

City of San Gabriel 6th Cycle Housing Element Update Outreach Workshop #1

Monday, April 12, 2021 at 6:30 pm
GoToMeeting Webinar / YouTube Streaming / Local Cable Public Access Channel 3

Introduction

On April 12, 2021, the City of San Gabriel held a virtual Outreach Workshop, the first of a series of public meetings for the 6th Cycle Housing Element Update. This workshop was the first item during the regular monthly Planning Commission meeting. The workshop was opened by Samantha Tewasart, Planning Manager, who welcomed attendees and gave an introduction of the Housing Element Update process. Ms. Tewasart 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 San Gabriel
- 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 San Gabriel 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 four Planning Commissioners, Commission Secretary, legal counsel, one other presenter, and members of the public.

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 for presenters and streamed live on the City's YouTube channel and cable Channel 3, Public Access Channel. Public comment could be submitted through email, consistent with the City's COVID-19 protocols for Planning Commission meetings.

Notifications of this Outreach Workshop were distributed by the City via email to their listserv of approximately **39 individuals** who consist of residents and other stakeholders in San Gabriel.

The meeting was recorded and posted on the City's YouTube channel and the City's Housing Element Update webpage (<https://www.sangabrielcity.com/1525/Housing-Element-Update-2021-2029>) so it may be viewed at any time. 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 from Planning Commissioners during the Outreach Workshop. There were no additional public comments.

- Affordable housing is critical, especially for members of the community who work in San Gabriel. There is enthusiasm for a plan to accommodate greater affordable housing in the city.
- Commissioners discussed the importance of meeting the City's housing goals while maintaining San Gabriel's neighborhood characteristics and existing quality of life.
- One Commissioner expressed interest in understanding the projected population of the City given build out estimates under existing zoning and household size. These projections can inform the greater discussion regarding housing demand, while considering the needs of property owners and local businesses.
- One Commissioner commented that there is no land in the city that hasn't been developed at some time.

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

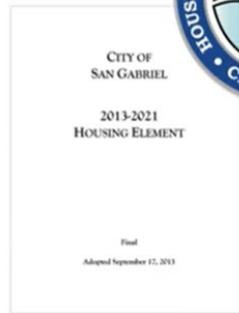
Screenshots

Screenshots from the Outreach Workshop are included below:

Purpose of the Housing Element

State Housing Element Law

- Intended to require jurisdictions to do their "fair share" around planning for adequate affordable housing
- Recognizes that housing is a critical need, and the government and private sector must work together to address it
- Cities are not required to build or initiate housing projects, but rather ensure zoning capacity exists to build housing



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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

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