional use permit) in the MU-B Zone of the Crossroads Specific Plan.	**Modify** - Continue to allow the establishment of emergency shelters, transitional and supportive housing, and single-room occupancy developments (SRO) consistent with State law. Add emergency shelters to the Crossroads Specific Plan use table to clearly identify that they are permitted by-right in the MU-B Zone. Add Low Barrier Navigation Centers consistent with State law.

Program Name and Number	Program Description	Objectives	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
		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.			
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.	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.	Community Development Department; Ongoing	Ongoing	**Continue** - Program is ongoing

Program Name and Number	Program Description	Objectives	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
Category 2: Assist in the Development of Adequate Housing to Meet the Needs of Extremely Low-, Very Low- , Low-, and Moderate-Income Households					
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. As of September 2013, 89 households received Housing Choice Vouchers in Temple City.	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.	Community Development Department; Ongoing	Ongoing	**Continue** - Program is ongoing
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	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.	Community Development Department; Ongoing	Ongoing - The City partners with the County of Los Angeles in regard to homeownership programs for lower income households.	**Continue** - Update Los Angeles County Housing Authority to Los Angeles County Development Authority (LACDA)

Program Name and Number	Program Description	Objectives	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
	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.				
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).	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.	Community Development Department; Ongoing - Meet with affordable housing and special needs housing developers as requested, striving for a meeting at least every other year.	Partially Completed / Ongoing - The Zoning Code has been updated to provide for density bonuses, concessions, waivers, and incentives. City to prepare and present development impact fee study to City Council	**Modify** – Separate programs for regulatory incentives from programs for coordination with the development community

Program Name and Number	Program Description	Objectives	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
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.	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.	Community Development Department; Ongoing - re-evaluate ordinance by 2015	Ongoing and partially implemented. The Ordinance adopted in 2020 provides greater flexibilities for the construction of ADUs and JADUs consistent with State law. In 2020, the City approved 51 ADUs.	**Modify** – Consider more opportunities to promote ADU production, such as an ADU guidebook, informational/ educational materials, and outreach.
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	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	Community Development Department: Ongoing	Not Complete - Density bonus provisions were in compliance until AB 2345 passed in 2020. AB 2345 allows up to a 50% density bonus. Update to comply with AB 2345.	**Modify** - update density bonus provisions to be consistent with State law.

Program Name and Number	Program Description	Objectives	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
	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.	discussions with development applicants.			

Program Name and Number	Program Description	Objectives	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
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).	Conduct an Inclusionary Housing Nexus and In-Lieu Fee Study to establish the basis for considering adoption of an inclusionary housing ordinance.	Community Development Department; Ongoing	Not complete. The effort for an inclusionary housing ordinance and fee has not proceeded.	**Continue** - Conduct a study for an inclusionary housing ordinance and fee
Category 3: Address, and Where Appropriate and Legally Possible, Remove Government Constraints to the Maintenance, Improvement, and Development of Housing					
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.	Continue to offer review of multi-family developments based on compliance with existing development standards and design guidelines.	Ongoing	Ongoing - The City removed the Conditional Use Permit requirement for multi-family developments and is developing objective design standards.	**Modify** - City is developing objective design standards for multi-family zones. Include this effort and associated timeframe in the modified program.

Program Name and Number	Program Description	Objectives	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
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.	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.	Community Development Department; Ongoing	Ongoing - The City developed a reasonable accommodation permit in 2013. The City approved one request in 2018 and two in 2019.	**Continue** – Continue ongoing promotion of reasonable accommodation permits.
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.	Immediately following adoption, deliver the 2014-2021 Temple City Housing Element to all providers of sewer and water service within Temple City.	Community Development Department; Ongoing	Completed - The City delivered the 2014-2021 Temple City Housing Element to all providers of sewer and water service within Temple City.	**Modify** - In accordance with Government Code §65589.7, deliver utility providers the adopted 6th Cycle Housing Element.
Category 4: Conserve and Improve the Condition of the Existing Stock of Affordable Housing					
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.	Implement housing code enforcement at an average level of 75 new cases per year for all income levels average.	Community Development Department; Ongoing	Ongoing - In 2019-18, the City opened 3,345 new cases.	**Continue**

Program Name and Number	Program Description	Objectives	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
	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.				
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.	Provide assistance through the Brush with Kindness Program to low-income households. Seek additional funding sources, as needed, to maintain this program.	Community Development Department, San Gabriel Valley Habitat for Humanity; Ongoing	Ongoing - The City has reformatted the Brush with Kindness program into a housing rehabilitation program, funded through the City's CDBG funds. See Program 16.	**Modify** - Revise to reflect the City's housing rehabilitation program (see Program 16)
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	Provide assistance through the Home Improvement Deferred Loan Program to 24 households.	Community Development Department; Ongoing	Ongoing - The City continues to operate its Deferred Loan program using CDBG funds. The program offers grants and 0-interest	**Continue**

Program Name and Number	Program Description	Objectives	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
	• 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			loans. In 2018 and 2019, the City issued 5 grants and 4 loans totaling of $50,000 and 97,928 respectively. In 2020, the City issued three grants, one for a low-income household and two for moderate income households. Fewer grants were issued in 2020 due to a shift in use of CDBG funds for COVID-19 related priorities.	

Program Name and Number	Program Description	Objectives	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
	• 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**				
Category 5: Promote Housing Opportunities For All Persons					
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	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.	Community Development Department; Ongoing	Ongoing	**Continue / Modify** - Evaluate ways to expand/improve the furthering of fair housing including the addition of new programs consistent with the AFFH analysis (Appendix F)

Program Name and Number	Program Description	Objectives	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
	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.				

Appendix E: Public Participation Summaries

Contents

Appendix E: Public Participation Summaries 1

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Section E.1 Introduction

The City of Temple City is currently in the process of updating its Housing Element, which will guide the City in planning to meet its housing needs through the planning period of 2021-2029. The Housing Element is one component of the City's General Plan that provides the City with a roadmap for accommodating the projected number of housing units needed to safely and affordably house existing and future residents.



A key component of the Housing Element update process is robust public engagement to solicit information and feedback that will inform the City's housing context and strategies. Due to the COVID-19 pandemic and resulting shelter-in-place orders, the community engagement for the Housing Element Update was held virtually to allow the public to attend meetings and workshops from the safety of their homes.

This Appendix summarizes both the outreach efforts and comments received. It includes four main sections:

- **Outreach Strategy:** Provides an overview of the outreach strategy throughout Housing Element Update process.
- **Outreach Process:** Provides information on notification methods, materials developed, and summary of outreach methods conducted.
- **Summary of Outreach Meetings and Events:** Provides an overview of the participants and public comments received.
- **Documentation:** Provides copies of the City's noticing materials, presentations, and other documents produced to support the outreach efforts.

Section E.2 Outreach Strategy

Since February 2021, the City conducted outreach through a variety of methods to proactively engage key stakeholder and the community broadly in the Housing Element Update. The City held public community meetings, as well as hosted a joint study session and public hearings with the Planning Commission and City Council to solicit public feedback. Throughout the process, the City posted the presentation materials and supplemental information online on the project webpage, as well as the City's homepage, and through social media. Verbal updates were provided regularly at City Council and Planning Commission meetings. Additionally, the City made direct contact with local non-profit and special needs housing organizations throughout the process to solicit input, encourage participation in outreach events, and provide comments on the draft Housing Element. The City contacted key stakeholders electronically (via email) and direct telephone calls. Due to limited engagement at past in-person events coupled with COVID-19 conditions, the City found that virtual events combined with email and telephone correspondence

and social media posts was the most effective method of reaching key stakeholders and the community broadly. The City was available to provide translation and interpretation services during all outreach and reasonable accommodation as needed.

Organizations that received email notifications and/or were directly contacted included, but were not limited to:

- 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
- Buddhist Tzu Chi Foundation

The City specifically provided these contacts the draft Affirmatively Furthering Fair Housing Analysis in October 2021 for review and comment ahead of draft Housing Element resubmittal to HCD.

Temple City offered two community meetings solely focused on the Housing Element Update. The goal of the first community meeting was informing the public of the purpose and update process for the Housing Element, providing an overview of the city's demographics and housing needs, and offering an opportunity to provide input at a very early stage in the process. The goal of the second community meeting was presenting the draft Housing Element to the public and soliciting feedback. The second community meeting occurred two weeks after the City Council and Planning Commission joint study session (see below), and there were no public attendees. These meetings were also intended to gather input on housing goals that will inform policies and programs, and to provide a forum for community concerns. Community meetings offered a different meeting structure than Planning Commission or City Council meetings, to encourage those who may not typically attend formal Commission or Council meetings to participate.

The joint study session with City Council and Planning Commission was held to discuss the draft Housing Element. Prior to the meeting, the City prepared and distributed a two-page fact sheet to facilitate review and understanding of key aspects in the draft Housing Element. This was provided to encourage feedback, especially for those with limited time. The joint study session provided an opportunity for elected and appoint officials with a role in adoption of the Housing Element to give feedback ahead of public hearings. Since these were also public meetings, community members and stakeholders were encouraged to attend and were provided an opportunity to give input.

The City also provided opportunities for public engagement during the public review hearing process. Public hearings were held with both the Planning Commission and City Council.

The timeframe of each outreach event is listed below:

- Community Meeting #1: Wednesday, February 24, 2021
- Joint City Council and Planning Commission Study Session: July 20, 2021
- Community Meeting #2: August 3, 2021
- Planning Commission Public Hearing: XX [To be completed]
- City Council Public Hearing: XX [To be completed]

The City was available to provide translation and interpretation services at all meetings upon request.

Throughout this engagement effort, the City gathered feedback about housing needs, opportunities, constraints, and priorities from community members. The City also solicited general comments regarding the Housing Element Update process, the current housing crisis, feedback

on proposed goals, and related City policies and programs to successfully guide the draft Housing Element.

In addition, the City offered a survey (both online and hard copy). The survey was available in March 2022 and included questions regarding housing and experience with fair housing and discrimination. To promote the survey, over 400 flyers were handed out at local grocery and convenience stores and delivered to large daycare centers; billboard messages were displayed on the most traveled street (Rosemead Boulevard); messages were broadcasted on the local cable channel; and the City's online outlets (e.g., social media accounts) were also used to expand the coverage for public participation.

Figure E-1: Billboard and Cable Channel Survey Promotional Message



The survey was translated into multiple languages, and hard copies were provided at senior center. The survey was completed by 258 respondents and feedback is integrated into Section I.E (Summary of Public Participation) and Appendix F (Affirmatively Furthering Fair Housing).

This summary documents the outreach activities completed to support the draft Housing Element. All outreach materials, including notifications and presentations, for the community meetings are included for reference at the end of this Appendix.

Section E.3 Outreach Process

As part of the outreach process, the City developed a project website and determined objectives for each outreach event (see Outreach Strategy above). The City then prepared presentation materials and notifications to engage the public and provide opportunities for community involvement and feedback.

E.3.1 Presentations

The City prepared a PowerPoint presentation for the community meeting, study session, and public hearings. Each presentation included background information on the Housing Element,

new legislation impacting the 6th cycle, housing needs and assessment, and an overview of the Regional Housing Needs Allocation (RHNA). Copies of the presentations are included at the end of this Appendix.

E.3.2 Housing Element Update Webpage

The Housing Element Update webpage (www.templecity.us/housingplan) was used to offer an opt-in email sign up for any updates related to the Housing Element, provide a resource for Housing Element information (e.g., meeting presentations, notices, and summaries; additional resources, etc.), and provide City contact information. The webpage is shown in Figure E-2. The project website will be updated throughout the duration of the Housing Element Update to post new information about key milestones, presentation materials, and additional resources, among other Housing Element-related items.

Figure E-2: Housing Element Update Webpage



E.3.3 Notifications

Utilizing the project database, email notifications reached approximately 155 stakeholder contacts with known or functional email addresses. The notifications provided a link to the project website and City contact information.

The City also posted notifications about the Housing Element Update on the City's Facebook page. When news releases from the City Manager's Office were available, the posts included links to those news releases with information about the Housing Element and instructions on how to join the community meeting. These materials are available at the end of the Appendix.

Section E.4 Summary of Outreach Meetings

E.4.1 Community Meeting #1

Wednesday, February 24, 2021 at 7:00 pm
GoToMeeting Webinar

Introduction

On February 24, 2021, the City of Temple City hosted a virtual community meeting, the first of a series of public meetings for the 6th Cycle Housing Element Update. The meeting was opened by Scott Reimers, Community Development Director, who welcomed attendees, gave an introduction, informed attendees about the City's Housing Element Update webpage, and provided a tutorial of GoToMeeting features. Mr. Reimers introduced Jennifer Murillo, Senior Associate at Lisa Wise Consulting, Inc. (LWC), who presented on the following topics:

- Housing Element Basics
- New State Legislation
- Housing Element Update Process
- What is Affordable Housing?
- Housing in Temple City
- Regional Housing Needs Allocation (RHNA)

The presentation included the purpose of the Housing Element, components of a Housing Element, additional State requirements during the 6th Cycle, and the project timeline. The presentation also provided an overview of socio-economic data of Temple City that will provide context for future housing goals and programs.

The meeting then provided an opportunity for public comment to clarify any questions or provide any comments attendees might have about the Housing Element or the update process. The meeting was attended by approximately **10 members** of the Temple City community, including one Planning Commissioner.

Format

The public meeting was facilitated by City staff, with assistance from LWC. Due to COVID-19 conditions, the meeting was held virtually via GoToMeeting with the option to participate over the phone. Participants were encouraged to respond to the questions verbally, but the chat function was available for use if preferred.

Invitations to the public meeting were distributed by the City via email to their listserv of **155 individuals** who consist of residents and other stakeholders in Temple City. On the day of, a meeting reminder was sent out to those on the listserv (see documentation below in E.5.1).

The meeting was recorded and posted on the City's Housing Element Update webpage so it may be viewed at any time. Also, the presentation was posted on the same webpage prior to the meeting. The City's project contact information was included in the presentation to facilitate additional comments or questions being provided at any time via phone or email.

Summary of Comments

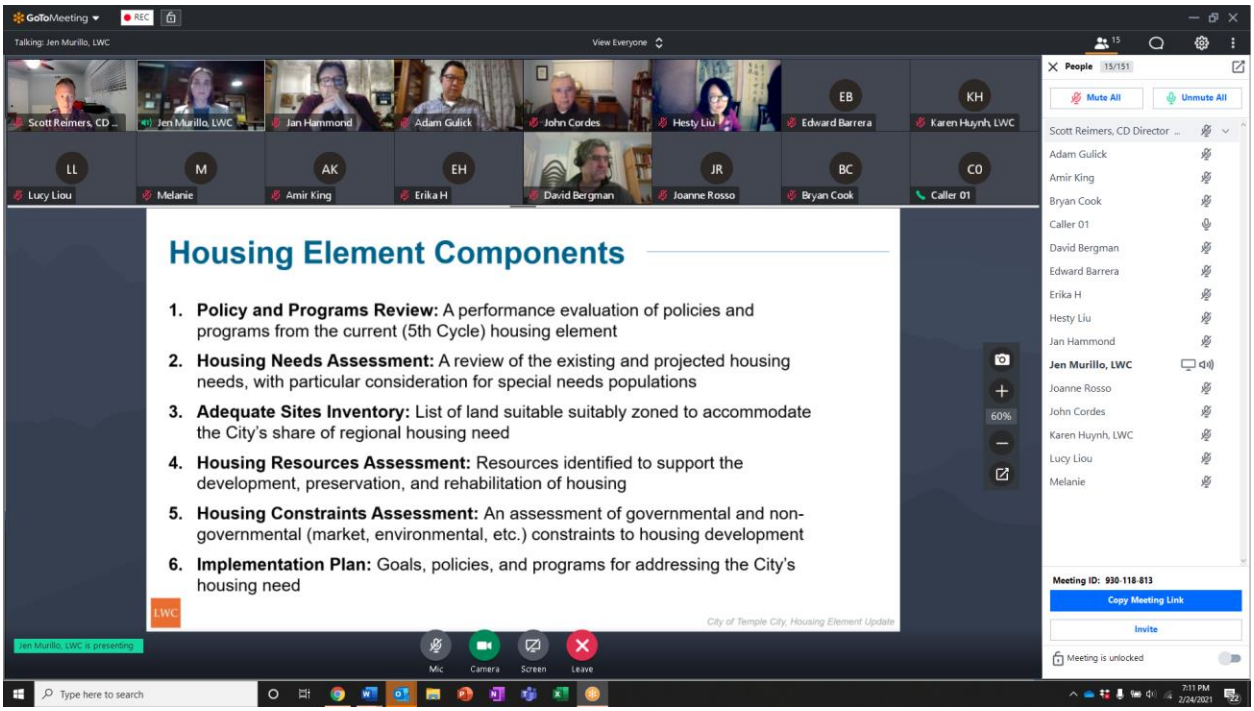
The following is a summary of questions and comments received during the public meeting.

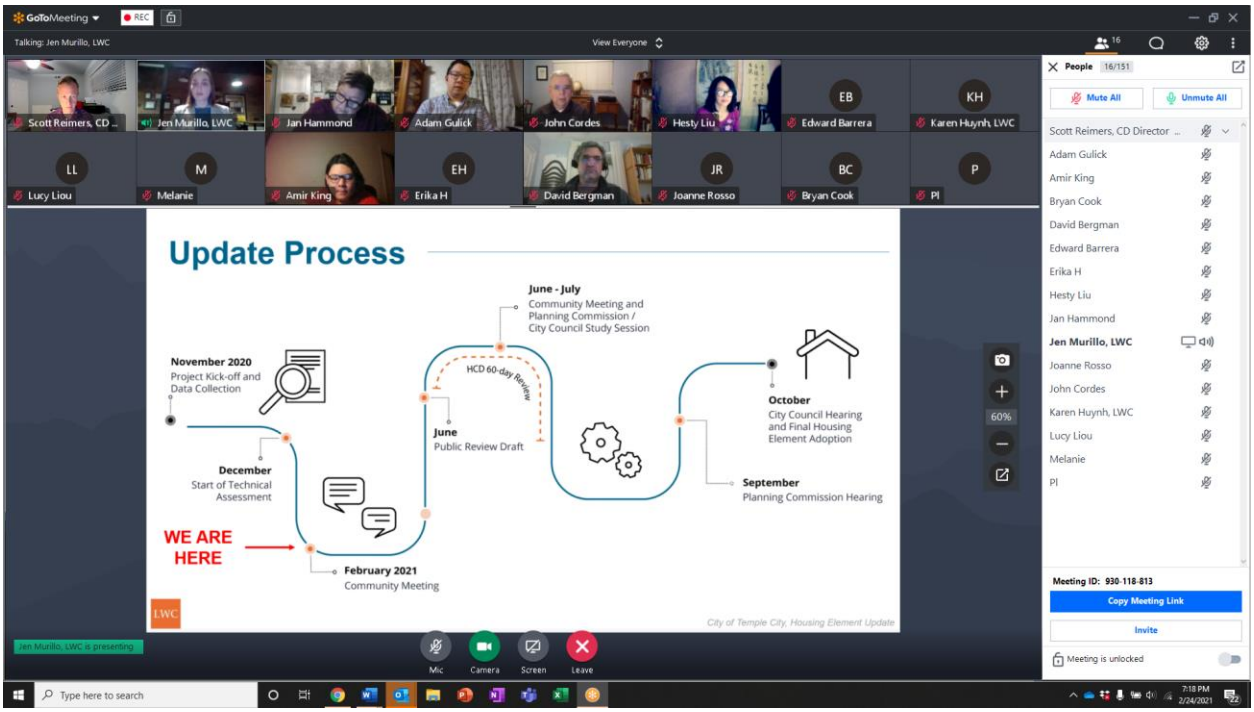
- The attendees discussed how some commercial areas have recently been designated as mixed-use to encourage more housing development, including the Crossroads Specific Plan area.
- One participant suggested using vacant commercial parcels if additional sites need to be designated for housing. There was a discussion regarding site size and dimensions related to functionality for mixed-use development.
- One participant was curious about how accessory dwelling units (ADUs) can be used to meet the City's Regional Housing Needs Allocation (RHNA). There was discussion regarding the City's ADU trends of 40 to 50 ADUs being constructed per year.
- LWC provided an overview of the RHNA methodology and how the allocation was determined for each jurisdiction.
- One participant expressed concern about the continued need for housing affordability in Temple City, especially as COVID-19 has impacted many families and low-income housing is an even greater priority.

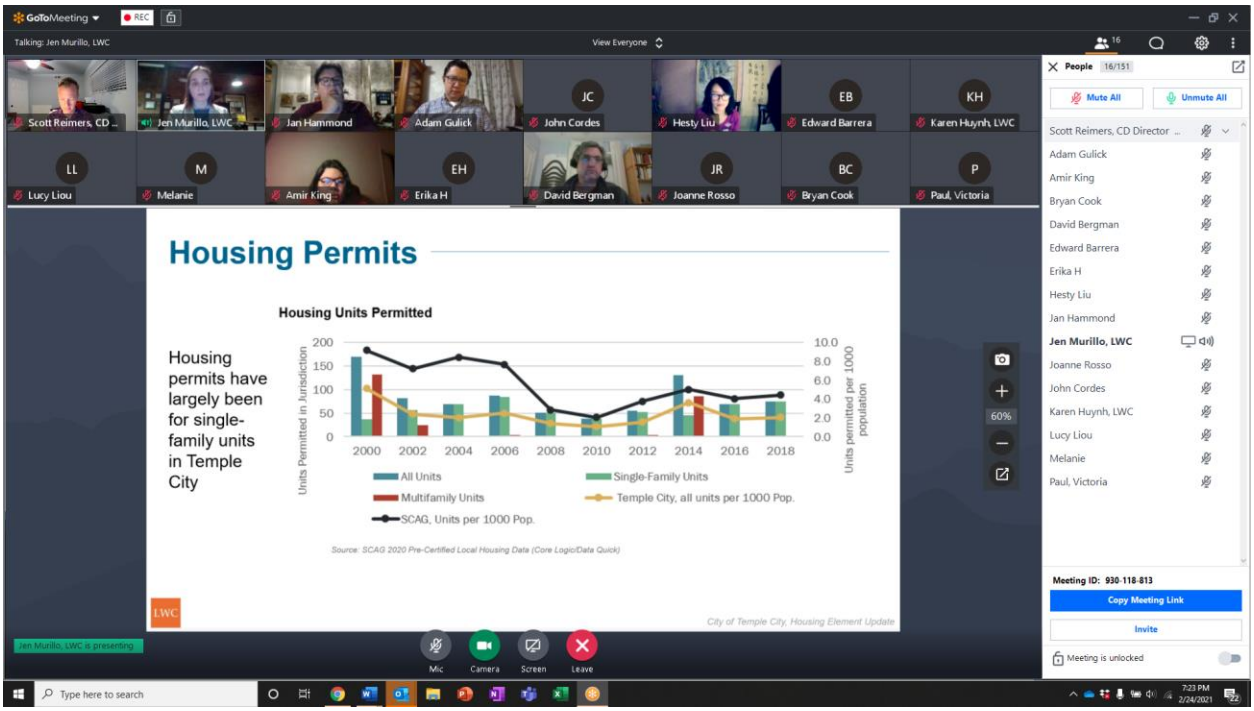
Comments provide will be incorporated in the updated Housing Element and support the development of policies and programs for the City.

Screenshots

Screenshots from the Community Meeting are included below:


Housing Element Components
1. Policy and Programs Review: A performance evaluation of policies and programs from the current (5th Cycle) housing element
2. Housing Needs Assessment: A review of the existing and projected housing needs, with particular consideration for special needs populations
3. Adequate Sites Inventory: List of land suitable suitably zoned to accommodate the City's share of regional housing need
4. Housing Resources Assessment: Resources identified to support the development, preservation, and rehabilitation of housing
5. Housing Constraints Assessment: An assessment of governmental and non-governmental (market, environmental, etc.) constraints to housing development
6. Implementation Plan: Goals, policies, and programs for addressing the City's housing need
City of Temple City, Housing Element Update


Update Process
November 2020
Project Kick-off and Data Collection
December
Start of Technical Assessment
WE ARE HERE
February 2021
Community Meeting
June
Public Review Draft
HCD 60-day Review
June - July
Community Meeting and Planning Commission / City Council Study Session
September
Planning Commission Hearing
October
City Council Hearing and Final Housing Element Adoption
City of Temple City, Housing Element Update


GoToMeeting
Talking: Jen Murillo, LWC
View Everyone
Scott Reimers, CD ...
Jen Murillo, LWC
Jan Hammond
Adam Gulick
John Cordes
Hesty Liu
Edward Barrera
Karen Huynh, LWC
Lucy Liou
Melanie
Amir King
Erika H
David Bergman
Joanne Rosso
Bryan Cook
Paul, Victoria
Housing Permits
Housing Units Permitted
Housing permits have largely been for single-family units in Temple City
Units Permitted in Jurisdiction
Units permitted per 1000 population
All Units
Single-Family Units
Multifamily Units
Temple City, all units per 1000 Pop.
SCAG, Units per 1000 Pop.
Source: SCAG 2020 Pre-Certified Local Housing Data (Core Logic/Data Quick)
City of Temple City, Housing Element Update
Jen Murillo, LWC is presenting
Mic
Camera
Screen
Leave
People 16/151
Mute All
Unmute All
Meeting ID: 930-118-813
Copy Meeting Link
Invite
Meeting is unlocked
Type here to search
7:23 PM
2/24/2021

Section E.5 Documentation

E.5.1 E-Blast Notifications



City of Temple City Newsflash

Dear Community Member,

This is a friendly reminder that today is the date of kicking off the community meeting for Temple City 2022-2030 Housing Plan update.

Wednesday, February 24

7:00 P.M. to 8:00 P.M.

use the link to access the meeting
https://global.gotomeeting.com/join/930118813

This online, virtual meeting will introduce an update to the City's Housing Element. During the meeting, we will provide you some background on the Housing Element and cover topics such as affordable housing and the City's share of the regional housing need. Please visit our Housing Plan website (www.templecity.us/housingplan) for instructions on how to log in. For more information about the City's Housing Element or Housing Plan, please see below.

For more questions, please visit our website TemplCity.us/HousingPlan, e-mail planning@templecity.us, or call (626) 656-7316.



City of Temple City Newsflash

Dear members of the public,

You are invited to give input on the City's Draft Housing Element. Visit the Housing Element Update website to learn about what is proposed and to give us your input.

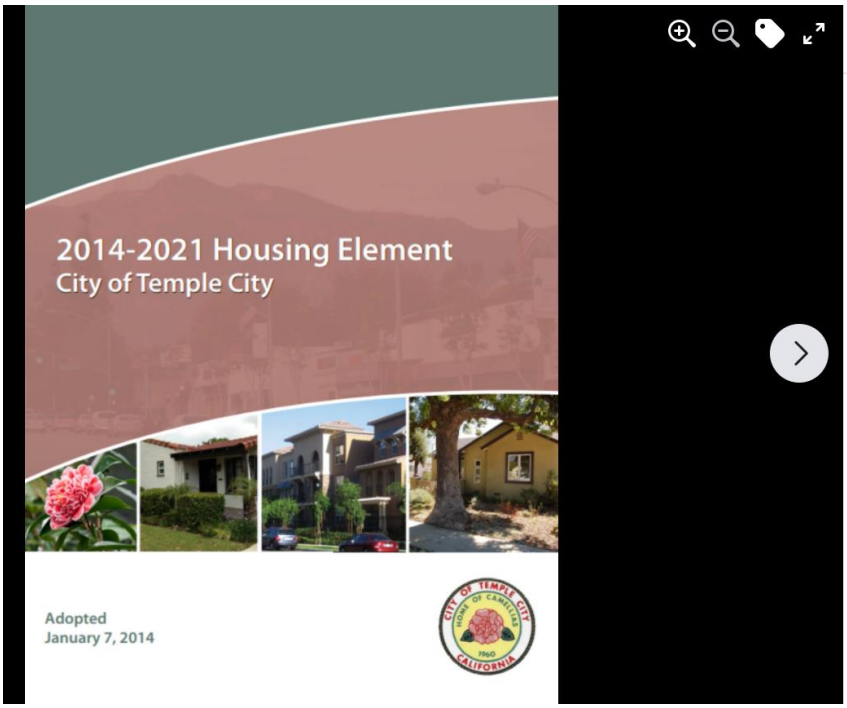
The Housing Element is one of the seven required chapters of the City's General Plan. It is the primary tool used by the State to ensure that a local government is planning for and can accommodate enough housing across all income levels. The Housing Element must be updated every eight years and is the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

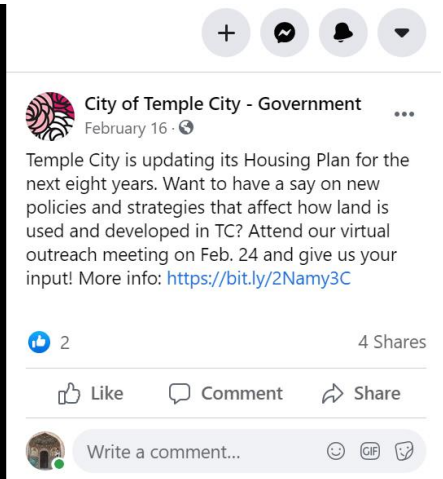
Community Meeting: On February 24, 2021, the City hosted a community meeting to inform community members about the Housing Element, answer questions, and receive comments. For the Draft Housing Element, the City will also host a community meeting. Information about the upcoming community meeting will be released soon.

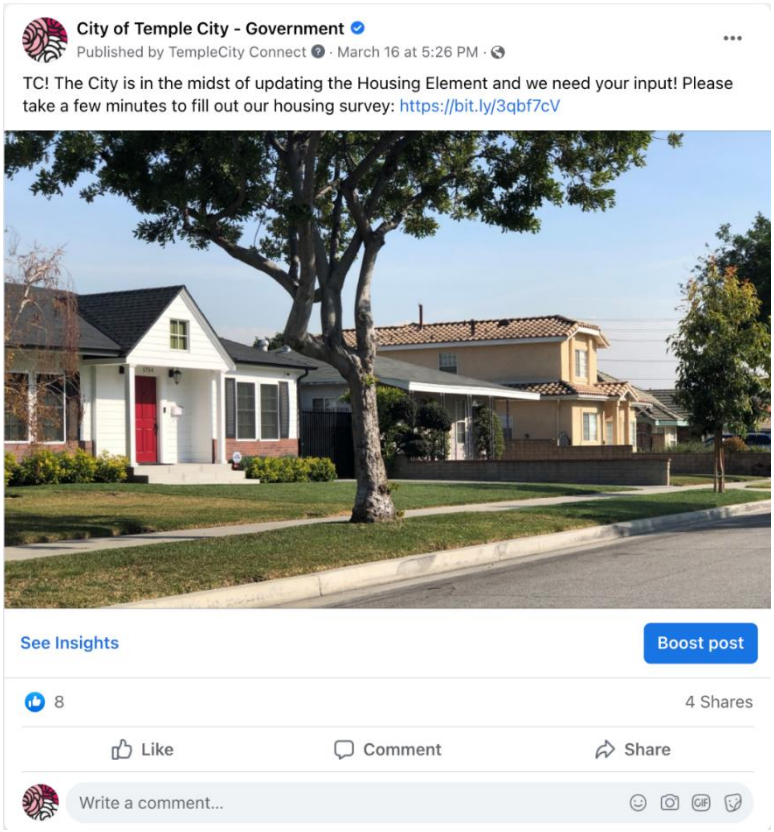
More Information: On July 20, 2021, the City Council and the Planning Commission will have a study session for the proposed Draft Housing Element. More information about the meeting can be found at Housing Element Update website, or by emailing planning@templecity.us

You are receiving this message because you are subscribed to Housing Element on www.ci.temple-city.ca.us. To unsubscribe, click the following link:
Unsubscribe

E.5.2 Social Media Notifications








connectwithtc
Temple City
View insights
Promote
Liked by brandon33045499 and 70 others
connectwithtc TC! The City is in the midst of updating the Housing Element and we need your input! Please take a few minutes to fill out our housing survey: link in bio.
View all 3 comments
6 days ago

E.5.3 News Releases

NEWS RELEASE

CITY MANAGER'S OFFICE

9701 Las Tunas Dr. I Temple City, CA 91780 I (626) 285-2171

Stakeholder Input Sought for Temple City's Housing Plan Update

First virtual community meeting set for Feb. 24.

TEMPLE CITY, CA (Feb. 16, 2021) — The city of Temple City is holding a series of meetings to gather feedback and answer questions from city residents, homeowners and developers on updates to the 2022-2030 Housing Plan. The first community meeting is scheduled for Wednesday, Feb. 24 at 7 p.m. and will be held online.

The Housing Plan, which addresses how Temple City can meet its share of the region's housing need, is a required chapter or "element" to the city's long-range General Plan. Every eight years, cities in California must update their Housing Plans with new policies and strategies that affect how land is used and developed. Temple City's Housing Plan includes programs and policies to preserve, improve and develop housing for all income levels.

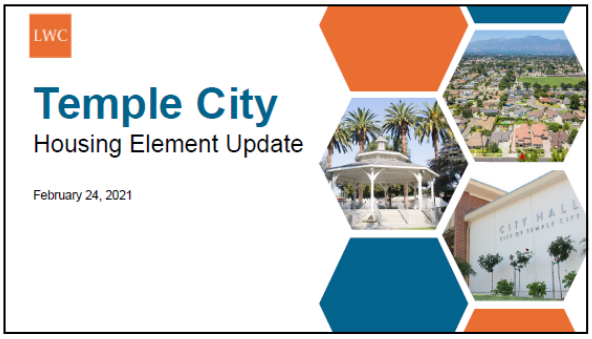
"Temple City is now entering another cycle of the Housing Element update," said Community Development Director Scott Reimers. "Through these community meetings, we're reaching out to all our constituencies for their input on future housing policy."

At the upcoming meeting, attendees will be informed of proposed changes and updates to Temple City's Housing Element. The presentation will also include background on the plan, affordable options and Temple City's share of the regional housing need.

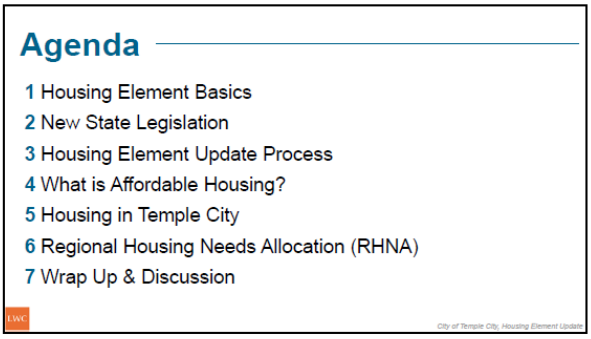
The link and instructions for the community meeting will be posted on templecity.us/housingplan on Wednesday, Feb. 17. Click on Notify Me on the aforementioned page to receive a notification of the meeting details.

For more information, visit templecity.us/housingplan or contact Community Development Director Scott Reimers at planning@templecity.us or (626) 656-7316.

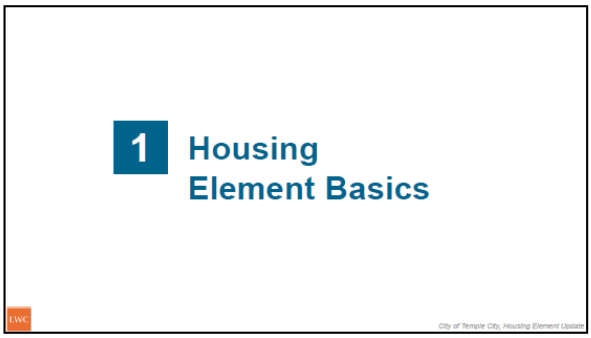
E.5.4 Presentations



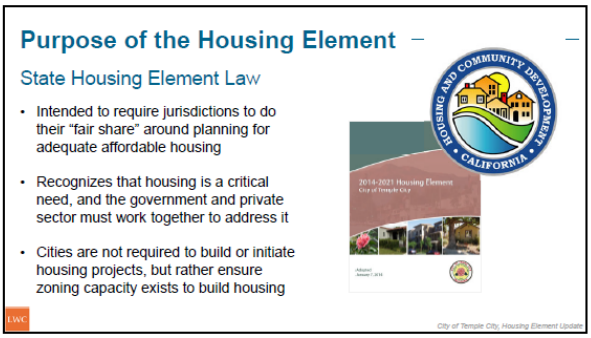
1



2



3



4

What is the Housing Element?

The Housing Element is a required section of the City's General Plan. It must:

- Assess the residents' housing needs and conditions of housing stock
- Establish a roadmap for accommodating projected housing unit demand over the next eight years
- Set citywide housing-related goals, objectives, policies, and programs
- Show how the City will meet demand for housing at all income levels

Other General Plan Elements

Land Use | Mobility | Conservation | Open Space | Safety | Noise

5

Housing Element Components

1. **Policy and Programs Review:** A performance evaluation of policies and programs from the current (5th Cycle) housing element
2. **Housing Needs Assessment:** A review of the existing and projected housing needs, with particular consideration for special needs populations
3. **Adequate Sites Inventory:** List of land suitable suitably zoned to accommodate the City's share of regional housing need
4. **Housing Resources Assessment:** Resources identified to support the development, preservation, and rehabilitation of housing
5. **Housing Constraints Assessment:** An assessment of governmental and non-governmental (market, environmental, etc.) constraints to housing development
6. **Implementation Plan:** Goals, policies, and programs for addressing the City's housing need

6

2 New State Legislation

7

New Legislation

The State continues to pass new housing legislation, including:

- **AB 1397:** Adequate Housing Element Sites
- **SB 166:** No Net Loss
- **AB 686:** Affirmatively Furthering Fair Housing
- **AB 72:** Housing Element Enforcement
- **AB 671:** ADU plan
- **AB 879:** Reporting Requirements
- **AB 1763:** Enhanced Density Bonus
- **AB 2162:** Supportive Housing Streamlined Approval
- **SB 6:** Design and Development of the Site Inventory
- **AB 1851:** Religious Institutions Affiliated Housing (Yes in God's Back Yard, YIGBY)

The following slides provide a high-level overview of a select few.

8

AB 1397 & SB 166

AB 1397 Adequate Housing Element Sites (2017): Strengthens local governments' obligation to identify a supply of adequate sites available to meet their share of regional housing needs at all income levels.

- Non-vacant sites must have a realistic development potential.
- Currently identified (5th Cycle) sites must be re-zoned by-right and include 20% affordable units.
- Requires history of affordable housing development on < ½ acre and >10-acre sites.

SB 166 No Net Loss (2017): Requires jurisdictions to maintain adequate sites to always accommodate its remaining regional housing needs allocation throughout the housing element planning period.

9

AB 686 & AB 72

AB 686 Affirmatively Furthering Fair Housing (AFFH) (2018): Requires housing elements to demonstrate the local jurisdiction is affirmatively furthering fair housing. Jurisdictions need to demonstrate compliance with the statute by:

- Analyzing existing fair housing and segregation issues;
- Identifying fair housing goals;
- Developing strategies to implement these goals; and
- Ensuring sites in the inventory are identified in such a way that promotes AFFH.

AB 72 Housing Element Enforcement (2017): Allows HCD to review any action or lack of action by a jurisdiction that is inconsistent with its housing element. HCD can revoke housing element compliance and notify the Attorney General.

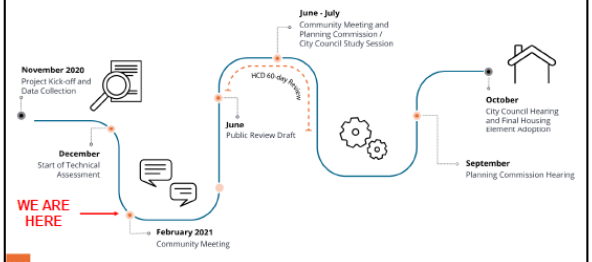
AFFH is the taking of meaningful actions that "**overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity**" for communities of color, persons with disabilities, and others protected by California law

10

3 Housing Element Update Process

11

Update Process



12

4 What is Affordable Housing?

13

What is Affordable Housing?

Extremely Low Income	Very Low Income	Low Income	Moderate Income
0% to 30% AMI	31% to 50% AMI	51% to 80% AMI	81% to 120% AMI
Household income for a family of 4:			
$33,800	$56,300	$90,100	$92,750*

- These income categories are defined by the State and are based on varying percentages of the Area Median Income (AMI) in Los Angeles County
- Housing is considered "affordable" if occupants pay no more than 30% of their income on housing costs

** Moderate income is calculated at 120% of AMI by the State (HCD). The other income thresholds are calculated by the U.S. Department of Housing and Urban Development (HUD).*

14

Types of Affordable Housing

Affordable Housing is provided in a variety of ways, by both the public and private sector.

Deed Restricted	Supportive Housing	Public Housing	Rent Stabilized	Rent Subsidies
Units that are legally set aside for people of certain incomes.	Can be built publicly or privately with supportive services.	Owned and operated publicly. Residents pay no more than 30% of their income for rent. (least common)	Units with some level of price control that is guaranteed to the tenant.	A voucher that allows a qualified tenant to rent a market rate unit by covering the difference.

15

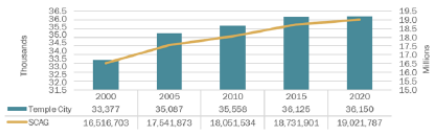
5 Housing in Temple City

16

Population

Temple City's population has been growing at a slower rate than the region

Population Trend, 2000-2020



	2000	2005	2010	2015	2020
Temple City	33,377	35,067	35,558	36,125	36,150
SCAG	16,516,703	17,541,873	18,051,534	18,731,901	19,021,787

SCAG = Southern California Association of Governments Region

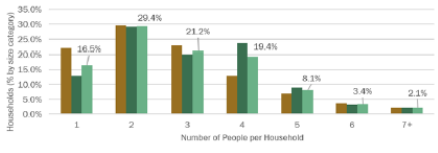
Source: SCAG 2020 Pre-Certified Local Housing Data (CA DOF E-5 Population and Housing Unit Estimates)

17

Household Size

The most common household size is 2 people (29.4%) followed by 3 people (21.2%)

Households by Household Size

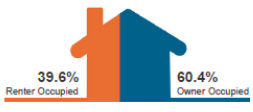


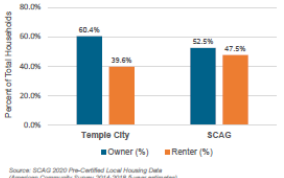
Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

18

Housing Tenure

Temple City has a higher rate of homeownership compared to the region





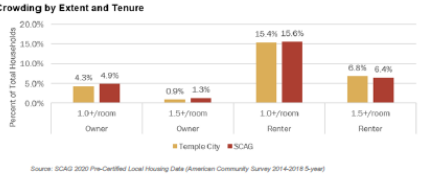
Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

19

Overcrowding

Renter-occupied units are more likely to be overcrowded than owner-occupied units

Crowding by Extent and Tenure



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year)

20

Rental Cost Burden

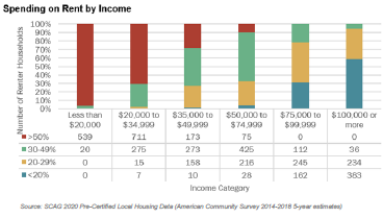
Six out of 10 renters in Temple City are cost-burdened (spend more than 30% of income on rent)



21

Cost Burden by Income

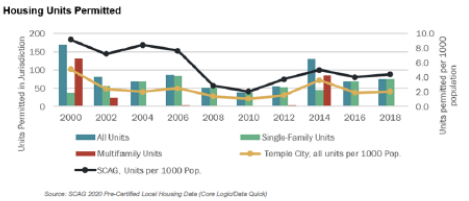
Lower income households spend significantly more of their income on rent



22

Housing Permits

Housing permits have largely been for single-family units in Temple City

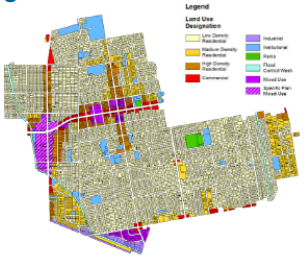


23

Land Use and Housing

Temple City is approximately 4 square miles, 69% of which allows residential use.

Of this area that allows residential, approximately 76% of the land is low density residential.



24

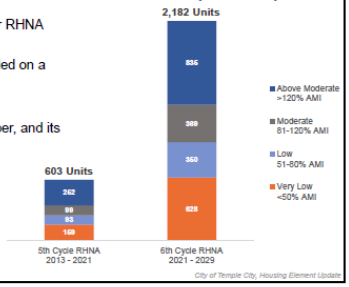
6 Regional Housing Needs Allocation (RHNA)

25

Regional Housing Needs Allocation (RHNA)

Regional Housing Needs Allocation or RHNA (pronounced ree-nah):

- Number of new housing units needed on a regional basis
- Each jurisdiction must show it can accommodate its total RHNA number, and its allocations by income level
- Mandated by State law



26

RHNA & the Housing Element Update

How Does the Housing Element Update Help the City Meet its Goals?

- Develop an inventory of sites sufficient to meet Temple City's RHNA allocation
- Establish additional policies and programs to incentivize both market-rate and affordable housing development and expand housing production



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7 Wrap Up & Discussion

Comments/questions may also be sent to: planning@templecity.us

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Stay Informed and Involved!

Temple City Housing Element Webpage: www.templecity.us/housingplan

Temple City Project Contact:

Hesty Liu
Associate Planner
(626) 285-2171 x4314
hliu@templecity.us

Future Items:

- Draft Housing Element available for public review – June (anticipated)
- Next Community Meeting – June (anticipated)

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Thank you!

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Temple City

Housing Element Update
Study Session

July 20, 2021



1

Agenda

1 Housing Element Overview
2 Process and Public Outreach
3 Housing Needs and Conditions in Temple City
4 Draft Housing Element
5 Next Steps
6 Discussion

2

1 Housing Element Overview

3

What is the Housing Element?

The Housing Element is a required section of the City's General Plan. It must:

- Assess the residents' housing needs and conditions of housing stock
- Establish a roadmap for accommodating projected housing unit demand over the next eight years
- Set citywide housing-related goals, objectives, policies, and programs
- Show how the City can accommodate housing at all income levels

Cities are not required to build or initiate housing projects, but rather ensure zoning capacity exists to build housing

Other General Plan Elements

Land Use
Mobility
Conservation
Open Space
Safety
Noise

4

Housing Element Components

Policy and Programs Review: A performance evaluation of policies and programs from the current (5th Cycle) housing element

Housing Needs Assessment: A review of the existing and projected housing needs, with particular consideration for special needs populations

Adequate Sites Inventory: List of land suitably zoned to accommodate the City's share of regional housing need

Housing Resources Assessment: Resources identified to support the development, preservation, and rehabilitation of housing

Housing Constraints Assessment: An assessment of governmental and non-governmental (market, environmental, etc.) constraints to housing development

Implementation Plan: Goals, policies, and programs for addressing the City's housing need

5

Housing Legislation

The State continues to pass new housing legislation

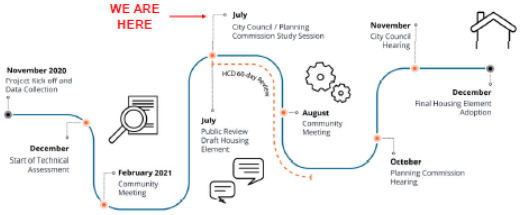
- More stringent requirements for identifying and maintaining a supply of adequate housing sites
- Expanded requirements for addressing fair housing and segregation issues
- Additional penalties for housing element non-compliance

6

2 Process and Public Outreach

7

Update Process



8

Public Outreach

- Housing Element Update webpage
- Community Meeting - February 24th
- Email notifications
- Fact Sheet
- Social media posts
- Posting on the City's homepage
- Regular updates at Planning Commission Meetings



9

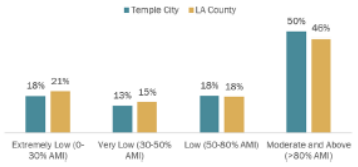
3 Housing Needs and Conditions in Temple City

10

Household Income Distribution

About half of Temple City households are lower income (earning less than 80% of Area Median Income (AMI))

Similar income distribution to LA County, but Temple City has a higher household median income



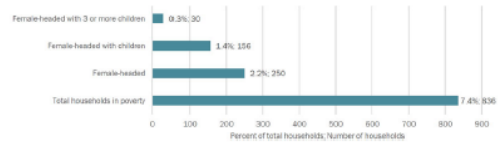
Source: HUD CHAS, 2013-2016

AMI = Area Median Income
AMI for a 4-person household is $77,600

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Households by Poverty Status

- 7.4% of households in Temple City (836 households) are experiencing poverty
- LA County experiences a similar rate
- Female-headed households are more likely to be in poverty



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

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Elderly Households by Income and Tenure

Most elderly households in Temple City are lower income

One-third (33%) of elderly households are extremely low-income (earning less than 30% of Area Median Income (AMI)), compared to one-quarter (24%) in the region

		Owner	Renter	Total	Percent of Total Elderly Households
Income category, relative to surrounding area:	< 30% HAMFI	540	455	995	33.4%
	30-50% HAMFI	350	205	555	18.7%
	50-80% HAMFI	460	120	580	19.5%
	80-100% HAMFI	140	40	180	6.1%
	> 100% HAMFI	600	65	665	22.4%
TOTAL		2,090	885	2,975	

HAMFI refers to Housing Urban Development Area Median Family Income

Source: SCAG 2020 Pre-Certified Local Housing Data (HUD CHAS, 2012-2016)

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Housing Cost Burden / Overpayment

Lower-income households are much more likely to be housing cost burdened

Six out of 10 renters in Temple City are housing cost burdened

Temple City renters experience a higher rate of housing overpayment than renters in the region

Households by Share of Income Spent on Housing Costs			
Income	Not Cost Burdened (<30% of Income)	Cost Burdened (30-50% of Income)	Severely Cost Burdened (>50% of Income)
< 30% HAMFI	15%	13%	72%
30-50% HAMFI	33%	32%	36%
50-80% HAMFI	50%	36%	14%
80-100% HAMFI	59%	34%	7%
>100% HAMFI	87%	12%	0%

Note: HAMFI refers to Housing Urban Development Area Median Family Income.

Source: SCAG 2020 Pre-Certified Local Housing Data (HUD CHAS, 2012-2016)

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Regional Housing Needs Allocation (RHNA)

Regional Housing Needs Allocation or RHNA (pronounced re-nah):

- Projected number of new housing units needed
- Each jurisdiction must show it can ***accommodate*** its total RHNA number, and its allocations by income level
- Mandated by state law

	SCAG	Temple City
	6th Cycle RHNA	6th Cycle RHNA Share
Very Low 30-50% AMI	351,796	630
Low 50-80% AMI	206,807	350
Moderate 80-120% AMI	223,957	369
Above Moderate >120% AMI	559,267	837
Total	**1,341,827**	**2,186**

Median income 4-person household: $77,300

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4 Draft Housing Element

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Section I Introduction
Section II Projected Housing Need
Section III Housing Resources
Section IV Housing Plan

- Goal A: Facilitate Housing to Accommodate RHNA
- Goal B: Promote Housing for Lower- and Moderate-Income Households
- Goal C: Remove Government Constraints to Housing
- Goal D: Conserve and Improve Existing Affordable Housing Stock
- Goal E: Promote Fair Housing Opportunities

Appendix A: Housing Needs Assessment
Appendix B: Sites Inventory and Methodology
Appendix C: Housing Constraints
Appendix D: Existing Programs Review
Appendix E: Public Participation Summaries

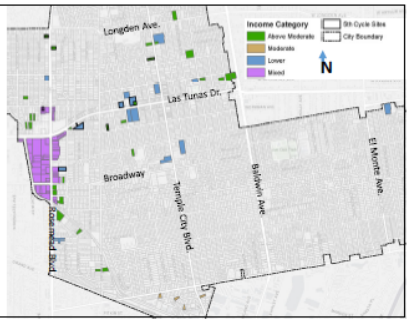
17

Sites Inventory

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Credits to RHNA						
ADUs	*408*	*0*	*0*	*0*	*0*	*408*
Entitled/Proposed Projects	-	*24*	*0*	*0*	*143*	*167*
Site Inventory	*Very Low/Low*	*1,017*		*580*	*931*	*2,528*
Total Credits	**408**	**1,041**		**580**	**1,074**	**3,103**
RHNA	See Very Low	- 630	-350	-369	-837	-2,186
Surplus	**See Very Low/Low**	**469**		**211**	**237**	**917**

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Sites Inventory



Sites identified on the map are under no obligation to construct affordable housing.

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Key Programs

Limit Discretionary Review for Affordable Housing (Program #A5)
As required by state law, for sites identified in previous Housing Element, remove discretionary review for housing projects where 20% of units are affordable.

Enhanced Density Bonus (Programs #B6 & B8)
Update the Zoning Code to be consistent with state law and evaluate increasing density bonus provisions for projects that include affordable housing above that required by state law.

Community Care Facilities in Lower Density Residential Zones (Program #C3)
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.



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Key Programs

Monitoring and Reporting (Program #A6)
Monitor and ensure adequate sites to accommodate the remaining unmet RHNA by each income category are maintained.

Infrastructure Grants (Program #A8)
Pursue grant funding for infrastructure that supports infill development across the city (such as in the Crossroads Specific Plan).

Housing for Seniors (Policy f, Goal B)
Encourage micro-unit, shared, and intergenerational housing models to help meet the housing needs of aging adults and lower-income individuals.



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Key Programs

Eliminate Minimum Floor Area Standard (Program #C4)
Eliminate zoning requirement for minimum floor area by unit type.

Objective Design Standards (Program #C5)
Adopt objective design standards in multi-family zones.

Safe Parking (Program #C6)
A Safe Parking Program provides safe, compliant parking spaces, access to restroom facilities, and social service resources for people experiencing homelessness. Study the allowance for Safe Parking Programs in appropriate zones.



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Key Programs

Sewer Reconstruction Fee Evaluation (Program #C7)
Evaluate the sewer reconstruction fee, which charges the same fee for all projects with four or more units.

Rental Assistance Program (Program #E2)
Evaluate developing a program that provides temporary rental subsidies to existing residents that are at-risk to homelessness. Consider other subsidies and assistance available to inform how the City could effectively structure the program.



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Review Period

Overview of the Review Period:

- Submitted to HCD on July 7, 2021 (60-day HCD review period)
- Available for public review from **7/7/2021 to 8/9/2021** on the City's website:

  www.ci.Temple-City.ca.us/HousingPlan

- Hard copies at the Community Development Department and the Temple City Public Library

How to Provide Input:

- Write-in to Hesty Liu via hliu@templecity.us or planning@templecity.us
- Speak up at today's meeting
- Speak up at the next community meeting (August 3rd at 6:30 p.m.)
- Public hearings (anticipated in October and November)
- HCD directly

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5 Next Steps

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Next Steps

Complete and Publish Affirmatively Furthering Fair Housing (AFFH) Analysis Per Recent State Law

- Guidelines released late April 2021

End of Review Period

- Submit all comments by August 9, 2021
- City will review and update the Housing Element, as appropriate

HCD Review

- City will make any necessary modifications to meet requirements to be certified by the State

Adoption

- Planning Commission Hearing – October
- City Council Hearing – November

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Stay Informed and Involved!

Temple City Housing Element Webpage:

www.ci.Temple-City.ca.us/HousingPlan

Temple City Project Contact:

Hesty Liu
Associate Planner
(626) 285-2171 x4314
hliu@templecity.us or planning@templecity.us

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6 Discussion

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Thank you!

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Appendix F: Affirmatively Furthering Fair Housing (AFFH)

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Section F.1 Introduction

Assembly Bill 686, signed in 2018, establishes a statewide framework to affirmatively further fair housing (AFFH) with the goal of achieving better economic and health outcomes for all Californians through equitable housing policies. AB 686 requires cities and counties to take deliberate actions to foster inclusive communities, advance fair and equal housing choice, and address racial and economic disparities through local policies and programs. Housing elements are now required to address the following five components:

- **Inclusive and Equitable Outreach:** A summary of fair housing outreach and capacity that includes all economic segments of the community.
- **Assessment of Fair Housing:** An assessment of fair housing issues, including integration and segregation patterns, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs.
- **Analysis of Sites Inventory:** An evaluation of whether the Housing Element's sites inventory improves or exacerbates conditions for fair housing.
- **Identification of Contributing Factors:** The identification and prioritization of contributing factors related to fair housing issue.
- **Priorities, Goals, and Actions to AFFH:** The identification of fair housing goals and actions that directly address the contributing factors outlined above. The housing element should include metrics and milestones for evaluating progress and fair housing results.

This section documents four of the five components of the AFFH components. The summary of AFFH-related outreach is included in Appendix E and in Housing Element Section I.E (Summary of Public Participation).

F.1.1 Notes on Figures and Analysis

This Appendix contains geospatial data downloaded from HCD's AFFH Data and Mapping Resources Hub. Additional analysis is sourced from the Census American Community Survey and HCD's pre-certified data, where appropriate.

Section F.2 Assessment of Fair Housing

F.2.1 Fair Housing Outreach and Enforcement

Fair housing complaints can be an indicator of housing discrimination in Temple City. Fair housing issues can arise through discrimination against an individual based on disability, race, national origin, familial status, disability, religion, or sex when renting or selling a dwelling unit.

The U.S. Department of Housing and Urban Development's (HUD) Office of Fair Housing and Equal Opportunity (FHEO) is the federal agency dedicated to eliminating housing discrimination, promote economic opportunity, and achieve diverse, inclusive communities. FHEO services and

activities include investigating fair housing complaints, conducting compliance reviews, ensuring civil rights in HUD programs, and managing fair housing grants.

Locally, the City partners with the Housing Rights Center (HRC) to investigate fair housing complaints. HRC is a non-profit, approved by HUD, that works with local government offices to ensure Fair Housing laws are upheld. HRC provides a number of services to Los Angeles County stakeholders, including tenant/landlord mediation, credit counseling, and fair housing training and workshops.

During the 2020-2021 fiscal year, the HRC and Fair Housing Council reported five discrimination inquiries filed by residents of Temple City. The discrimination breakdown provided by HRC reported only inquiries. Table F-1 provides the classifications of these five inquiries. The HRC disposition summary for these inquiries indicated that four were counseled and one was pending at the time of the report. No other information on these inquiries, such as geographical distribution, was included in their reporting.

Table F-1: Breakdown of Fair Housing Issues

Discrimination Inquiries Fiscal Year 2020/2021	
Protected Classification	**Number of Inquiries**
Mental Disability	4
Racial	1
Total	**5**
Source: HRC and Fair Housing Council	

Of the 258 respondents to the City's survey, 23 responded that they had experienced housing discrimination in Temple City. These respondents largely identified the discrimination as being by a landlord or property manager and based on race. Only one respondent reported the incident. Under Program E1, the City will actively advertise the Housing Rights Center (HRC) services for investigating housing discrimination complaints to raise awareness of tenants' rights and support available.

The City provides residents with fair housing information by providing contact information to complainants and posting links to a variety of fair housing resources on the City's website including the Housing Rights Center, U.S. Department of Housing and Urban Development Fair Housing/Equal Opportunity, and National Fair Housing Advocate. Comments during the Housing Element Update process supported the City's approach of partnering with the Housing Rights Center to investigate fair housing complaints (Program E1).

The City does not have any pending lawsuits, enforcement actions, judgements, settlements, or findings related to fair housing and civil rights. The City does not currently have any local fair housing laws.

The City complies with state and federal housing laws as follows:

- **Fair Housing Act; Title VI of the Civil Rights Act of 1964** – the City complies by ensuring its actions related to housing are not discriminatory through City protocols, decision-making procedures, and adhering to non-discrimination requirements of federal funding programs.
- **Rehabilitation Act of 1973** – see Fair Housing Act; also, the City complies through its accessibility protocols, administered and enforced by the City's ADA/504 Coordinator and Building Official.
- **American Disabilities Act** – the City complies with the ADA through building permit review and issuance and as described in Appendix C (Housing Constraints, Section C.2.2, Housing for Persons with Disabilities).
- **California Fair Employment and Housing Act (FEHA) and FEHA Regulations** – the City complies with FEHA and its regulations through established City protocols for hiring and decision-making, mandatory trainings for City staff, and legal counsel and advisement.
- **Government Code Section 65008** – the City ensures that the City's actions are not discriminatory through training programs conducted by the City's Human Resources Department. Programs are included in this Housing Element to facilitate housing for all households, including protected classes (e.g., programs regarding special needs housing and community care facilities).
- **Government Code Section 8899.50** – Appendix F of this Housing Element documents compliance with Affirmatively Furthering Fair Housing requirements.
- **Government Code Section 11135 et. seq.** – the City complies with anti-discrimination requirements through the City's Human Resources programs and the City's procurement protocols.
- **Density Bonus Law (Government Code Section 65915)** – the City must update its density bonus provisions in compliance with the Density Bonus Law as described in Appendix C (Housing Constraints) and Program B6 (Density Bonus Provisions).
- **Housing Accountability Act (Government Code Section 65589.5)** – the City has documented compliance with the HAA as described in Appendix C (Housing Constraints) and Program C5 (Objective Design Standards).
- **No-Net-Loss Law (Government Code Section 65863)** – the City has documented compliance with sufficient capacity for RHNA and will ensure compliance with no-net-loss via programs (Program A6, Sites Monitoring and Reporting).
- **Least Cost Zoning Law (Government Code Section 65913.1)** – the City includes programs in this Housing Element to ensure that sufficient land is zoned with appropriate standards to accommodate its RHNA.

- **Excessive subdivision standards (Government Code Section 65913.2)** – the City has typical subdivision standards in compliance with the Government Code (see Appendix C, Section C.2.5).
- **Limits on growth control (Government Code Section 65302.8)** – the City complies as it has no growth control measures.
- **Housing Element Law (Government Code Section 65583)** – this Housing Element documents compliance with Housing Element Law.

F.2.2 Integration and Segregation

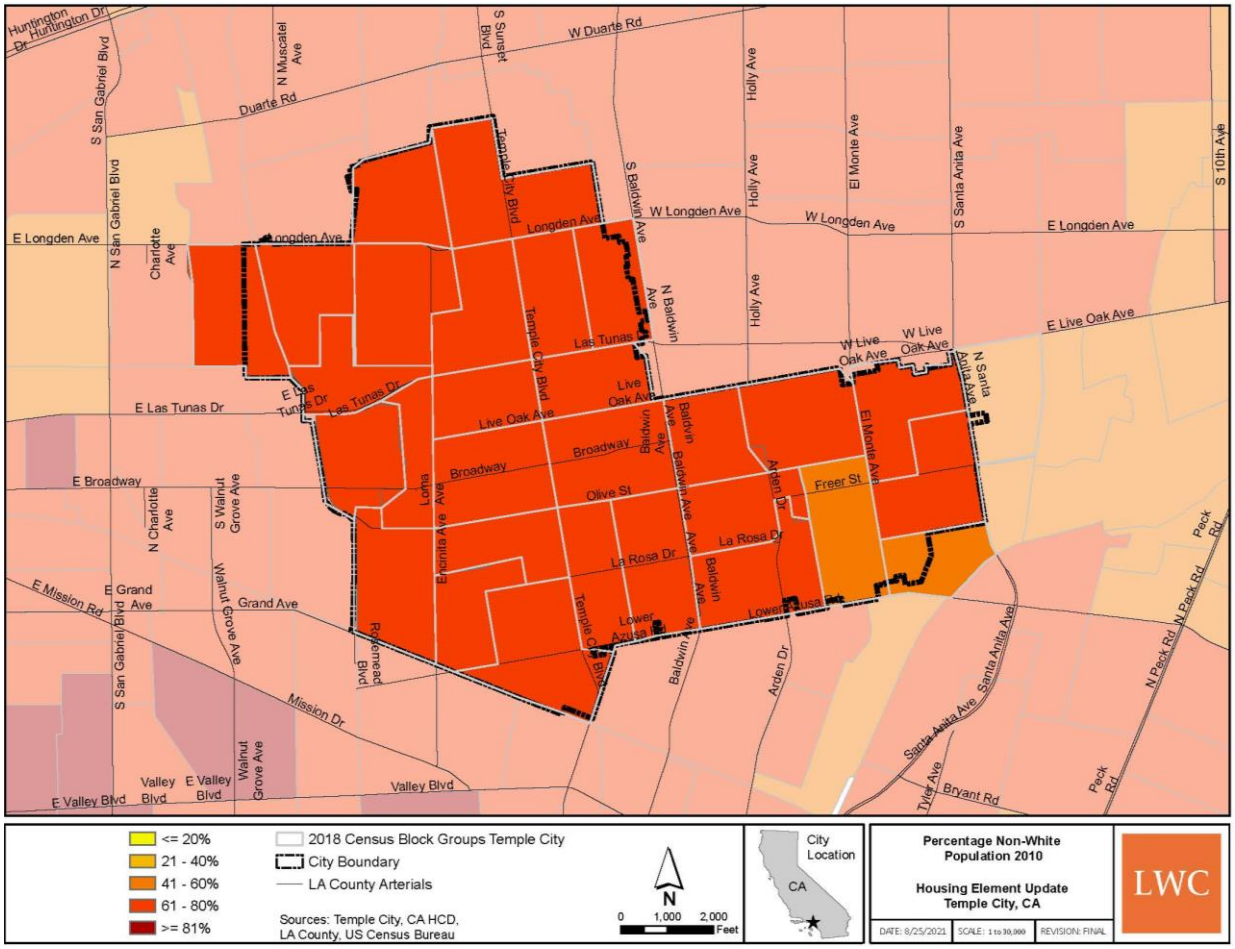
This section of the assessment analyzes integration and segregation, including patterns and trends, related to people with protected characteristics.

Race and Ethnicity

According to the American Community Survey (ACS), approximately 77 percent of the Temple City population belongs to a racial minority group in 2019, an increase from 68 percent in 2010. Temple City has a higher proportion of racial and ethnic groups than Los Angeles County overall. The largest racial group in Temple City is Asian, representing 62 percent of the total population and 20 percent is Hispanic or Latino (of any race), compared to 48 percent of the population of Los Angeles County (see Appendix A, Housing Needs Assessment, Figure A-3).

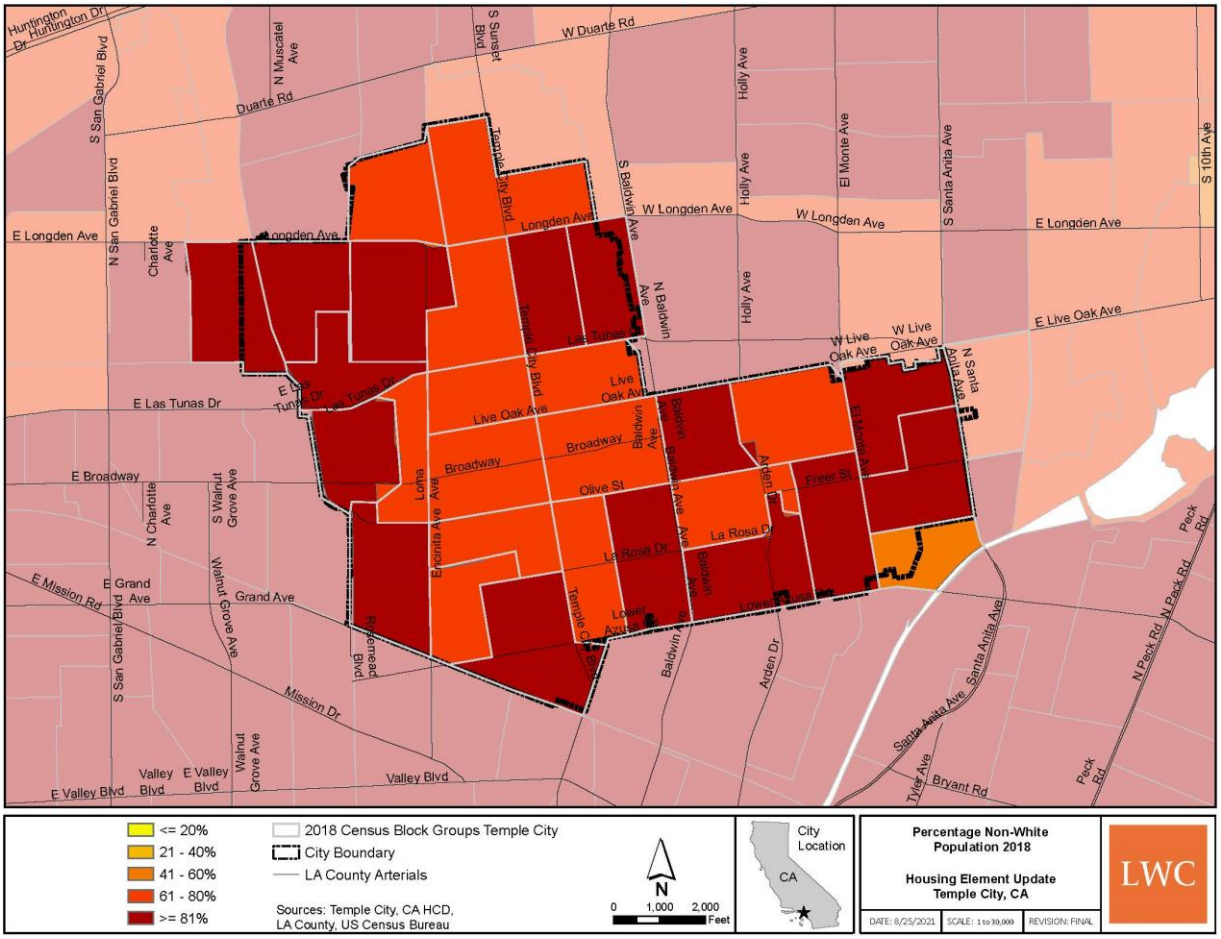
Figure F-1 shows the non-white population percentage by census tract in 2010 and Figure F-2 displays this information for 2018. In 2018, almost every census tract in the city has a non-white population of over 61 percent, with about half of the tracts showing 81 percent or more non-white. The concentration of minority groups in the city has increased since 2010, when there were no tracts with more than 80 percent non-white population.

Figure F-1: Non-White Population (2010)



Source: HCD AFFH Spatial Data

Figure F-2: Non-White Population (2018)



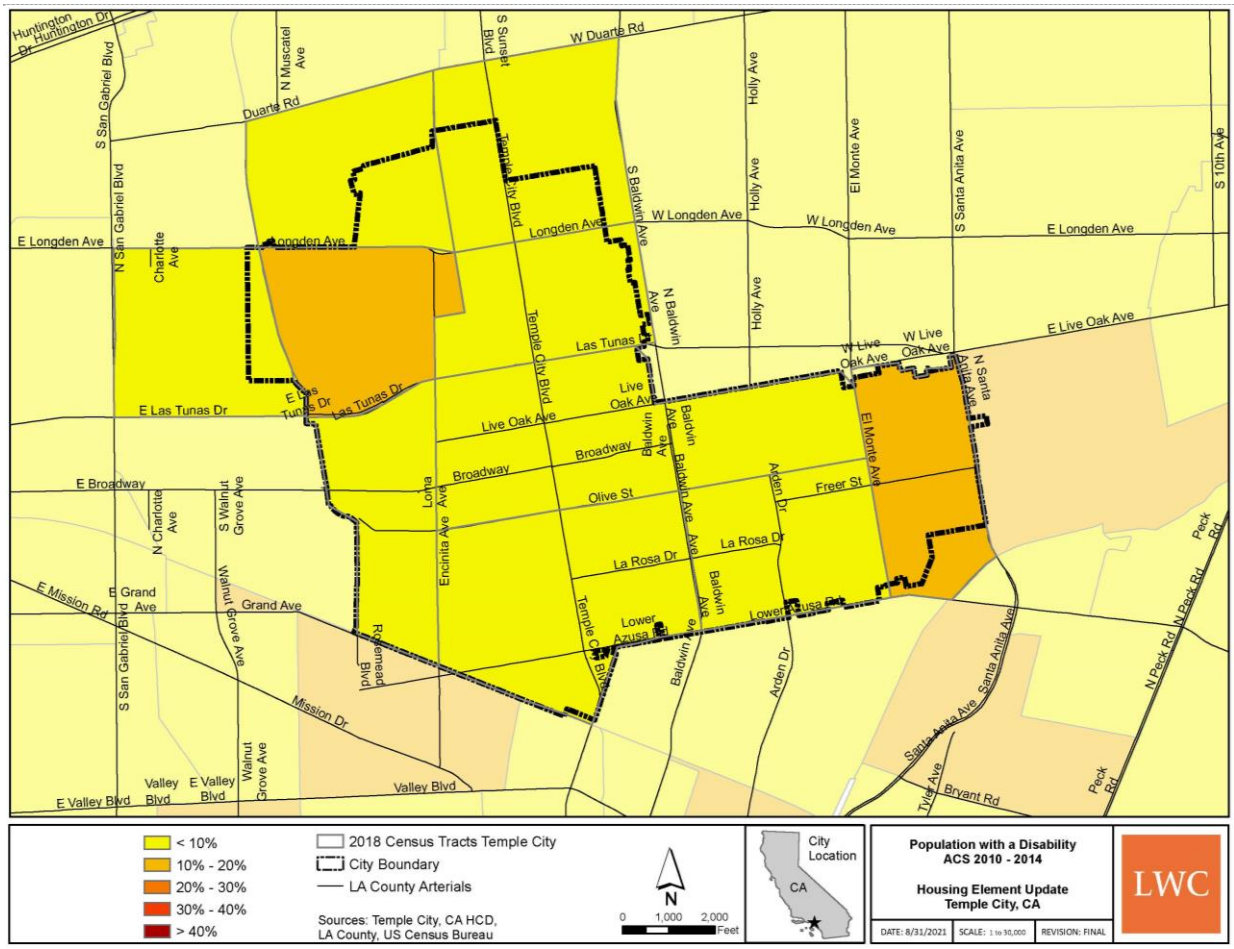
Source: HCD AFFH Spatial Data

Disability

People are considered to have a disability if they have one or more of the following: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. According to the 2015 to 2019 ACS, approximately 8.8 percent of Temple City residents experience a disability, compared to 9.4 percent countywide. Temple City has a slightly greater portion of residents experiencing a disability since 2012, when 8.4 percent residents reported experiencing a disability. Figures F-3 and F-4 show the population percentages with a disability for 2010 to 2014 and 2015 to 2019, respectively.

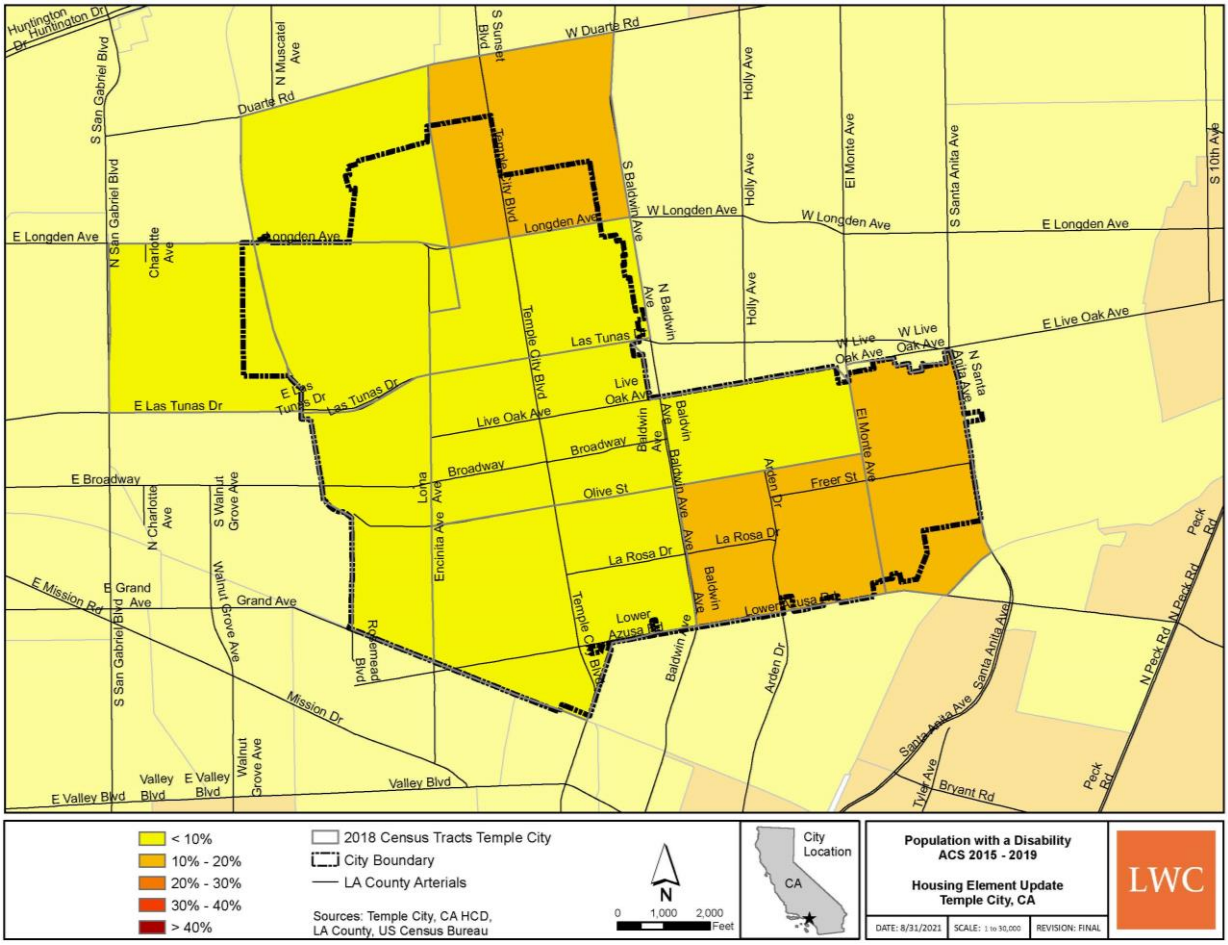
Most census tracts in Temple City consist of less than 10 percent of residents experiencing disability according to the 2015 to 2019 ACS data. Census tracts with higher levels of disability in which 10 to 20 percent of the population has a disability are located on the northeastern and eastern portions of Temple City.

Figure F-3: Percent of Population with a Disability (2010-2014)



Source: HCD AFFH Spatial Data

Figure F-4: Percent of Population with a Disability (2015-2019)



Source: HCD AFFH Spatial Data

Familial Status

Familial status refers to the presence of at least one child under 18 years old. Examples of familial status discrimination include refusal to rent to families with children, eviction of families once a child joins, confinement of families to specific floors of a building, and overly restrictive rules regarding children's use of common areas.

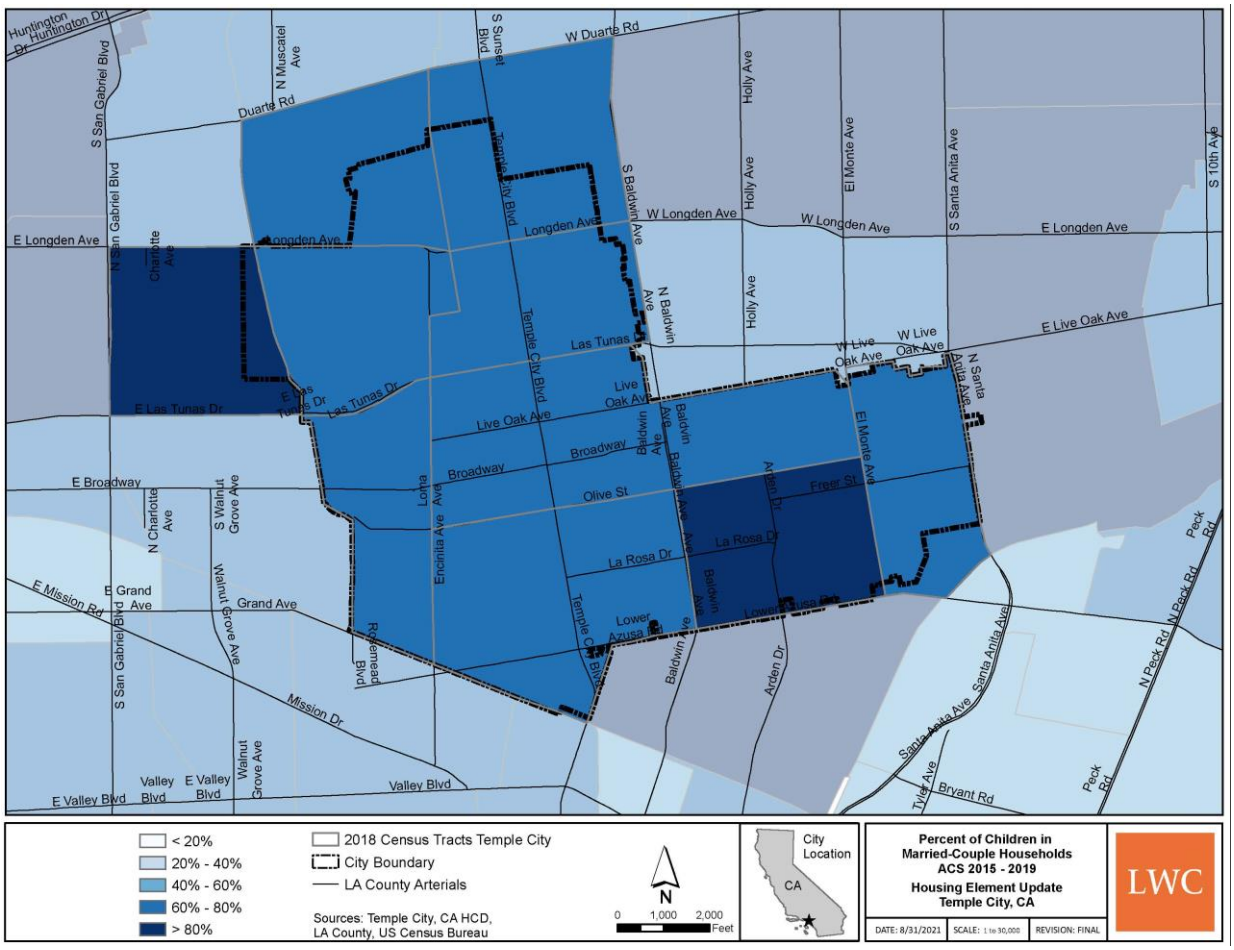
As of the 2015 to 2019 ACS, 36.6 percent of households in Temple City have one or more children under the age of 18. The city's share of households is higher than that of the county overall at 33.0 percent and neighboring jurisdictions East San Gabriel (36.0 percent) and San Gabriel (30.8 percent) but is lower than Rosemead (38.5 percent).

Single parent households are also a protected class. Temple City has 6.2 percent of households consisting of single-parent households. Of particular consideration are female-headed households, who may experience greater housing affordability challenges due to typically lower household incomes for these households compared to two-parent households. A total of 4.5

percent of households in Temple City are single female-headed households with children. Temple City has a lower share of female-headed households than the SCAG region overall. Of Temple City's 11,319 total households, 12 percent are female-headed, compared to 14.3 percent in the SCAG region. 4.5 percent are female-headed and with children (compared to 6.6 percent in the SCAG region) and 0.7 percent are female-headed and with children under six years old (compared to 1.0 percent in the SCAG region).

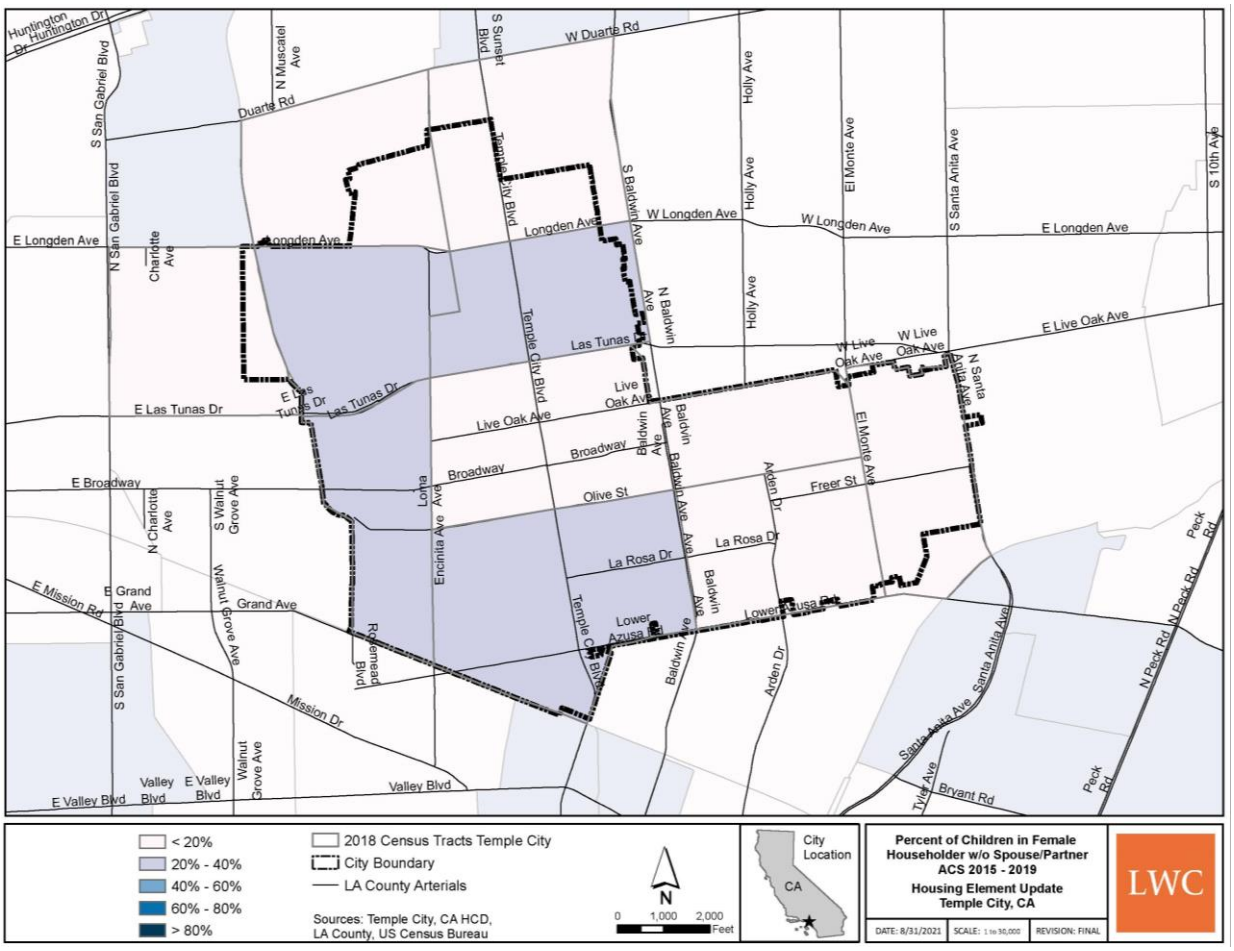
As shown in Figure F-5 and Figure F-6, Temple City has a fairly even distribution of children in married-couple families per census tract, while single female-headed households with children are more concentrated in certain tracts on the western portion of the city at levels of 20 to 40 percent.

Figure F-5: Children in Married-Couple Households (2015-2019)



Source: HCD AFFH Spatial Data

Figure F-6: Children in Female-Headed Households with No Partner Present (2015-2019)



Source: HCD AFFH Spatial Data

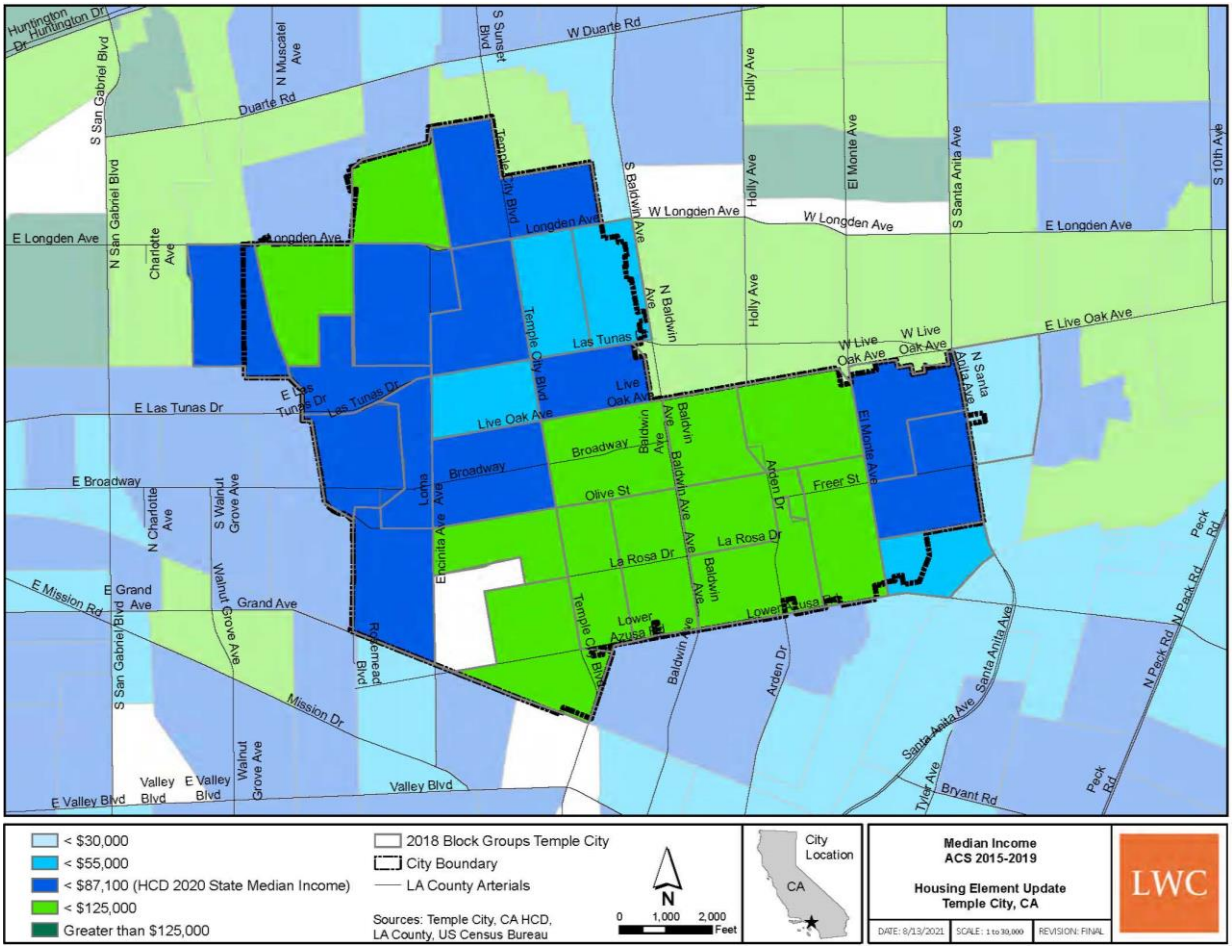
Income

According to the 2015 to 2019 ACS, the median household income in Temple City is $78,516, which is greater than Los Angeles County ($68,044). Since 2010, Temple City's median income increased 20 percent (from $ 65,668), a similar rate with the county, which grew by 23 percent (from $ 55,476). Although Temple City has a higher income population, the income distribution is similar to that of Los Angeles County's (see Appendix A, Housing Needs Assessment, Figure A-8).

Figure F-7 displays the distribution of median household income by census block group in Temple City. Some variation in household income is evident in adjacent tracts in certain areas of the city. Two block groups along Temple City Boulevard near Las Tunas Drive and Live Oak Avenue have relatively lower median household incomes under $55,000 compared to surrounding areas, as does one other area in the southeast corner of the city. Most of the southern half of the city, along with two block groups in the northwest, have relatively higher incomes (greater than the 2020

State Median Income). One block group within the city shown in white has no data associated with it.

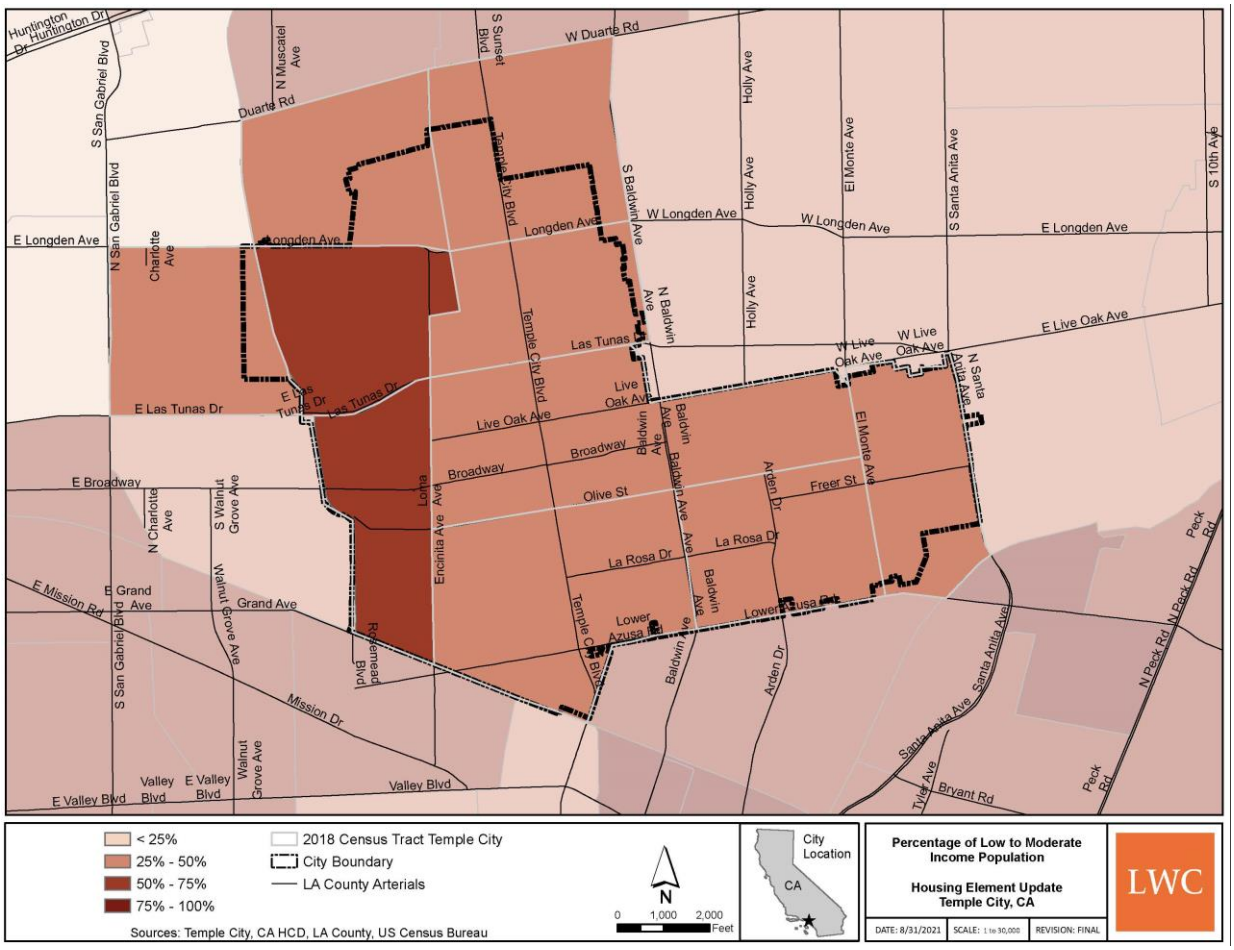
Figure F-7: Median Household Income (2015-2019)



Source: HCD AFFH Spatial Data

Figure F-8 also displays income distribution across Temple City by showing the percentage of low to moderate (LMI) income households by census tracts. The city contains two LMI categories, 25 to 50 percent and 50 to 75 percent. Tracts in the western parts of the city have most of their population living in low and moderate-income households. This area is bounded to the north by Longden Avenue and Encinita Avenue to the east.

Figure F-8: Low to Moderate Income Population



Source: HCD AFFH Spatial Data

Income should also be disaggregated by race and ethnicity to further understand local patterns of segregation and integration. Although the citywide poverty rate was 9.8 percent in 2019, not all racial and ethnic groups in Temple City have the same likelihood of experiencing poverty[1]. As shown in Table F-2, a higher percentage of American Indian and Alaska Natives experience poverty than other racial or ethnic groups at a rate of about one in six. Additionally, residents who identified as American Indian and Alaska Native or some other race alone were disproportionately represented in the share of the total population experiencing poverty in comparison to their actual proportion of the city's population.

[1] In Temple City, 7.4 percent of total households are experiencing poverty, compared to 7.9 percent of households in the SCAG region (see Appendix A, Housing Needs Assessment, Section A.3.5).

Table F-2: Poverty by Race/Ethnicity (2019)

Temple City	Poverty Rate	% Of Population
Total Population	9.8%	-
White alone	10.4%	23.0%
Black or African American alone	2.6%	0.6%
American Indian and Alaska Native alone	16.9%	0.4%
Asian alone	9.4%	62.6%
Native Hawaiian/Other Pacific Islander alone	0.0%	0.5%
Some other race alone	12.3%	9.8%
Two or more races	5.6%	3.1%
Hispanic or Latino origin (of any race)	12.3%	19.5%
Source: ACS 2019 5-Year Estimates, Table S1701		

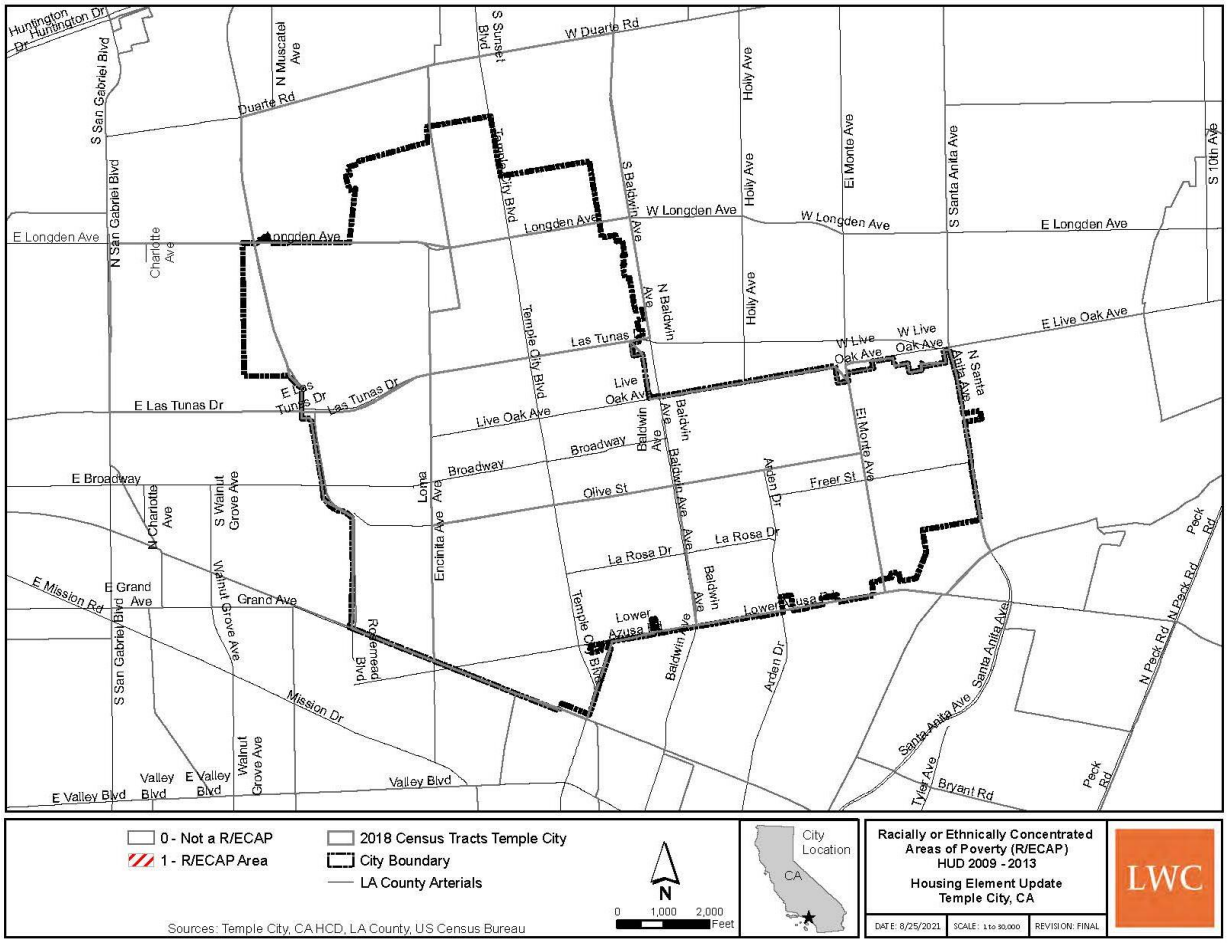
F.2.3 Racially or Ethnically Concentrated Areas of Poverty

Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) are areas that exhibit both high racial/ethnic concentrations and high poverty rates. HUD defines R/ECAPs as census tracts with a majority non-White population (50 percent or more) and a poverty rate that exceeds 40 percent or is three times the average poverty rate for the county, whichever is lower.

R/ECAPs may indicate the presence of disadvantaged households facing housing insecurity and need. They identify areas whose residents may have faced historical discrimination and who continue to experience economic hardship, furthering entrenched inequities in these communities. According to Figure F-9, there are no R/ECAPs in Temple City or in the surrounding area.

Figure F-9: Racially/Ethnically Concentrated Areas of Poverty (2009-2013)

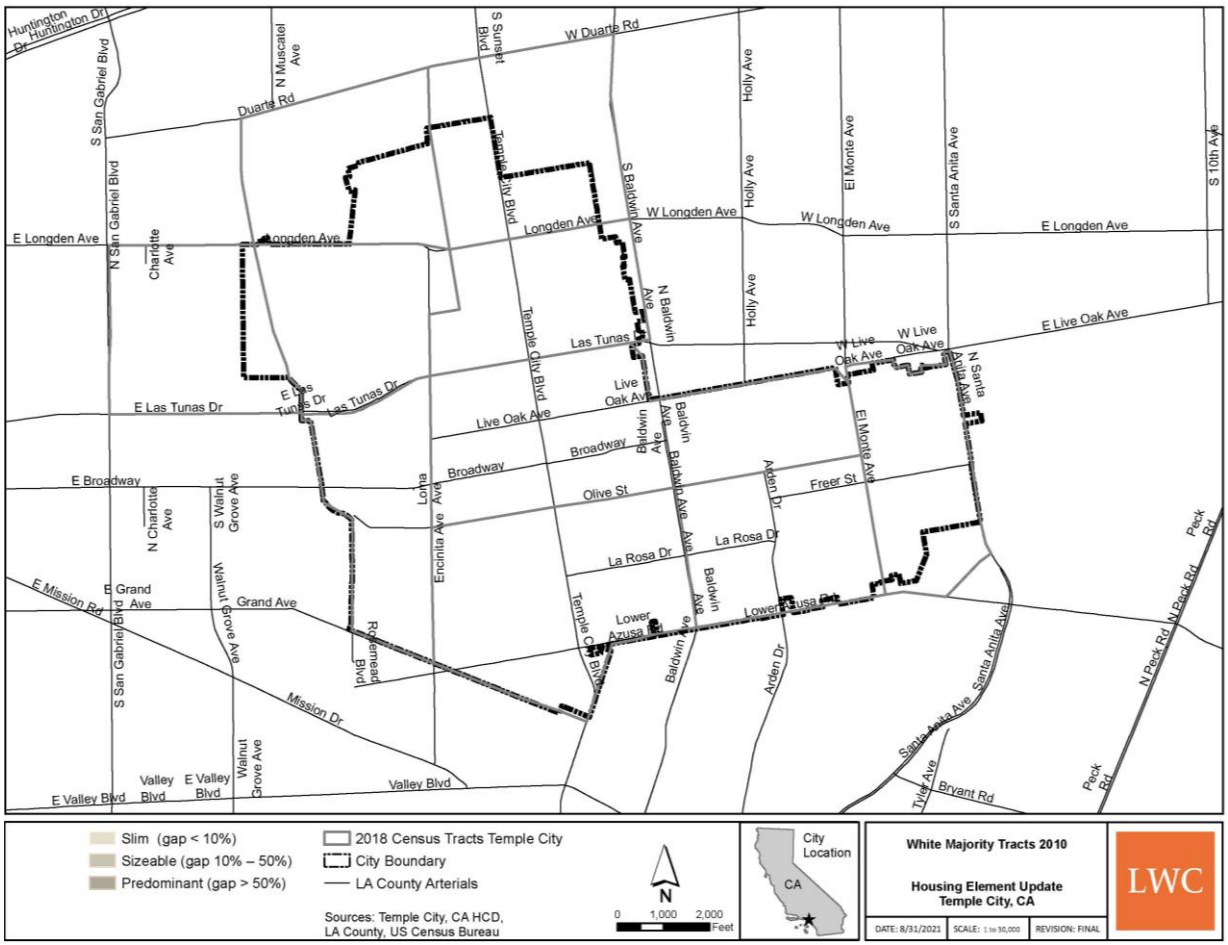


Source: HCD AFFH Spatial Data

Racially or Ethnically Concentrated Areas of Affluence (RCAAs)

Racially or Ethnically Concentrated Areas of Affluence (RCAAs) are neighborhoods in which there are both high concentrations of non-Hispanic White households and high household income rates. Based on research from the University of Minnesota Humphrey School of Public Affairs, RCAAs are defined as census tracts where 80 percent or more of the population is white, and the median household income is $125,000 or greater (which is slightly more than double the national median household income in 2016). However, HCD has adjusted the RCAA methodology to more appropriately consider California's higher levels of diversity. According to 2010 data available from HCD that is shown in F-10 below, Temple City has no white majority tracts and they do not meet the thresholds to be considered RCAAs.

Figure F-10: White Majority Tracts (2010)



Source: HCD AFFH Spatial Data

F.2.4 Access to Opportunity

One important component of fair housing is a neighborhood's access to opportunity, which correlates relative place-based characteristics of an area, such as education, employment, safety, and the environment, with critical life outcomes, such as health, wealth, and life expectancy. Ensuring access to opportunity means both investing in existing low-income and underserved communities, as well as supporting residents' mobility and access to 'high resource' neighborhoods.

In February 2017, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened the California Fair Housing Task Force to provide research and evidence-based policy recommendations to further HCD's fair housing goals of (1) avoiding further segregation and concentration of poverty and (2)

encouraging access to opportunity through land use policy and affordable housing, program design, and implementation.

HCD and TCAC prepared opportunity maps to identify census tracts with the highest and lowest resources. High resources tracts are areas that offer low-income residents the best chance of a high quality of life, whether through economic advancement, high educational attainment, or clean environmental health. Lower resource areas have fewer of these opportunities.

The opportunity maps inform TCAC, which oversees the Low-Income Housing Tax Credit (LIHTC) Program, to more equitably distribute funding for affordable housing in areas with the highest opportunity. The analysis evaluates total access to opportunity (e.g., high, moderate, low), but also individually assesses opportunity access across more specific indicators, such as education, transportation, economic development, and environment.

TCAC Opportunity Areas – Composite Score

As shown in Figure F-11, Temple City is about evenly divided between high and highest resource areas. Highest resource neighborhoods are generally in the tracts east of Encinita Avenue and north of Olive Street. High resource areas are areas with high index scores for a variety of opportunity indicators. Examples of indicators of high resources areas include high employment rates, low poverty rates, proximity to jobs, high educational proficiency, and limited exposure to environmental health hazards**.**

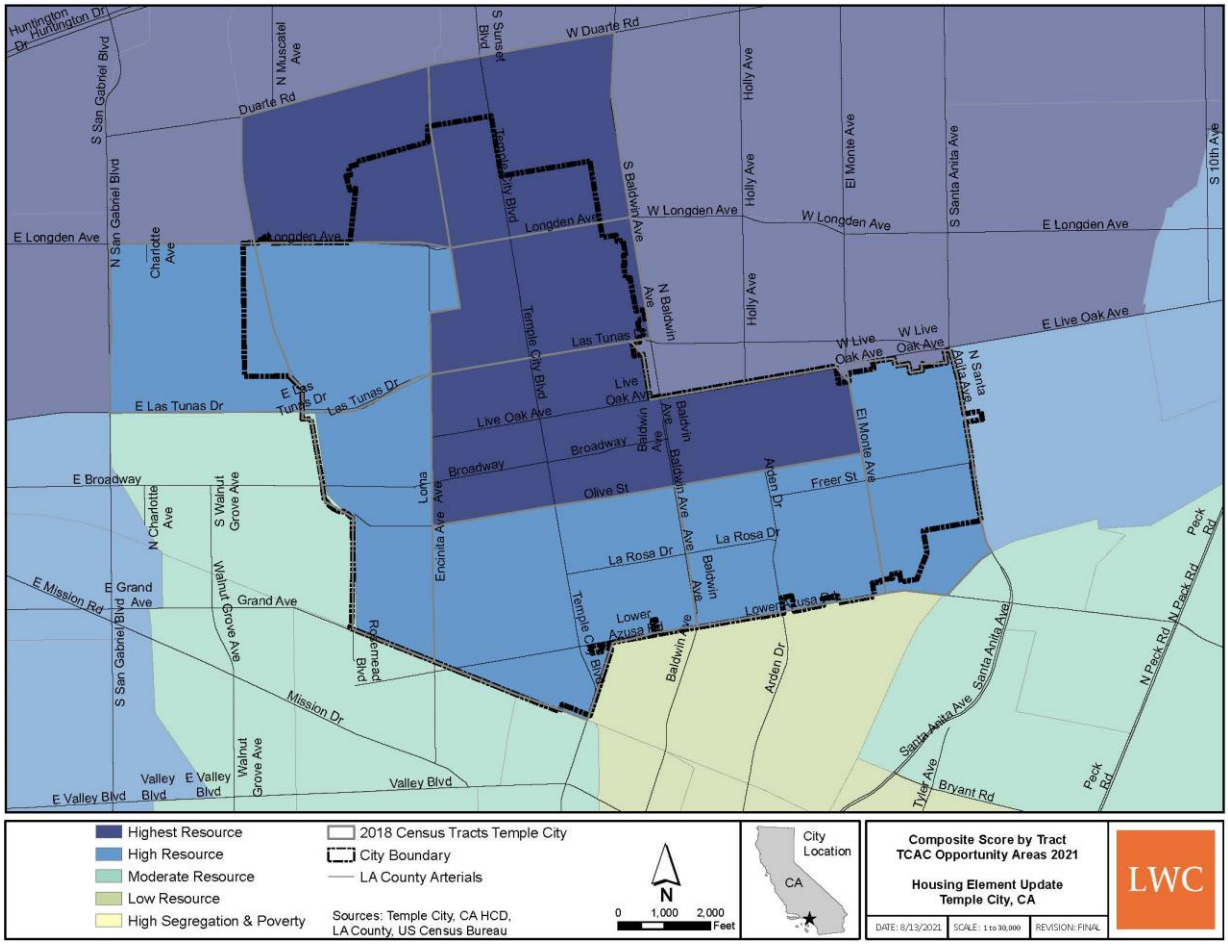
Census tracts in the city that are categorized as moderate resource areas have access to many of the same resources as the high resource areas but may have fewer job opportunities, lower performing schools, lower median home values, or other factors that lower their indexes across the various economic, educational, and environmental indicators. Temple City does not have any moderate resource areas.

Low resources areas are characterized as having fewer opportunities to employment and education, or a lower index for other economic, environmental, and educational indicators. These areas have greater quality of life needs and should be prioritized for future investment to improve opportunities for current and future residents. Temple City does not have any low resource areas.

Census tracts surrounding Temple City exhibit similar levels of opportunity to the northwest, north, and east of the city. Census tracts located to the southwest and south are in the cities of Rosemead and El Monte and have lower opportunity scores than Temple City. The lower opportunity scores result from lower economic, environmental, and educational ratings in each tract that combine to create the composite score. The lower opportunity levels and scores in these areas are partly due to the presence of multiple freeways, manufacturing facilities, and an airport contributing to above average air and water pollution levels. These areas also have limited park and greenspace acreage. Another factor creating lower opportunity levels and scores is a lack of economic development and job centers in some areas. The residents of Rosemead and El Monte would have access to Temple City's parks and services, including via LA Metro transit lines that connect El Monte and Temple City. After this analysis was prepared, the 2022 TCAC Opportunity

Map was released. There were no changes between the 2021 and 2022 TCAC Opportunity Maps for Temple City.

Figure F-11 TCAC Opportunity Areas 2021 - Composite Score



Source: HCD AFFH Spatial Data

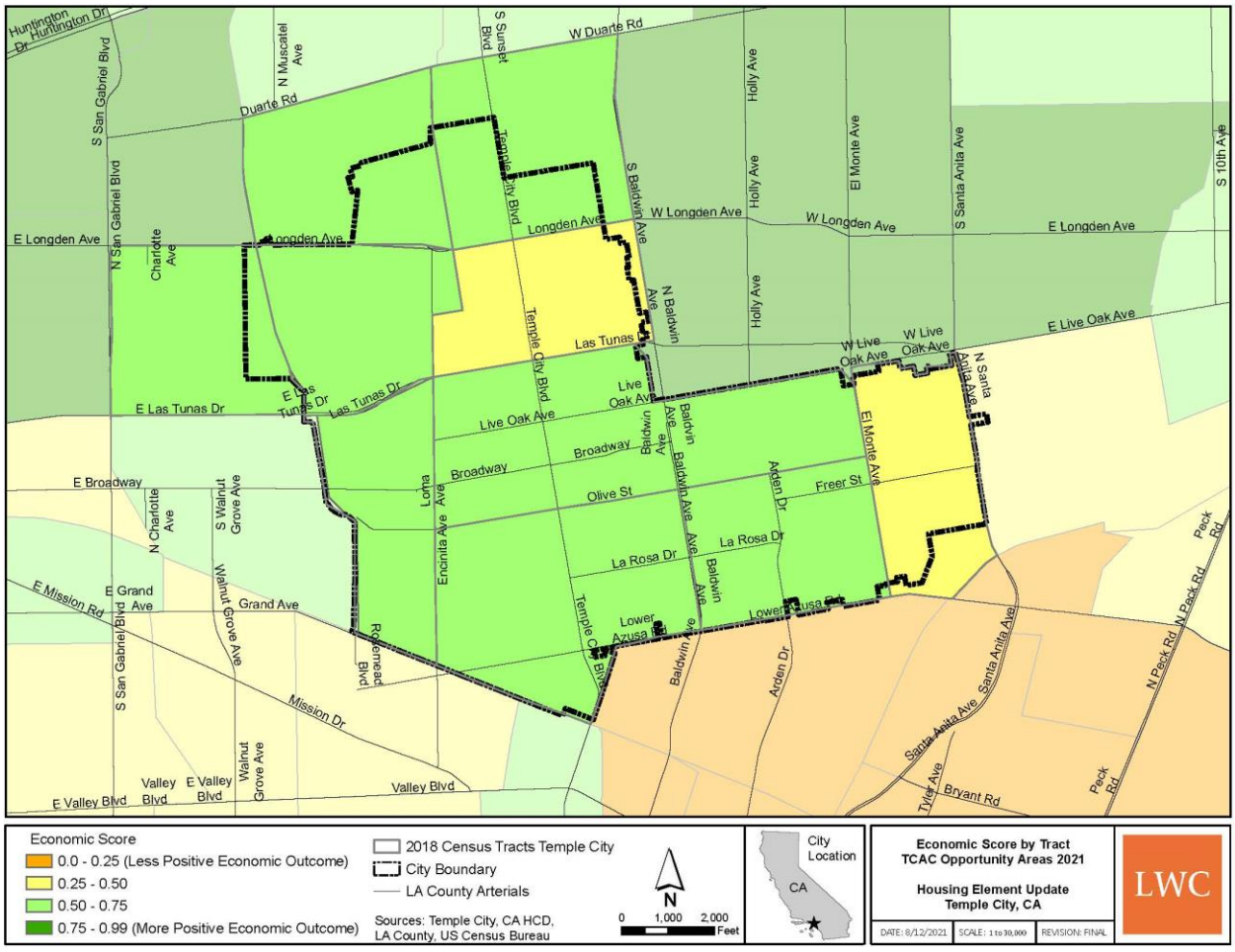
Economic Score

The economic score for a census tract is based on poverty, adult education, employment, job proximity, and median home value indicators. The score is broken up by quartiles, with the highest quartile indicating the most positive economic outcomes. According to Figure F-12, most of the city consists of mid-tier tracts with a 0.50 to 0.75 economic score and two tracts in a lower score range. One of the tracts in the lower range situated in the north central portion of the city also has a relatively lower median household income.

Temple City's recently updated General Plan (Mid-Century General Plan) outlines several policies and strategies to spur economic growth and development in the city, including the preparation of an Economic Development Strategy to attract and retain quality businesses that offer job opportunities for local residents; continuing and expanding Economic Development Programs

such as business attraction and retention, workforce engagement and training, lifestyle enrichment, and the establishment of creative/innovative employment centers; and Job Training Programs to promote and coordinate employee education, training, and hiring programs to better match Temple City youth and adults with jobs locally and in the San Gabriel Valley.

Figure F-12: TCAC Opportunity Areas 2021 - Economic Score



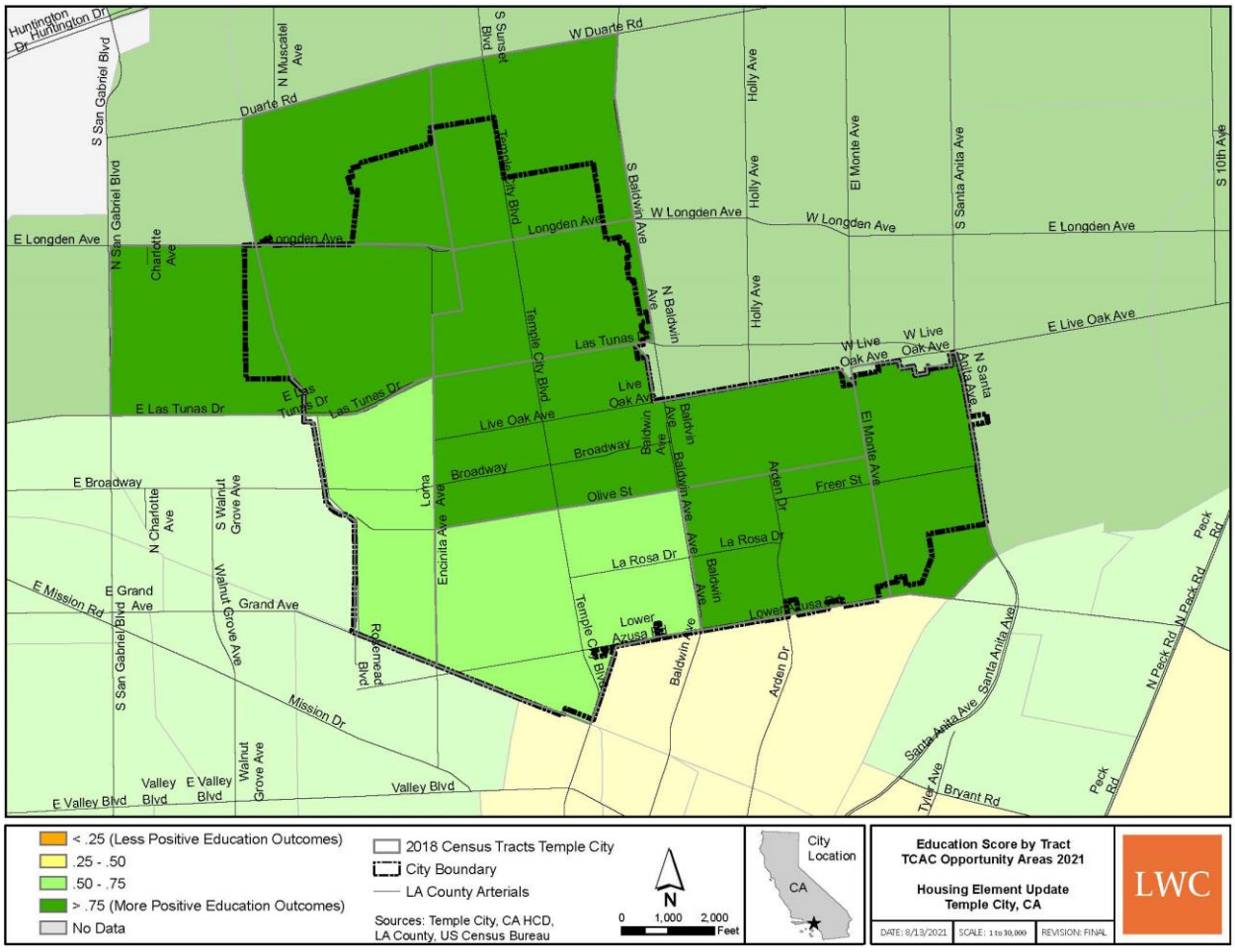
Source: HCD AFFH Spatial Data

Education Score

The education score for a census tract is based on math and reading proficiency, high school graduation rate, and student poverty rate indicators. The score is broken up by quartiles, with the highest quartile indicating more positive education outcomes. As shown in Figure F-13, most census tracts in the city have the highest education score of greater than 0.75 and two tracts with scores between 0.50 and 0.75. About half of the area with higher concentrations of low to moderate income households is in census tracts with the highest education score. Despite the city being served by five school districts, these school district boundary lines do not correlate or modify the education score.

Furthermore, Temple City Mid-Century General Plan includes multiple policies to promote high quality and accessible schools and educational institutions. These policies provide support and programs for school facilities and capacity, funding, safe access, educational performance, and information technology among others.

Figure F-13: TCAC Opportunity Areas 2021 - Education Score



Source: HCD AFFH Spatial Data

Environmental Score

Environmental scores for census tracts presented in Figure F-14 are based on 2021 TCAC Opportunity Areas Environmental Scores that reflect environmental risk. The scores are divided into quartiles with higher scores representing more positive environmental outcomes and lower scores indicating least positive environmental outcomes for residents living there.

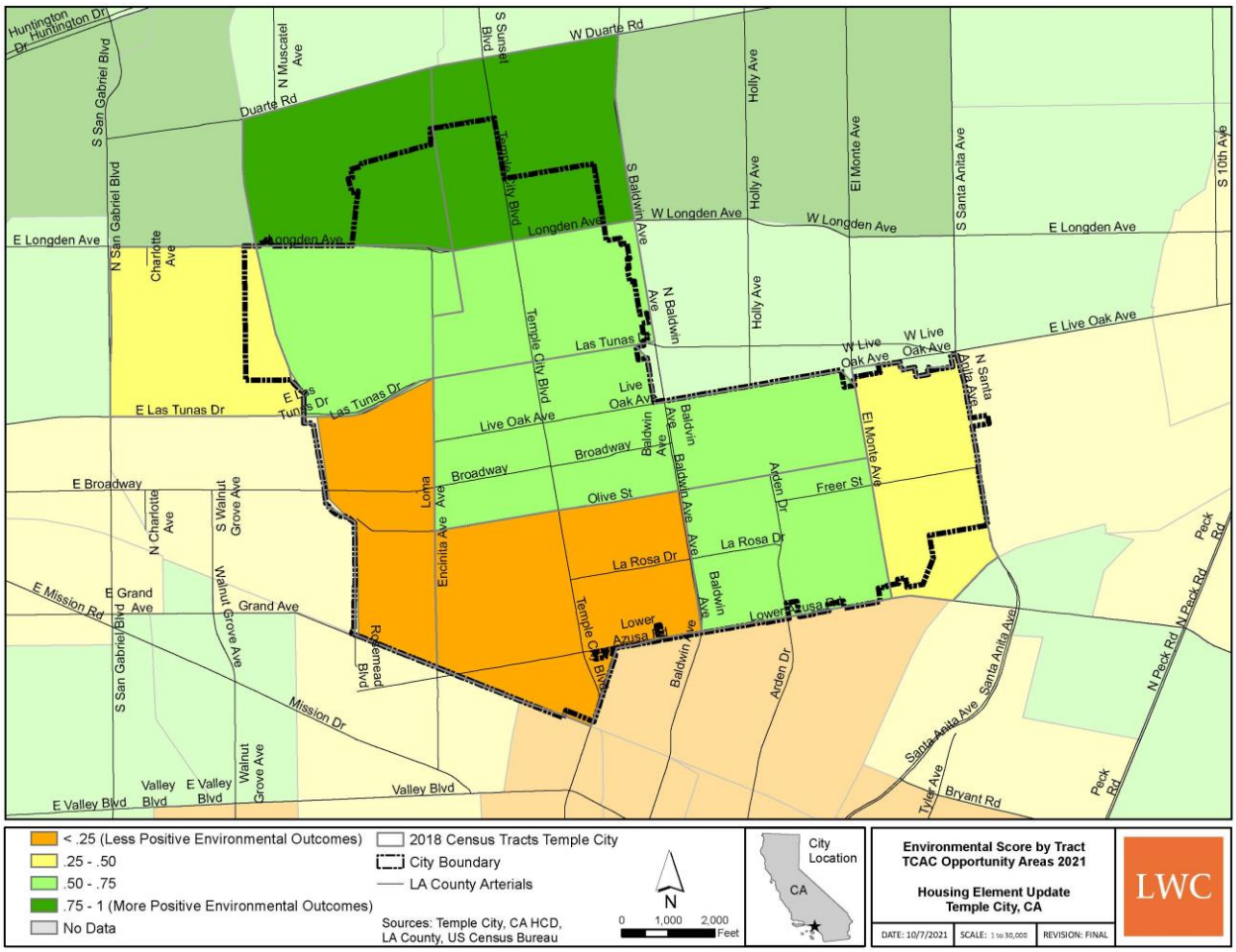
The city contains a range of environmental scores that indicate residents in different areas of the city experience different levels of environmental conditions. The highest scores associated with the most positive environmental outcomes are in the two census tracts that partially overlap the city north of Longden Avenue. The lowest scores are in the southwest portion of the city. The

trend of environmental scores generally increasing to the north is part of a regional pattern present in the surrounding areas.

The lowest score in the southwestern portion of the city is partially due to higher concentrations of vehicular traffic and airborne particulate matter from the proximity to two of the city's largest commercial corridors (Las Tunas Drive and Rosemead Boulevard). Sections of the city in this area also have a larger industrial and commercial footprint than more residential areas which may negatively impact the environmental score. Additionally, there are three groundwater cleanup sites and a hazardous cleanup site located in San Gabriel (San Gabriel School District) but adjacent to this area of the city.

The Temple City Mid-Century General Plan includes policies to promote practices relating to the documentation, monitoring, remediation, siting, and transportation of hazardous waste. Some of the practices that these policies regulate are hazardous waste facility siting, hazardous waste transportation, comprehensive environmental assessment requirements for developments in known contamination areas, as well as hazardous waste documentation, disclosure, and project review compliance.

Figure F-14: TCAC Opportunity Areas 2021 - Environmental Score

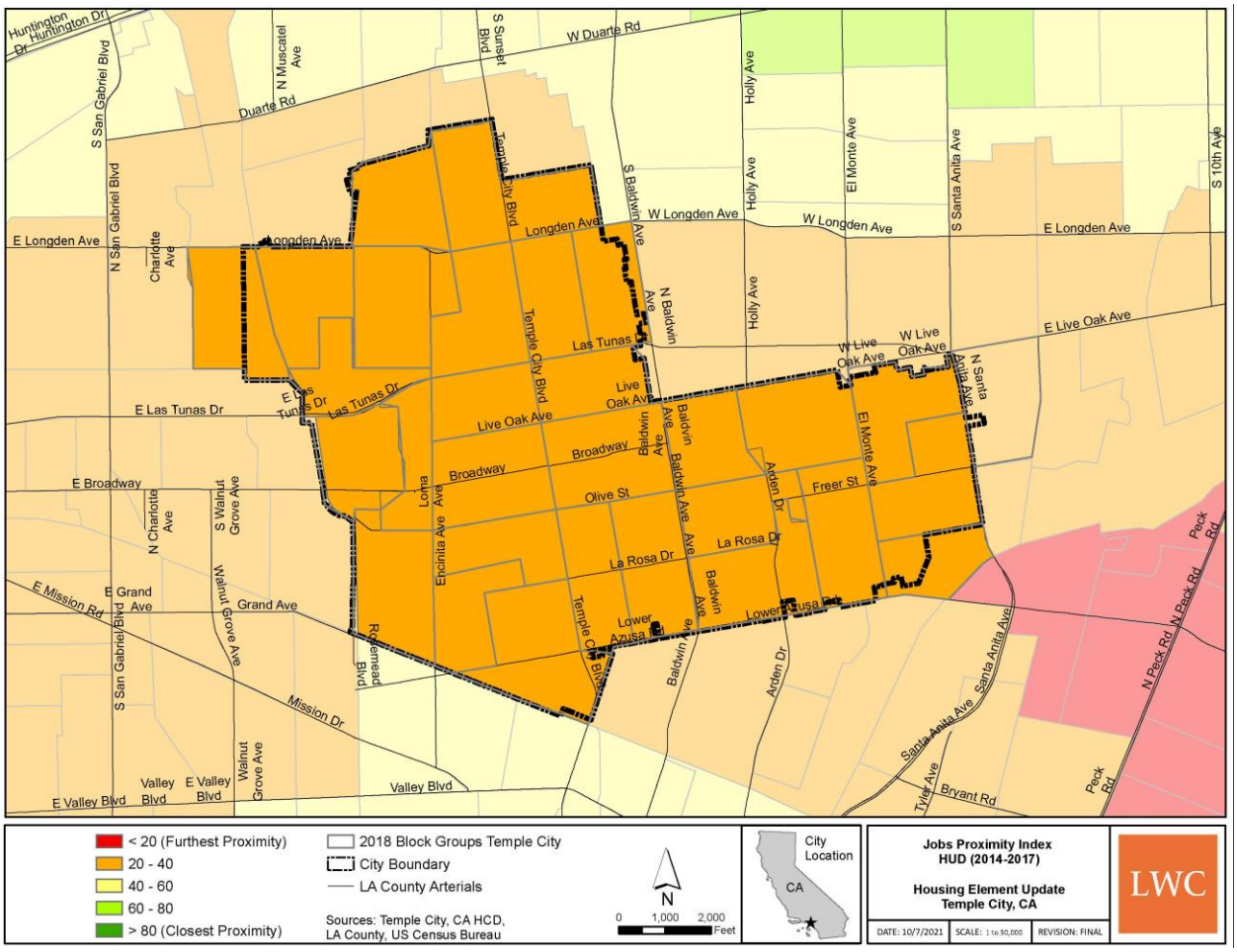


Source: HCD AFFH Spatial Data

Jobs Proximity Index

HUD's Jobs Proximity Index for a census tract measures the area's distance from employment. This index can be used as a proxy to indicate relative transportation need in a community. The score is broken up by quintiles, with the highest quintile representing areas closest to job centers. The Jobs Proximity Index score is uniform across Temple City, with the entire city scoring in the 20 to 40 quintile indicating relatively further distance to job centers as shown in Figure F-15. However, only approximately 11 percent of respondents to the City's survey identified being too far from employment/job centers as a main housing challenge.

Figure F-15: Jobs Proximity Index (HUD, 2014-2017)



Source: HCD AFFH Spatial Data

Disparities in Access to Opportunity for Persons with Disabilities

People with disabilities often experience challenges with accessibility, discrimination, and housing choice that make it difficult to find suitable housing to meet their needs. This section analyzes such disparities to ensure the City is able to adequately serve its residents with disabilities.

According to the Needs Assessment (Appendix A, Figures A-11 and A-12), the most common types of disabilities in Temple City in 2018 were ambulatory disabilities followed by independent living disabilities. Of the total senior population in Temple City, the most common types of disabilities in 2018 were ambulatory disabilities (19.3 percent of the total senior population) and independent living disabilities (17.0 percent of the total senior population).

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 350,000 persons with developmental disabilities and their families through a statewide system of regional centers, developmental centers, and community-based facilities. DDS also provides data on developmental disabilities by age and type of

residence. According to DDS and as shown in the Needs Assessment (Appendix A, Table A-8), there are about 330 residents with a development disability in Temple City, most of whom are able to live in their own home with their parent or guardian.

There are a variety of housing types appropriate for people with disabilities, such as licensed and unlicensed single-family homes, group homes, and transitional and supportive housing. The design of housing-accessibility modifications, 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. The Housing Constraints Appendix discusses how the City permits various housing types, including the allowance for reasonable accommodations.

As identified in the Housing Needs Assessment (Appendix A), 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 five 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.

Disparities in Access to Transportation Opportunities

The City does not have a citywide transit map but does offer multiple links to information about transit services on the City's website (Los Angeles Metropolitan Transit Authority (Metro) and Foothill Transit Authority). Transit service operates along key corridors, including Las Tunas Drive, Rosemead Boulevard, Temple City Boulevard, and Baldwin Avenue, which are dispersed across the city. City sidewalks and bicycle facilities provide a network connecting many neighborhoods to these transit lines. Additional sidewalks and bicycle facilities are planned to provide critical mobility, recreation, and physical activity options throughout the city[2].

Temple City also provides fully demand-responsive transportation service through the Dial-A-Ride program. Dial-A-Ride provides same day, curb to curb transit to anyone who meets the qualification conditions (i.e., a city resident, and either 62 years of age or older, or disabled in a manner that makes use of regular transit unduly difficult). The service will typically not travel to destinations more than two miles outside of city limits. The generally small size of the city makes this type of paratransit possible[3].

Only approximately 11 percent of respondents to the City's survey identified being too far from transportation as a main housing challenge.

[2] Temple City Mid-Century General Plan (adopted December 5, 2017).
[3] Temple City Mid-Century General Plan (adopted December 5, 2017).

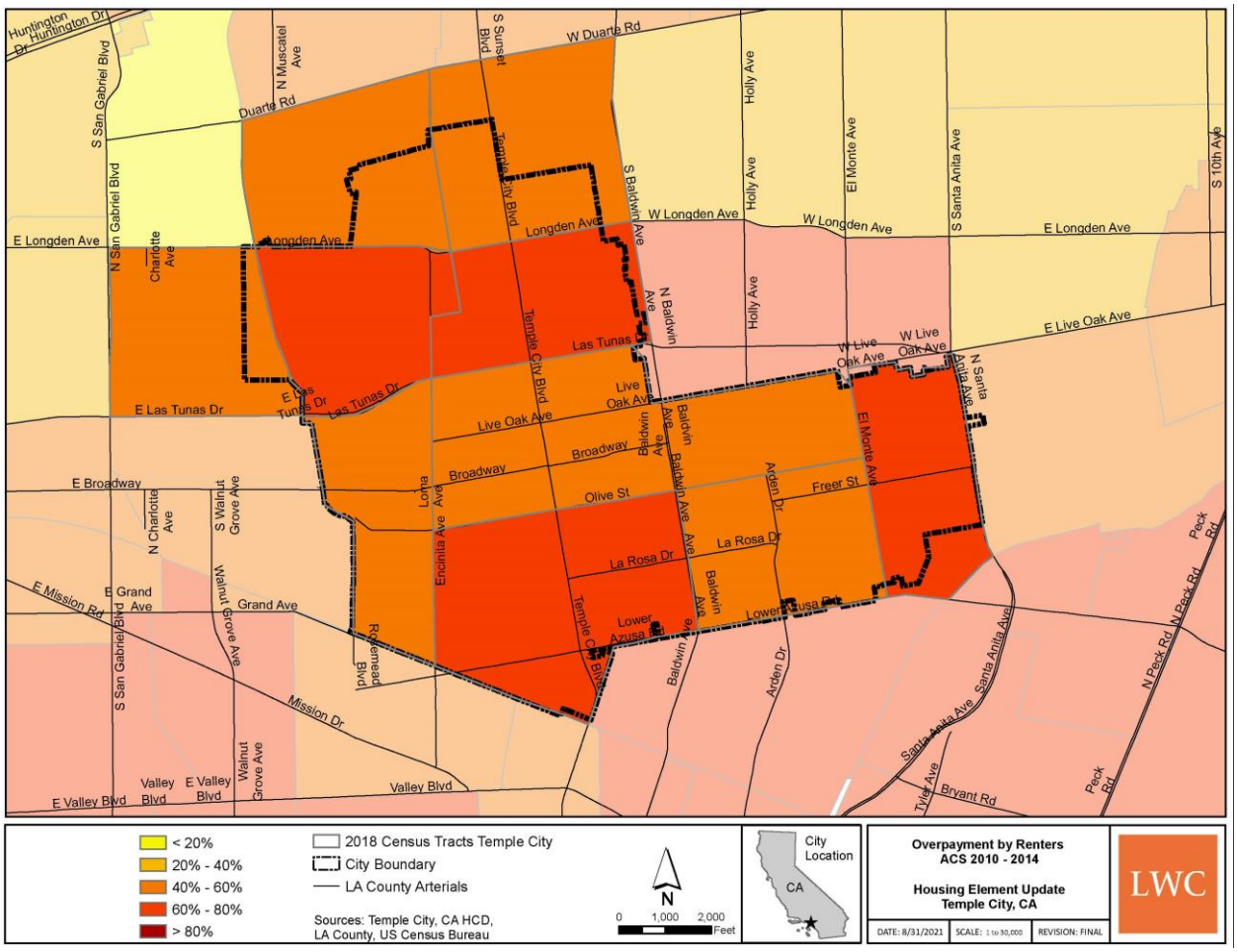
F.2.5 Disproportionate Housing Needs

Overpayment

HUD defines overpayment, or "housing cost burden", as households paying more than 30 percent of their gross income on housing expenses, including rent or mortgage payments and utilities. Housing cost burden is considered a housing need because households that overpay for housing costs may have difficulty affording other necessary expenses, such as childcare, transportation, and medical costs.

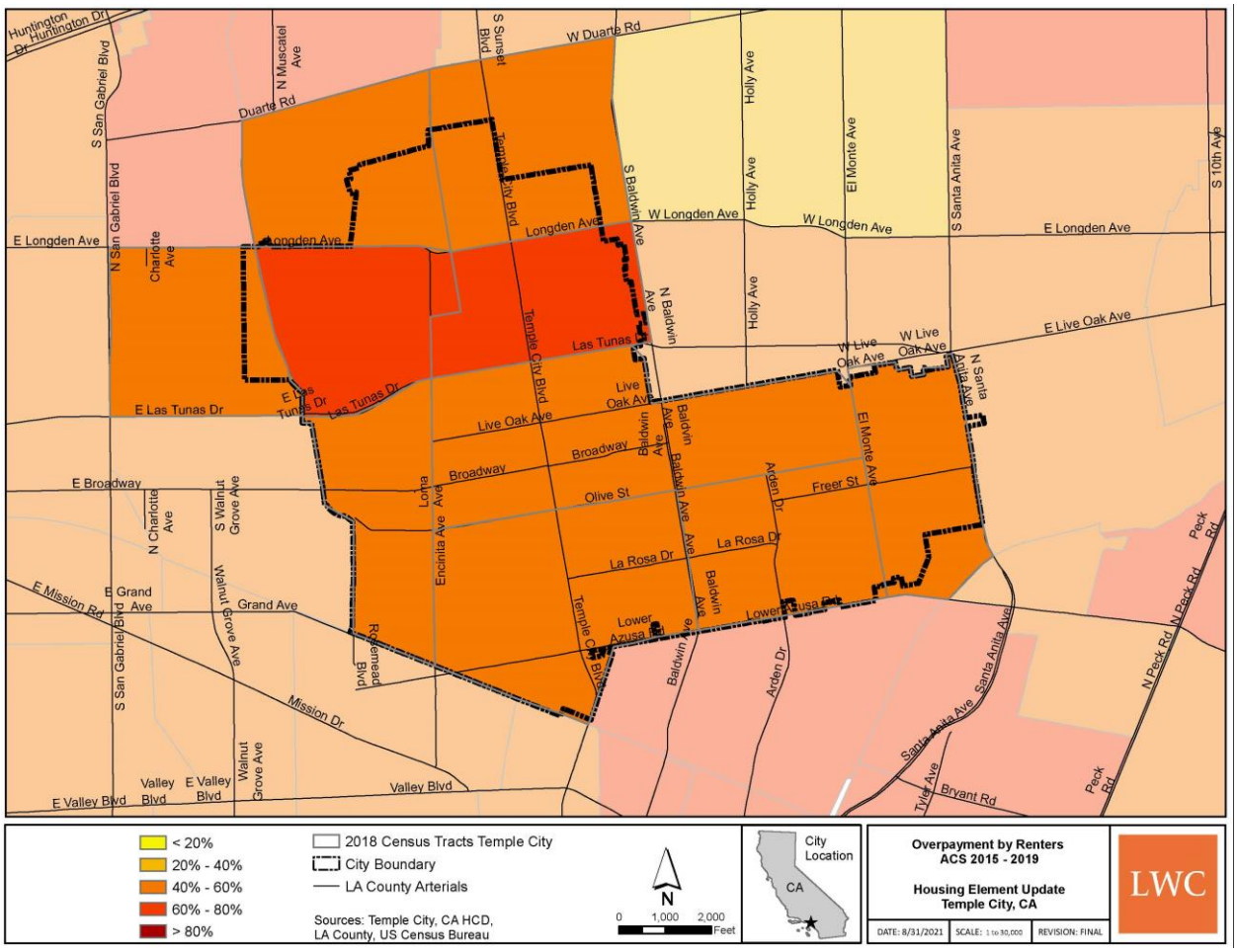
Renters are more likely to overpay for housing costs than homeowners. According to the Needs Assessment (Appendix A), 58.8 percent of renters in Temple City is cost burdened, which is higher than the overpayment rate in the SCAG region at 55.3 percent. According to the ACS 2010 to 2014 data shown in Figure F-16, the concentration of renters exhibiting cost burden was high overall across the city at 40 to 80 percent. The number of tracts with high renter overpayment (60 to 80 percent) decreased from four census tracts to two census tracts during the 2015 to 2019 period (see Figure F-17). Public comments reflected concerns regarding housing affordability in Temple City, noting that COVID-19 has impacted many families making low-income housing an even greater priority. Additionally, support was voiced for exploring a rental assistance program (Program E2, Rental Assistance Program).

Figure F-16: Overpayment by Renters (2010-2014)



Source: HCD AFFH Spatial Data

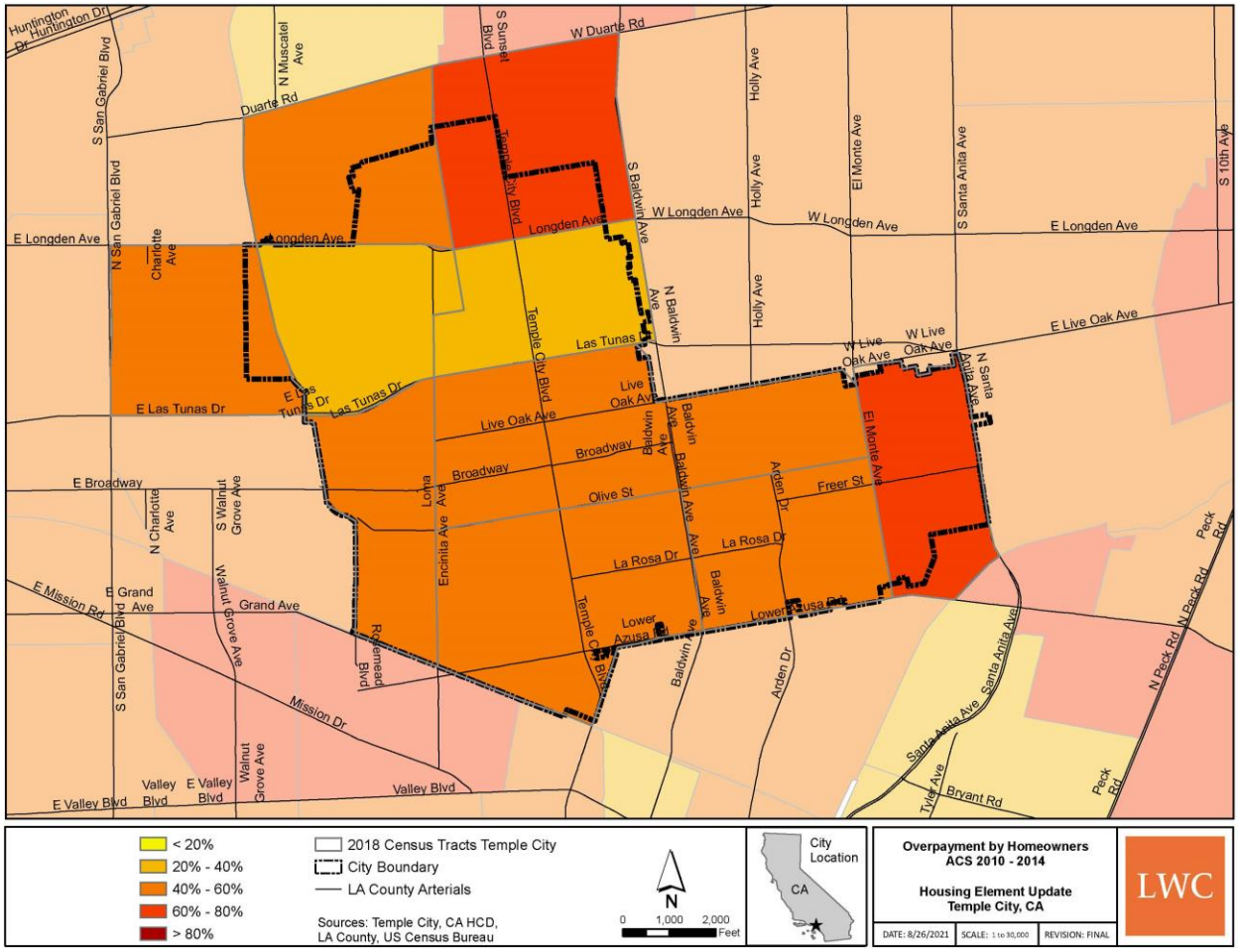
Figure F-17: Overpayment by Renters (2015-2019)



Source: HCD AFFH Spatial Data

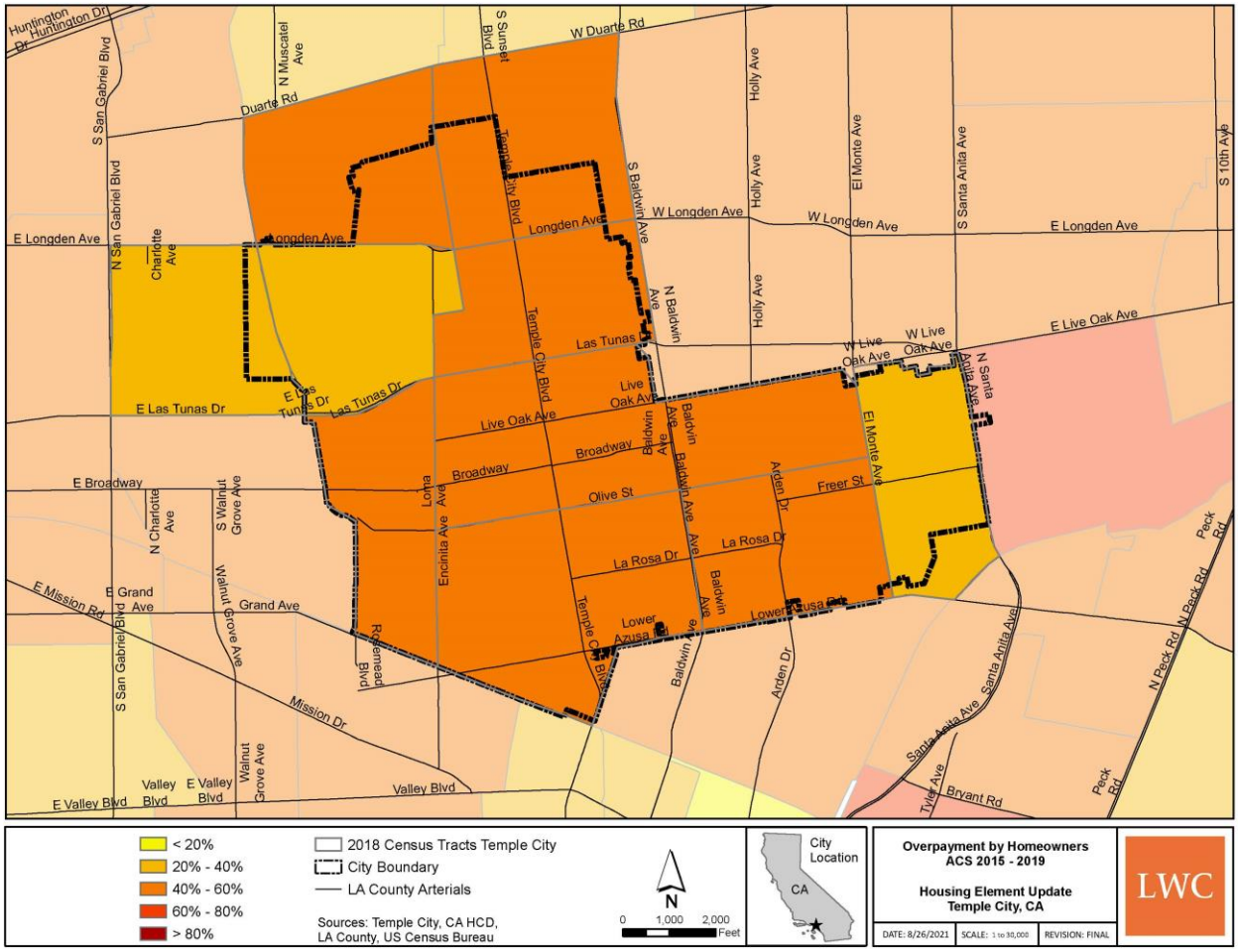
Homeowners generally experience a lower rate of cost burden than renters. Figures F-18 and F-19 show the levels of overpayment by homeowners for the 2010 to 2014 and 2015 to 2019 time periods, respectively. The amount of overpayment by homeowners was less severe during 2015 to 2019 with the highest level at 40 to 60 percent. The 2010 to 2014 period had a maximum overpayment of 60 to 80 percent. Input during the Housing Element process included that both for-sale and rent prices are a burden to residents. Additionally, the City's survey responses showed the main housing challenge as lack of affordable housing options (64 percent of respondents).

Figure F-18: Overpayment by Owners (2010-2014)



Source: HCD AFFH Spatial Data

Figure F-19: Overpayment by Owners (2015-2019)



Source: HCD AFFH Spatial Data

Overcrowding

Overcrowding is defined by the Census as a unit in which more than one person occupies a room (excluding bathrooms and kitchens) while severe overcrowding occurs when more than 1.5 people occupy a room. Overcrowded households are an indicator of housing needs, as lower income families or individuals may choose to live together in smaller spaces to save money on housing costs.

In addition to the strain on residents' mental health, overcrowding can also lead to more rapid deterioration of the property due to increased usage. According to the 2015 to 2019 ACS data, 4.1 percent of households in Temple City experienced overcrowding and 3.4 percent experienced severe overcrowding. The city's overcrowding rates are lower than those of Los Angeles County, in which 6.6 percent and 4.7 percent of households are overcrowded and severely overcrowded, respectively.

Table F-3: Overcrowding and Severe Overcrowding Rates

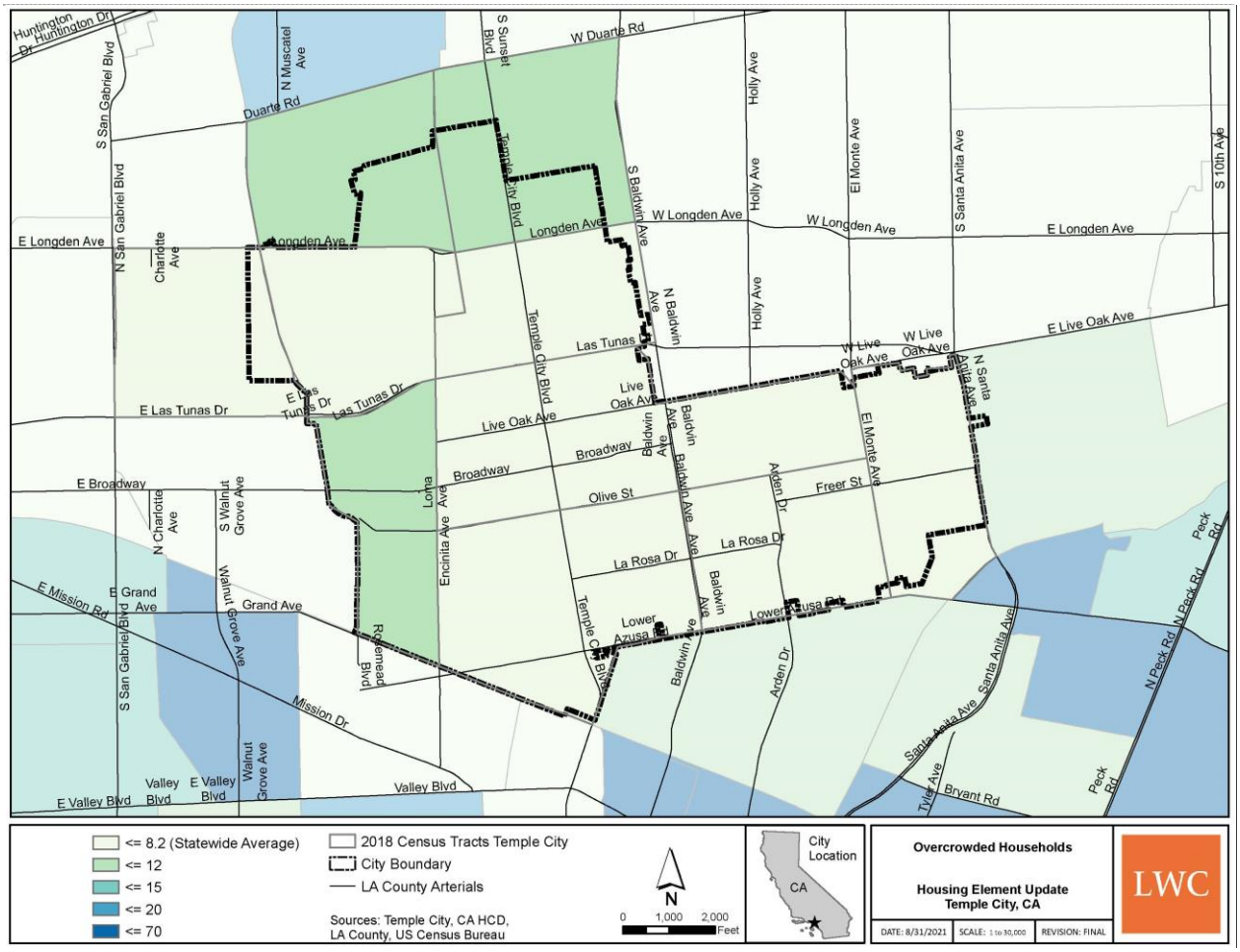
	Temple City	Los Angeles County
Occupants Per Room	**Percent of Occupied Housing Units**	
1.01 to 1.5	4.1%	6.6%
1.51 or more	3.4%	4.7%
Source: ACS 5-Year Estimates, Table DP04		

Renter-occupied households are more likely to be overcrowded than owner-occupied households. 15.4 percent of renter households are overcrowded (691 households) and 6.8 percent are severely overcrowded (305 households), while 4.3 percent of owner-occupied households are overcrowded (296 households) and less than 1.0 percent are severely overcrowded (60 households). Rates of overcrowding are similar to the SCAG region across both renter- and owner-occupied households (see Appendix A, Housing Needs Assessment, Figure A-7). Also, Temple City has a lower share of single-person households than the SCAG region overall (16.5 percent compared to 23.4 percent) and a lower share of 7+ person households than the SCAG region overall (2.1 percent compared to 3.1 percent) (see Appendix A, Housing Needs Assessment, Figure A-9).

The percentages of overcrowded households in Temple City are shown by census tract in Figure F-20. Most areas of the city have levels of overcrowding within the range of the state average at less than 8.2 percent. Two areas with higher levels of overcrowding (8.3 to 12 percent) are in the western and northern portions of the city. Almost 30 percent of those who responded to the City's survey identified overcrowding as one of the main housing challenges in Temple City.

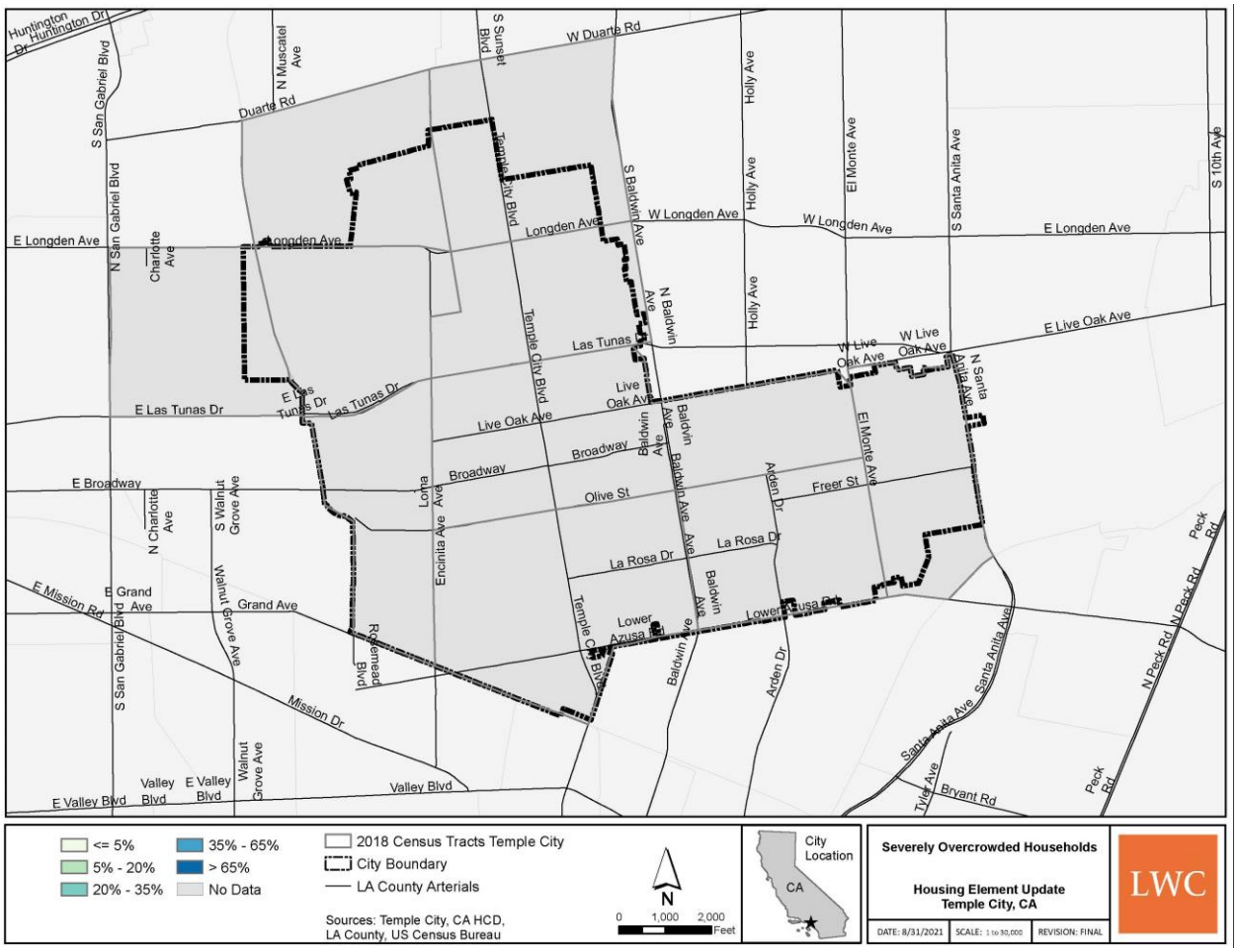
The statewide spatial data for severe overcrowding did not contain any values in the vicinity of Temple City as displayed in Figure F-21.

Figure F-20: Overcrowded Households



Source: HCD AFFH Spatial Data

Figure F-21: Severely Overcrowded Households

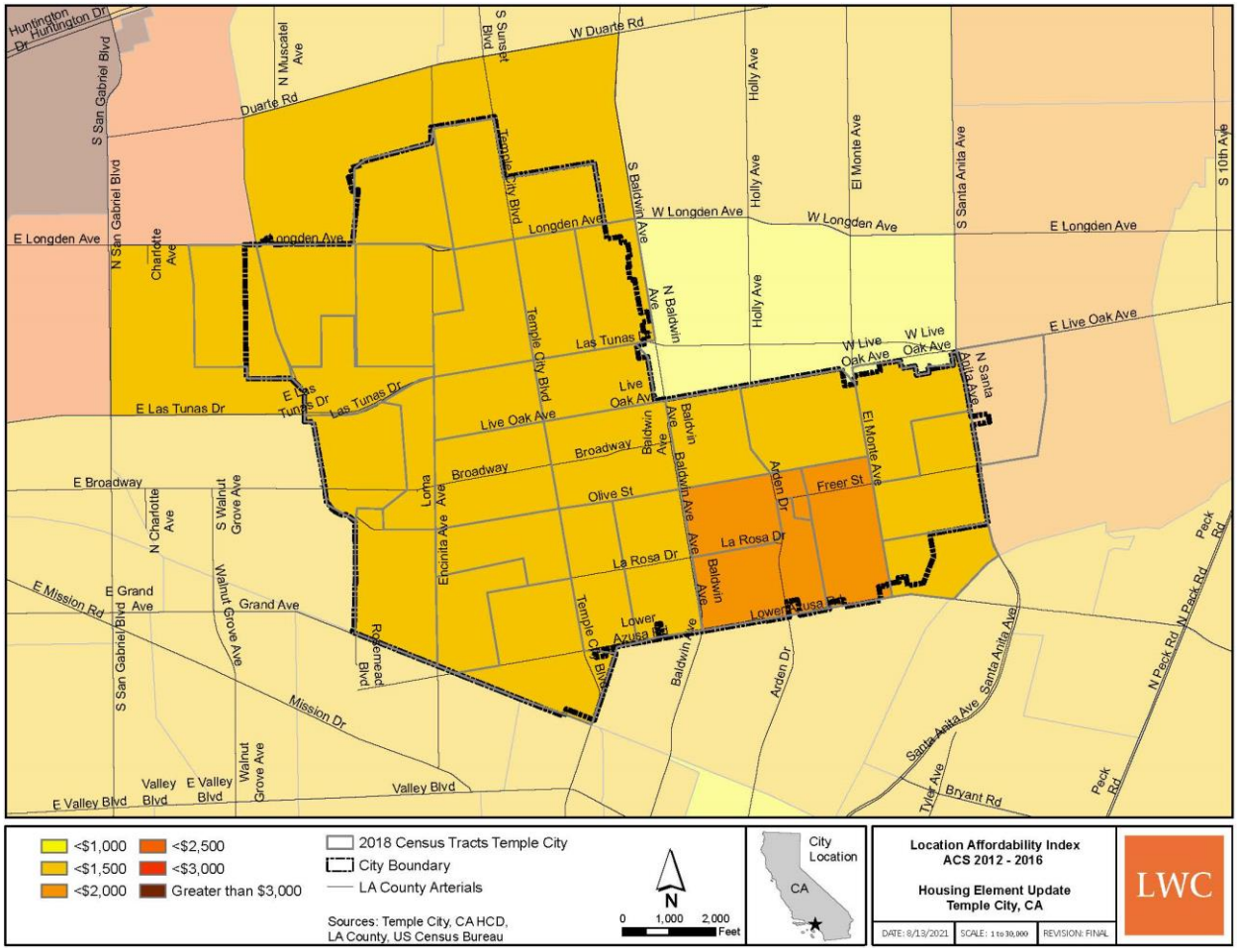


Source: HCD AFFH Spatial Data

Location Affordability Index

Figure F-22 below shows the median gross rent across Temple City per HUD's Location Affordability Index for the years 2012 to 2016. This index estimates household housing and transportation cost on a neighborhood-scale. As shown in this Figure, the index ratings show that the majority of the city has median gross rents less than $1,500 a month. Temple City has relatively higher median rents in one census tract bounded by Olive Street and Lower Azusa Road to the north and south, and Baldwin Avenue and El Monte Avenue to the west and the east, respectively. This range is aligned with the Needs Assessment (Appendix A), which shows the median monthly rent paid in Temple City in 2016 was $1,296. These rents are primarily affordable to moderate-income households but would be considered a cost-burden for many lower-income households.

Figure F-22: Location Affordability



Source: HCD AFFH Spatial Data

Substandard Housing

Incomplete plumbing or kitchen facilities can be used as a proxy to indicate substandard housing conditions. According to the 2015 to 2019 ACS, 0.7 percent of Temple City households lacked complete plumbing installations, which is slightly higher compared to Los Angeles County overall at 0.5 percent. The level of Temple City households without complete kitchen facilities is 2.4 percent, which is higher than that of the County at 1.5 percent. Furthermore, Temple City has a higher percentage of units with substandard housing compared to the SCAG region (see Appendix A, Housing Needs Assessment, Figure A-22).

The age of housing stock can also be an indicator of substandard housing. As homes get older, there is a greater need for maintenance and repair. If not properly addressed, an aging housing stock can result in poorer living standards, incur more expensive repair costs and, under certain conditions, lower overall property values.

Temple City's housing stock is generally older than that of the Southern California Association of Governments (SCAG) region. According to the Needs Assessment (Appendix A), 57.7 percent of all units in Temple City are older than 60 years old, compared to 32.1 percent of units in the SCAG region. The greatest share of Temple City's housing units was built between 1950 to 1959, while in the SCAG region more units were built between 1970 to 1979 than any other time.

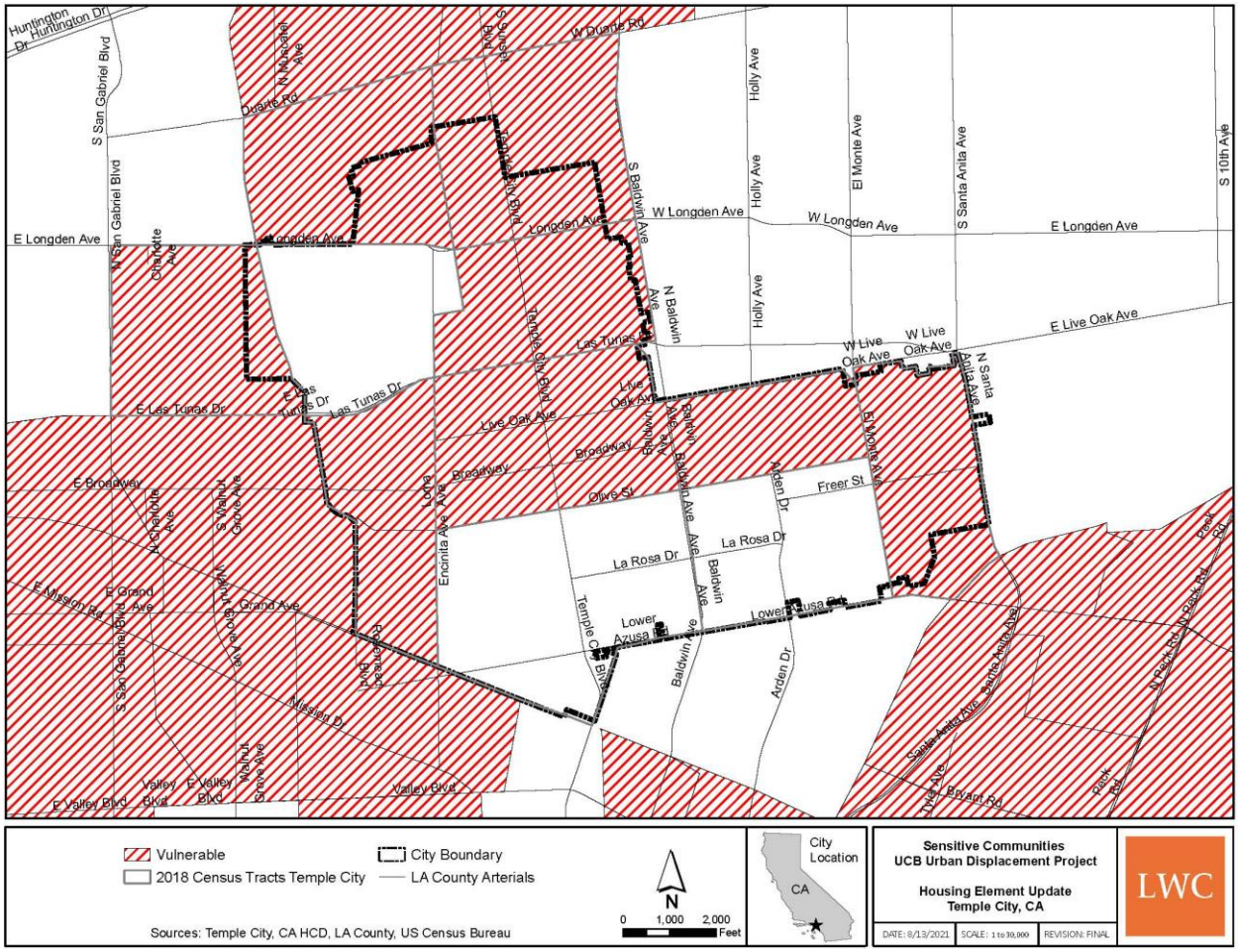
Displacement Risk

The University of California Berkeley's Urban Displacement Project (UDP) uses data-driven research to produce maps identifying sensitive communities that are at-risk of displacement. UDP defines sensitive communities as currently having "populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost". Vulnerability was determined based on the following characteristics:

- The share of very low income residents is above 20 percent;
  AND
- The tract meets two of the following criteria:
  - Share of renters is above 40 percent
  - Share of people of color is above 50 percent
  - Share of very low-income households that are severely rent burdened households is above the county median
  - Percent change in rent is above county median rent increase
  - Rent gap, which is the difference between tract median rent and median rent for surrounding areas

UDP has identified vulnerable communities in seven census tracts across the city (Figure F-23). These tracts in the north and southwest are more likely to experience overcrowding. These tracts in the western areas of the city also have higher concentrations of low to moderate income households. These areas have a greater need for more affordable housing to alleviate demand. More housing for lower-income households in these neighborhoods can provide greater access to housing opportunity and stability for residents that need it most. Public comments reflected that the high cost of both rental and for-sale homes puts Temple City residents at risk of losing their homes.

Figure F-23: Vulnerable Communities



Source: HCD AFFH Spatial Data

Homelessness

According to data from the Los Angeles Homeless Services Authority (LHSA), there were a total of 66,436 persons experiencing homelessness at some point in time in 2020 in Los Angeles County. This number represents a 13 percent increase over 2019 due to a higher estimated inflow into homelessness even though the share of those sheltered increased over the same period according to LHSA. LHSA demographic data on homelessness indicate that the unhoused population in Los Angeles County is mostly Hispanic/Latino at 36.1 percent, then Black or African American at 33.7 percent, followed by White at 25.5 percent. These racial groups share of the total county population are 48.5, 7.9, and 26.3 percent, respectively.

Temple City is part of the Los Angeles Continuum of Care (CoC), which is a regional planning body funded by HUD that coordinates housing and services funding across its partner jurisdictions. As a member of the Los Angeles CoC, LAHSA can provide homeless services to all individuals requiring support within Temple City's jurisdiction. There were an estimated 19 persons

experiencing homelessness in Temple City in 2020 according to the Point-in-Time count HUD requires each CoC to conduct on an annual or biannual basis. Comments during the Housing Element process identified a concern with the number of people experiencing homelessness in Temple City.

In March 2021, the City adopted a two-year Homelessness Response Plan, which identifies goals and supporting actions that are in alignment with Los Angeles County Homeless Initiative Strategies. The City provides a Homeless Resources information sheet with contact information for immediate care, homeless services, and housing/shelters. Additional information on City resources for homeless persons is provided in Section A.3.5, Special Housing Needs, of the Needs Assessment.

F.2.6 Other Relevant Factors

Rates of Homeownership by Race and Ethnicity

The homeownership rate is about 60.4 percent in Temple City compared to about 52.5 percent for the SCAG region overall. The 2019 ACS data for percentages of occupied housing units by race is presented in Table F-4.

Not all racial and ethnic groups have a similar probability of owning a home. The rates of home ownership are lower than renting for all races and ethnic groups except Asians and American Indian and Alaska Native residents according to ACS data. The number of occupied units is much higher for the Asian group of residents. Groups that have lower rates of homeownership are more at risk of being displaced due to rising rental prices.

Table F-4: Housing Tenure by Race/Ethnicity in Temple City (2019)

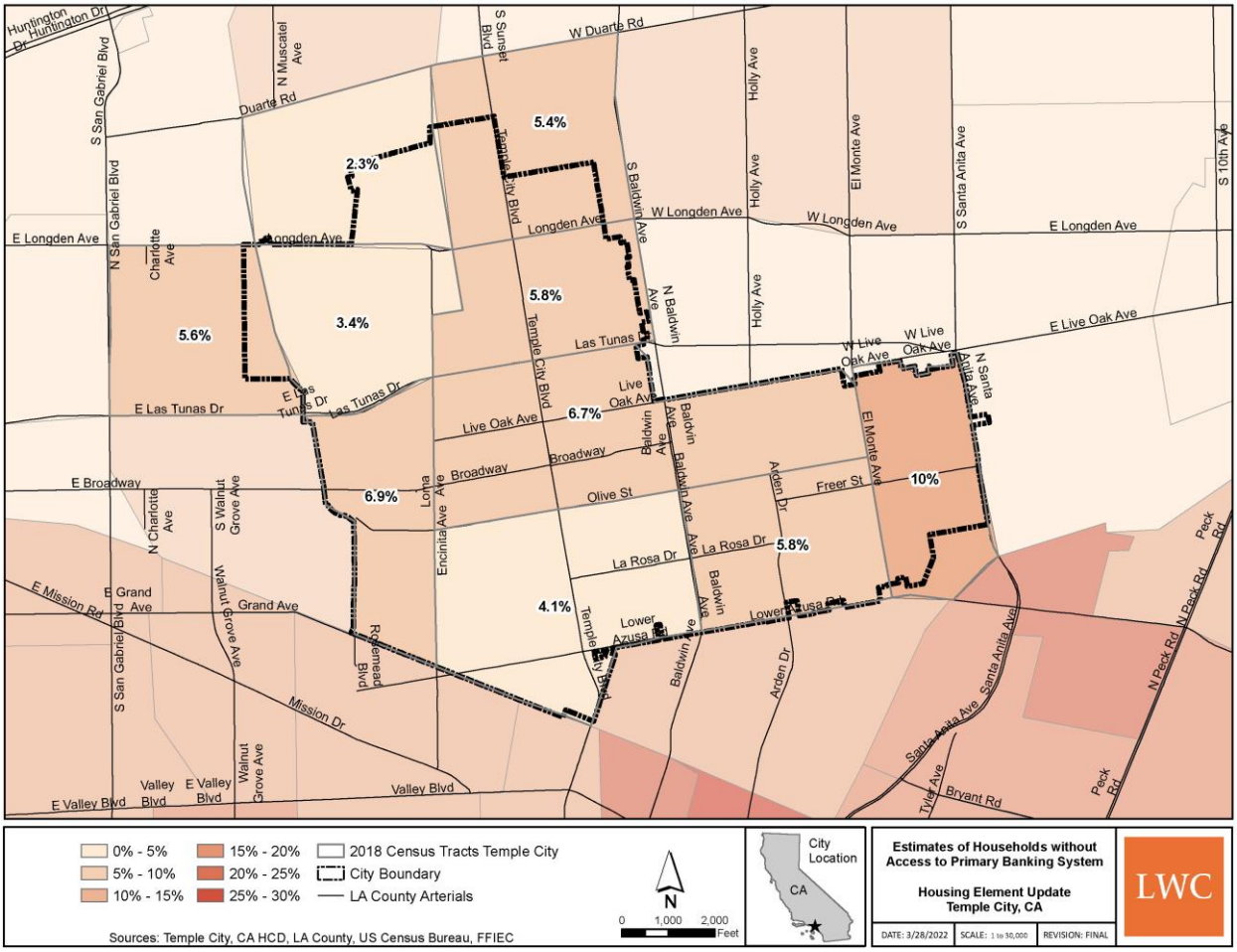
Temple City	Renter Occupied Units		Owner Occupied Units		Total Occupied Units
	Number	% of Total	Number	% of Total	
White alone, not Latino	1,128	24.2	1,379	20.3	2,507
Black or African American alone	76	1.6	8	0.1	84
American Indian and Alaska Native alone	16	0.3	52	0.8	68
Asian alone	2,091	44.8	4,644	68.3	6,735
Native Hawaiian/Other Pacific Islander alone	27	0.6	17	0.2	44
Some other race alone	737	15.8	154	2.3	891
Two or more races	134	2.9	113	1.7	247
Hispanic or Latino origin	1,293	27.7	652	9.6	1,945
TOTAL	**5,502**	**-**	**7,019**	**-**	**12,521**
Source: ACS 2019 5-Year Estimates, Table S2502					

One obstacle to home ownership is lack of access to the first tier of the financial system to obtain banking services and loans. The Federal Financial Institutions Examination Council (FFIEC) provides the Community Reinvestment Act (CRA) July 2021 census tract spatial data known as CRAMap 2021 (www.ffiec.gov/cra/). Included in the CRAMap 2021 spatial data is the Unbanked index (developed by RPM Consulting) which provides an estimate of households lacking access to the primary banking system. This index estimates the likelihood of a household will lack both a savings and checking account with a bank, thrift, or credit union.

Figure F-24 presents the estimates for the percentages of households that lack access to banking and credit from the CRAMap 2021 Unbanked index. Identifying areas with relatively higher levels of residents without access to the primary banking system can facilitate the process of providing them first-tier financial services. This may aid lower income residents in avoiding a dependency on second-tier services, particularly predatory lenders.

As displayed in Figure F-24 the percentage of households without access to primary banking and credit varies by census tract. The lowest estimated percentages of unbanked households (less than five percent) are in two census tracts located to the north of Las Tunas Drive and west of Temple City Boulevard. The highest estimate of 10 percent unbanked households occurs in the easternmost tract east of El Monte Avenue. Unbanked household percentages are in the intermediate range of five to 10 percent in all other tracts. Areas with higher levels of unbanked households generally correlate with higher concentrations of LMI households which suggests that lower income households lack access to the primary banking system at higher rates.

Figure F-24: Percentage of Households without Access to Banking or Credit



Source: FFIEC CRAMap 2021 Spatial Data

F.2.7 Summary of Fair Housing Issues

Access to opportunity in Temple City is not equally distributed across the city. Neighborhoods in the western portions of the city have higher concentrations of LMI households, poorer educational outcomes, more single-parent and female-headed households, and higher levels of overcrowding, as well as lower environmental scores. However, these neighborhoods are not disproportionately overpaying for housing, have higher median incomes relative to other areas of the city, and are in high resources areas per the TCAC Opportunity Areas Composite Score.

Other areas of the city also experience the fair housing issue of high rates of overpayment by renters and homeowners, but the issue is particularly acute for renters. Furthermore, job proximity is on the lower end of the scale across the city, and about half of the city contains vulnerable communities that may be at greater risk of displacement.

Section F.3 Sites Inventory

AB 686 requires a jurisdiction's site inventory to be consistent with its duty to affirmatively further fair housing. This section identifies the City's site inventory evaluated against the various measures within in the Assessment of Fair Housing (e.g., segregation and integration, racially and ethnically concentrated areas of poverty and affluence, access to opportunity, etc.) to determine any socio-economic patterns or implications.

F.3.1 Potential Effects on Patterns of Segregation

A comparison of a jurisdiction's site inventory against its LMI households and R/ECAP area can reveal if the city's accommodation of housing is exacerbating or ameliorating segregation and social inequity.

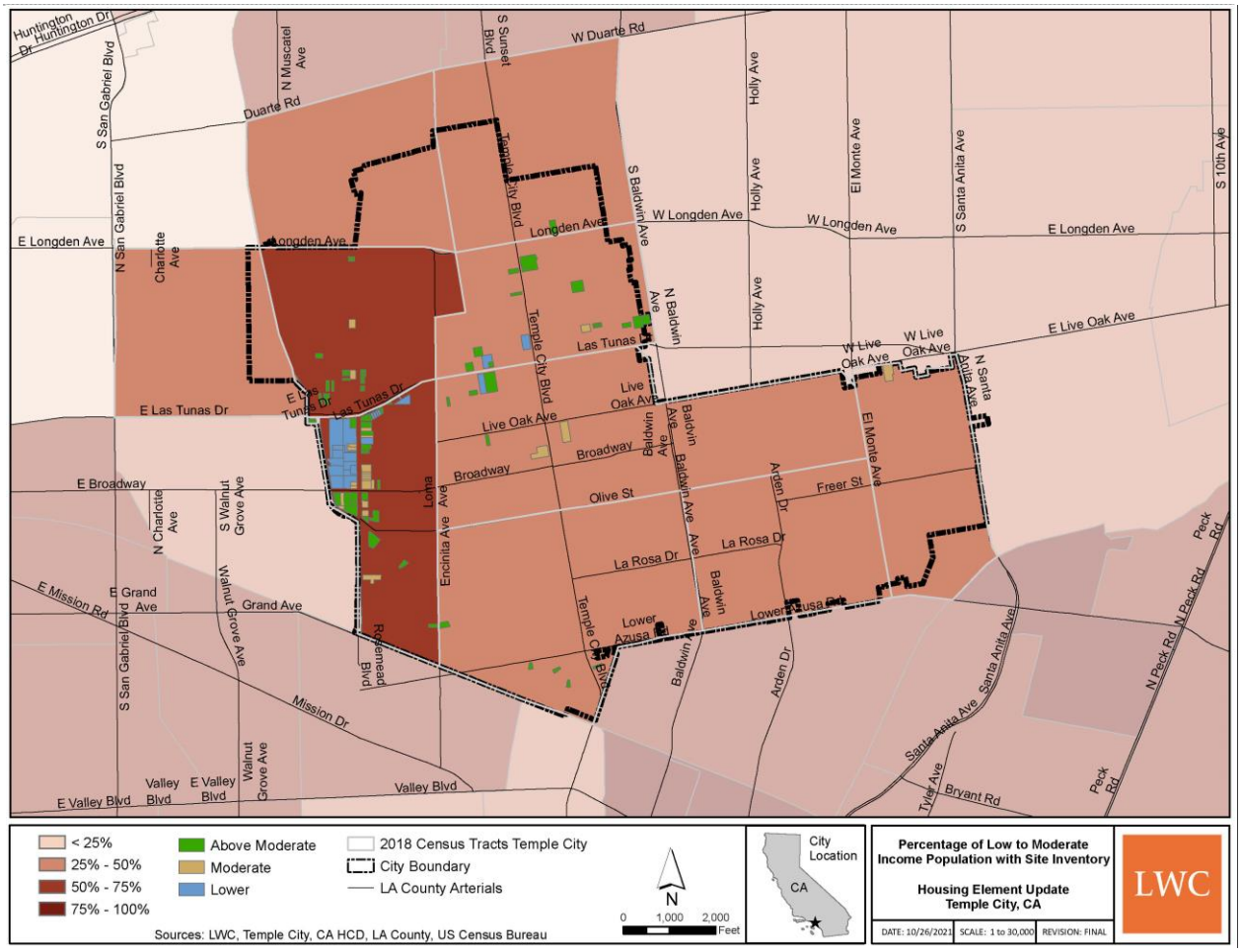
Figure F-25 shows the locations of Temple City's sites inventory relative to LMI concentrations, and Figure F-26 shows the distribution of sites inventory area relative to the LMI categories. The entire city contains two LMI percentage quartiles, 25 to 50 and 50 to 75 percent. Most sites, accounting for approximately 73 percent of total site area, are in the western portion of the city with 50 to 75 percent LMI households. About 21 percent of the city consists of this higher LMI category (Figure F-25). This section of the city located south of Las Tunas Drive and west of Encinitas Avenue also exhibits overcrowding rates slightly higher than the statewide average (Figure F-20).

Most of the lower income sites and all of the moderate-income sites are located in the lower LMI percentage category. About 79 percent of city area is within the next lowest LMI category and 27 percent of the sites inventory area in this category, helping to facilitate the distribution of housing across the city.

While most of the sites across all income categories are located in tracts with the lowest percentages of residents with a disability at less than 10 percent (Figure F-4), they are also mostly located in tracts with relatively higher levels of children in single female headed households in the 20 to 40 percent range (Figure F-6).

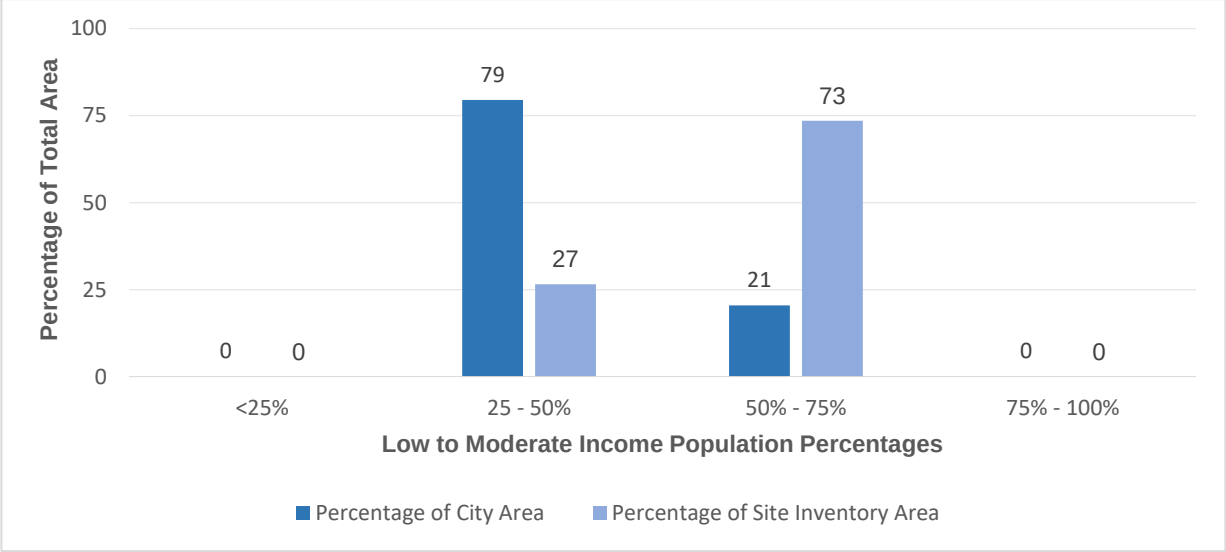
Figures F-27 and F-28 display the site inventory area associated with R/ECAP. As previously noted, Temple City does not have any R/ECAPs within its boundaries. The amount of site inventory area not within a R/ECAP is therefore 100 percent.

Figure F-25: Sites Inventory and LMI Households



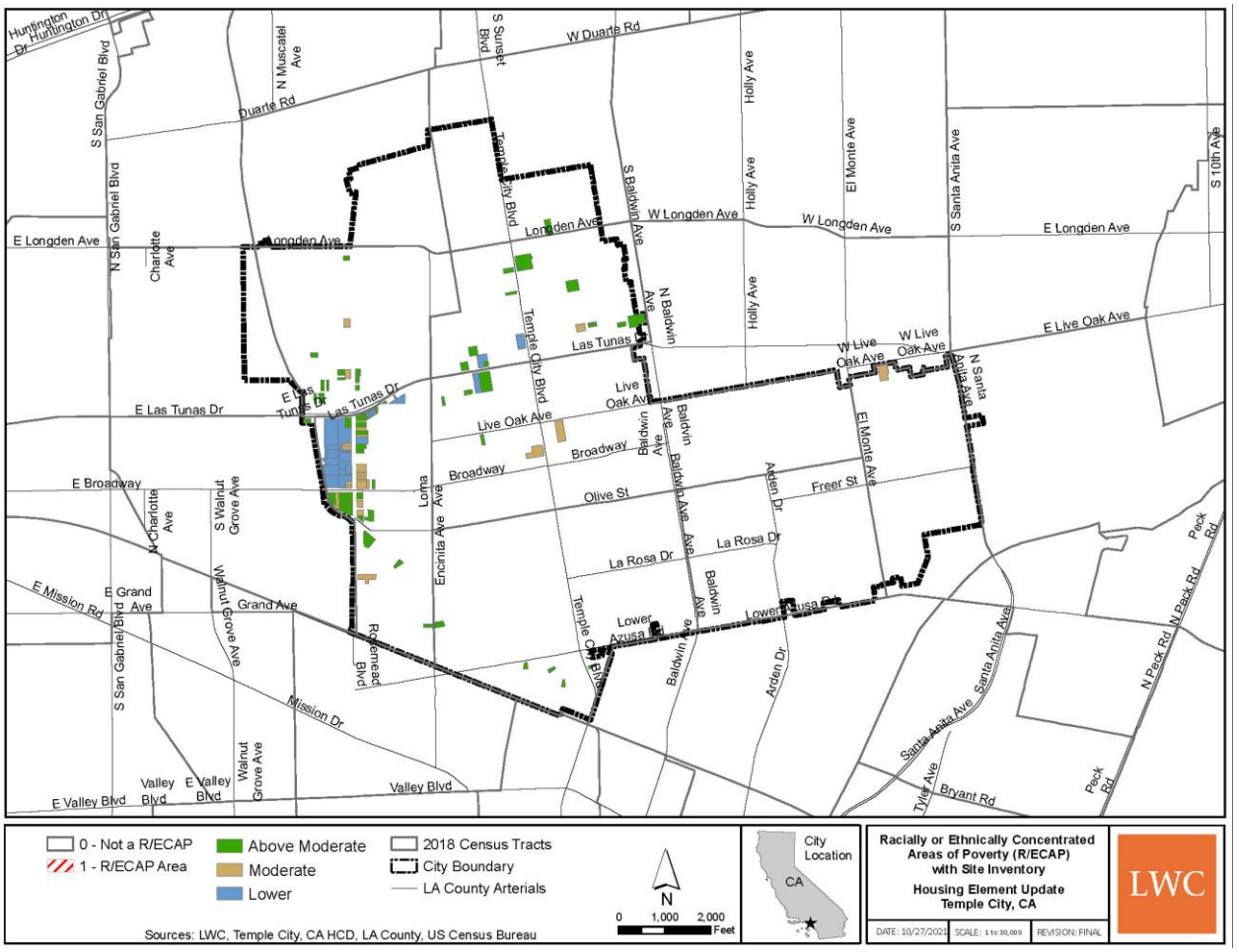
Source: HCD AFFH Spatial Data and LWC

Figure F-26: Percentage of Sites Inventory Area across Low to Moderate Income Population Quartiles



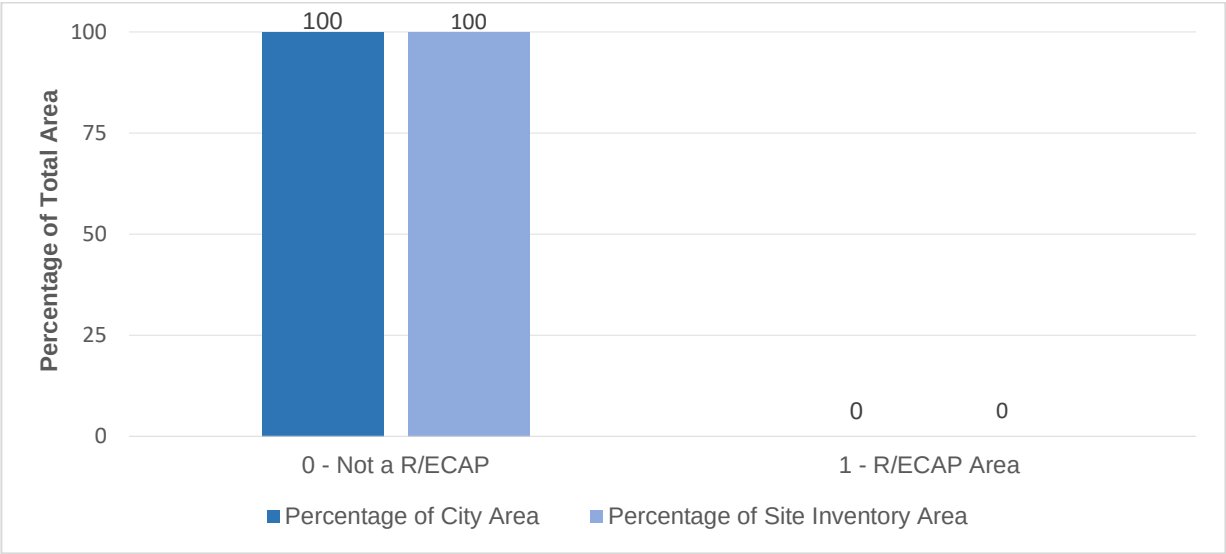
Source: HCD AFFH Spatial Data and LWC

Figure F-27: Sites Inventory and R/ECAPs



Source: HCD AFFH Spatial Data and LWC

Figure F-28: Percentage of Sites Inventory Area across R/ECAPs



Source: HCD AFFH Spatial Data and LWC

F.3.2 Potential Effects on Access to Opportunity

Figure F-29 shows sites inventory locations across the city's TCAC Opportunity Areas. As mentioned earlier, the city is categorized as either high resource or highest resource based on the TCAC Composite Score. These areas have been scored based on very good access to high quality schools and economic opportunities.

Sites identified to satisfy the moderate-income RHNA are located in both highest and high resources areas. Sites identified to satisfy the lower-income RHNA are also located in both categories. The site inventory is therefore not anticipated to exacerbate fair housing trends with regard to access to opportunities.

Figure F-30 shows the distribution of Temple City sites inventory across the TCAC Opportunity Area Composite Score categories. The city is comprised mostly of two categories: highest resource (40 percent of the city) and high resource (59 percent of the city). The sites inventory is generally aligned with the city at 31 percent highest resource and 69 percent high resource. In this respect, the sites inventory is considered to mitigate fair housing concerns regarding access to opportunity because housing development potential in the city is equitably located in higher resource neighborhoods overall. A minor amount of the city and sites inventory is located in a moderate resource area along the western edge at 0.4 and 0.5 percent, respectively.

Most of the sites across all income categories are located in tracts with the highest TCAC economic scores in the city (Figure F-12). Additionally, most of the sites across all income categories are located in tracts within the second highest TCAC education scores in the city; the remainder of sites are located in areas of highest TCAC education scores (Figure F-13), and also includes sites identified for lower, moderate, and above moderate-income households.

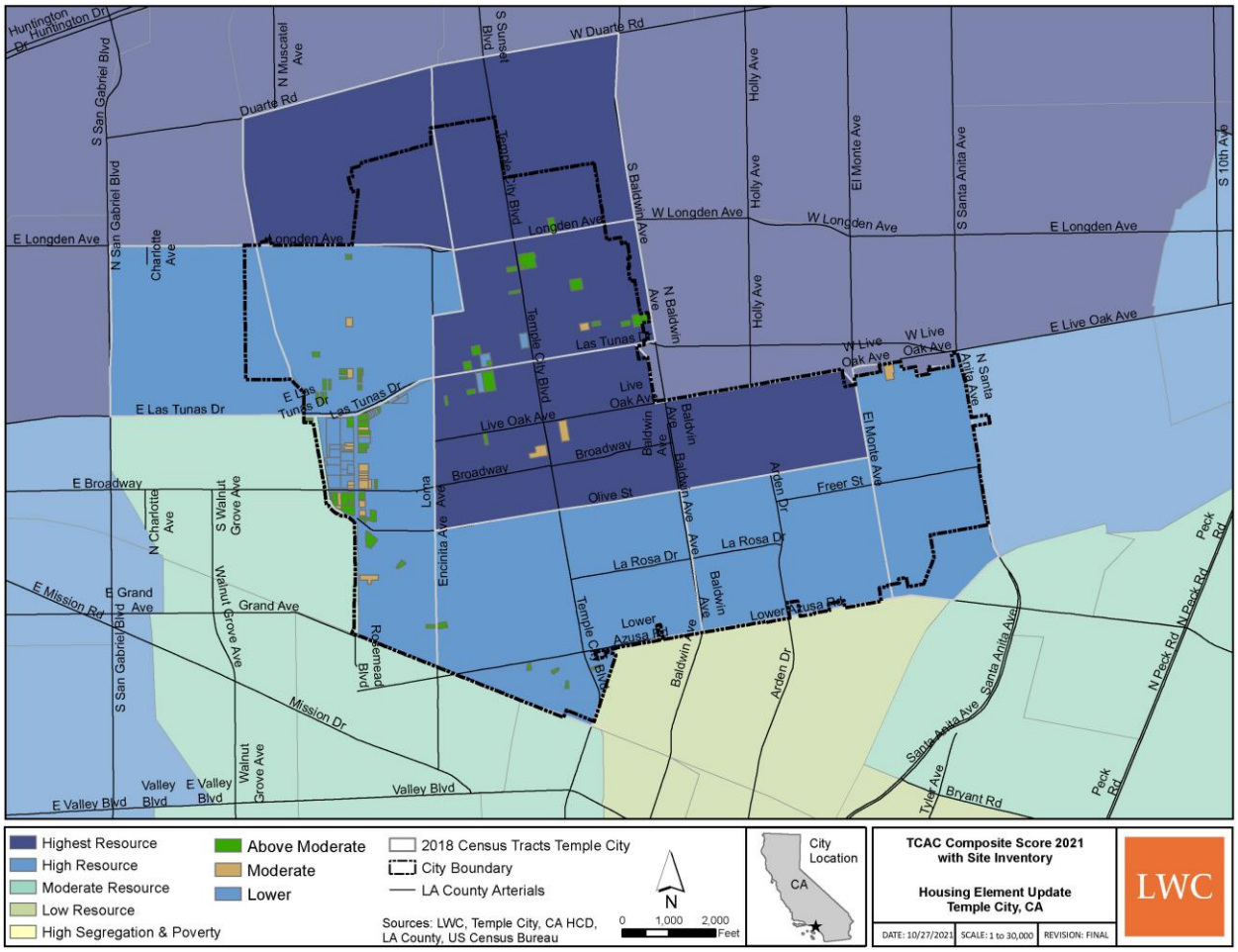
Figure F-31 shows the sites inventory across the city's CalEnviroScreen scores. The northern portion of the city has a lower CalEnviroScreen score of four (31 – 40 percent) than most of the city, which is in the middle range of five (41 to 50 percent). The western area of the city has the highest CalEnviroScreen score of eight (71 - 80 percent).

As previously noted, the higher score (higher risk) in the western area is the result of higher concentrations of environmental contaminants, due to relatively higher scores for traffic and particulate matter as well as groundwater cleanup sites. The largest proportion of sites is located in the areas with the highest CalEnviroScreen score.

Figure F-32 shows the distribution of sites across the range of CalEnviroScreen scores in Temple City. The city contains a total of four scores: 4, 5, 6, and 8. The highest environmental risk to residents (score eight) accounts for 10 percent of city area but makes up 57 percent of the sites inventory area. However, the city has a similar amount of land area categorized with a score of six as it does sites in the site inventory at 22 and 18 percent, respectively.

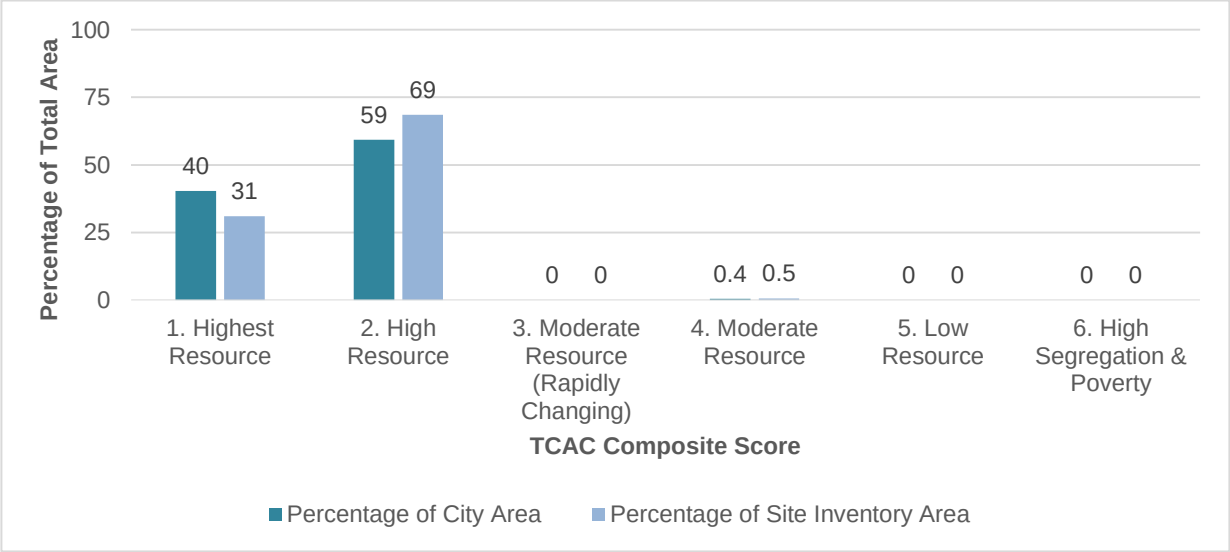
Most of the city has a CalEnviroScreen score of five at 59 percent of city area, and 24 percent of the sites inventory area is located within this category. One percent of the sites inventory area is in the lowest risk score of four because of one site on the northern side of Longden Avenue.

Figure F-29: Sites Inventory and TCAC Composite Score



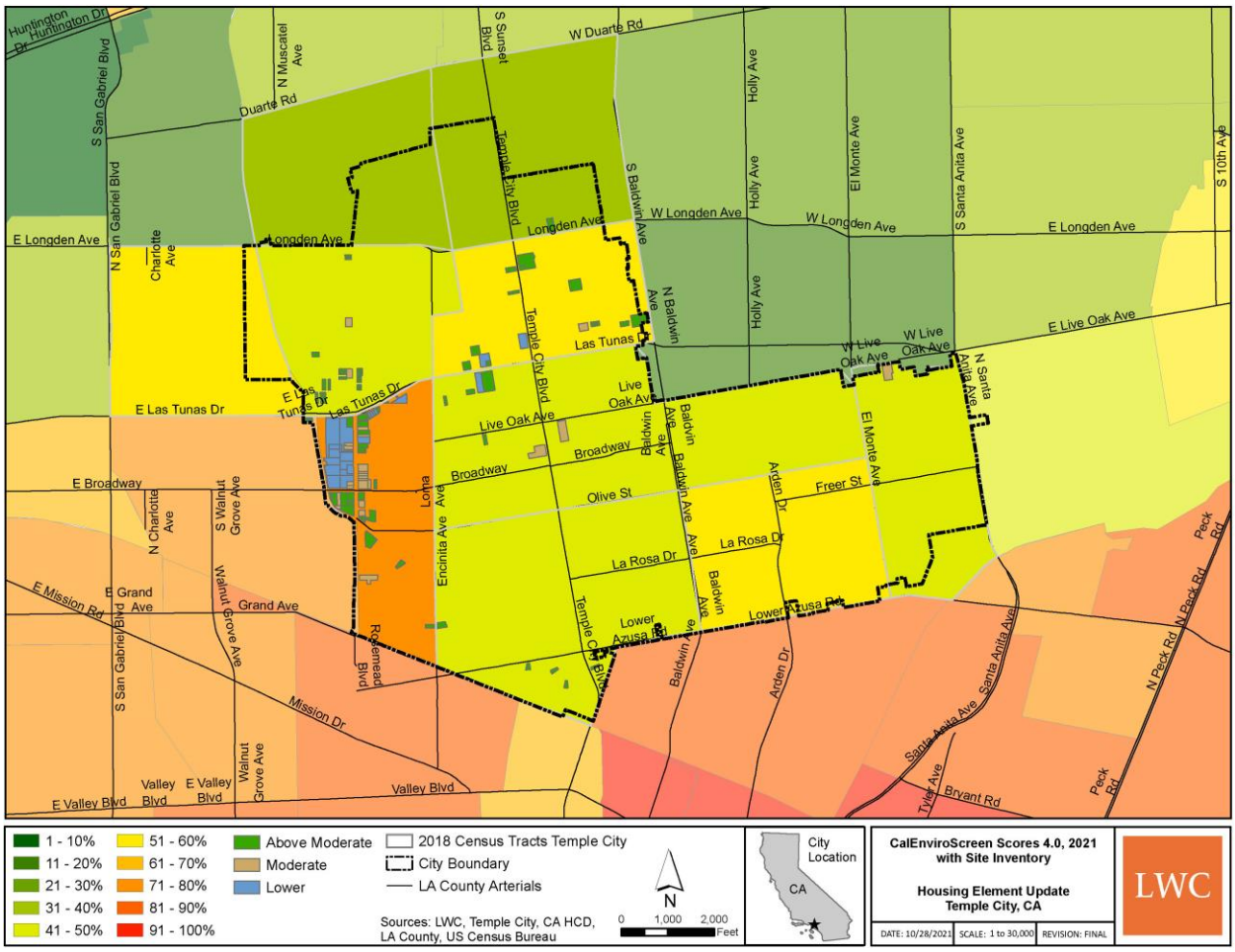
Source: HCD AFFH Spatial Data and LWC

Figure F-30: Percentage of Sites Inventory Area across TCAC Composite Scores



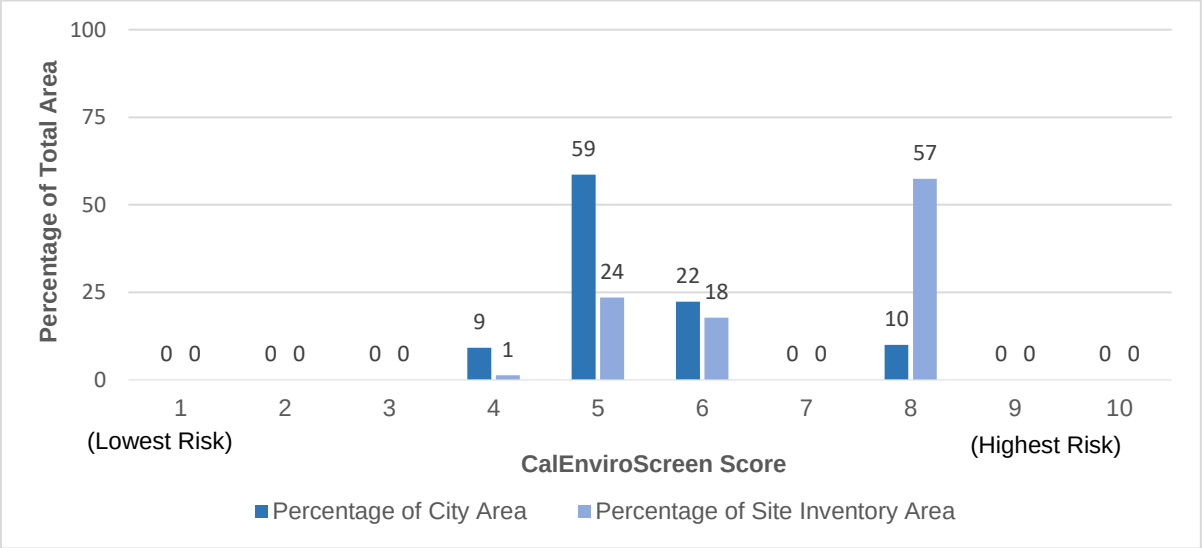
Source: HCD AFFH Spatial Data and LWC

Figure F-31: Sites Inventory and CalEnviroScreen Score



Source: HCD AFFH Spatial Data and LWC

Figure F-32: Percentage of Sites Inventory Area across CalEnviroScreen Scores



Source: HCD AFFH Spatial Data and LWC

F.3.3 Potential Effects on Disproportionate Housing Needs

Overpayment is a citywide issue, and housing sites are mostly located in areas with higher rates of overpayment by owners, but lower rates of overpayment by renters. However, sites located in the southwest portion of the city (e.g., Crossroads Specific Plan area) are in an area that has higher levels of overcrowding, but no severe overcrowding is reported. Lastly, most sites are in tracts identified as vulnerable communities, at risk of potential displacement. Similar to overpayment, displacement risk is a citywide issue.

Section F.4 Contributing Factors and Meaningful Actions

Table F-5 lists the most prevalent fair housing issues and its corresponding contributing factors for the City of Temple City, as prioritized through the findings from the City's outreach efforts and the above assessment.

The primary fair housing issue in Temple City is disproportionate housing needs because it is likely to affect the most residents. The two contributing factors, in order of priority, that influence this issue are:

- Displacement of residents due to economic pressures
- Lack of renter protections

These contributing factors are acutely impacting residents' housing security, especially low-income vulnerable communities and special needs populations that are struggling to afford housing costs.

The secondary fair housing issue in Temple City is racially and ethnically concentrated areas of poverty with the contributing factor of deteriorated and abandoned properties. As noted in Appendix A, Housing Needs Assessment, Section A.4.4, almost 58 percent of units in Temple City are more than 60 years old, compared to only 32 percent in the SCAG region. Furthermore, Temple City has a higher percentage of units with substandard housing (see Appendix A, Housing Needs Assessment, Figure A-22). Substandard housing impacts quality of life for those residing in such units and requires higher maintenance and operating costs, placing a further cost burdened on those already struggling with housing costs.

The third fair housing issue in Temple City is disparities in access to opportunity as this affects specific areas of the city, including areas where housing sites are identified. The contributing factor under this issue is the location of environmental health hazards. Environmental health hazards impact the quality of life and opportunities for those living in certain areas of Temple City, particularly the southwestern portion of the city that has lower environmental and overall TCAC scores.

Table F-5: Contributing Factors

Fair Housing Issue	Contributing Factor	Priority
Disproportionate Housing Needs	Displacement of residents due to economic pressures	1
Disproportionate Housing Needs	Lack of renter protections	2
Racially and Ethnically Concentrated Areas of Poverty	Deteriorated and abandoned properties	3
Disparities in Access to Opportunity	Location of environmental health hazards	4

Table F-6 lists the housing programs the City will pursue to specifically overcome identified patterns and trends from the above assessment and proactively affirmatively further fair housing in Temple City. These programs are detailed in the City's Housing Plan (Section IV).

Table F-6: Meaningful Actions

Contributing Factor	AFFH Strategy	Housing Implementation Programs
Displacement of residents due to economic pressures	Housing Mobility Strategies	**B1. Rental Assistance (for Existing Cost Burdened Households).** **C4. Eliminate Minimum Floor Area Standard.** **C11. Parking Requirements for Small Units.**
	New Housing Choices and Affordability in Areas of Opportunity	**A1. Lot Consolidation in the R-3 and MU Zones.** **A9. Religious Institutions Outreach** **B3. Affordable Housing Development Assistance.** **B4. Funding and Coordination.** **B5. Accessory Dwelling (ADU) Ordinance.** **B6. Density Bonus Provisions.** **B7. Study Inclusionary Housing Policy.** **B8. Enhanced Density Bonus.** **E7. Target Below Market Rate Housing Development in High and Highest Resource Areas.**
	Protecting Existing Residents from Displacement	**E2. Rental Assistance Program.** **E8. Protect Existing Tenants.** **D4. Condominium Conversion Restrictions.**
Lack of renter protections	Protecting Existing Residents from Displacement	**E1. Fair Housing Program.** **E3. Anti-Displacement Resources.**
	Housing Mobility Strategies	**E6. Landlord Education and Outreach.**
Deteriorated and abandoned properties	Place-based Strategies to Encourage Community Conservation and Revitalization	**A8. Infrastructure Grants.** **D1. Housing Code Enforcement Program.** **D2. Housing Rehabilitation Program.** **D3. Vacant Residential Building Registry and Enforcement.**

Table F-6: Meaningful Actions

Contributing Factor	AFFH Strategy	Housing Implementation Programs
Location of environmental health hazards	Place-based Strategies to Encourage Community Conservation and Revitalization	**E4. Environmental Justice Goal Implementation.** **E5. CEQA Mitigation Measures.**