



City of West Covina

2021-2029 Housing Element

Study Session

May 20, 2021



Overview

West Covina General Plan

- Our Natural Community
- Our Prosperous Community
- **Our Well Planned Community**
- Our Accessible Community
- Our Resilient Community
- Our Healthy and Safe Community
- Our Creative Community
- Our Active Community

West Covina

General Plan

Adopted by City Council, December 2016





Overview

- Housing Element has been a required part of the General Plan since 1969
- Extensive legal requirements
- Housing Element updates required every 8 years
 - ✓ 2021-2029 update required by State law
- State oversight & Housing Element “certification”



Housing Element Certification

- Limitations on local land use control
- Housing is a “matter of statewide importance”
- State Legislature has delegated HCD authority to review Housing Elements for compliance (“certification”)
- Potential legal consequences for non-compliance
- Certification supports the legal validity of the Housing Element and General Plan



Housing Element Guiding Principles

- Maintain & improve existing housing
- Plan for regional growth needs for all economic segments & housing types
- Minimize constraints to housing of all types
- Affirmatively further fair housing



What is Affordable Housing?

LA County Median Income = \$80,000	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$35,450	\$886	---
Very Low (31-50%)	\$59,100	\$1,478	---
Low (51-80%)	\$94,600	\$2,365	---
Moderate (81-120%)	\$96,000	\$2,400	\$425,000
Above Mod (>120%)	>\$96,000	>\$2,400	>\$425,000

Assumptions:

Based on a family of 4

30% of gross income for rent or PITI

10% down payment, 4% interest, 1.25% taxes & insurance, \$300 HOA dues



Key Requirements

Housing for Persons with Special Needs

- ✓ *Regulations & procedures consistent with fair housing law*

Regional Housing Needs Assessment (RHNA)

- ✓ *Adequate sites to accommodate assigned need*



Special Needs

Persons with special needs

- ✓ Elderly
- ✓ Large families (5+)
- ✓ Persons with disabilities
- ✓ Homeless
- ✓ Female-headed households
- ✓ Farmworkers



Special Needs

Housing for persons with special needs

- ✓ Affordable workforce housing
- ✓ Transitional housing
- ✓ Supportive housing
- ✓ Emergency shelters
- ✓ Residential care facilities
- ✓ Accessory dwelling units (ADUs)



RHNA

- Mandated by State law & prepared by SCAG
- Each city must accommodate its assigned share of the region's new housing need
- Housing for all economic segments
- Linked to available sites with appropriate zoning



RHNA requirements in State law

- Planning
 - ✓ City must ensure that plans and development regulations can accommodate the RHNA allocation in all income categories
 - ✓ Housing Element certification requires “adequate sites”
- Production
 - ✓ Housing Element certification not contingent on achieving the RHNA allocation
 - ✓ If housing production falls short of the RHNA allocation, streamlined permit processing required for some projects



RHNA

6th Planning Cycle (2021-2029)

SCAG region: 1,341,827 units

Los Angeles County: 812,060 units

West Covina: 5,346 units



RHNA

	5th cycle	6th cycle
West Covina	831	5,346
SCAG Region	412,137	1,341,827



RHNA

West Covina RHNA (2021-2029)

Income
Category

Units

Very low

1,653

Low

850

Moderate

865

Above mod

1,978

Total

5,346



RHNA Summary

- Planning target, not a construction quota
- Sites inventory must accommodate the RHNA, with focus on lower-income need
- Lower-income need can be accommodated through:
 - ✓ Multi-family residential zoning (30+ units/acre)
 - ✓ Mixed-use or “form-based” zoning (30+ units/acre)
 - ✓ Accessory dwelling units (ADUs)
- If sites inventory does not accommodate the RHNA, rezoning is required



Next Steps

Date	Milestone
Winter/Spring 2021	Research & analysis Public outreach Online housing survey Planning Commission/City Council study session
Spring/Summer 2021	Prepare Draft Housing Element Public review Planning Commission & City Council review HCD review & consultation
Summer/Fall 2021	Prepare Revised Draft Housing Element Public review Planning Commission hearing & recommendation City Council hearing & adoption



For more information:

<https://www.westcovina.org/departments/community-development/planning-division/general-plan/housing-element-update>