

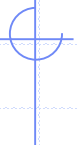


City of Hermosa Beach

Introduction of the Housing Element

2021-2029 Update

December 15, 2020

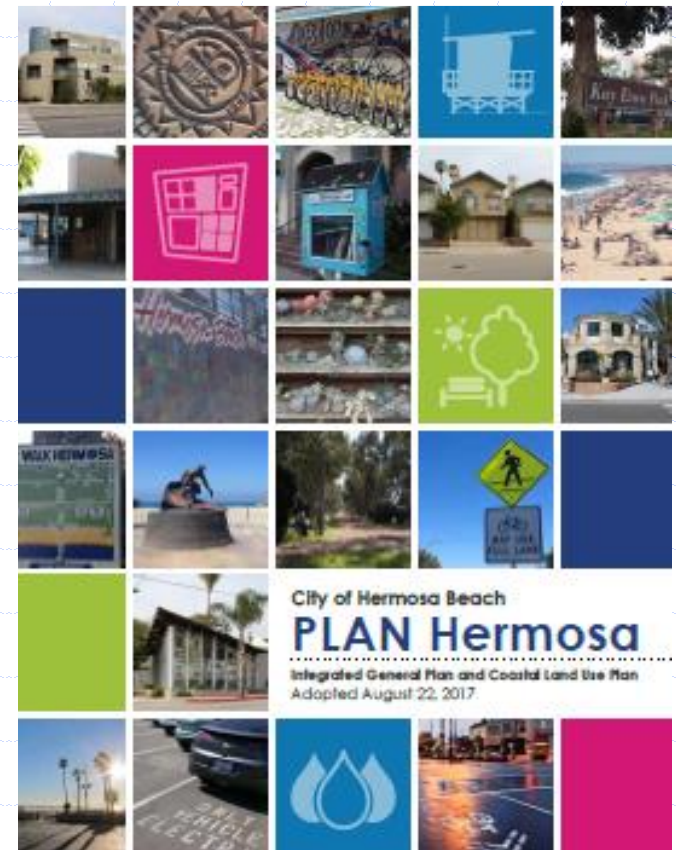




Overview

PLAN Hermosa (the General Plan)

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





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 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



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



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



What is Affordable Housing?

LA County Median Income = \$77,300	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$33,800	\$845	---
Very Low (31-50%)	\$56,300	\$1,407	---
Low (51-80%)	\$90,100	\$2,252	---
Moderate (81-120%)	\$92,750	\$2,319	\$375,000
Above Mod (>120%)	>\$123,600	>\$3,090	>\$375,000

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



RHNA

6th Planning Cycle (2021-2029)

SCAG region: 1,341,827 units

Los Angeles County: 813,082 units

Hermosa Beach: 556 units



RHNA

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



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



- 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 (20+ units/acre)
 - ✓ Mixed-use zoning
 - ✓ Accessory dwelling units (ADUs)
- If sites inventory does not accommodate the RHNA, rezoning is required



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



Importance of Certification

- State Legislature has delegated authority to HCD to review Housing Elements for compliance (“certification”)
- Attorney General or other affected party may file a lawsuit 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



Next Steps

- Housing Needs Workshop with Planning Commission and City Council - February 3, 2021
- Prepare draft Housing Element
- HCD review (draft Housing Element)
- Planning Commission review & recommendation
- City Council review & adoption (Due 10/15/2021)
- HCD review (adopted Housing Element)
- Program implementation & monitoring
- Related effort: Zoning Ordinance Update



Questions & comments?

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