



# City of Hermosa Beach 2021 Housing Element Workshop

**February 3, 2021**



# *Public Engagement*

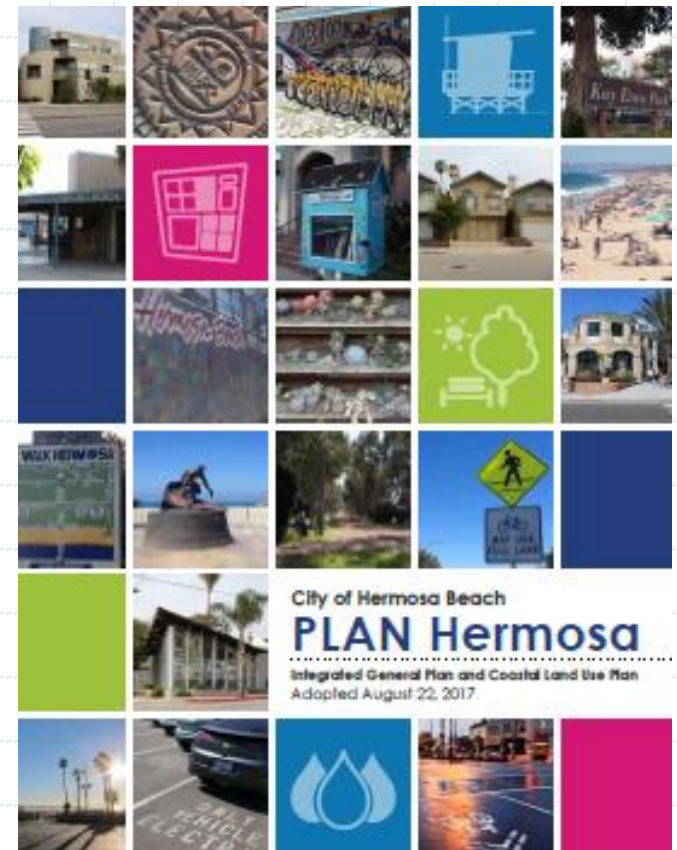
- Public Notice posted
- Easy Reader advertisement
- City web page [www.hermosabeach.gov/housingelement](http://www.hermosabeach.gov/housingelement)
  - Housing survey
  - Housing Element background information
  - FAQ
  - Contact info & notification list
  - Meeting materials
- Social media outreach encouraging housing survey and meeting notification; and
- Interviews with community stakeholders, including school districts, employers, senior services providers, and churches.



# *Housing Element Overview*

## *PLAN Hermosa* (the General Plan)

- Community Governance
- Land Use + Design
- Mobility
- Sustainability + Conservation
- Parks + Open Space
- Public Safety
- Infrastructure
- **Housing**





# *Housing Element Overview*

- Housing Element has been a required part of the General Plan since 1969
- Housing Element updates required every 8 years
- 2021-2029 update required by State law
- All elements of the General Plan must be consistent



# *Housing Element Certification*

- Extensive State laws regarding housing
- State Legislature has delegated authority to HCD to review Housing Elements for compliance (“certification”)
- Attorney General and others may file lawsuits challenging the Housing Element
- Courts may impose fines, award attorney’s fees, order zoning changes and freeze building permits
- HCD certification supports the legal validity of the Housing Element and General Plan



# ***Housing Element Guiding Principles***

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



# What is "Affordable Housing"

<b>LA County Median Income = \$77,300</b>	<b>Income Limits</b>	<b>Affordable Rent</b>	<b>Affordable Price (est.)</b>
<b>Extremely Low (&lt;30%)</b>	<b>\$33,800</b>	<b>\$845</b>	<b>---</b>
<b>Very Low (31-50%)</b>	<b>\$56,300</b>	<b>\$1,407</b>	<b>---</b>
<b>Low (51-80%)</b>	<b>\$90,100</b>	<b>\$2,252</b>	<b>---</b>
<b>Moderate (81-120%)</b>	<b>\$92,750</b>	<b>\$2,319</b>	<b>\$375,000</b>
<b>Above Mod (&gt;120%)</b>	<b>&gt;\$92,750</b>	<b>&gt;\$2,319</b>	<b>&gt;\$375,000</b>

*Assumptions:*

*Based on a family of 4*

*30% of gross income for rent or PITI*

*10% down payment, 4.5% interest, 1.25% taxes & insurance, \$300 HOA dues*



# *State Housing Element Requirements*

## Housing for Persons with Special Needs

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

## Regional Housing Needs Assessment (RHNA)

- ✓ *Zoning to accommodate assigned need*





# *Special Needs*

## **Persons with special needs**

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



# ***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 levels
- Linked to appropriate zoning
- Density is a proxy for affordability (20 units/acre)
- If adequate capacity is not available at all affordability levels, zoning changes are required



***RHNA***

## **6<sup>th</sup> Planning Cycle (2021-2029)**

SCAG region: 1,341,827 units

Los Angeles County: 813,082 units

Hermosa Beach: 556 units



# ***RHNA***

	<b>4<sup>th</sup> cycle</b>	<b>5<sup>th</sup> cycle</b>	<b>6<sup>th</sup> cycle</b>
<b>Hermosa Beach</b>	<b>562</b>	<b>2</b>	<b>556</b>
<b>SCAG Region</b>	<b>699,368</b>	<b>412,137</b>	<b>1,341,827</b>



## **Hermosa Beach (2021-2029)**

<u>Income Category</u>	<u>Units</u>
Very low	231
Low	127
Moderate	105
<u>Above mod</u>	<u>93</u>
Total	556



## **Hermosa Beach (2014-2019)**

<u>Income Category</u>	<u>New Units Approved</u>
Very low	0
Low	0
Moderate	3
<u>Above mod</u>	<u>37</u>
Total	40



# *Penalties for not meeting RHNA?*

2 separate RHNA issues:

- ✓ Zoning to accommodate the RHNA
  - ✓ Consequences for not obtaining certification
- ✓ Actual housing production
  - ✓ Streamlined permit processing for qualifying developments when production does not achieve RHNA



# *Other Tools for Affordable Housing*

- Inclusionary requirements
- Land value recapture
- Housing trust funds
- Rent stabilization
- Local rental assistance

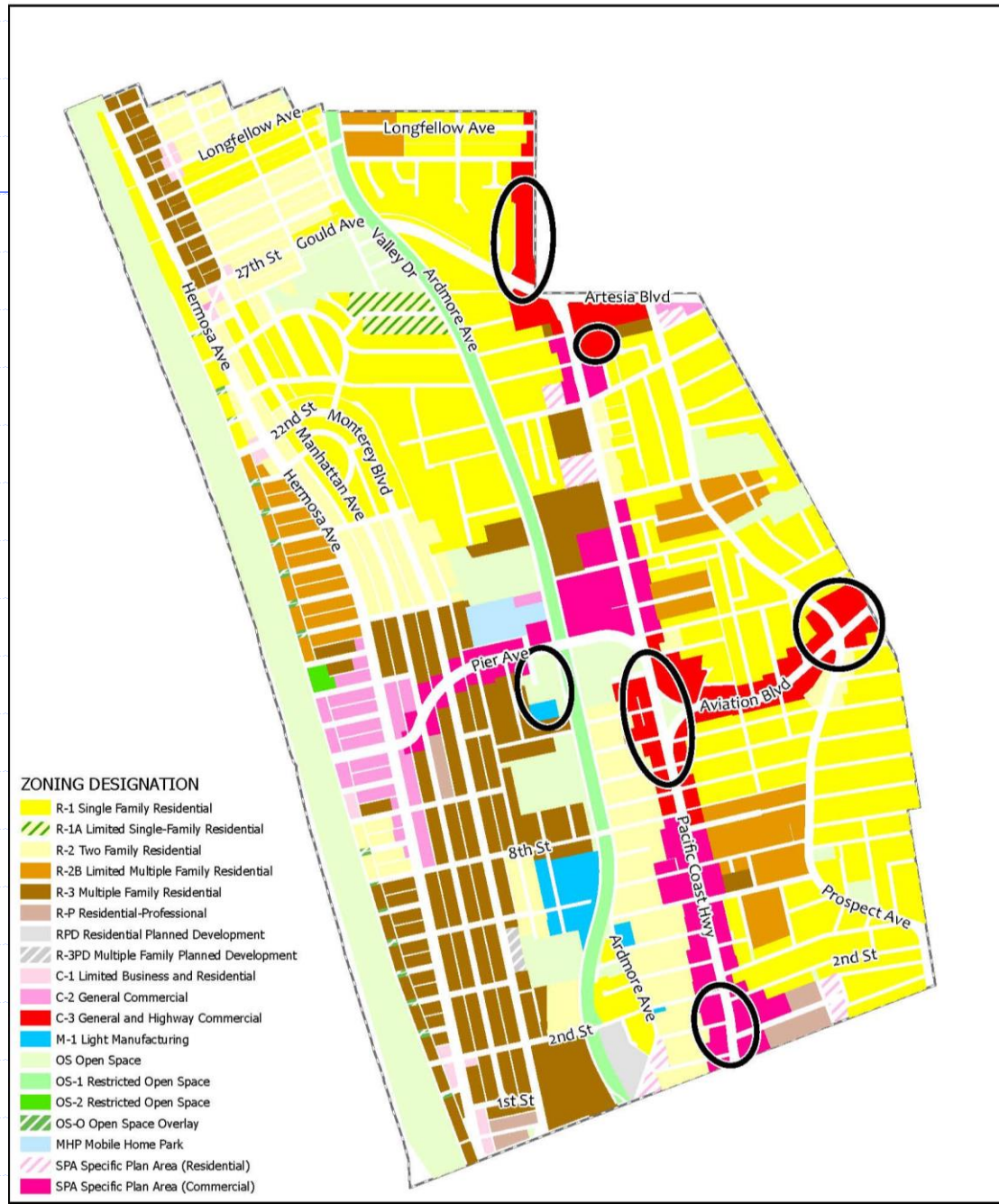




# ***RHNA Summary***

- Planning target, not a construction quota
- Zoning must accommodate the RHNA, with focus on lower-income need
- Lower-income housing can be accommodated through:
  - ✓ Multi-family residential zoning (20+ units/acre)
  - ✓ Mixed-use zoning
  - ✓ Accessory dwelling units (ADUs)
- If current zoning does not accommodate the RHNA, land use changes required

# Land Use Options





# *Importance of the Housing Element*

- General Plan is the foundation for City land use regulations
- Housing Element is a required part of the General Plan
- All General Plan elements must be consistent
- Housing policy = land use policy



## *Next Steps*

- City Council-Planning Commission workshop (2/3/2021)
- Prepare draft Housing Element (Winter)
- Public & HCD review (Spring)
- Planning Commission review & recommendation (Summer)
- City Council review & adoption (Fall)
- HCD review (adopted Housing Element)
- Program implementation & monitoring (through 2029)
- Related studies:
  - Zoning Ordinance Update
  - Economic Development Strategy



**For more information:**

**[hermosabeach.gov/housingelement](https://hermosabeach.gov/housingelement)**

**Questions & comments?**

**[Planning@hermosabeach.gov](mailto:Planning@hermosabeach.gov)**