

CITY OF HERMOSA BEACH

HOUSING ELEMENT TECHNICAL REPORT 2021-2029

REVISED DRAFT

December~~July~~, 2021

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I. HOUSING NEEDS ASSESSMENT

This chapter examines general population and household characteristics and trends, such as age, race and ethnicity, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the City's projected housing growth needs based on the 2021-2029 Regional Housing Needs Assessment (RHNA) are examined.

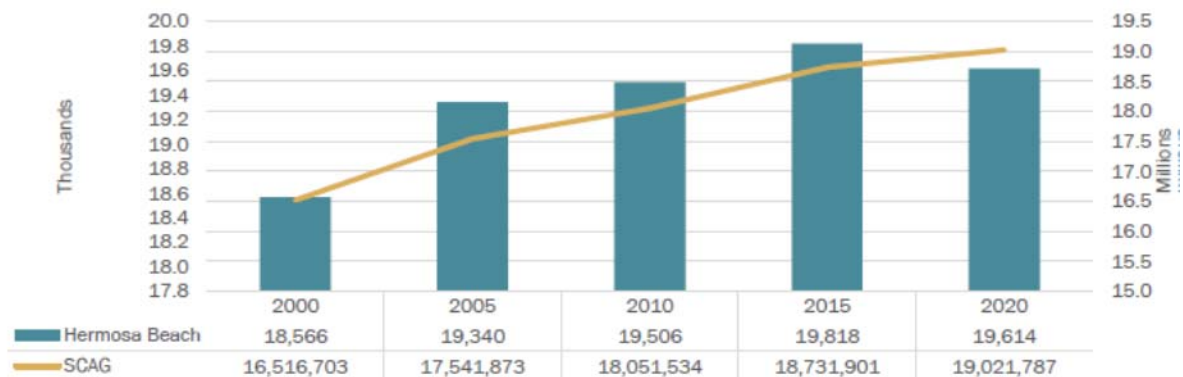
The Housing Needs Assessment utilizes the most recent available data from the U.S. Census, the California Department of Finance (DOF), the California Employment Development Department (EDD), the Southern California Association of Governments (SCAG) and other relevant sources. Supplemental data were obtained through field surveys and from the California Department of Finance.

A. Population Characteristics

1. Population Growth Trends

Located 17 miles southwest of Los Angeles at the southern end of Santa Monica Bay, the 1.3-square-mile City of Hermosa Beach was incorporated in 1907. The city grew very slowly during the 1990s, having grown less than 2% from 1990 to 2000. Most of the growth that has recently occurred has consisted of density increases on existing parcels, through demolition and replacement of existing homes. Hermosa Beach had a 2020 population of 19,614 according to the California Department of Finance. From 2000 to 2020 Hermosa Beach had an annual growth rate of 0.3% compared to 0.7% for the SCAG region. (see Figure I-1). As an essentially built-out city, there continue to be few opportunities for growth, except through redevelopment/infill on existing parcels.

Figure I-1
Population Growth 2000-2020 – Hermosa Beach vs. SCAG Region

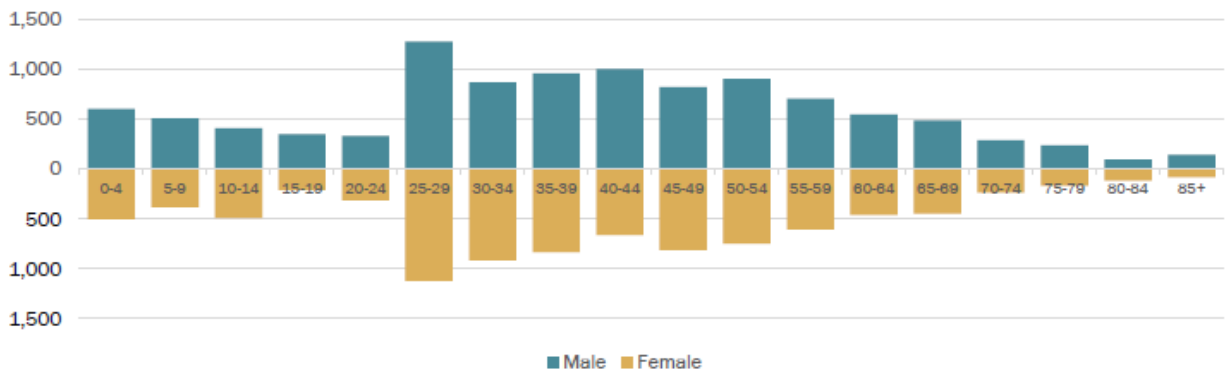


CA DOF E-5 Population and Housing Unit Estimates

2. Age Characteristics

Housing needs are influenced by the age characteristics of the population. Different age groups have different housing needs based on lifestyles, family types, income levels, and housing preference. Figure I-2 shows the age distribution of Hermosa Beach residents by gender. The population of Hermosa Beach is 53.7% male and 46.3% female. The share of the population of Hermosa Beach which is under 18 years of age is 17.2%, which is lower than the regional share of 23.4%. Hermosa Beach's seniors (65 and above) make up 11.7% of the population, which is lower than the regional share of 13%.

Figure I-2
Population by Age and Gender – Hermosa Beach



American Community Survey 2014-2018 5-year estimates

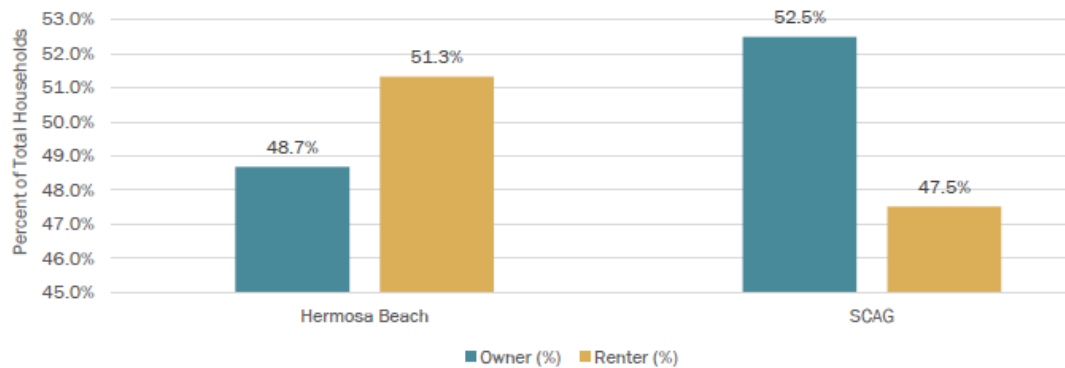
B. Household Characteristics

1. Household Tenure and Size

Household characteristics are important indicators of the type and size of housing needed in a city. The Census defines a “household” as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing a single unit. Persons in group quarters such as dormitories, retirement or convalescent homes, or other group living situations are included in population totals, but are not considered households.

Housing tenure (owner vs. renter) is an important indicator of the housing market. An adequate supply of housing units available both for rent and for sale is desirable in order to accommodate a range of households with varying incomes, family sizes and composition, and lifestyles. Figure I-3 provides recent Census estimates of the number of owner-occupied and renter-occupied units in the city as compared to the SCAG region as a whole. This table reveals a higher proportion of renters in the city, which is not unusual for beach communities.

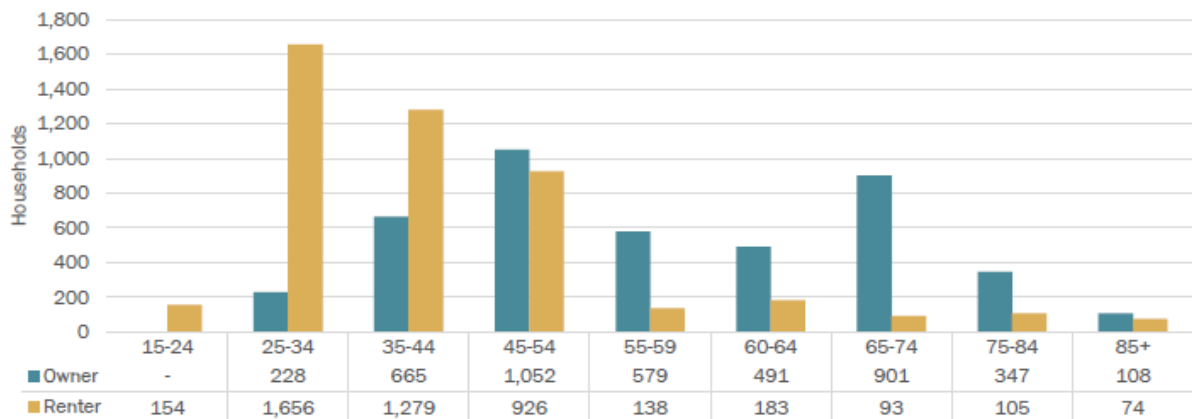
Figure I-3
Housing Tenure – Hermosa Beach vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

Figure I-4 shows that tenure varies by age group, with younger residents more likely to rent as compared to those in the 45+ age groups who are more often homeowners.

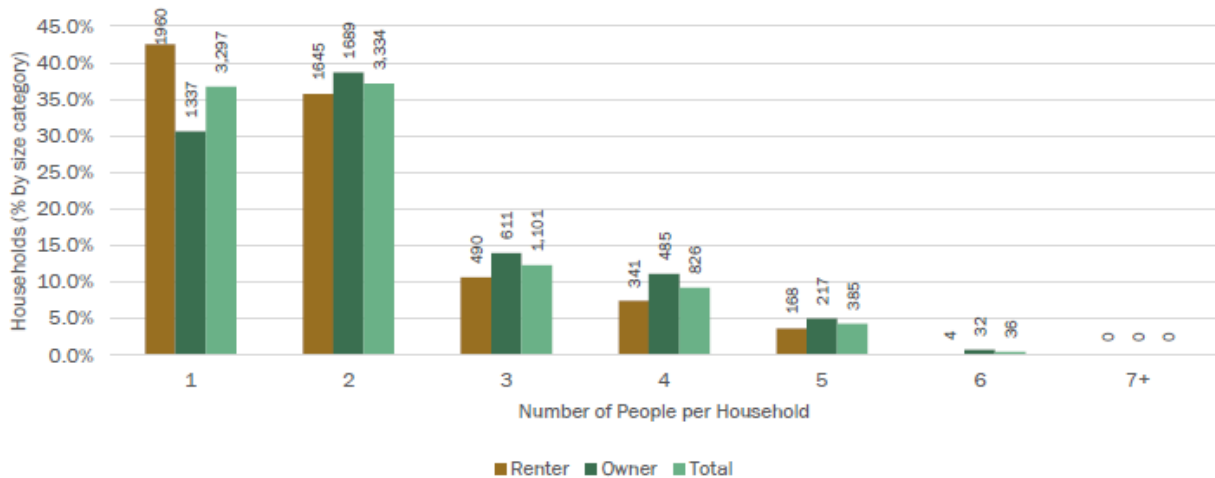
Figure I-4
Housing Tenure by Age – Hermosa Beach



American Community Survey 2014-2018 5-year estimates.

Figure I-5 illustrates the range of household sizes in Hermosa Beach for owners, renters, and overall. The most commonly occurring household size is of two people (37.1%) and the second-most commonly occurring household is of one person (36.7%). Hermosa Beach has a higher share of single-person households than the SCAG region overall (36.7% vs. 23.4%) and very few large households with more than 5 persons.

Figure I-5
Household Size by Tenure – Hermosa Beach

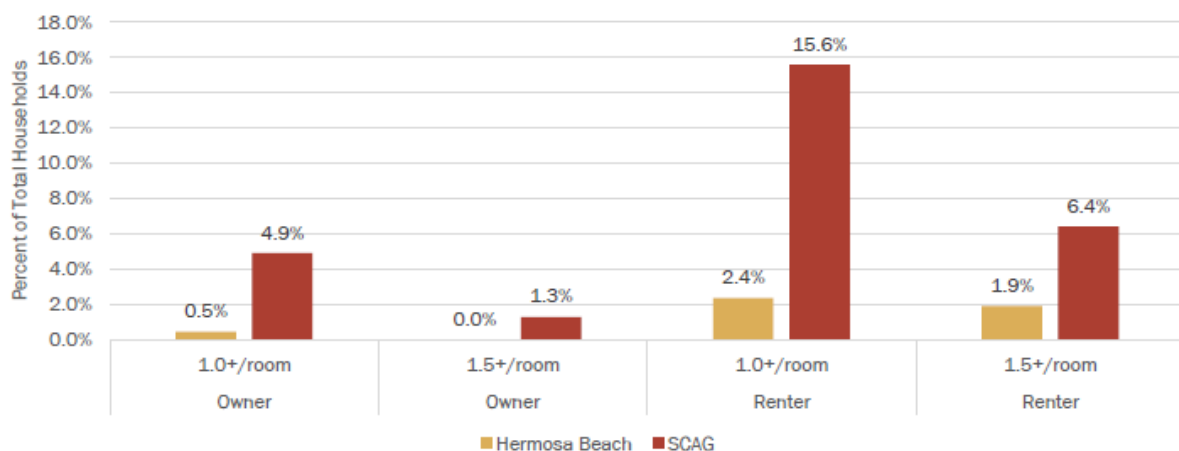


American Community Survey 2014-2018 5-year estimates.

2. Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, with severe overcrowding when there are more than 1.5 residents per room. Overcrowded households are usually a reflection of the lack of affordable housing (see Section D.4 starting on page I-12 below for a detailed definition of “affordable” housing). Figure I-6 summarizes recent overcrowding data for Hermosa Beach and the SCAG region as a whole.

Figure I-6
Overcrowding by Tenure – Hermosa Beach vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

Based on U.S. Census standards, Hermosa Beach residents live in less crowded housing conditions than the region as a whole. In Hermosa Beach, 20 owner-occupied and 109 renter-occupied households had more than 1.0 occupants per room, which meets the ACS definition for overcrowding. No owner-occupied households and 88 renter-occupied households had more than 1.5 occupants per room, which meets the ACS definition for severe overcrowding.

3. Income and Overpayment

Extremely-low-income households are defined as those with incomes of 30% or less of areawide median income (AMI). Table I-1 shows the number of extremely-low-income households in Hermosa Beach by race and tenure.

Table I-1
Extremely-Low-Income Households by Race and Tenure
Hermosa Beach

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	7,844	509	6.5%
Black, non-Hispanic	110	0	0.0%
Asian and other, non-Hispanic	679	30	4.4%
Hispanic	569	24	4.2%
TOTAL	9,202	563	6.1%
Renter-occupied	4,850	385	7.9%
Owner-occupied	4,350	174	4.0%
TOTAL	9,200	559	6.1%

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

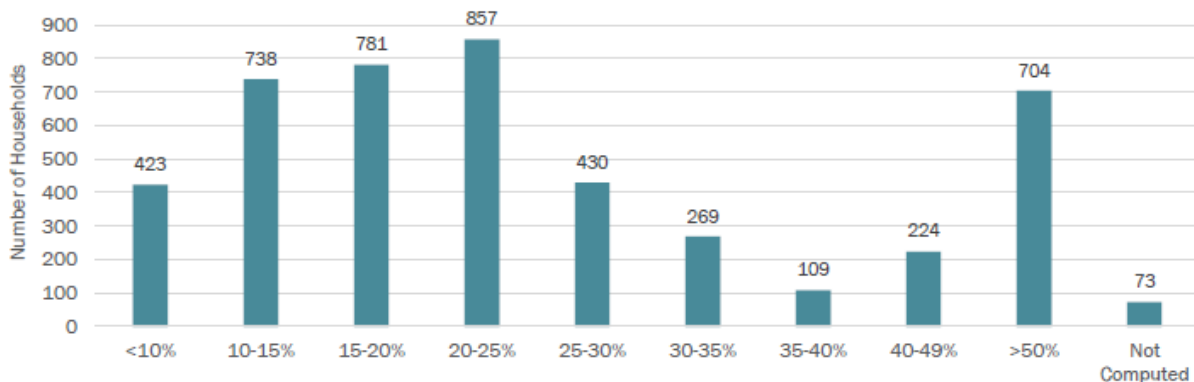
According to State housing policy, overpaying (or “cost burden”) occurs when housing costs exceed 30% of gross household income. Table I-2 displays recent HUD estimates for overpayment by income category and tenure for Hermosa Beach residents. As shown in this table, ~~Extremely-low-income~~ and very-low-income households experienced the highest rates of overpayment.

Table I-2
Cost Burden by Income Category and Tenure
Hermosa Beach

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	265	265	310
Household Income >30% to less-than or= 50% HAMFI	140	140	140
Household Income >50% to less-than or= 80% HAMFI	375	235	430
Household Income >80% to less-than or= 100% HAMFI	190	65	280
Household Income >100% HAMFI	335		3,445
Total	1,305	705	4,610
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	165	140	225
Household Income >30% to less-than or= 50% HAMFI	124	120	235
Household Income >50% to less-than or= 80% HAMFI	135	70	230
Household Income >80% to less-than or= 100% HAMFI	175	100	370
Household Income >100% HAMFI	580	125	3,310
Total	1,179	555	4,370

Across Hermosa Beach's 4,608 renter households, 1,306 (28.3%) spend 30% or more of gross income on housing compared to 55.3% in the SCAG region. Additionally, 704 renter households in Hermosa Beach (15.3%) spend 50% or more of gross income on housing cost, compared to 28.9% in the SCAG region (Figure I-7).

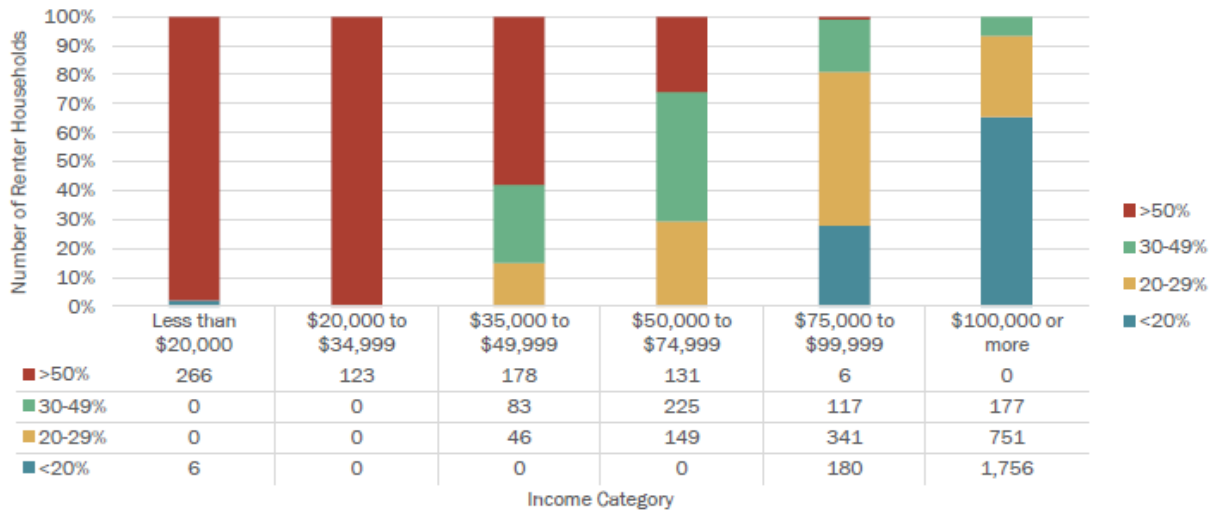
Figure I-7
Rent as Percentage of Income – Hermosa Beach



While the previous table breaks down cost burden by area-relative income, Figure I-8 shows percentage of income spent on rent by income category. As one might expect,

the general trend is that lower-income households spend a higher share of income on housing (often more than 50%) while high-income households are more likely to spend under 20% of income on housing.

Figure I-8
Rent as Percentage of Income by Income Category – Hermosa Beach



American Community Survey 2014-2018 5-year estimates.

Figure I-9 shows the percentage of income spent on mortgage costs for Hermosa Beach homeowners by income category. As one might expect, the general trend is that lower-income households spend a higher share of income on housing costs, while high-income households may spend a lower share of income on housing.

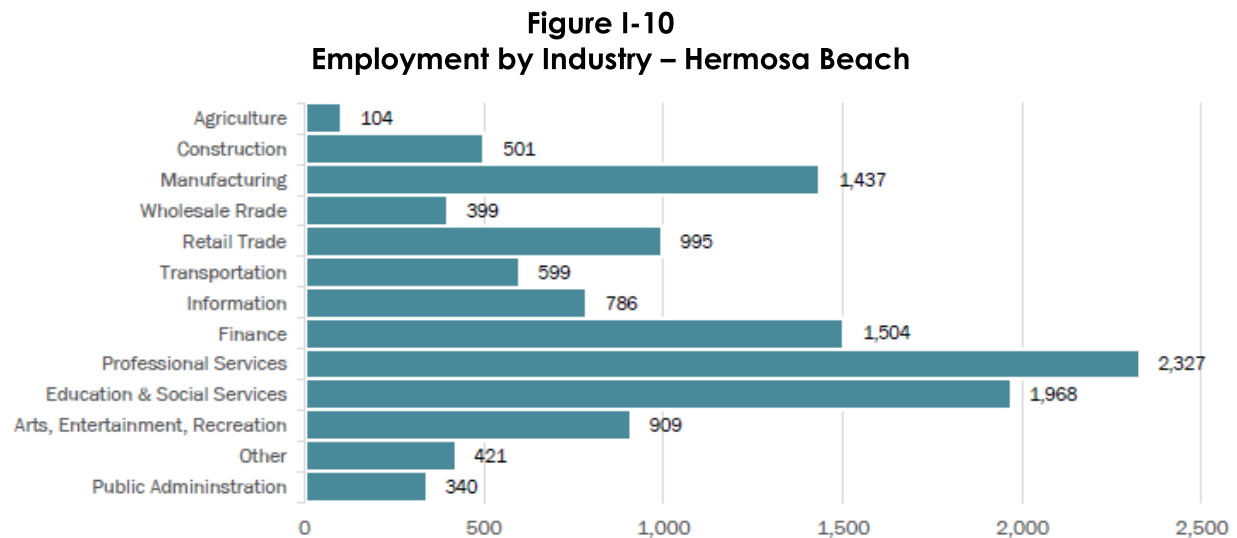
Figure I-9
Mortgage Cost as Percentage of Income by Income Category – Hermosa Beach



C. Employment

Employment is an important factor affecting housing needs within a community. The jobs available in each employment sector and the wages for these jobs affect the type and size of housing residents can afford.

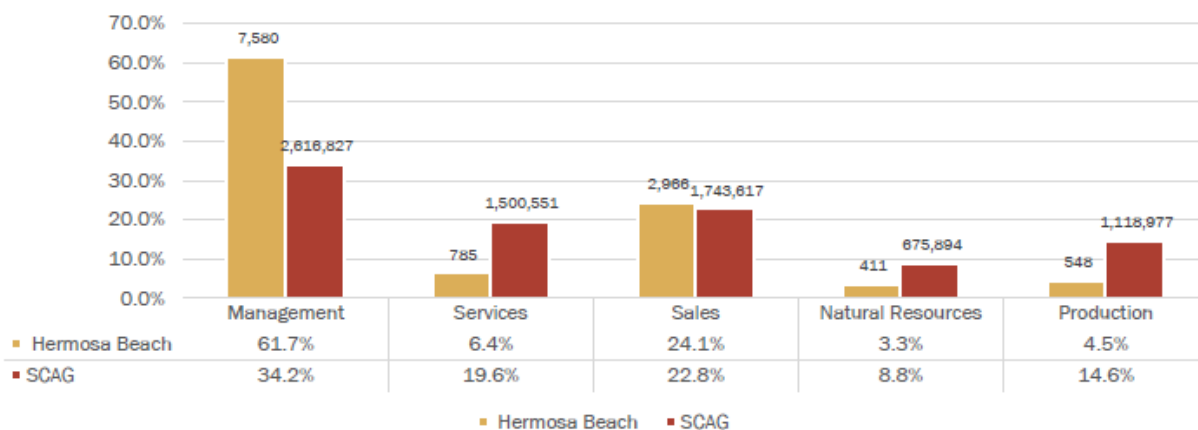
Hermosa Beach has 12,290 workers living within its borders who work across 13 major industrial sectors. Figure I-10 shows that the most prevalent industry is Professional Services with 2,327 employees (18.9% of total) and the second most prevalent industry is Education & Social Services with 1,968 employees (16% of total).



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 Hermosa Beach work, Figure I-11 shows the types of jobs they hold. The most prevalent occupational category in Hermosa Beach is Management, in which 7,580 (61.7% of total) employees work. The second-most prevalent type of work is in Sales, which employs 2,966 (24.1% of total) in Hermosa Beach.

Figure I-11
Employment by Occupation – Hermosa Beach



American Community Survey 2014-2018 5-year estimates using groupings of SOC codes.

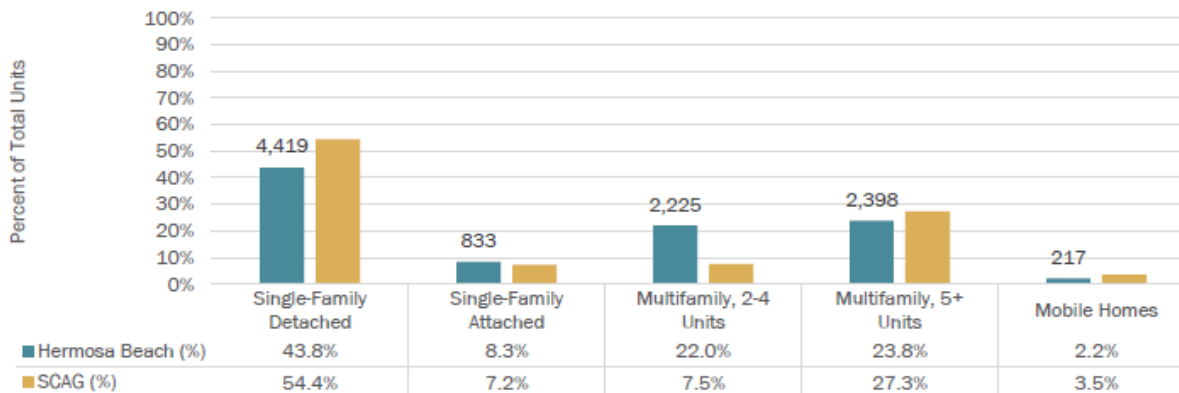
D. Housing Stock Characteristics

This section presents an evaluation of the characteristics of the community's housing stock and helps in identifying and prioritizing needs. A housing unit is defined by the Census Bureau as a house, apartment, mobile home, or group of rooms, occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

1. Housing Type and Growth Trends

Figure I-12 shows detailed information on the housing stock in Hermosa Beach. The most prevalent housing type in Hermosa Beach is single-family detached with 43.8% of all units in the city. The share of all single-family units in Hermosa Beach is 52%, which is lower than the 61.7% share in the SCAG region. Out of the total housing units in Hermosa Beach, there are 9,565 occupied-units, which equates to a 5.2% total vacancy rate. The average household size (as expressed by the population to housing unit ratio) is 2.049.

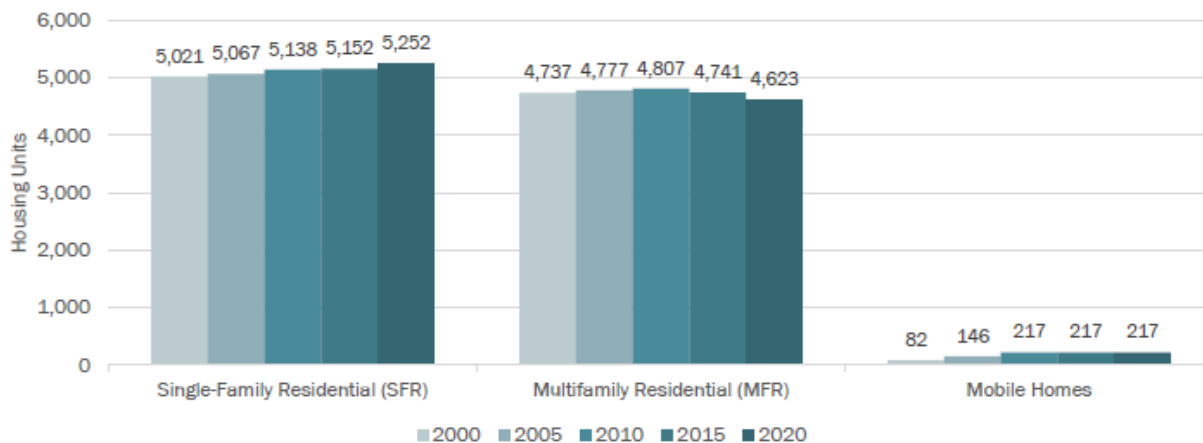
Figure I-12
Housing by Type – Hermosa Beach vs. SCAG Region



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 Hermosa Beach. During the period 2000 to 2020, single-family units increased by 231 while the number of multi-family units decreased by 114. Mobile and manufactured homes increased by 135 during this period.

Figure I-13
Housing Growth Trends by Type – Hermosa Beach



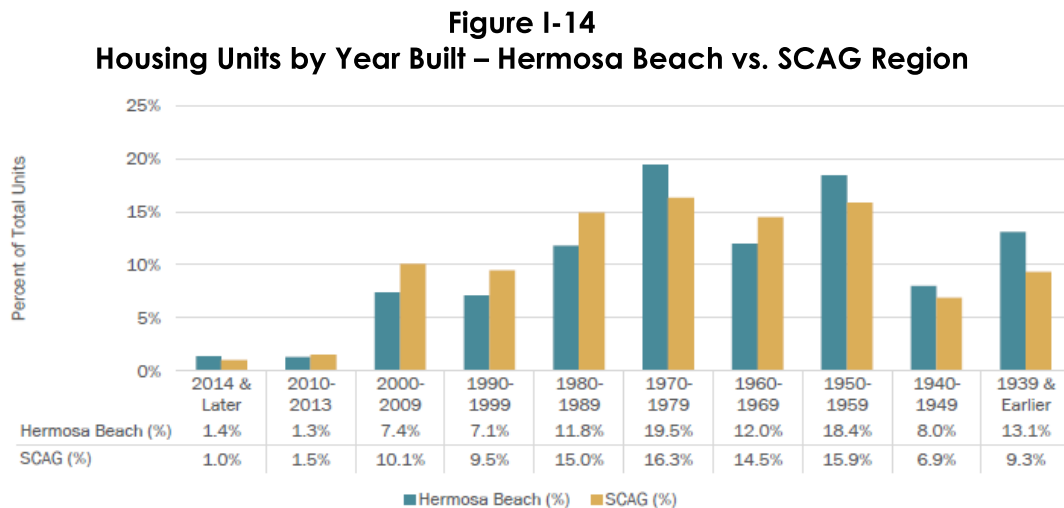
CA DOF E-5 Population and Housing Unit Estimates

2. Housing Age and Conditions

Housing age is often an important indicator of housing condition. Housing units built prior to 1978 before stringent limits on the amount of lead in paint were imposed may have interior or exterior building components coated with lead-based paint. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six

and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

Figure I-14 shows the age distribution of the housing stock in Hermosa Beach compared to the SCAG region as a whole as reported in recent Census data.

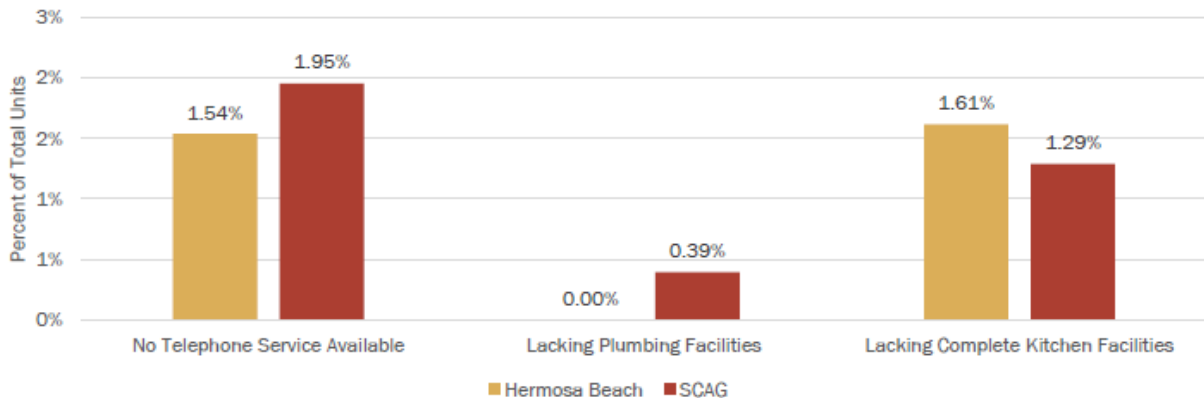


American Community Survey 2014-2018 5-year estimates.

This chart shows that more than half of the housing units in Hermosa Beach were constructed prior to 1970. These findings suggest that there may be a need for maintenance and rehabilitation, including remediation of lead-based paint, for a large percentage of the city's housing stock. However, due to the city's relatively high household incomes, market forces would be expected to encourage more private maintenance, rehabilitation, and lead paint remediation, as compared to lower-income communities.

Figure I-15 shows recent Census data regarding conditions that may indicate substandard housing conditions. In Hermosa Beach and the region as a whole, the lack of telephone service, plumbing facilities and complete kitchen facilities are rare, and could be indicative of surveys being conducted while remodeling is being done rather than permanent conditions. With regard to telephone service, the availability of cell phones has made landline telephones unnecessary; therefore, this may not be a reliable indicator of substandard housing conditions. Based upon a windshield survey by Building Inspectors and Code Enforcement Officers, it is estimated that approximately 10 properties in the city are in need of rehabilitation or replacement.

Figure I-15
Substandard Housing Units – Hermosa Beach vs. SCAG Region

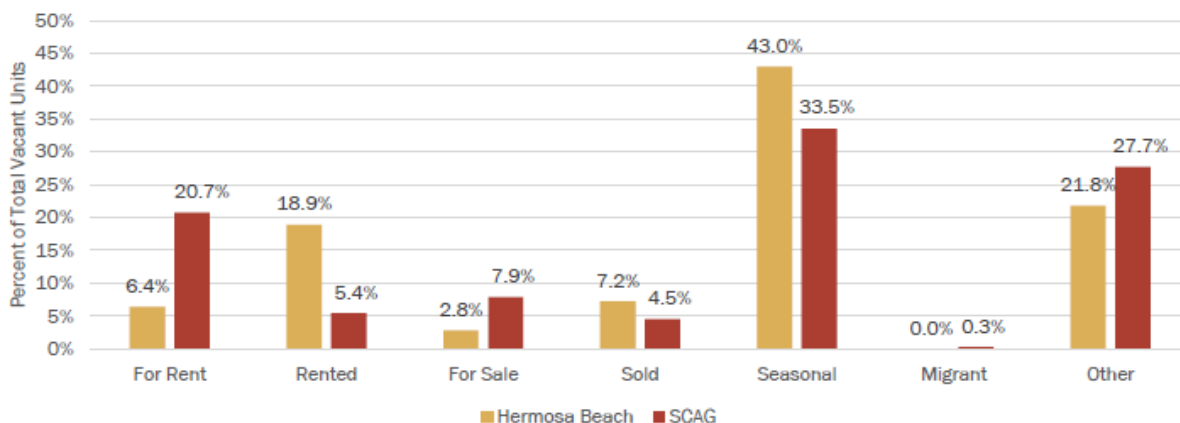


American Community Survey 2014-2018 5-year estimates.

3. Vacancy

Housing vacancy characteristics for Hermosa Beach and the SCAG region as reported by recent Census data are shown in Figure I-16. The largest category of vacant units in both the city and the region as a whole was those held for seasonal use.

Figure I-16
Vacant Units by Type – Hermosa Beach vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

4. Housing Cost

a. Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income ("AMI"):

- Extremely-Low (30% or less of AMI),
- Very-Low (31-50% of AMI),
- Low (51-80% of AMI),
- Moderate (81-120% of AMI), and
- Above Moderate (over 120% of AMI).

Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California Department of Housing and Community Development, housing is considered “affordable” if the monthly payment is no more than 30% of a household’s gross income. In some areas, these income limits may be increased to adjust for high housing costs.

Table I-3 shows 2020 affordable rent levels and estimated affordable purchase prices for housing in Los Angeles County by income category. Based on State-adopted standards for 4-person households, the maximum affordable monthly rent for extremely-low-income households is \$845, while the maximum affordable rent for very-low-income households is \$1,407. The maximum affordable rent for low-income households is \$2,252, while the maximum for moderate-income households is \$2,319.

Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the maximum home purchase prices by income category shown in Table I-3 have been estimated based on typical conditions.

Table I-3
Income Categories and Affordable Housing Costs –
Los Angeles County

	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 moderate (120%+)	Over \$92,750	Over \$2,319	Over \$375,000

Assumptions:

- Based on a family of 4 and 2020 income limits
- 30% of gross income for rent or principal, interest, taxes and insurance plus utility allowance
- 10% down payment, 3.75% interest, 1.25% taxes & insurance, \$300 HOA dues

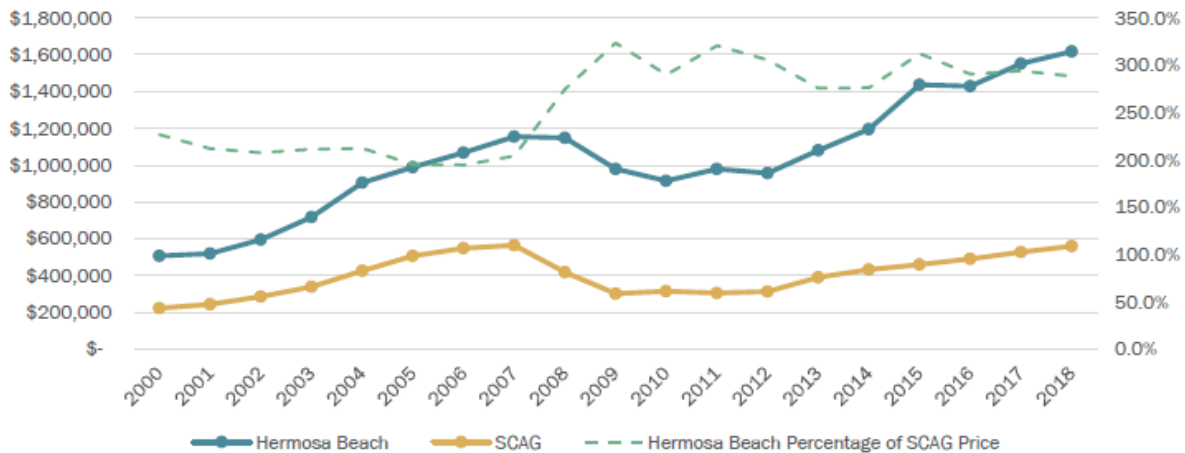
Source: Cal. HCD; JHD Planning LLC

b. For-Sale Housing

Housing sales price statistics reported by Core Logic/DataQuick (Figure I-17) show that between 2000 and 2018, median home sales prices in Hermosa Beach increased 219% while prices in the SCAG region increased 151%. As of 2018, the median home sales price in Hermosa Beach was \$1,617,500 compared to about \$600,000 for the SCAG region as a whole. Based on the estimated affordable purchase prices shown in Table I-3, it is unlikely that any market rate homes would be affordable to lower- or moderate-income residents.

These data illustrate the fact that in beach communities, very large public subsidies are generally required to reduce sales prices to a level that is affordable to low- and moderate-income buyers.

Figure I-17
Median Existing Home Prices – Hermosa Beach vs. SCAG Region



SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians.

c. Rental Housing

Based on a recent rental survey, typical rents for 2-bedroom units are more than \$2,300 per month. As would be expected in a desirable beach community in Southern California, when market rents are compared to the amounts households can afford to pay (Table I-3, page I-13), it is clear that very-low- and extremely-low-income households have a very difficult time finding housing without overpaying. At a rent of \$2,300 per month, the gap between market rent and affordable rent at the very-low-income level is at least \$900 per month, while the gap at the extremely-low-income level is approximately \$1,500 per month.

E. Special Needs

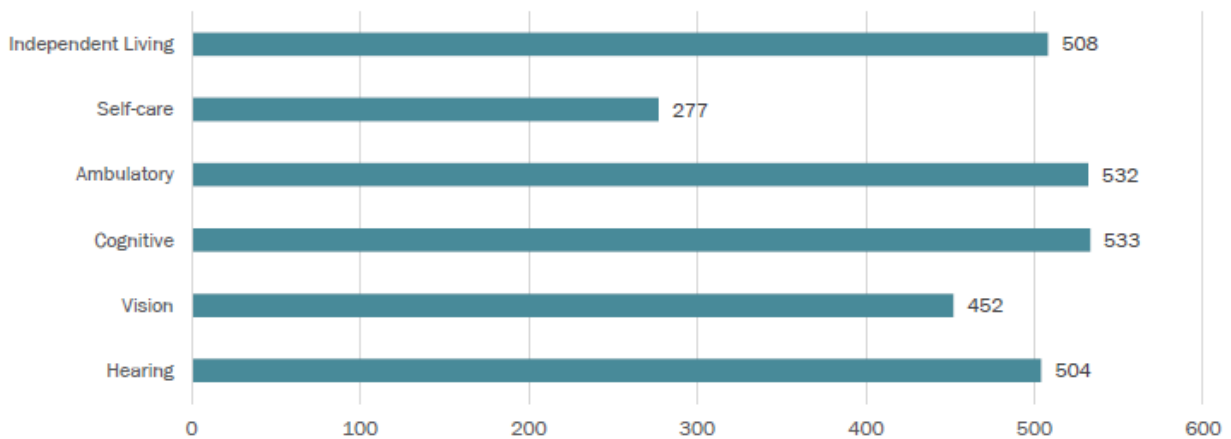
Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances that may be related to one's employment and income, family characteristics, disability, or other conditions. As a result, some Hermosa Beach residents may experience a higher prevalence of overpayment, overcrowding, or other housing problems.

State Housing Element law defines "special needs" groups to include persons with disabilities, the elderly, large households, female-headed households with children, homeless people, and farm workers. This section contains a discussion of the characteristics and housing needs facing each of these groups.

1. Persons with Disabilities

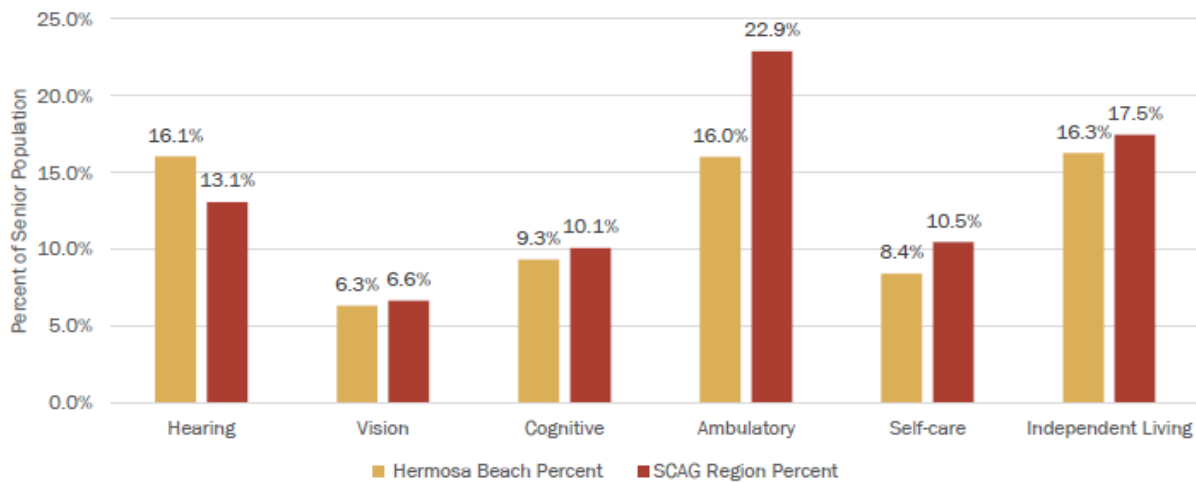
Figure I-18 shows recent Census data regarding the types of disabilities experienced by Hermosa Beach residents while disability data for seniors in Hermosa Beach compared to the SCAG region are shown in Figure I-19. The most common types of disabilities for those in Hermosa Beach were cognitive and ambulatory. Compared to the entire SCAG region, Hermosa Beach seniors were less likely to have a disability in all categories except for hearing impairment. The Housing Plan includes several programs to directly address the housing needs of persons with disabilities including Program 2. Conservation of Existing Affordable Housing, 3. Density Bonus and Other Incentives, 4. Affordable Housing Development Outreach and Assistance, 6. Accessory Dwelling Units, 9. Adequate Sites to Accommodate Housing Needs, 10. Housing for Persons with Special Needs and 12. Affirmatively Furthering Fair Housing.

Figure I-18
Disabilities by Type – Hermosa Beach



American Community Survey 2014-2018 5-year estimates.

Figure I-19
Disabilities by Type for Seniors (65+) – Hermosa Beach



American Community Survey 2014-2018 5-year estimates.

Understanding the employment status of people with disabilities may also be an important component in evaluating specialized housing needs. In Hermosa Beach, 68.2% of the population with a disability is employed, compared to 84.9% of the non-disabled population (Table I-4).

Table I-4
Disability by Employment Status –
Hermosa Beach

	With a Disability	Percent of Total	No Disability	Percent of Total
Employed	374	68%	11,331	85%
Unemployed	25	5%	371	3%
Not in Labor Force	149	27%	1,637	12%
TOTAL	548		13,339	

American Community Survey 2014-2018 5-year estimates.

Developmental Disabilities

As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities as a separate category of disability. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. 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 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Westside Regional Center (WRC) located in Culver City (<http://www.westsiderc.org/>) provides services for people with developmental disabilities in Hermosa Beach. The WRC is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. Recent DDS data (Table I-5) reported 206 persons in Hermosa Beach with developmental disabilities.

**Table I-5
Developmental Disabilities –
Hermosa Beach**

Hermosa Beach	
By Residence: Home of Parent/Family/Guardian	72
Independent/Supported Living	0
Community Care Facility	0
Intermediate Care Facility	0
Foster/Family Home	5
Other	0
By Age: 0 - 17 Years	77
18+ Years	52
TOTAL	206

CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019. Data available in 161/197 SCAG jurisdictions.

There is no charge for diagnosis and assessment for eligibility. Once eligibility is determined, most services are free regardless of age or income. There is a requirement for parents to share the cost of 24-hour out-of-home placements for children under age 18. This share depends on the parents' ability to pay. There may also be a co-payment requirement for other selected services.

Regional centers are required by law to provide services in the most cost-effective way possible. They must use all other resources, including generic resources, before using any regional center funds. A generic resource is a service provided by an agency that has a legal responsibility to provide services to the general public and receives public funds for providing those services. Some generic agencies may include the local school district, county social services department, Medi-Cal, Social Security Administration, Department of Rehabilitation and others. Other resources may include natural supports. This is help that disabled persons may get from family, friends or others at little or no cost.

The Housing Plan includes several programs to directly address the housing needs of persons with disabilities, including developmental disabilities, including Program 2. Conservation of Existing Affordable Housing, 3. Density Bonus and Other Incentives, 4. Affordable Housing Development Outreach and Assistance, 6. Accessory Dwelling Units, 9. Adequate Sites to Accommodate Housing Needs, 10. Housing for Persons with Special Needs and 12. Affirmatively Furthering Fair Housing.

2. Elderly

Federal housing data define a household type as 'elderly family' if it consists of two persons with either or both age 62 or over. Figure I-20 shows recent HUD income estimates for elderly Hermosa Beach owners and renters. Of Hermosa Beach's 1,759 senior households, 10.5% earn less than 30% of the surrounding area income, (compared to 24.2% in the SCAG

region), 19.8% earn less than 50% of the surrounding area income (compared to 30.9% in the SCAG region). The housing needs of this group can be addressed through smaller units, accessory dwelling units on lots with existing homes, shared living arrangements, congregate or assisted living and housing assistance programs. The Housing Plan includes several programs to directly address the housing needs of the elderly including Program 2. Conservation of Existing Affordable Housing, 3. Density Bonus and Other Incentives, 4. Affordable Housing Development Outreach and Assistance, 6. Accessory Dwelling Units, 9. Adequate Sites to Accommodate Housing Needs, 10. Housing for Persons with Special Needs and 12. Affirmatively Furthering Fair Housing.

Figure I-20
Elderly Households by Income and Tenure – Hermosa Beach

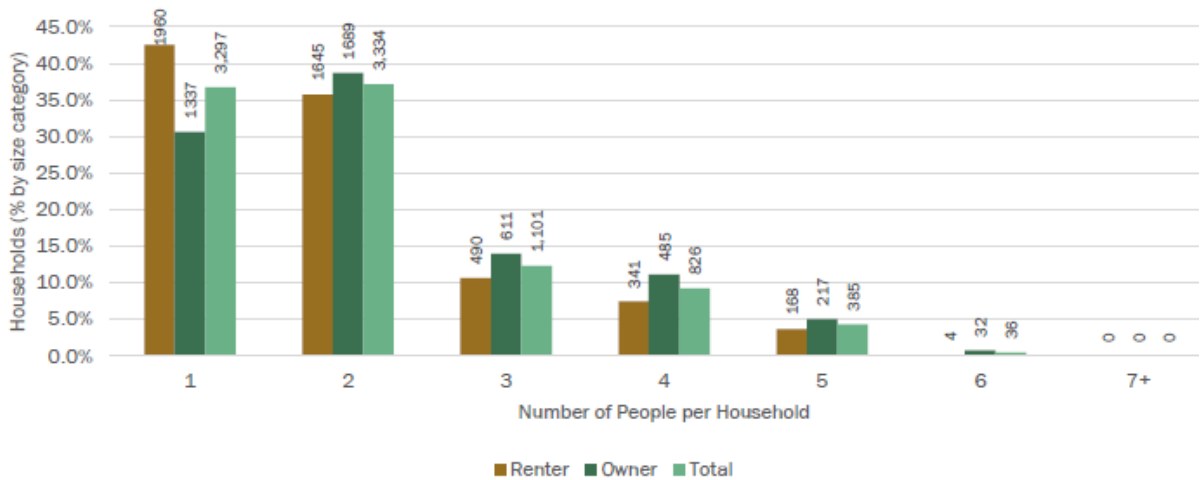
		Owner	Renter	Total	Percent of Total Elderly Households:
Income category, relative to surrounding area:	< 30% HAMFI	99	85	184	10.5%
	30-50% HAMFI	110	55	165	9.4%
	50-80% HAMFI	260	100	360	20.5%
	80-100% HAMFI	80	0	80	4.5%
	> 100% HAMFI	830	140	970	55.1%
TOTAL		1,379	380	1,759	

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

3. Large Households

Household size is an indicator of need for large units. Large households are defined as those with five or more members. Figure I-21 illustrates the range of household sizes in Hermosa Beach for owners, renters, and overall. The most commonly occurring household size is of two people (37.1%) while the second-most commonly occurring household is of one person (36.7%). Hermosa Beach has a higher share of single-person households than the SCAG region overall (36.7% vs. 23.4%) and a lower share of 7+ person households than the SCAG region overall (0% vs. 3.1%). This chart suggests that the need for large units with four or more bedrooms is expected to be much less than for smaller units. The Housing Plan includes several programs to directly address the housing needs of large families including Program 2. Conservation of Existing Affordable Housing, 3. Density Bonus and Other Incentives, 4. Affordable Housing Development Outreach and Assistance, 9. Adequate Sites to Accommodate Housing Needs, 10. Housing for Persons with Special Needs and 12. Affirmatively Furthering Fair Housing.

Figure I-21
Household Size by Tenure – Hermosa Beach

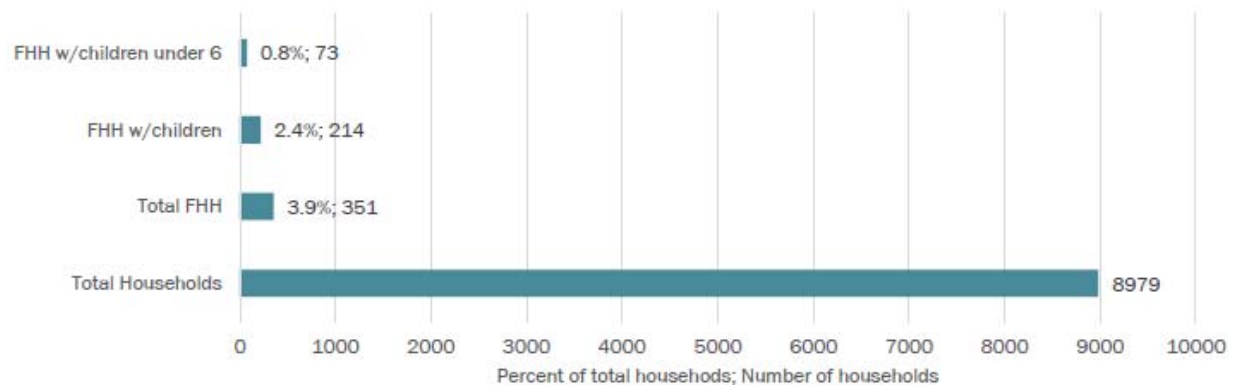


American Community Survey 2014-2018 5-year estimates.

4. Female-Headed Households

Of Hermosa Beach's 8,979 total households, 3.9% are female-headed (compared to 14.3% in the SCAG region), 2.4% are female-headed and with children (compared to 6.6% in the SCAG region), and 0.8% are female-headed and with children under 6 (compared to 1.0% in the SCAG region).

Figure I-22
Female Headed Households – Hermosa Beach

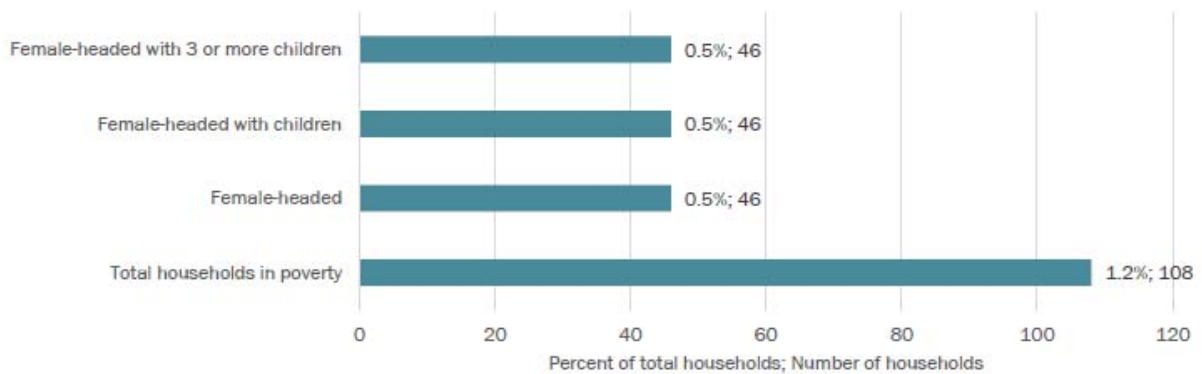


American Community Survey 2014-2018 5-year estimates.

As shown in Figure I-23, recent Census data estimated that 108 households in Hermosa Beach were at poverty level (1.2 percent of all Hermosa Beach households) compared to 7.9 percent of households in the SCAG region. Of those, nearly half were female-headed households. The Housing Plan includes several programs to directly address the housing

needs of female headed households including Program 2. Conservation of Existing Affordable Housing, 3. Density Bonus and Other Incentives, 4. Affordable Housing Development Outreach and Assistance, 6. Accessory Dwelling Units, 9. Adequate Sites to Accommodate Housing Needs, 10. Housing for Persons with Special Needs and 12. Affirmatively Furthering Fair Housing.

Figure I-23
Female Headed Households by Poverty Status – Hermosa Beach



American Community Survey 2014-2018 5-year estimates.

5. Farm Workers

Farm worker households are considered as a special needs group due to their transient nature and the lower incomes typically earned by these households. Migrant workers, and their places of residence, are generally located in close proximity to agricultural areas providing employment. Although agriculture is a large industry in Los Angeles County, no major agricultural activities are located in Hermosa Beach. As shown in Table I-6, recent Census estimates reported 88 Hermosa Beach residents working in farming, fishing and forestry occupations but none of those were full-time jobs. The Housing Plan includes several programs to directly address the housing needs of lower income persons that may include farmworkers including Program 2. Conservation of Existing Affordable Housing, 3. Density Bonus and Other Incentives, 4. Affordable Housing Development Outreach and Assistance, 6. Accessory Dwelling Units, 9. Adequate Sites to Accommodate Housing Needs, 10. Housing for Persons with Special Needs and 12. Affirmatively Furthering Fair Housing.

**Table I-6
Agricultural Employment –
Hermosa Beach**

Hermosa Beach	Percent of total Hermosa Beach workers:	SCAG Total	
88	0.72%	57,741	Total jobs: Farming, fishing, and forestry occupations
0	0.00%	31,521	Full-time, year-round jobs: Farming, fishing, and forestry occupations

6. Homeless Persons

The U.S. Department of Housing and Urban Development (HUD) defines the term “homeless” as the state of a person who lacks a fixed, regular, and adequate night-time residence, or a person who has a primary night time residency that is:

- A supervised publicly or privately operated shelter designed to provide temporary living accommodations;
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.¹

Although there are myriad causes of homelessness, among the most common are:

- Substance abuse and alcohol
- Domestic violence
- Mental illness

Hermosa Beach is located within the Los Angeles Homeless Services Authority's (LAHSA) Service Planning Area (SPA) 8 – South Bay (see Figure I-24). The 2020 homeless count found 28 unsheltered homeless persons in Hermosa Beach² and 4,560 homeless persons within SPA 8 as a whole. The 2020 homeless count was slightly higher than prior years, which reported between 17 and 23 homeless persons in Hermosa Beach during 2015 to 2019. Of the unsheltered homeless enumerated in 2020, more than two-thirds were reported as living in cars, vans, or other vehicles.

Shelter and service needs of the homeless population are significantly different depending on the population subgroup. Los Angeles County's Continuum of Care approach to homelessness is a coordinated and systematic local approach to meet the needs of homeless individuals and families within these subgroups, including:

- Chronic Homeless Persons;

¹ Stewart B. McKinney Act, 42 U.S.C. §11301, et seq. (1994)

² <https://www.lahsa.org/data?id=45-2020-homeless-count-by-community-city>

- Episodic Homeless Persons; and
- Persons at Risk of Becoming Homeless

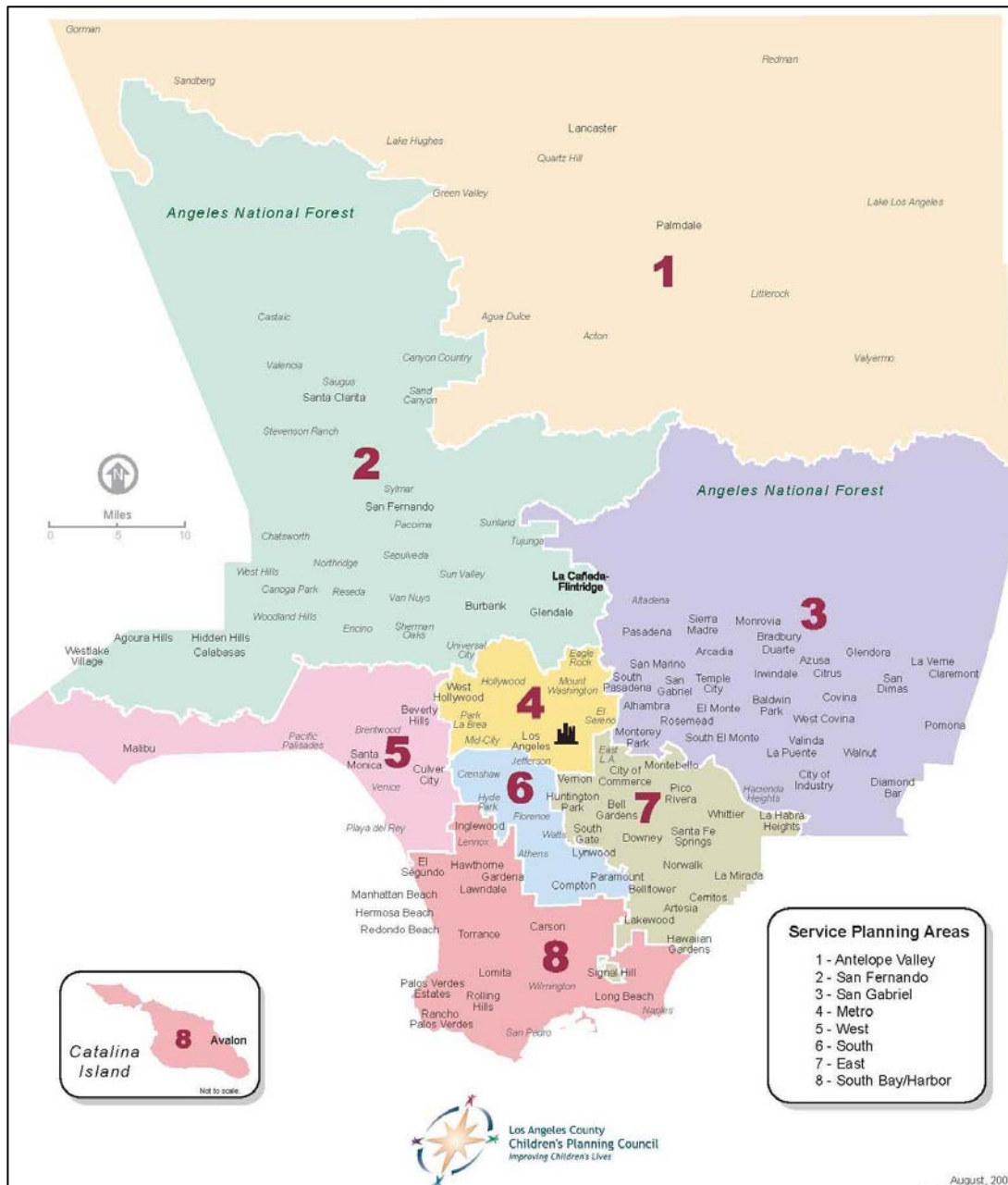
For many years Hermosa Beach has been actively engaged in efforts to address the problems of homelessness. In 2015, the City Council adopted an initial Homeless Strategy and Action Plan, establishing and committing to a list of preliminary steps toward addressing homeless issues locally and as part of a broader effort to meet growing demands at the regional level. Since that time, Hermosa Beach has taken significant steps to implement the Action Plan, including:

- Leadership in hosting a beach cities deployment site and organizing local volunteers for the annual Greater Los Angeles Homeless Count, conducted each January in partnership with the Los Angeles Homeless Services Authority (LAHSA);
- Participation of the Hermosa Beach Police Department in collaborative outreach and response with Manhattan Beach PD, Redondo Beach PD, and a mental health clinician assigned by the Los Angeles County Department of Mental Health (DMH);
- Collaboration with other South Bay cities in deployment of dedicated outreach teams from PATH (People Assisting The Homeless) under the leadership of the South Bay Cities Council of Governments (SBCCOG);
- Participation in Los Angeles County's efforts to develop a set of regional strategies for combating homelessness, which were ultimately adopted by the Los Angeles County Board of Supervisors;
- Collaboration with the South Bay Cities Council of Governments (SBCCOG) and South Bay Coalition to End Homelessness (SBCEH) on policy initiatives to identify additional resources for our region;
- Participation in South Bay Cities Council of Governments (SBCCOG) bi-monthly Homeless Services Task Force meetings to learn about County and regional homelessness programs, services, policy updates, and opportunities; and
- Building a relationship with Harbor Interfaith Services, the lead agency for the Service Planning Area 8 Coordinated Entry System (CES), to access services and support for people who are homeless or are at risk of homelessness in Hermosa Beach.

In 2018 the City Council adopted a Five-Year Homelessness Plan³ incorporating these and other actions designed to address the problems of homelessness in Hermosa Beach. Additional information regarding the City's efforts to address the problems of homelessness is provided in Chapter II, and Program 10 in the Housing Policy Plan describes actions the City intends to take during the 2021-2029 planning period related to homelessness.

³ <https://www.hermosabeach.gov/home/showdocument?id=11049>

Figure I-24
Los Angeles County Homeless Service Planning Areas



F. Assisted Housing at Risk of Conversion

As part of the Housing Element update, State law requires jurisdictions to identify assisted units that are at risk of conversion to market rate housing during the 10-year period 2021-2031. According to the Southern California Association of Governments and the California Housing Partnership Corporation, there are no units at risk in Hermosa Beach.

G. Low- and Moderate-Income Housing in the Coastal Zone

The majority of Hermosa Beach west of Valley Drive is within the Coastal Zone. *California Government Code* § 65590 et seq. prohibits conversion or demolition of existing residential dwelling units occupied by low- or moderate-income persons or families unless provision has been made for the replacement in the same city or county of those dwelling units with units for persons and families of low- or moderate-income (excludes structures with less than 3 units, or less than 10 units for projects with more than one structure, among other exclusions).

Section 65590(d) further requires new housing development in the coastal zone to provide housing units for persons and families of low or moderate income, or if not feasible, to provide such units at another location within the same city or county, within the coastal zone or within three miles thereof. Due to the exemptions noted above, no documented affordable units have been constructed in the Coastal Zone.

No deed-restricted affordable units have been demolished or converted within the Coastal Zone since 1982. The Coastal Land Use Plan (LUP) addresses three primary issue areas: access, planning for new development, and the preservation of marine-related resources. The LUP contains policies that may impede the construction of new housing development within the designated coastal zone of the City. These include policies related to the preservation of beach access, adequate parking and controlling the types and densities of residential development within the coastal zone. Coastal policies and standards controlling mass, height and bulk discourage “mansionization.” Policies do not prevent residential units above ground floor commercial as allowed in the C-1 zoning district.

H. Future Housing Needs

1. Overview of the Regional Housing Needs Assessment

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 2021 to 2029 period, also referred to as the “6th cycle” in reference to the six RHNA cycles that have occurred since the comprehensive revision of State Housing Element law in 1980. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The current RHNA was adopted by the Southern California Association of Governments (SCAG) in March 2021. The need for housing is determined by the forecasted growth in households in a community as well as existing needs such as overpayment and

overcrowding. The housing need for new households is adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. Total housing need is then distributed among four income categories on the basis of the county's income distribution, with adjustments to avoid an over-concentration of lower-income households in any community. Additional detail regarding SCAG's methodology used to prepare the RHNA can be reviewed on SCAG's website at <https://scag.ca.gov/rhna>.

2. Hermosa Beach 2021-2029 Housing Needs

The share of regional housing need for the City of Hermosa Beach as determined by SCAG for the 2021-2029 planning period is 558 units, distributed by income category as shown in Table I-7. Pursuant to *Government Code* §65583(a)(1) it is assumed that the need for extremely-low-income households is half of the very-low-income need. A discussion of how the City will accommodate this housing need is provided in the Land Resources section of Chapter II.

Table I-7
Regional Housing Needs 2021-2029 –
Hermosa Beach

Very Low	Low	Moderate	Above Moderate	Total
232*	127	106	93	558
41.6%	22.8%	19.0%	16.7%	100%

Source: SCAG 2021

*116 of these are allocated to the extremely-low-income category

II. RESOURCES AND OPPORTUNITIES

A. Land Resources

Section 65583(a)(3) of the *Government Code* requires Housing Elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” A detailed analysis of vacant land and potential redevelopment opportunities has been prepared and is described in Appendix B. The results of this analysis are summarized in Table II-1 below. The table shows that the city’s land inventory based on current zoning is insufficient to accommodate the RHNA allocation for this planning period; therefore, amendments to General Plan and zoning designations are necessary pursuant to State requirements (see Program 9 in the Housing Policy Plan).

**Table II-1
Land Inventory Summary**

	Income Category				Total
	VL	Low	Mod	Above	
Vacant sites (Table B-2)			2		2
Underutilized sites (Table B-3)			4	2	6
Accessory dwelling units	<u>1844</u>	<u>45403</u>	<u>644</u>	<u>3582</u>	<u>104240</u>
Total inventory	<u>1844</u>	<u>45403</u>	<u>1220</u>	<u>3784</u>	<u>112248</u>
RHNA (2021-2029)	232	127	106	93	558
Sites to be rezoned selected from candidate sites (Table B-4)	<u>214494</u>	<u>8224</u>	<u>9486</u>	<u>569</u>	<u>446340</u>

Source: Hermosa Beach Community Development Dept., 2021

A discussion of public facilities and infrastructure needed to serve future development is contained in Section III.B, Non-Governmental Constraints. There are currently no known service limitations that would preclude the level of development allocated in the RHNA, although developers will be required to pay fees or construct public improvements prior to or concurrent with development.

B. Financial and Administrative Resources

1. State and Federal Resources

Community Development Block Grant Program (CDBG) - Federal funding for housing programs is available from the Department of Housing and Urban Development (HUD). During the previous planning period the City received approximately \$68,000 per year, however the latest grant for FY20-21 was about \$63,000 and future years are unknown. In recent years, the City has used CDBG funds for ADA compliance retrofits for sidewalk handicap ramps, which is expected to continue during the planning period. In FY 20-21 a one-time grant program for eligible businesses with low- and moderate-income

employees to assist with recovery from pandemic used \$37,479 CDBG CARES ACT funds and \$72,571 unspent funds from prior years' allocations.

The City does not currently participate in other HUD programs such as HOME, Emergency Shelter Grant (ESG) or Housing Opportunities for Persons with AIDS (HOPWA).

Section 8 Rental Assistance – The Section 8 Housing Choice Voucher Program (HCVP) assists very-low-income senior citizens, families and the disabled with the cost of rental housing. Generally, a tenant pays 30% of his or her adjusted income towards the rent and the Section 8 program pays the balance directly to the landlord. Unfortunately, the need for rental assistance is greater than available resources.

2. Local Resources

As a very small jurisdiction, Hermosa Beach has extremely limited resources for housing assistance. The only locally-generated source of housing revenue is the Condominium Conversion fund, which is an "infrastructure fee toward the physical and service structure of the community from which the development benefits" (Municipal Code Section 17.22.270).

C. Sustainable Housing Development

The City of Hermosa Beach is working to be a leader in sustainability. The three elements of sustainability, environment, economy, and are related to the objectives of this housing element in several ways. Strong, sustainable communities connect housing, transportation, jobs and equity. They reduce transportation costs for families, maximize resource efficiency, improve housing affordability, save energy, and increase access to housing and employment opportunities. This nurtures healthier, more inclusive communities and housing opportunities. Hermosa Beach can use sustainable communities strategies and techniques to invest in healthy, safe and inclusive neighborhoods.

Strategies to increase sustainability are multidisciplinary and are integrated throughout all elements of the City's new General Plan, which was adopted in 2017. The General Plan focuses on sustainability and a low-carbon future.

AB 32 and SB 375

In 2006, the Legislature passed AB 32—The Global Warming Solutions Act of 2006,—which requires the State of California to reduce "greenhouse gas" (GHG) emissions to 1990 levels no later than 2020. Passenger vehicles account for 31 percent of the state's total emissions. In 1990 greenhouse gas emissions from automobiles and light trucks were 108 million metric tons, but by 2004 these emissions had increased to 135 million metric tons. SB 375 asserts that "Without improved land use and transportation policy, California will not be able to achieve the goals of AB 32."

SB 375, passed in 2008, builds on the existing regional transportation planning process (which is overseen by local officials with land use responsibilities) to connect the reduction of GHG emissions from cars and light trucks to land use and transportation policy.

SB 375 has three goals: (1) to use the regional transportation planning process to help achieve AB 32 goals; (2) to use the California Environmental Quality Act (CEQA) streamlining as an incentive to encourage residential projects that help achieve AB 32 goals to reduce GHG emissions; and (3) to coordinate the regional housing needs allocation process with the regional transportation planning process. SB 375 requires consistency between the Regional Transportation Plan (RTP) and the Regional Housing Needs Assessment (RHNA), which is accomplished through using an “integrated” growth forecast for use in both of these policy documents.

Energy Conservation Opportunities

Given the built-out nature of Hermosa Beach, attention should be focused on redevelopment, rehabilitation and retrofits. As residential energy costs rise, the subsequent increasing utility costs also reduce housing affordability. Although the City is fully developed, new infill development, rehabilitation and retrofits provide opportunities to enhance community sustainability and directly affect energy use within its jurisdiction.

State of California Energy Efficiency Standards for Residential and Nonresidential Buildings were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are codified in Title 24 of the California Code of Regulations and are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. The most recent update to State Building Energy Efficiency Standards were adopted in 2019. Building Energy Efficiency Standards have saved Californians billions of dollars in reduced electricity bills. They conserve nonrenewable resources, such as natural gas, and ensure renewable resources are extended as far as possible so power plants do not need to be built.⁴

Title 24 sets forth mandatory energy standards and requires the adoption of an “energy budget” for all new residential buildings and additions to residential buildings. Separate requirements are adopted for “low-rise” residential construction (i.e., no more than 3 stories) and non-residential buildings, which includes hotels, motels, and multi-family residential buildings with four or more habitable stories. The standards specify energy saving design for lighting, walls, ceilings and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards and the use of non-depleting energy sources, such as solar energy or wind power. The home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations through the plan check and building inspection processes.

In addition to state-mandated Title 24 requirements, Hermosa Beach is participating in a coalition to collaboratively tackle the issue of energy conservation.⁵ The South Bay Environmental Services Center (SBESC⁶) is educating residents, business owners and public agencies and hosting or making available information about the energy conservation programs, retrofits and incentives available in the community and how to incorporate

⁴ California Energy Commission (<https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards>)

⁵ http://www.imakenews.com/priorityfocus/e_article001104271.cfm?x=bCHNgMg,b7M8B89t

⁶ www.sbesc.com

more energy-saving practices into everyday life. Established through funding from the California Public Utilities Commission, the SBESC includes the 15 cities that comprise the South Bay Cities Council of Governments (SBCCOG), and is associated with Southern California Edison and Southern California Gas Company.

The City of Hermosa Beach has adopted solar energy and wind energy ordinances to facilitate their use, and has reduced building permit fees for solar energy systems and waived the planning fee for wind energy systems.

The City has adopted a water conservation ordinance and a water efficient landscape ordinance that is significantly more restrictive than required by state law in that demonstration of drought-tolerant landscaping is required for all new landscaping in connection with all projects regardless of size or tenancy.

Issue Area No. 6 and Program 9 in the Housing Plan describe the City's policies and objectives for identifying these and other opportunities for more sustainable development as part of the General Plan update.

III. CONSTRAINTS

A. Governmental Constraints

1. Land Use Plans and Regulations

a. General Plan

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The Land Use Element of the General Plan establishes the basic land uses and density of development within the various areas of the city. Under State law, the General Plan elements must be internally consistent and the City's development regulations must be consistent with the General Plan. Thus, the land use plan must provide suitable locations and densities to implement the policies of the Housing Element.

The Hermosa Beach General Plan – or *PLAN Hermosa* - was comprehensively updated in 2017. Land Use + Design Element of the General Plan includes four residential land use designations with allowable densities ranging from 2 to 33 units per acre, as shown in Table III-1.

**Table III-1
Residential Land Use Categories –
Hermosa Beach General Plan**

Designation	Definition	Allowable Density (du/acre)
Low Density	Single-family residential (attached or detached)	2.0 – 13.0
Medium Density	Single-family residential and small-scale multi-family residential (duplex, triplex, condominium)	13.1 – 25.0
High Density	Medium (8-20 unit buildings) and large-scale (20+ unit buildings) multi-family residential	25.1 – 33.0
Mobile Home	Mobile home parks, where lots are owned, rented or leased to accommodate mobile homes for human habitation	2.0 – 13.0

As noted previously in Section II.A, amendments to General Plan and zoning designations are necessary to ensure adequate sites to accommodate the RHNA pursuant to State law (see Program 9 in the Housing Policy Plan). With those amendments, the General Plan will not pose a constraint to implementation of Housing Element policies and objectives.

b. Zoning Regulations

The City regulates the type, location, density, and scale of residential development through the Municipal Code. Zoning regulations serve to implement the General Plan and are designed to protect and promote the health, safety, and general welfare of residents. The Municipal Code also helps to preserve the character and integrity of existing neighborhoods. The Municipal Code sets forth residential development standards for each zone district.

In 2017 the City adopted a new General Plan and is currently in the process of updating zoning regulations to ensure consistency with the General Plan. The Zoning Ordinance update is expected to be completed in 2022. The following discussion describes current regulations, some of which will be revised as part of the new Zoning Ordinance.

There are currently five residential zones in Hermosa Beach:

- R-1 Single Family Residential (R-1A: Two Dwelling Units per Lot)
- R-2 Two-Family Residential (R-2B: Limited Multiple Family Residential)
- R-3 Multiple-Family Residential
- R-P Residential Professional
- MHP Mobile Home Park

In addition to these zones, residential uses are also permitted above ground floor commercial within the C-1 "Limited Business and Residential Zone" (see Table III-3). A summary of the development standards for these zones is provided in Table III-2.

Table III-2
Residential Development Standards by Zone

Development Standard	R-P	R-1	R-1A	R-2	R-2B	R-3	C-1
Minimum Lot Area (sq.ft.) per DU	1,320	4,000	3,350	1,750	1,750	1,320	1,320
Equivalent Density	33	10.9	13	24.9	24.9	33	33
Minimum Front Yard (ft.)	n/a	10% of lot depth	10% of lot depth	10% of lot depth	10% of lot depth	Per zoning map	0
Minimum Side Yard (ft.)	10% of lot width	10% of lot width	10% of lot width	10% of lot width	10% of lot width	10% of lot width	5'
Minimum Rear Yard (ft.)	5	5 (3 if alley)	5 (3 if alley)	5 (3 if alley)	5 (3 if alley)	5 if alley	5'
Maximum Building Height (ft.)	30	25	25	30	30	30	30

Source: Hermosa Beach Zoning Ordinance, <http://www.hermosabch.org/departments/cityclerk/code/zoning.html>

Minimum lot area per unit ranges from 1,320 square feet in the R-P, R-3 and C-1 zones to 4,000 square feet in the R-1 zone. The R-P zone provides for mixed-use commercial/



residential development with varying densities depending on lot area and dimensions. Density bonuses would permit more units than allowed by the underlying zone pursuant to State law and the implementing ordinance adopted by the City in 2004. The densities within mobile home parks are regulated by Title 25 of the California Administrative Code, subject to a use permit.

A summary of the uses permitted in the City's residential zoning districts is provided in Table III-3. Although a range

of residential densities are allowed by-right in residential zones, a discretionary precise development plan (PDP) is required when more than one unit is developed per lot to ensure site design is compatible with the Code and adjacent development. In 2013 the Zoning Code was amended to clarify that the PDP is a site design tool, rather than providing a means of evaluating whether the *type of use* should be allowed on a particular site.

The City also has adopted nine specific plan areas (SPAs), in many cases to accommodate specific commercial or residential development projects. Residential use is either not allowed in these specific plan areas or the specific plan area was adopted to specifically accommodate a development project which has been constructed. SPA-7 and SPA-8 provide a significant number of parcels for commercial development fronting Pacific Coast Highway.

Table III-3
Permitted Residential Development by Zone

Housing Type Permitted	R-1	R-1A	R-2	R-2B	R-3	MHP	R-P	C-1	C-3
SF Detached	P	P	P	P	P		P	⁴	
Single-Family Attached		P*	P*	P*	P*		P*	⁴	
Multi-Family			P*		P*		P*	C	
Mobile Home	P	P	P	P	P	P	P		
Second Units	P ³	C ¹	C ¹	C ¹	C ¹		C ¹		
Emergency Shelters									P
Transitional, Supportive, Group Housing	⁶	⁶	⁶	⁶	⁶	⁶	⁶	⁶	
Single-Room Occupancy					P				
Care Facility (6 or fewer)	P	P	P	P	P		P		
Care Facility (7+)	C ²	C ²	C ²	C ²			C ²		
Assisted Living ⁵									

Source: Hermosa Beach Zoning Ordinance

P = Permitted

P* = Permitted subject to approval of a precise development plan to evaluate site design (excluding development of small second unit in R-1 zone)

C = Conditional Use Permit

¹ Senior units only

² Accessory to a single-family detached dwelling; for child care purpose

³ Administrative Permit subject to limitation on size

⁴ Residential uses are allowed above ground floor commercial uses

⁵ A specific plan area was created to accommodate a senior assisted living center.

⁶. Permitted as a residential use subject to the same standards as other residential uses of the same type in the same zone.

Zoning for Lower-Income Housing

Lower-income housing can be accommodated in all zones permitting residential use in Hermosa Beach. These may include accessory dwelling units in all residential zones, multi-family apartments in the R-3 zone, and residential or commercial/residential mixed-use developments within the C-1 and R-P Zones. Under State law, the “default density” presumed to be adequate to facilitate lower-income housing is 20 units/acre in Hermosa Beach. As noted in Table III-2 (page III-2, the R-2, R-2B, R-3, R-P and C-1 zones all permit development at greater than 20 units/acre and therefore are considered suitable for

lower-income housing under state law.⁷ Review of development trends confirms that actual densities in these zones are typically greater than 20 units per acre.



Hermosa Beach is one of the most densely developed and populated cities in Los Angeles County and is essentially built-out. About 75% of the city is residentially zoned, with about 35% of this area zoned for high-density R-2 and R-3 development. Approximately 11% of the city has commercial zoning, and just 1% is industrially zoned. The balance of the city is zoned for open space, most of which is the beach area. The percentage of commercial and industrial zoning is well below the neighboring cities in the South Bay and the region in general.

Special Needs Housing

Under State law, persons with special needs include those in residential care facilities, persons with disabilities, farm workers, persons needing emergency shelter, transitional or supportive housing, and low-cost single-room-occupancy units. The City's regulations regarding these housing types are discussed below.

- **Housing for Persons with Disabilities**

State requirements. *Health and Safety Code* §§1267.8, 1566.3, and 1568.08 require local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other single-family residential uses. "Six or fewer persons" does not include the operator, the operator's family, or persons employed as staff. Local agencies must allow these licensed care facilities in any area zoned for residential use, and may not require licensed residential care facilities for six or fewer persons to obtain conditional use permits or variances that are not required of other family dwellings. The Zoning Ordinance includes definitions and standards in conformance with State law. Group homes and residential care facilities for up to six persons are a permitted use in any residential zone.

Large residential care facilities are conditionally permitted in most residential zones (Table III-3). In consideration of the City's small lots and densely-populated residential neighborhoods, the conditional use permit requirement is reasonable to ensure that the operational characteristics of such facilities do not generate conflicts with surrounding residential uses. As part of the comprehensive Zoning Ordinance update, the City will consider changing the review process for large

⁷ Assembly Bill 2348 of 2004

care facilities to a Minor Conditional Use Permit in all residential zones, with a lower fee and a more focused review process to concentrate on neighborhood compatibility (Housing Program 10).

Reasonable Accommodation. The City's Building Code requires that new residential construction comply with Title 24 accessibility standards. These standards include requirements for a minimum percentage of fully accessible units in new multi-family developments. In addition, Section 17.42.120 of the Zoning Ordinance establishes procedures for the review of requests for reasonable accommodation pursuant to State law.

The reviewing authority shall approve the request for a reasonable accommodation if, based upon all of the evidence presented, the following findings can be made:

1. The housing, which is the subject of the request for reasonable accommodation, will be occupied by an individual with disabilities protected under Fair Housing Laws;
2. The requested accommodation is reasonable and necessary to make housing available to an individual with disabilities protected under the Fair Housing Laws;
3. The requested accommodation will not impose an undue financial or administrative burden on the city, as defined in the Fair Housing Laws and interpretive case law; and
4. The requested accommodation will not require a fundamental alteration in the nature of the city's zoning or building laws, policies and/or procedures, as defined in the Fair Housing Laws and interpretive case law. The city may consider, but is not limited to, the following factors in determining whether the requested accommodation would require a fundamental alteration in the nature of the city's zoning or building program:
 - a. Whether the requested accommodation would fundamentally alter the character of the neighborhood;
 - b. Whether the accommodation would result in a substantial increase in traffic or insufficient parking; and
 - c. Whether granting the requested accommodation would substantially undermine any express purpose of either the city's general plan or an applicable specific plan.

These regulations are consistent with fair housing law and do not pose a constraint on persons with disabilities. The City approved two Reasonable Accommodation applications in recent years.

Definition of "Family". The Zoning Ordinance defines "Family" as "two or more persons living together in a dwelling unit, sharing common cooking facilities, and possessing the character of a relatively permanent single bona fide housekeeping unit in a domestic bond of social, economic and psychological

commitment to each other, as distinguished from a group occupying a boarding house, club, dormitory, fraternity, hotel, lodging house, motel, rehabilitation center, rest home or sorority." This definition is consistent with State law.

Maximum concentration requirements. There are no concentration or separation requirements for residential care facilities or group homes in the Zoning Ordinance.

Site planning requirements. There are no special site planning requirements (other than parking, height, and setbacks) for residential care facilities or group homes in the Zoning Ordinance.

Parking requirements. Off-street parking requirements for residential care facilities and group homes are the same as for single-family dwellings, which is two spaces plus one guest space. This requirement does not pose an unreasonable constraint to such facilities.

- **Farm Worker Housing**

The City's Zoning Ordinance does not identify farm worker housing separately as a permitted use. However, as discussed in Chapter II, no agricultural activities are found within Hermosa Beach or in the surrounding communities. Therefore there is no demand for farm worker housing in Hermosa Beach.

- **Emergency Shelters, Transitional/Supportive Housing and Low Barrier Navigation Centers**

Emergency shelters are facilities that provide a safe alternative to acute homelessness either in a shelter facility, or through the use of motel vouchers. Emergency shelter is short-term, usually for 30 days or less. Senate Bill 2 of 2007 requires that unless adequate shelter facilities are available to meet a jurisdiction's needs, emergency shelters must be allowed by-right (i.e., without discretionary review such as a conditional use permit) in at least one zoning district, but may include specific development standards. The Municipal Code allows emergency shelters by-right in the C-3, SPA 7 and SPA 8 zones. The C-3 zone encompasses approximately 28 acres while the SPA 7 and SPA-8 zones contain a total of approximately 22 acres. All of these districts are adjacent to Pacific Coast Highway, which provides excellent transit service.

Transitional housing is longer-term housing, typically up to two years. Transitional housing generally requires that residents participate in a structured program to work toward established goals so that they can move on to permanent housing. Residents are often provided with an array of supportive services to assist them in meeting goals. Under SB 2 transitional and supportive housing is deemed to be a residential use subject only to the same requirements and standards that apply to other residential uses of the same type in the same zone. [Current City definitions for transitional and supportive housing are in compliance with this requirement.](#) In 2018 AB 2162 amended State law to require that supportive housing be a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the

proposed housing development meets specified criteria. Program 10 in the Housing Policy Plan includes a commitment to process an amendment to the Municipal Code in compliance with this requirement.

In 2019 the State Legislature adopted AB 101 establishing requirements related to local regulation of *low barrier navigation centers*, which are defined as “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* means best practices to reduce barriers to entry, and may include, but is not limited to:

- (1) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
- (2) Accommodation of residents’ pets
- (3) The storage of possessions
- (4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms

Low barrier navigation centers meeting specified standards must be allowed by-right in areas zoned for mixed use and in nonresidential zones permitting multi-family uses. Program 7 in the Housing Policy Plan includes a commitment to process an amendment to the Zoning Code in compliance with this requirement.

- **Single Room Occupancy**

Single-room-occupancy (SRO) facilities are small studio-type units that rent in the low-, very-low- or extremely-low-income category. SROs with up to six units are permitted administratively within the R-3 district while SROs with seven or more units are conditionally permitted in the R-3, C-3, SPA-7 and SPA-8 districts. There is no density limit for SRO developments and the allowable unit size is 150 to 400 square feet. An affordability covenant is required for all SRO units except the manager’s unit.

c. Off-Street Parking Requirements

The City’s parking requirements for residential zones vary by residential type and housing product (Table III-4). Two off-street parking spaces plus one guest space are required for single-family, duplex or two-family dwellings. Multiple dwellings (three or more units) are also required to have two off-street spaces, plus one guest space for each two dwelling units. Mobile homes are required to have two spaces per unit. The City adopted a reduced parking standard for Specific Plan Area No. 6 in conjunction with approval of a senior assisted living facility, and shared and reduced parking may be approved by the Planning Commission on a case-by-case basis. Pursuant to State Density Bonus Law reduced parking standards apply to affordable housing developments. As part of the comprehensive Zoning Ordinance update currently underway the City will reevaluate the appropriateness of these parking requirements based on current conditions.

**Table III-4
Residential Parking Requirements**

Type of Unit	Minimum Parking Space Required
Single family residence	2 spaces plus 1 guest space
Mobile home park	2 spaces
Duplex or two-family dwelling	2 spaces plus 1 guest space
Multiple dwellings (3+ units)	2 spaces plus 1 guest space for each 2 dwelling units
Detached servant's quarters or guest houses	1 space
Multi-family lower-income and senior restricted housing, multi-family housing restricted to disabled persons, and single-room-occupancy facilities	Reduced standards, refer to Hermosa Beach Zoning Ordinance, Chapter 17.44
Accessory dwelling units	Per State law (see Sec. 17.21.040)

Source: Hermosa Beach Zoning Ordinance, Chapter 17.44

d. Accessory Dwelling Units

Accessory dwelling units (ADUs) provide an important source of affordable housing for seniors, young adults, care-givers and other low- and moderate-income segments of the population. In recent years, the State Legislature has adopted extensive changes to ADU law in order to encourage housing production. Among the most significant changes is the requirement for cities to allow one ADU plus one "junior ADU" on single-family residential lots by-right subject to limited development standards. Program 6 in the Housing Policy Plan includes a commitment to monitor legislation annually and update City ADU regulations as necessary to maintain consistency with State law.

e. Density Bonus

Under State law cities and counties must provide a density increase above the otherwise maximum allowable residential density under the Municipal Code and the Land Use Element of the General Plan and other incentives when builders agree to construct housing developments with units affordable to low- or moderate-income households or housing developments restricted to seniors. Section 17.42.100 of the Zoning Ordinance establishes standards and procedures for implementing State Density Bonus Law.

In order to further encourage affordable housing development, in 2013 the City adopted enhanced density bonus standards (Sec. 17.42.170) to incentivize consolidation of small lots into larger building sites according to the following formula.

Combined Parcel Size	Allowable Base Density*
Less than 0.50 acre	33 units/acre
0.50 acre to 0.99 acre	34.7 units/acre (5% increase)
1.00 acre or more	36.3 units/acre (10% increase)

*Excluding density bonus

AB 2345 of 2019 amended State law to revise density bonus incentives that are available for affordable housing developments. Program 3 in the Housing Policy Plan includes a

commitment to review City density bonus regulations and process an amendment to reflect these changes to State law.

f. Mobile Homes/Manufactured Housing

There is often an economy of scale in manufacturing homes in a factory rather than on site, thereby reducing cost. State law precludes local governments from prohibiting the installation of mobile or manufactured homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land planned and zoned for residential use, and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code.

Mobile and manufactured homes are permitted in each of the residential zones, thereby facilitating the construction of this type of housing.

One mobile home park is located in Hermosa Beach (Marine Land Mobile Home Park), which is owned by a private, non-profit corporation. In addition, the adjacent "State RV Park" is occupied by very-low-income households and persons in transition to permanent residency.



The City committed to retaining the Marine Land Mobile Home Park by designating it within the General Plan and Zoning Code as a Mobile Home Park (MHP) Zone and in 2008 the City Council allocated over \$111,000 from the Condominium Conversion Fund to assist residents with their acquisition of the Marine Land Mobile Home Park. In 2008 the project was awarded \$1,200,000 subject to conditions under the State's Mobilehome Park Resident Owner Program (see Program 2 in the Housing Policy Plan).

g. Condominium Conversions

In order to reduce the impacts of condominium conversions on residents of rental housing and to maintain a supply of rental housing for low- and moderate-income persons, the City's Municipal Code provides for a tenant assistance plan that includes the following:

- a. An option to first purchase units, including tenant purchase discounts. For those who choose not to purchase a unit, the subdivider must provide a method by which tenants will be assisted in finding comparable replacement rental housing within the area of the conversion, including professional relocation assistance.
- b. A statement of the method by which the subdivider will comply with the requirements of Section 66427.1 of the State Subdivision Map Act. Such method must provide that no tenant shall be required to move from his or her apartment due to the proposed conversion until the expiration of the two-month period for exercise of his or her right of first refusal.

- c. Reimbursement for moving costs incurred, not to exceed \$500.
- d. Extension of tenancy to complete a school term, if necessary.

Because of these requirements, the potential impact of condominium conversions is not a significant constraint on the preservation of affordable rental housing. However, the reimbursement amounts for moving and for rent differentials should be reviewed to ensure costs have not outpaced reimbursements. This review is incorporated into Program 2 in the Housing Policy Plan.

h. Short-Term Rentals

Short-term rentals of less than 30 days are prohibited in all residential zones citywide.

i. Nonconforming Uses and Buildings

The Zoning Code allows residential uses to be rebuilt in the case of destruction or damage beyond the owner's control provided the nonconformity is not increased. Nonconforming buildings may expand 100 percent in floor area (existing prior to October 26, 1989, up to 3,000 square feet per unit or 5,000 square feet of total floor area for the building site). Nonconforming portions of a building with a nonconforming residential use may be partially modified or altered to the extent necessary to comply with the Uniform Building Code. Specific rules pertaining to nonconforming parking apply. Building sites with three or more dwelling units cannot be expanded in floor area unless two parking spaces per unit plus one guest space for every two units are provided.



The Zoning Code also allows the Planning Commission to validate as legal nonconforming residential units that can be shown to have been used for residential occupancy more or less continuously since January 1, 1959 when City records and actual property use conflict. In 2013 the City evaluated whether to relax provisions governing validation of residential units that contribute to the supply of affordable rental housing when the use is demonstrated to have existed for a shorter period of time (to be

determined as part of the city's consideration) than is currently required under the code, provided the units are improved so as to not be substandard and parking adequate for the occupancy can be provided and determined to maintain the existing regulations due to density, parking and issues that would be associated with administration of such a program.

j. Building Codes

State law establishes building standards and prohibits the imposition of standards that are not necessitated by local geographic, climatic or topographic conditions and requires that local governments making changes or modifications in building standards must report such changes to the Department of Housing and Community Development and file an expressed finding that the change is needed. The City's Building Codes incorporate State Codes. These are necessary to protect the public's health, safety and welfare.

The City's building standards include some amendments to the State Building Code that exceed state standards; however, these amendments are all relatively inexpensive, and most of the revisions are related to fire alarms, smoke detectors, sprinkler systems, drainage, increased demolition diversion, and increased energy efficiency. These modifications were determined to not substantially increase project costs.

k. Coastal Zone

~~Policies in the Coastal Land Use Plan are likely to aid in the maintenance of affordable housing since they discourage "mansionization." Since the Zoning Ordinance has not been certified by the Coastal Commission, amendments and projects affecting coastal resources must continue to be submitted to the Coastal Commission for review and approval. The City of Hermosa Beach includes nearly two miles of shoreline and varies in width between one-half mile and approximately one mile inland. Approximately 43% of the total land area in Hermosa Beach is located within the Coastal Zone, as defined by the Coastal Act. The Coastal Zone in Hermosa Beach spans the entire length of the City from north to south, and extends from the mean high tide line inland to Ardmore Avenue with two exclusions: The area from Hermosa Avenue to Valley Drive between Longfellow Avenue and 31st Place; and the area east of Park Avenue or Loma Drive between 25th Street and 16th Street. Of the proposed candidate sites for rezoning shown in Appendix B, 36 are located within the Coastal Zone.~~

~~The City of Hermosa Beach is currently working with the California Coastal Commission (CCC) to obtain approval of the City's Local Coastal Program (LCP) and Land Use Plan (LUP). On October 25, 2021, the City submitted the Mobility Element amendment for review and approval to the CCC, which is the City's first step for an updated LCP. The City implements State laws such as SB 330 and SB 9 to ensure housing development opportunities are available within the Coastal Zone.~~

~~Affordable housing projects in the Coastal Zone are processed pursuant to State Law. The City is also in the process of updating the comprehensive Zoning Ordinance, which will address permitting requirements for multifamily developments.~~

2. Development Processing Procedures

a. Residential Permit Processing

State Requirements. State Planning and Zoning Law establishes permit processing requirements for residential development. Within the framework of State requirements, the

City has structured its development review process in order to minimize the time required to obtain permits while ensuring that projects comply with applicable regulations.

Developer Assistance. Hermosa Beach has prepared permit processing guidelines to assist builders in applying for development permits for residential developments and subdivisions. The guides are comprehensive in nature, and address the steps to be followed. Early consultation with City staff is encouraged to identify issues as soon as possible and reduce processing time. This consultation (at no cost to applicants) allows applicants to become acquainted with the application materials and fees required by each department and agency. Preliminary site and architectural plans are also reviewed for consistency with City standards. This conference allows the applicant to assess the feasibility of the project and make adjustments during the preliminary planning stages to minimize costs and permit processing time.

Permit Approval Procedures and Timing. Simultaneous processing of required entitlements (e.g., subdivisions and planned development permits) is also provided as a means of expediting the review process. Most projects under the purview of the Planning Commission are acted upon within six weeks of filing; a subsequent process requiring Planning Commission actions to be reported to the City Council and the appeal period typically requires about 30 days. Therefore, the process is typically completed within three months from application filing.

- Single-Family Detached Units – Applications are reviewed by the Planning Division for zoning clearance, and subsequently by the Building Division. Processing time is typically three to four weeks.
- Condominiums – A conditional use permit, precise development permit (PDP) design review, and tentative subdivision map must be approved by the Planning Commission; this process is usually completed within three months from the date a complete application is received. Once Planning Commission approval is obtained, the building permit application can be simultaneously reviewed by the planning and building divisions.
- Multi-Family Projects – A precise development plan (PDP) design review is conducted by the Planning Commission. If a conditional use permit is also required, it is reviewed by the Planning Commission concurrently. Such review is usually completed within three months from the date a complete application is received. Once Planning Commission approval is obtained, the building permit application can be simultaneously reviewed by the planning and building divisions. A structural plan check is performed by an outside contractor.
- Mixed-Use Projects – A precise development plan (PDP) design review is conducted by the Planning Commission. If a conditional use permit is required by the Zoning Code, concurrent Planning Commission review is usually completed within three months from the date a complete application is received.
- Building Plan Check - Plan check for the processing of residential building permits is generally four to six weeks, depending on the City's workload.

Building codes are applied to new construction, and projects are monitored and inspected under the building permit process.

In 2021 the City initiated a comprehensive Zoning Ordinance update. One of the major objectives of the update is to simplify the development review process. Program 11 in the Housing Policy Plan includes a commitment to evaluate methods to simplify the housing development review process such as eliminating the conditional use permit requirement for multi-family, condominium and mixed-use developments.

Proposed Development Density and Timing. Due to very high land cost and limited available sites, development projects typically maximize the allowable density. The timeline of development projects from project approval to building permit application can vary from project to project depending on multiple factors unrelated to City requirements, and may be impacted by the availability of financing, contractors, labor, and materials.

b. Environmental Review

Environmental review is required for all discretionary development projects under the California Environmental Quality Act (CEQA). Most projects in Hermosa Beach are either Categorically Exempt or require only an Initial Study and Negative Declaration. Developments that have the potential of creating significant impacts that cannot be mitigated require the preparation of an Environmental Impact Report. The Negative Declaration process typically requires about three to four weeks. Categorically Exempt developments such as ADUs require a minimal amount of time. Although environmental review adds to the time and cost of development, it is mandated by State law.

3. Development Fees and Improvement Requirements

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by the City and other public agencies to cover the costs of processing permit applications and providing services and facilities such as schools, parks and infrastructure. Most of these fees are assessed through a pro-rata share system, based on the magnitude of the project's impact or on the extent of the benefit that will be derived.

Table III-5 shows fees associated with new development within Hermosa Beach. As can be seen from the table, Park and Recreation and Building Permit fees represent the largest development fees, although since many projects replace units, credits can be obtained. For a typical 2,000-square-foot single-family dwelling (excluding any demolition or entitlement cost), current (2021) permit fees are estimated at approximately \$30,000 per unit or \$15,000 if the new unit replaced a 1,500-square-foot house. Fees for a 2,000-square-foot condominium unit (part of a typical two-unit project) that replaced a 1,500-square-foot dwelling would be about \$30,000, or \$45,000 if no replacement is involved. Nearly all multi-family projects are small condominium projects, which allow owners to maximize investment on small lots.

The City periodically evaluates the actual cost of processing the development permits when revising its fee schedule. The last review was 2020.

In addition to City fees, development fees levied by the school districts and special districts include the following as of 2021:

- School Fees: \$4.51 per square foot
- L.A. County Sewer Connection Fee: \$4,610 (single-family home)

Aside from parkland fees, no other impact fees have been adopted.

Table III-5
City of Hermosa Beach Planning & Building Fees

Planning Fees/Building Fees	Fee Amount
Conditional Use Permit (CUP)	\$5,070
CUP for Condominium (cost/2 units)	\$5,265
CUP for Condominium (per unit over 2 units)	\$195
CUP/Parking Plan/PDP (amendment)	\$4,467
Negative Declaration/Initial Study	\$3,545
Extension (tentative map, final map, CUP)	\$1,028
Final Map	\$731
General Plan Amendment Map/Text	\$4,015 / \$5,405
Zone Change	\$4,226
Parking Plan	\$4,678
Precise Development Plan	\$5,538 / \$5,265
Subdivision – Tentative Map	\$4,879
Variance	\$3,907
Parks and Recreation Fees (condos excluded)**	\$7,902/unit
Parks and Recreation Fees, in lieu (condos only)**	\$14,096/unit
Building Permit	\$1,621.44 for first \$100,000 plus \$9.28 for each additional \$1,000
Sewer Use Fee**	Same as County Sewer Fee

Source: City Of Hermosa Beach. 2021

*Averages for 3-bedroom, 2 bath single-family home.

**Credits available if existing square footage is demolished or dwelling units are replaced.

Does not include possible cost for an environmental impact report or related consultant fees.

The City requires developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street improvements and traffic control devices that are reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities and school sites, consistent with the Subdivision Map Act.

The City's Capital Improvement Program (CIP) contains a schedule of public improvements, including street improvements and other public works projects, to facilitate continued development according to the City's General Plan. The CIP helps to ensure that construction of public improvements is coordinated with private development.

Although development fees and improvement requirements increase the cost of housing, cities have little choice in establishing such requirements due to the limitations on property taxes and other revenue sources needed to fund public improvements.

B. Non-Governmental Constraints

1. Environmental Constraints

Environmental constraints include physical features such as steep slopes, geological hazards, floodplains, or sensitive biological habitat. In many cases, development in these areas is constrained by State and Federal laws (e.g., FEMA floodplain regulations, the Clean Water Act, Endangered Species Act, Coastal Act, State Fish and Game Code and the Alquist-Priolo Act). The City's Coastal Land Use Plan and General Plan have been designed to protect sensitive areas from development and to protect public safety, as required by State and Federal law. Environmentally sensitive areas are generally zoned and protected as parklands. However, a significant portion of the city is within the Coastal Zone wherein impacts to coastal resources are always of concern. In addition, portions of the city are located on moderately steep hillsides and some areas are subject to liquefaction. While policies constrain residential development to some extent, they are necessary to support other public policies.

2. Infrastructure Constraints

With about 20,000 people living within its 1.3 square miles and virtually no vacant land, the City's growth is limited to redevelopment and replacement of existing structures. This section discusses potential infrastructure constraints on such development.

Water and Wastewater. Water and wastewater systems are generally able to serve existing demands. Most new development will continue to be replacement of existing structures, and water and sewer capacities are projected to be sufficient to accommodate this replacement during the planning period. However, significant deficiencies in the sewer system exist and rehabilitation is necessary, and new development may require offsite improvements. The City Council approved Sewer System Master and Management Plans identifying the cost to repair the 80-year-old system at \$9 million over 10 years, which is incorporated in the annual City budget.

The City also has adopted a Storm Drain Master Plan, with annual storm drain improvements included in the annual City budget. Water infrastructure is replaced and developer improvements are in accordance with the schedules and requirements of the service providers.

Streets and Parking. One of the primary infrastructure issues associated with the current level of development is the limited capacity of on-street parking. As a dense beach city inundated by tourists throughout the summer months, there can sometimes be a shortage of adequate parking in many areas. The City addresses this constraint incrementally by ensuring that all new developments, both residential and commercial, provide adequate off-street parking so they do not need to rely on on-street parking.

Streets in Hermosa Beach are subject to high levels of traffic, which are further impacted by new development. The great majority of the traffic, especially during the summer months, consists of through-traffic over which the City has no control. Because of the city's location in relation to the regional freeway system, access to the surrounding region is limited to the arterial roadways. The many thousands of visitors to the local beaches also affect parking and other services.

Drainage. Urban storm water run-off is a challenging issue because Hermosa Beach is an oceanfront community with over 90% impermeable ground surface. In addition to best management practices (BMPs) implemented through its regional storm water discharge permit, the City also requires infiltration basins, when appropriate, with new developments. The City has adopted rules to allow and encourage pervious surfaces and also adopted Cal-Green building standards in 2019 exceeding State requirements by requiring increased permeability or infiltration in connection with new development. The City has installed an award-winning infiltration project in the downtown area, which should serve as a model for other areas. Additionally, the City adopted Low Impact Development Requirements for New Development and Redevelopment Projects (Municipal Code Sec. 8.44.095).

Dry utilities. Dry utilities such as electricity, telephone and cable are provided by private companies and are currently available in the areas where future residential development is planned. When new development is proposed the applicant coordinates with utility companies to arrange for the extension of service. There are no known service limitations that would restrict planned development during the planning period.

3. Land Costs

Land represents one of the most significant components of the cost of new housing. Land values fluctuate with market conditions, and the downturn in the housing market following the 2008 mortgage crisis had a negative effect on property values. In recent years real estate values have increased significantly.

Per-unit land cost is directly affected by density – higher density allows the land cost to be spread across more units, reducing the total price. Most new residential development in the city consists of one to two units per lot, and recent trends indicate redevelopment projects have been maximizing density.

4. Construction Costs

Residential construction costs are estimated by the Community Development Department at \$500 per square foot and higher, usually due to the type of construction and amenities desired by developers. Construction cost is affected by the price of materials, labor, development standards, and general market conditions. The City has no influence over materials and labor costs, and the building codes and development standards in Hermosa Beach are not substantially different from other cities in the South Bay area. Since most development consists of private redevelopment where impact fees and major infrastructure or offsite improvements are typically not required, it is likely that costs are lower than in many cities. The City's building code amendments do not add substantial cost.

5. Cost and Availability of Financing

Hermosa Beach is similar to most other California communities with regard to private sector home financing programs. Although the mortgage crisis that began in 2008 affected the availability of real estate loans, interest rates are at historic low levels. For buyers with good credit, the current low interest rates significantly reduce the cost of housing.

Under State law, it is illegal for real estate lending institutions to discriminate against entire neighborhoods in lending practices because of the physical or economic conditions in the area ("redlining"). In monitoring new construction sales, resales of existing homes, and permits for remodeling, it does not appear that redlining is practiced in any area of the city.

C. Fair Housing

State law prohibits discrimination in the development process or in real property transactions, and it is the City's policy to uphold the law in this regard. Fair housing issues are addressed in Hermosa Beach through coordination with fair housing organizations to process complaints regarding housing discrimination and to provide counseling in landlord/tenant disputes. Anti-discrimination resource materials (e.g., handouts, booklets, and pamphlets) are made available to the public at City Hall, the library, and on the City's website through links to the Housing Rights Center.

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under State law, affirmatively further fair housing means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

There are three parts to this requirement:

1. Include a Program that Affirmatively Furthers Fair Housing and Promotes Housing Opportunities throughout the Community for Protected Classes (applies to housing elements beginning January 1, 2019).
2. Conduct an Assessment of Fair Housing that includes summary of fair housing issues, an analysis of available federal, state, and local data and local knowledge to identify, and an assessment of the contributing factors for the fair housing issues.
3. Prepare the Housing Element Land Inventory and Identification of Sites through the Lens of Affirmatively Furthering Fair Housing.

In compliance with AB 686, the City has completed the following outreach and analysis.

Outreach

As discussed in Appendix C, the City held a ~~series~~^{total} of ~~##~~ public meetings during the Housing Element update in an effort to include all segments of the community. Each meeting was publicized on the City's website and meeting notices were also sent to persons and organizations with expertise in affordable housing and supportive services. Interested parties had the opportunity to interact with City staff throughout the Housing Element update process and provide direct feedback regarding fair housing issues.

The City also created a dedicated web page for the Housing Element update (<https://www.hermosabeach.gov/our-government/city-departments/community-development/plans-programs/housing-element-update>) and provided opportunities for interested persons to participate in public meetings remotely, which made it possible for those with disabilities limiting their travel to participate and comment on the Housing Element regardless of their ability to attend the meetings.

Public comments related to fair housing focused on the high cost of housing in coastal communities. In the City's online housing survey (see Appendix C) none of the 25 respondents stated fair housing was an issue in Hermosa Beach.

Assessment of Fair Housing

The following analysis examines geographic data regarding racial segregation, poverty, persons with disabilities, and areas of opportunity as identified by the TCAC/HCD Opportunity Areas map.

Racial segregation. As seen in Figure III-1, the percentage of non-white population in the city is relatively low compared to many areas of Los Angeles County. The block groups with the highest percentage of non-white residents are located in the southern and eastern portions of the city, although the non-white population of this area is less than 40%.

Racially/Ethnically Concentrated Areas of Poverty (R/ECAP). A racially or ethnically concentrated area of poverty (R/ECAPs) is defined by HUD as areas in which 50 percent or more of the population identifies as non-White and 40 percent or more of individuals are living below the poverty line. As shown in Figure III-2, there are no designated R/ECAPs in Hermosa Beach. Poverty. Recent Census estimates regarding poverty status of households in Hermosa Beach are shown in Figure III-3. As seen in this map, there are no concentrations of poverty, with the poverty rate less than 10% for all census tracts in the city.

Persons with disabilities. The incidence of disabilities is relatively low in Hermosa Beach compared to many areas of Los Angeles County. As shown in Figure III-4, the percentage of residents reporting a disability is less than 10% in all census tracts in the city.

Disproportionate Housing Needs and Displacement Risk. As discussed previously in Section I (Housing Needs Assessment), housing problems in Hermosa Beach are generally less severe than in the SCAG region as a whole. For example, data compiled by SCAG showed rates of overcrowding for both renters and owners (Figure I-6) are lower in Hermosa Beach than the regional averages.

Displacement of low-income households can occur through the expiration of affordability restrictions on assisted low-income housing, escalation of market rents, or demolition of existing rental units. As noted in Section I.F, there are no low-income rental projects at risk of conversion to market rate during the 2021-2031 period.

In addition, the Housing Sites Inventory consists primarily of underutilized sites occupied by non-residential uses; therefore, there is not a substantial displacement risk of in these areas. However, if redevelopment is proposed on properties with existing housing units, displacement mitigation strategies will be required consistent with State law.

Access to opportunity. According to the 2020 California Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) Opportunity Area Map (Figure III-5), Hermosa Beach is entirely within designated “Highest Resource” areas. Highest Resource areas are those with very high index scores for a variety of educational, environmental, and economic indicators. Some of the indicators identified by TCAC include high levels of employment and close proximity to jobs, access to effective educational opportunities for both children and adults, low concentration of poverty, and low levels of environmental pollutants, among others.

Contributing factors to fair housing issues. Under the Federal consolidated planning process, the Analysis of Impediments (AI) to Fair Housing Choice is the primary tool for addressing fair housing issues. The City of Hermosa Beach was a participating city with the County of Los Angeles in the preparation of the 2018 AI. Based on extensive analysis of housing and community indicators, and the input of residents, a list of impediments to fair housing choice was developed.

Appendix D includes a summary of the contributing factors to fair housing issues pertaining specifically to the Urban County and the Housing Authority of the County of Los Angeles (HACoLA) service areas, which includes Hermosa Beach. These items are prioritized according to the following criteria:

1. High: Impediments/Contributing factors that have a direct and substantial impact on fair housing choice, especially in R/ECAP areas, affecting housing, those impacting persons with disabilities, and are core functions of HACoLA or the Community Development Commission (CDC).
2. Moderate: Impediments/ Contributing factors that have a direct and substantial impact on fair housing choice, especially in R/ECAP areas, affecting housing, those impacting persons with disabilities, and are core functions of HACoLA or the CDC, but the CDC or HACoLA may only have limited capacity to make a significant impact; or may not be within the core functions of HACoLA or the CDC.
3. Low: Impediments/Contributing factors that may have a direct and substantial impact on fair housing choice but are not within the core functions of HACoLA or the CDC or not within the capacity of these organizations to make significant impact, or not specific to R/ECAP neighborhoods, or have a slight or largely indirect impact on fair housing choice.

The impediments/contributing factors identified and included in Appendix D are in relation to the fair housing issues listed below. The prioritization of these contributing factors relates to the ability of the CDC and HACoLA to address the fair housing issues. A low priority does not diminish the importance of the factor in the Urban County or HACoLA service areas but reflects the priority in addressing issues of fair housing.

- Segregation
- Racially or ethnically concentrated areas of poverty (R/ECAPs)
- Disparities in Access to Opportunity
- Disproportionate Housing Needs

- Discrimination or violations of civil rights laws or regulations related to housing

As a participating city in the Los Angeles County CDBG program, Hermosa Beach has access to fair housing outreach, education, and counseling on housing discrimination complaints. The City will continue to advertise the fair housing program through placement of fair housing service brochures at the public counter, at the Senior Center and on the City website. Apartment owners and managers are provided with current information about fair housing issues, rights and responsibilities. The Apartment Association of Greater Los Angeles conducts seminars on State, Federal and local Fair Housing laws and compliance issues. In addition, the City will:

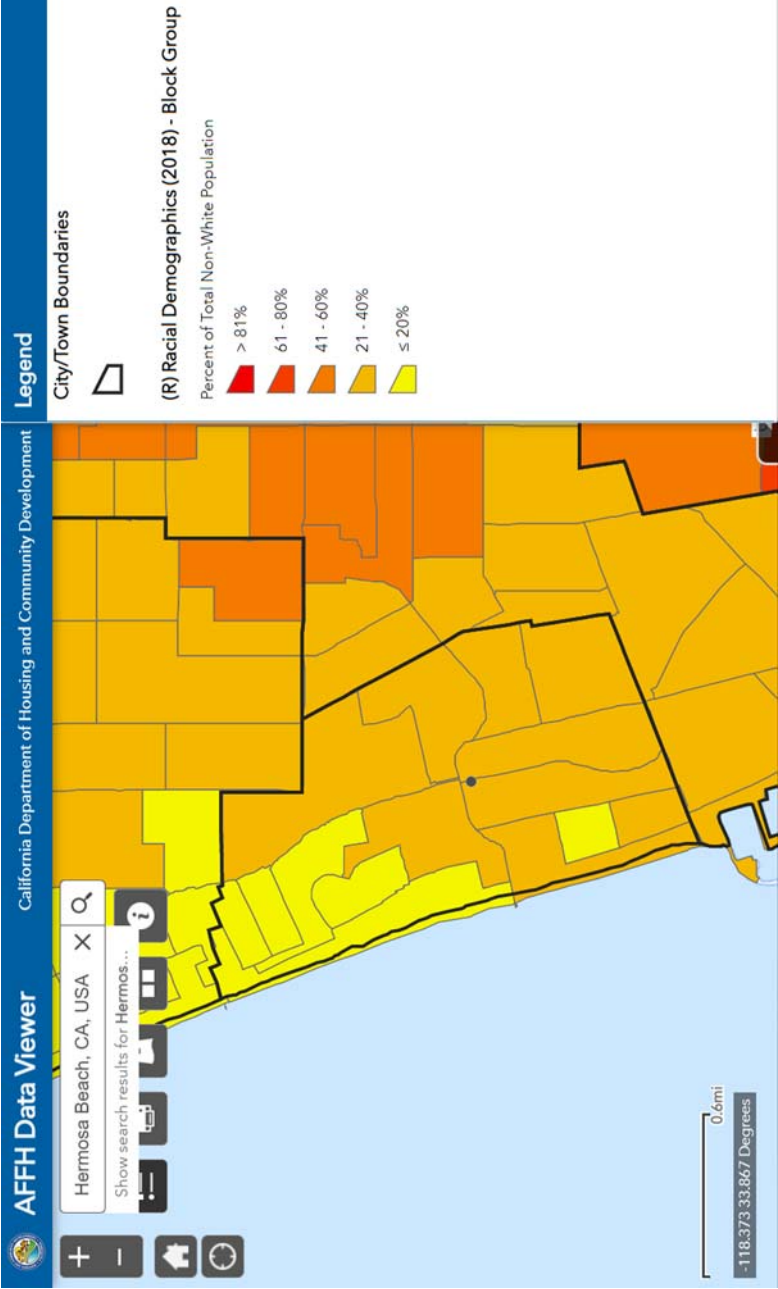
- Ensure that all development applications are considered, reviewed, and approved without prejudice to the proposed residents, contingent on the development application's compliance with all entitlement requirements.
- Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the applicable development regulations.
- Work with the County to implement the regional Analysis of Impediments to Fair Housing Choice and HUD Consolidated Plan.
- Facilitate public education and outreach by posting informational flyers on fair housing at public counters, libraries, and on the City's website.
- Conduct public meetings at suitable times, accessible to persons with disabilities, and near public transit. Resources will be invested to provide interpretation and translation services when requested at public meetings when feasible.
- Encourage community and stakeholder engagement during development decisions.

Conclusion

This analysis indicates that the primary barrier to fair housing in the city is high housing cost, which has the effect of limiting access by lower-income households to the high opportunities and resources available in Hermosa Beach. There is no evidence to suggest that discrimination against racial groups or persons with disabilities is a major issue.

The Housing Policy Plan ~~(Section V)~~ includes several programs intended to encourage and facilitate multi-family and mixed-use development to accommodate low- and moderate-income housing, and also encourage the provision of accessory dwelling units, which can expand affordable housing opportunities for lower-income persons such as care-givers, household employees and others working in service occupations. Program 12 describes actions the City will take to affirmatively further fair housing and address any issues of housing discrimination that may arise.

Figure III-1
Racial Characteristics – Hermosa Beach



Source: California Department of Housing and Community Development, AFFH Data Viewer, 2021

Figure III-2
Racially/Ethnically Concentrated Areas of Poverty – Hermosa Beach

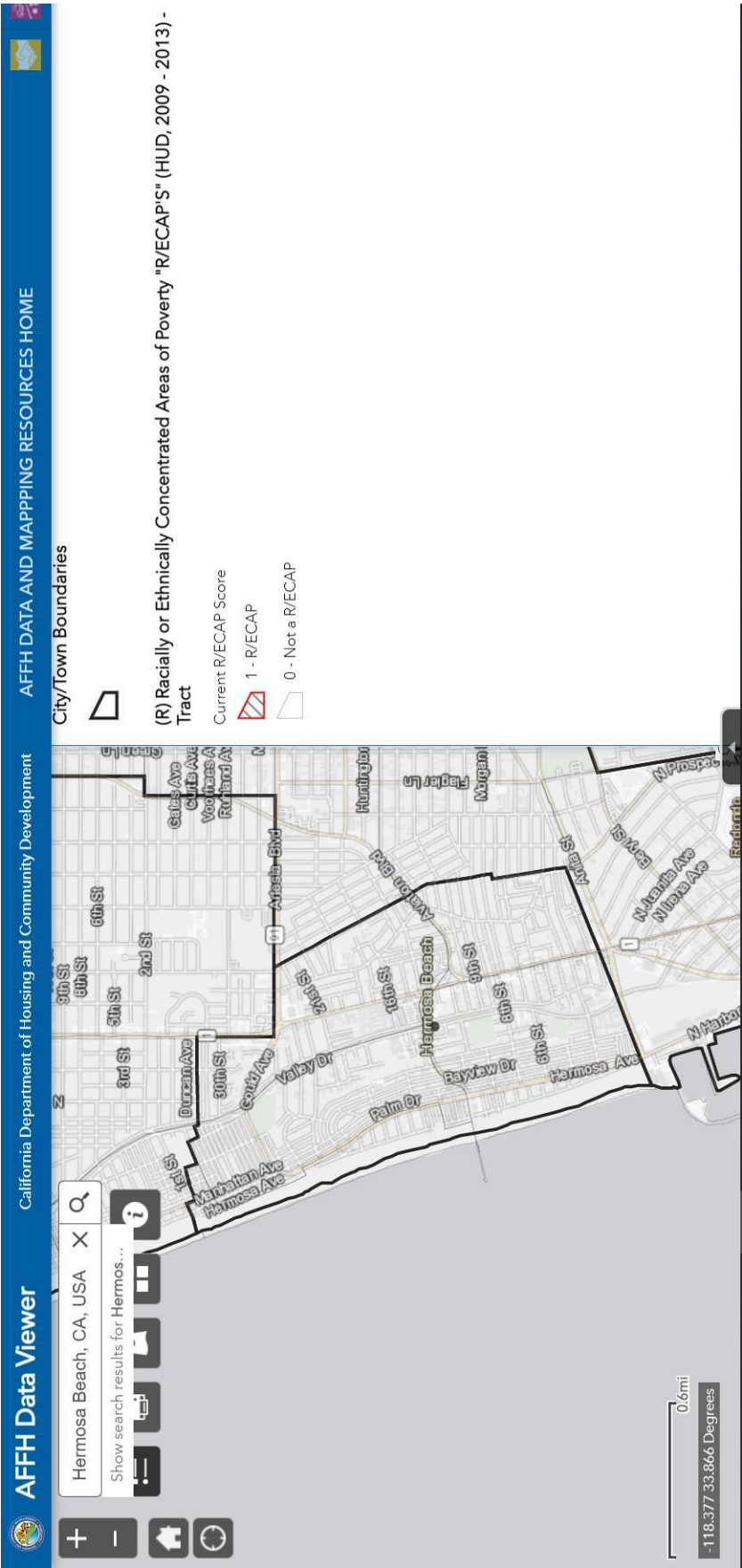
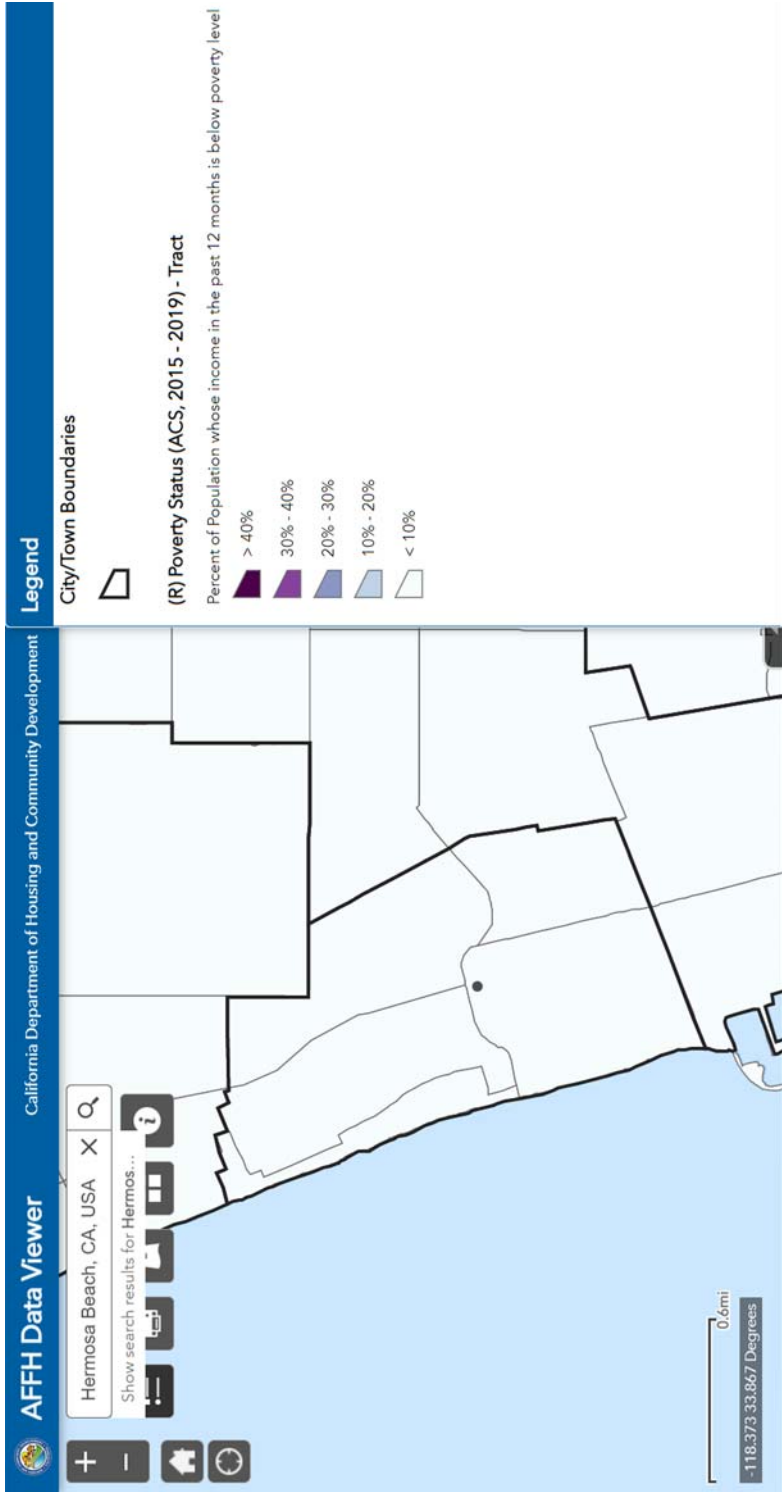


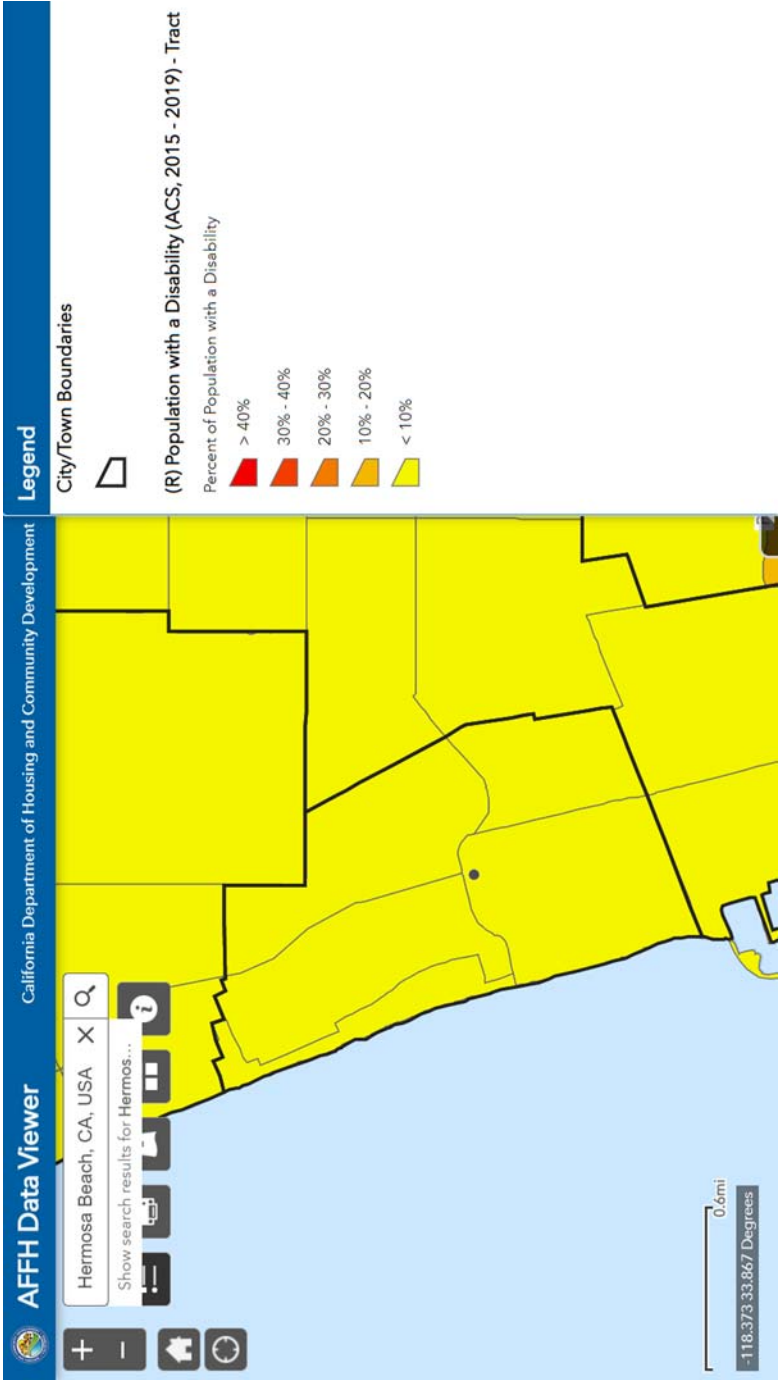
Figure III-3
Poverty Status – Hermosa Beach



Source: California Department of Housing and Community Development, AFFH Data Viewer, 2021

Figure III-3Figure III-4

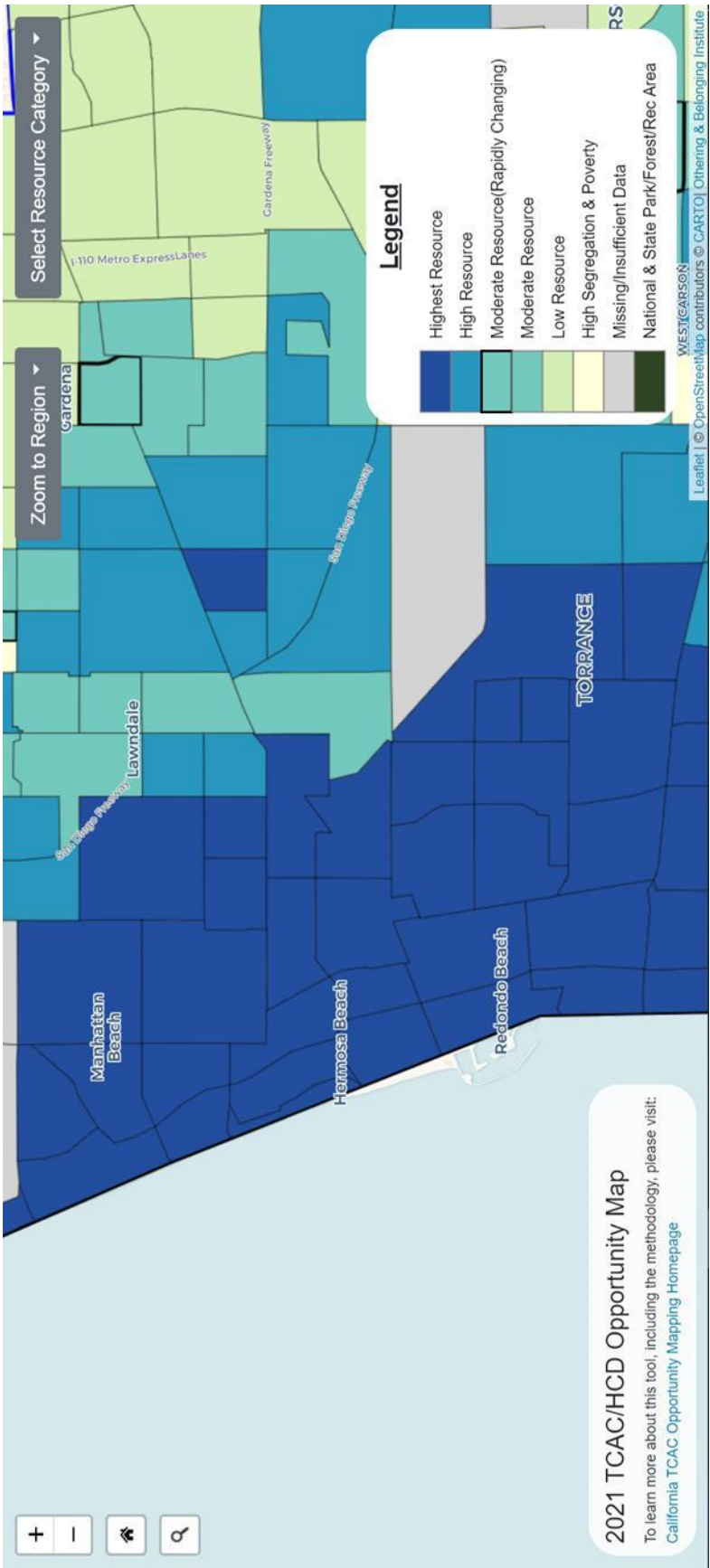
Population with a Disability – Hermosa Beach



Source: California Department of Housing and Community Development, AFFH Data Viewer, 2021

Figure III-4Figure III-5

TCAC/HCD Opportunity Map



Appendix A

Evaluation of the 2014-2021 Housing Element

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. The Housing Element update included a review the housing goals, policies, and programs of the prior Housing Element, and evaluated the degree to which those programs have been implemented during the previous planning period. The Housing Element update also included an assessment of the appropriateness of goals, objectives and policies. The findings from this evaluation have been instrumental in determining the City's Housing Implementation Program for the 2021-2029 planning period.

Table A-1 summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives, accomplishments, and implications for future policies and actions.

Table A-2 presents the City's progress in meeting the quantified objectives from the previous Housing Element.

Table A-1
Housing Element Program Effectiveness Evaluation
City of Hermosa Beach
2014-2021

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1 Density Bonus.	Continue to make information available on the density bonus program through brochures and the City website throughout the planning period.	Ongoing	The City continued to implement this program. <u>No requests for density bonus were submitted.</u>
Program 2 Housing Sites Database.	The City will ensure that adequate sites are available to accommodate its new housing need for the 2014-2021 planning period, and continue to maintain its comprehensive land use database as means to identify suitable sites for new residential development. This database provides zoning and other information for every parcel in the City, and includes information regarding underdeveloped and undeveloped parcels.	Ongoing	The City continued to maintain a database of adequate sites to accommodate housing needs. <u>This program should be revised to reflect the 6th cycle sites inventory.</u>
Program 3 Mobile Home Conservation.	Provide for the ongoing maintenance and conservation of the Marine Land Mobile Home Park located at 531 Pier Avenue. The 60-space park provides housing for extremely-low-, very-low- and low-income households. The Hermosa Court Recreational Vehicle Park with 19 pads at 725 10th Street also provides transitional housing space for those persons or households in transition from an RV to apartment or home. The Mobile Home Park has obtained state funding to convert to a resident owned park.	Completed	Conversion of the Marine Land Mobile Home Park to resident ownership was completed in 2013. <u>This program should be continued.</u>

Program 4 Code Enforcement.	The Code Enforcement Program is responsible for enforcing those sections of the Municipal Code related to property maintenance, including zoning, property maintenance, illegal units, trash container regulations, construction without permits, and sign regulations. The Code Enforcement Officer assists and makes recommendations to other City departments, such as conducting inspections of business licenses, home occupation offenses, and obstructions in public right-of-way	Ongoing	Implementation of the The Code Enforcement program was continued <u>implemented</u> . <u>This program is effective and should be continued.</u>
Program 5 Affordable Housing Development Outreach and Assistance.	Investigate the feasibility of expanding CDBG funding and Section 8 rental vouchers to qualifying households. If the City is successful in obtaining increased CDBG funding and/or expanding Section 8 rental vouchers for residents, this information will be posted in the Community Center, on the City's website, in handouts provided in the information kiosk in the City Hall lobby, and in the local library. Brochures will also be provided to local service clubs including the local "Meals on Wheels" program, local dial-a-ride service, the local recreation center, and emergency shelters in the area.	Contact nonprofits annually regarding residential development opportunities	The City continued to provide information in support of CDBG and Section 8 programs. No developers have expressed interest in pursuing affordable housing development. <u>This program should be continued in coordination with the 6th cycle rezoning program.</u>
Program 6 Fair Housing.	Provide assistance to local fair housing organizations to address complaints regarding housing discrimination within the City and provide counseling in landlord/tenant disputes.	Ongoing	The City continued to promote fair housing. <u>This program should be continued and expanded to address AFFH policies.</u>

Program 7 Zoning for Special Needs and Affordable Housing.	Continue to monitor changes in state law regarding regulations related to persons with special needs and affordable housing.	Ongoing	The City continued to monitor state law regarding special needs and affordable housing. <u>New State laws will be addressed as part of the comprehensive Development Code update.</u>
Program 8 Facilitate Efficient Use of Sites that Allow High-Density Residential Development.	Facilitate affordable housing development on sites that allow high-density residential development including reducing constraints posed by small lot sizes.	Ongoing	The City continued to encourage affordable housing development; however, no inquiries have been submitted. <u>This program should be continued as part of the 6th cycle rezoning program.</u>
Program 9 Sustainable Housing Development	In 2013 the City embarked on a comprehensive update to the General Plan. One of the primary themes of the new General Plan will be community sustainability. As part of the General Plan update, state-of-the-art options to improve sustainability and energy conservation will be reviewed, and those that are appropriate for Hermosa Beach will be pursued. New initiatives related to residential development will be incorporated into the Housing Element, as appropriate.	General Plan adoption in 2017 and ongoing implementation	In 2017 the General Plan update was adopted. <u>This program should be continued</u>

Table A-2
Progress in Achieving Quantified Objectives
City of Hermosa Beach
2014-2021

Program Category	Quantified Objective	Progress
New Construction¹		
Extremely Low	1	-
Very Low	-	-
Low	1	-
Moderate	-	15
Above Moderate	-	10
Total	2	25
Rehabilitation²		
Extremely Low	10	10
Very Low		
Low		
Moderate		
Above Moderate	-	-
Total	10	-
Conservation³		
Extremely Low	60	60
Very Low		
Low		
Moderate		
Above Moderate	-	-
Total	60	60

1 Quantified objective and progress for new construction reflect units built 2014-2021

2 Private repairs

3 Mobile Home Park and RV Park units

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Appendix B Residential Land Inventory

1. Methodology and Assumptions

State law requires each city to include in its Housing Element an inventory of vacant parcels having the potential for residential development, or “underutilized” parcels with potential for additional development or redevelopment. The purpose of this inventory is to evaluate whether there is sufficient capacity, based on the General Plan, zoning and development standards to accommodate the City’s assigned share of regional growth needs as identified in the 2021-2029 Regional Housing Needs Assessment (RHNA). This analysis represents an estimate of the City’s realistic development potential. Actual development will depend on the intentions of each property owner, market conditions and other factors. The methodology and assumptions for the residential land inventory are provided below.

2021-2029 RHNA Allocation

The City has been allocated a need of 558 units during the 2021-2029 projection period, which are distributed among the following income categories:

Very-low income	232 units
Low income	127 units
Moderate income	106 units
Above-moderate income	93 units

Affordability Assumptions

For potential new units in a city’s land inventory, State law establishes affordability assumptions based on density. The “default” density for small metropolitan jurisdictions, including Hermosa Beach, is 20 units per acre⁸. This means that if the General Plan and zoning allow development at 20 units per acre or greater, these sites are deemed appropriate to accommodate housing for lower-income households.

In Hermosa Beach, the following residential zoning districts allow multi-family development at densities greater than 20 units/acre:

<u>District</u>	<u>Allowable Density</u>
R-2	24.9 units/acre
R-2B	24.9 units/acre
R-3	33 units/acre
R-P	33 units/acre

In addition, the C-1 commercial district allows mixed-use development at a density of 33 units/acre. The allowable densities in all of these districts are significantly greater than the

⁸ Government Code §65583.2(c)(3)(B)

state default density of 20 units/acre; therefore, they are considered suitable for accommodating the City's lower-income housing need.

2. Sites Inventory

Table B-1 summarizes the City's inventory of sites compared to the RHNA, while potential vacant and underutilized sites for residential development are listed in Tables B-2 and B-3, respectively. As seen in Table B-1, the City's current inventory of sites does not have adequate capacity to fully accommodate the RHNA allocation for the planning period. Therefore, as required by State law⁹ Program 9 in the Housing Policy Plan includes a commitment to process zoning amendments for sufficient sites to accommodate the shortfall. Sites to be rezoned will be selected from the candidate sites listed in Table B-4.

Table B-1
Land Inventory Summary vs. RHNA

	Income Category				Total
	VL	Low	Mod	Above	
Vacant sites (Table B-2)			2		2
Underutilized sites (Table B-3)			4	2	6
Accessory dwelling units	1844	45403	644	3582	104240
Total inventory	1844	45403	1220	3784	112248
RHNA (2021-2029)	232	127	106	93	558
Sites to be rezoned selected from candidate sites (Table B-4)	214401	8224	9486	569	446340

Source: Hermosa Beach Community Development Dept., 2021

Realistic Capacity

Because Hermosa Beach is completely developed, there are no recent examples of large-scale housing or mixed-use development in the city. However, the densities that would be allowed on rezoned sites (33 to 50 units/acre) would create a substantial financial incentive for redevelopment. Due to extremely high land values, developers are likely to maximize yields on these properties.

While the City's existing affordable housing developments include the mobile home park and RV park, there are no conventional affordable housing developments in Hermosa Beach. Infrastructure (including sufficient water, sewer, and dry utilities) for affordable housing development is not a constraint.

The candidate sites for rezoning along Pacific Coast Highway and Aviation Boulevard offer potential to be developed to include a significant number of "micro units" (current trend of 300-600 square foot accommodations). Recent conversations in October 2021 with a developer (Lance Libriano) constructing affordable housing micro units in Wilmington (Los

⁹ Government Code Sec. 65583.2(h)

Angeles County) revealed his interest in a group of adjacent sites on Pacific Coast Highway that are identified in Table B-4 for this type of affordable housing development.

The potential sites for rezoning (Table B-4) also include a large, underutilized shopping center on the gateway corridor of Aviation Blvd. While commercially zoned and developed with restaurant/retail uses, this candidate site has potential to add smaller scale affordable residential housing units if rezoned to allow residential uses. Retaining the commercial core zoning to this property will be key to the development based on recent conversations with the property owners. An example of this type of development is occurring currently in the neighboring City of Redondo Beach at the Galleria Shopping Mall where several hundred apartment units are being added to the existing commercial site. The City has begun conversations with City Ventures, an affordable housing developer, about these types of projects in Hermosa Beach.

City-owned Sites

City-owned sites are expected to be long-term leases for housing rental properties. If any City-owned site is sold, it will be in compliance of the Surplus Lands Act. The City is in an early stage of analysis of the City-owned property. Upon City Council approval, a Request For Proposals (RFP) would be issued for a development partner for a public-private partnership to creatively redevelop the City Hall site with a modern structure to better meet the City's needs and achieve affordable multi-family housing on the adjacent City-owned site currently underutilized with a storage facility. It is anticipated that the City would develop the public-private partnership RFP in 2022/23, complete design work, CEQA clearance and Coastal Commission approval in 2023/24, with construction in the 2024-2026 period.

Table B-2
Vacant Sites

Address	APN	Current General Plan	Current Zoning	Min. Density (units/acre)	Max. Density (units/ac)	Parcel size (sf)	Lower	Mod	Above Mod	Total
138 1st Street	4188-014-046	HD High Density	R-3	25.1	33	0.06		2		2
Totals							0	2	0	2

Table B-3
Underutilized Sites

Address	APN	General Plan	Zoning	Min Density	Max Density	Parcel Size	Existing Use	Lower	Mod	Above	Total
1908 Monterey Boulevard	4182-019-002	LD Low Density	R-1 Single-Family Residential	2	13	0.06	Private Parking lot		1		1
1722 Loma Drive	4183-016-012	MD Medium Density	R-2 Two Family Residential	13.1	25	0.06	Residential 1 unit		1		1
Loma Drive and 19th Street	4183-016-037	LD Low Density	R-1 Single-Family Residential	2	13	0.09	Private Parking Lot		1		1
Loma Drive and 19th Street	4183-016-038	LD Low Density	R-1 Single-Family Residential	2	13	0.1	Private Parking Lot			1	1
1854 Monterey Boulevard	4183-016-040	LD Low Density	R-1 Single-Family Residential	2	13	0.1	Private Parking Lot		1		1
1902 Loma Drive	4183-023-022	LD Low Density	R-1 Single-Family Residential	2	13	0.1	Private Parking Lot			1	1
Totals								0	4	2	6

Table B-4
Candidate Sites for Rezoning

Address	APN	Existing Zoning	Proposed ZC	Proposed Zoning	Min. Density	Max. Density	Prop'd Site Area (Acres)	Existing Use	IL Ratio	Potential Units	Income Level	Notes
552 11th Place	4187-020-907	PF Public Facilities	PF Public Facilities	PF/HSG Overlay	34	50	1	Self-Storage	0	50	Lower	
1305 Valley Drive	4187-020-904	PF Public Facilities	PF Public Facilities	PF/HSG Overlay	25.1	33	2	City Hall	0	50	Lower	
710 Pier Avenue	4187-024-902	PF Public Facilities	PF Public Facilities	PF/Affordable HSG Overlay	25.1	33	4.8	Community Center	0	158	Lower	
911 1st Street	4186-026-047	CC Community	CC Community	HSG Overlay	25.1	33	0.46		0	12	Mod	
102 PCH	4186-026-804	CC Community	CC Community	HSG Overlay	25.1	33	0.4	Utility Switching Station	0	13	Lower	
102 PCH	4186-026-806	CC Community	CC Community	HSG Overlay	25.1	33	0.2	Utility Switching Station	0	7	Lower	
102 PCH	4186-026-801	CC Community	CC Community	HSG Overlay	25.1	33	0.1	Utility Switching Station	0	3	Lower	
102 PCH	4186-026-805	CC Community	CC Community	HSG Overlay	25.1	33	0.09	Utility Switching Station	0	3	Lower	
1st Street and PCH	4186-026-800	CC Community	CC Community	HSG Overlay	25.1	33	0.5	Utility Switching Station	0	17	Lower	
1529 Valley Drive	4183-018-011	PF Public Facilities	PF Public Facilities	HSG Overlay	25.1	33	0.5	Utility Yard	1.00	17	Lower	Adjacent Residential
1103 Aviation Boulevard	4185-017-015	GC Gateway	GC Gateway	Affordable HSG Overlay	34	50	1.3	Multi-tenant commercial building	0.86	65	Lower	Commercial adjacent Residential
1209 Aviation Boulevard	4185-017-014	GC Gateway	GC Gateway	HSG Overlay	34	50	0.5	Multi-tenant commercial building	0.01	25	Lower	Commercial adjacent Residential
1732 Monterey Boulevard	4183-016-028	MD Medium Density	HD High Density	R-3 Multiple Family residential	25.1	33	0.07	1 Unit	0.51	2	Lower	St. Cross Church Owned
1736 Monterey Boulevard	4183-016-029	MD Medium Density	HD High Density	R-3 Multiple Family residential	25.1	33	0.07	1 Unit	0.22	2	Lower	St. Cross Church Owned
1818 Monterey Boulevard	4183-016-040	MD Medium Density	HD High Density	residential/Affordable HSG Overlay	25.1	33	1.2	Religious Institution	0.87	30		St. Cross Church Owned
302 19th Street	4183-016-033	MD Medium Density	HD High Density	R-3 Multiple Family residential/Affordable	25.1	33	0.07	5 Units and Wireless Comm. Site	0.56	2	Lower	St. Cross Church Owned

Address	APH	Existing GP	Existing Zoning	Proposed GP	Proposed Zoning	Max. Density	Max. Density	Proposed Zoning	Max. Density	Max. Density	Existing Use	IL Ratio	Potential Units	Income Level	Notes
1900 Monterey Boulevard	4182-019-001	LD Low Density	R-1 Single-Family Res	HD High Density	R-3 Multiple Family residential	25.1	33	0.08	3 Units	0.43	3	Lower	3	Lower	St. Cross Church Owned
1908 Monterey Boulevard	4182-019-002	LD Low Density	R-1 Single-Family Res	HD High Density	R-3 Multiple Family residential	25.1	33	0.06	Private Parking Lot	0.00	2	Lower	2	Lower	St. Cross Church Owned
1914 Monterey Boulevard	4182-019-003	LD Low Density	R-1 Single-Family Res	HD High Density	R-3 Multiple Family residential	25.1	33	0.06	2 units	0.28	3	Lower	3	Lower	St. Cross Church Owned
1718 Loma Drive	4183-016-011	MD Medium Density	R-2 Two Family Res	HD High Density	R-3 Multiple Family residential	25.1	33	0.06	2 Units	0.00	3	Lower	3	Lower	St. Cross Church Owned
1722 Loma Drive	4183-016-012	MD Medium Density	R-2 Two Family Res	HD High Density	R-3 Multiple Family residential	25.1	33	0.06	1 Unit	0.00	3	Lower	3	Lower	St. Cross Church Owned
1730 Loma Drive	4183-016-035	LD Low Density	R-1 Single-Family Res	HD High Density	R-3 Multiple Family residential	25.1	33	0.1	1 Unit	0.26	3	Lower	3	Lower	St. Cross Church Owned
1734 Loma Drive	4183-016-036	LD Low Density	R-1 Single-Family Res	HD High Density	R-3 Multiple Family residential	25.1	33	0.01	2 Units	0.50	3	Lower	3	Lower	St. Cross Church Owned
Loma Drive and 19th St	4183-016-037	LD Low Density	R-1 Single-Family Res	HD High Density	R-3 Multiple Family residential	25.1	33	0.09	Private Parking Lot	0.03	3	Lower	3	Lower	St. Cross Church Owned
Loma Drive and 19th St	4183-016-038	LD Low Density	R-1 Single-Family Res	HD High Density	R-3 Multiple Family residential	25.1	33	0.1	Private Parking Lot	0.04	3	Lower	3	Lower	St. Cross Church Owned
1854 Monterey Boulevard	4183-016-040	LD Low Density	R-1 Single-Family Res	HD High Density	R-3 Multiple Family residential	25.1	33	0.1	Private Parking Lot	0.00	3	Lower	3	Lower	St. Cross Church Owned
1902 Loma Drive	4183-023-022	LD Low Density	R-1 Single-Family Res	HD High Density	R-3 Multiple Family residential	25.1	33	0.1	Private Parking Lot	0.00	3	Lower	3	Lower	St. Cross Church Owned
565 Pier Avenue	4183-018-013	CC Community	SPA-11 Specific Plan	NC Neighborhood Commercial	C-1 Limited Business and Residential	25.1	33	0.24	Multi-tenant commercial building	0.20	6	Mod	6	Mod	
555 Pier Avenue	4183-018-015	CC Community	SPA-11 Specific Plan	NC Neighborhood Commercial	C-1 Limited Business and Residential	25.1	33	0.49	Multi-tenant commercial building	0.54	12	Mod	12	Mod	
517 Pier Avenue	4183-018-018	CC Community	SPA-11 Specific Plan	NC Neighborhood Commercial	C-1 Limited Business and Residential	25.1	33	0.07	Offices	1.16	1	Mod	1	Mod	
513 Pier Avenue	4183-018-017	CC Community	SPA-11 Specific Plan	NC Neighborhood Commercial	C-1 Limited Business and Residential	25.1	33	0.07	Offices	1.22	1	Mod	1	Mod	
509 Pier Avenue	4183-018-016	CC Community	SPA-11 Specific Plan	NC Neighborhood Commercial	C-1 Limited Business and Residential	25.1	33	0.07	Multi-tenant commercial building	1.11	1	Mod	1	Mod	

Address	APH	Existing Zoning	Proposed ZC	Proposed Zoning	Min. Density	Max. Density	Permit Size (Acres)	Existing Use	IL Ratio	Potential Units	Income Level	Notes
			Commercial									
507 Pier Avenue	<u>4183-018-007</u>	SPA-11 Specific Plan	NC Neighborhood Commercial	C-1 Limited Business and Residential	25.1	33	0.07	Multi-tenant commercial building	0.44	1	Mod	
445 Pier Avenue	<u>4183-018-006</u>	SPA-11 Specific Plan	NC Neighborhood Commercial	C-1 Limited Business and Residential	25.1	33	0.07	Multi-tenant commercial building	0.28	1	Mod	
433 Pier Avenue	<u>4183-018-005</u>	SPA-11 Specific Plan	NC Neighborhood Commercial	C-1 Limited Business and Residential	25.1	33	0.07	Restaurant	0.22	1	Mod	
425 Pier Avenue	<u>4183-018-004</u>	SPA-11 Specific Plan	NC Neighborhood Commercial	C-1 Limited Business and Residential	25.1	33	0.07	Multi-tenant commercial building	0.24	1	Mod	
419 Pier Avenue	<u>4183-018-003</u>	SPA-11 Specific Plan	NC Neighborhood Commercial	C-1 Limited Business and Residential	25.1	33	0.05	Multi-tenant commercial building	0.38	1	Mod	
411 Pier Avenue	<u>4183-018-002</u>	SPA-11 Specific Plan	NC Neighborhood Commercial	C-1 Limited Business and Residential	25.1	33	0.07	Personal Services	0.42	1	Mod	
405 Pier Avenue	<u>4183-018-002</u>	SPA-11 Specific Plan	NC Neighborhood Commercial	C-1 Limited Business and Residential	25.1	33	0.07	Personal Services	0.43	1	Mod	
337 Pier Avenue	<u>4183-018-026</u>	SPA-11 Specific Plan	NC Neighborhood Commercial	C-1 Limited Business and Residential	25.1	33	0.08	Restaurant	0.43	2	Mod	
321 Pier Avenue	<u>4183-017-025</u>	SPA-11 Specific Plan	NC Neighborhood Commercial	C-1 Limited Business and Residential	25.1	33	0.17	Personal Service ground floor and residential on second floor	0.39	4	Mod	
338 Pier Avenue	<u>4183-011-054</u>	SPA-11 Specific Plan	NC Neighborhood Commercial	C-1 Limited Business and Residential	25.1	33	0.17	Personal Service ground floor and residential on second floor	3.84	4	Mod	
400 Pier Avenue	<u>4183-019-037</u>	SPA-11 Specific Plan	NC Neighborhood Commercial	C-1 Limited Business and Residential	25.1	33	0.21	Offices	0.91	5	Mod	
420 Pier Avenue	<u>4183-019-003</u>	SPA-11 Specific Plan	NC Neighborhood Commercial	C-1 Limited Business and Residential	25.1	33	0.11	Restaurant	0.31	2	Mod	

Address	APH	Existing GP	Existing Zoning	Proposed GC	Proposed Zoning	Min. Density	Max. Density	Permit Share (Acres)	Existing Use	IL Ratio	Potential Units	Income Level	Notes
422 Pier Avenue	4187-019-022	CC Community	SPA-11 Specific Plan	NC Neighborhood Commercial	C-1 Limited Business and Residential	25.1	33	0.23	Multi-tenant commercial building	0.55	5	Mod	
506 Pier Avenue	4187-020-020	CC Community	SPA-11 Specific Plan	NC Neighborhood Commercial	C-1 Limited Business and Residential	25.1	33	0.1	Offices	0.38	1	Mod	
514 Pier Avenue	4187-020-032	CC Community	SPA-11 Specific Plan	NC Neighborhood Commercial	C-1 Limited Business and Residential	25.1	33	0.1	Private Parking Lot	0.00	1	Mod	
526 Pier Avenue	4187-020-017	CC Community	SPA-11 Specific Plan	NC Neighborhood Commercial	C-1 Limited Business and Residential	25.1	33	0.08	Retail Business	0.22	2	Mod	
301 Pier Avenue	4183-017-001	CC Community	SPA-11 Specific Plan	NC Neighborhood Commercial	C-1 Limited Business and Residential	25.1	33	0.19	Retail Business	0.87	5	Mod	
308 Pier Avenue	4187-011-012	CC Community	SPA-11 Specific Plan	NC Neighborhood Commercial	C-1 Limited Business and Residential	25.1	33	0.09	Retail Business	1.34	2	Mod	
318 Pier Avenue	4187-011-013	CC Community	SPA-11 Specific Plan	NC Neighborhood Commercial	C-1 Limited Business and Residential	25.1	33	0.11	Retail Business and Residential	0.68	2	Mod	
725 10th Street	4187-026-023	MD Medium Density	C-3 General and Hwy Com	MD Medium Density	R-2 Two-Family Residential/Affordable HSG Overlay	25.1	33	0.4	RV Park	0.01	13	Mod	
1214 Owsosso Avenue	418-015-021	CC Community	C-3 General and Hwy Com	CC Community	Affordable HSG Overlay	34	50	0.1	1 Unit	0.42	3	Mod	
1055 Aviation Boulevard	418-015-024	CC Community	C-3 General and Hwy Com	CC Community	Affordable HSG Overlay	34	50	0.05	Vacant Land	0.00	1	Mod	
530 6th Street	418-015-28	CI Light Industrial	M-1 Light Industrial	HD High Density	R-3 Multiple Family residential	25.1	33	0.33	Self-Storage	1.37	11	Mod	
6th Cypress (530 6th St.)	418-015-027	CI Light Industrial	M-1 Light Industrial	HD High Density	R-3 Multiple Family residential	25.1	33	0.12	Self-Storage	2.04	4	Mod	
Valley Drive (530 6th St.)	418-018-031	CI Light Industrial	M-1 Light Industrial	HD High Density	R-3 Multiple Family residential	25.1	33	0.17	Self-Storage	0.00	6	Mod	

Appendix B – Land Inventory

Address	APN	Existing CE	Existing Zoning	Proposed CP	Proposed Zoning	Min. Density	Max. Density	Parcel Size (Acres)	Existing Use	Y. Ratio	Potential Units	Resoning Level	Notes
Valley Drive (530 6th St.)	418-018-008	CI Light Industrial	M-1 Light Industrial	HD High Density	R-3 Multiple Family residential	25.1	33	0.05	Self-Storage	0.00	1	Mod	
2nd Street and PCH	4186-025-029	LD Low Density	SPA-7 Specific Plan	CC Community	Mixed Use Overlay	25.1	33	0.08	Auto Repair	0.01	3	Mod	Lot Merger/Same Ownership
204 Pacific Coast Hwy	4186-025-028	CC Community	SPA-7 Specific Plan	CC Community	Mixed Use Overlay	25.1	33	0.15	Auto Repair	0.11	5	Mod	Lot Merger/Same Ownership
210 Pacific Coast Hwy	4186-025-027	CC Community	SPA-7 Specific Plan	CC Community	Mixed Use Overlay	25.1	33	0.08	Auto Repair	0.49	3	Mod	Lot Merger/Same Ownership
2nd Street and Pacific Coast Hwy	4186-025-002	CC Community	SPA-7 Specific Plan	CC Community	Mixed Use Overlay	25.1	33	0.05	Auto Repair	0.01	2	Lower	Lot Merger/Same Ownership
503 Pacific Coast Hwy/747 5th St	4188-030-002	SC Service	SPA-7 Specific Plan	SC Service	Affordable HSG Overlay	25.1	33	1	Auto Repair	0.18	33	Mod	Potential Lot Merger with adjacent property
745 5th Street	4188-030-001	SC Service	SPA-7 Specific Plan	SC Service	Affordable HSG Overlay	25.1	33	0.37	Auto Repair/Fitness Center	0.55	12	Lower	Potential Lot Merger with adjacent property
635 Pacific Coast Hwy	4187-032-027	SC Service	SPA-7 Specific Plan	SC Service	Affordable HSG Overlay	25.1	33	1	Lumber Yard	0.08	33	Lower	Lot Merger/Same Ownership
709 6th Street	4187-032-022	SC Service	SPA-7 Specific Plan	SC Service	Affordable HSG Overlay	25.1	33	0.06	Parking Lot/Lumber Yard	0.00	2	Lower	Lot Merger/Same Ownership
721 6th Street	4187-032-021	SC Service	SPA-7 Specific Plan	SC Service	Affordable HSG Overlay	25.1	33	0.06	Parking Lot/Lumber Yard	0.00	2	Lower	Lot Merger/Same Ownership
723 6th Street	4187-032-020	SC Service	SPA-7 Specific Plan	SC Service	Affordable HSG Overlay	25.1	33	0.06	Parking Lot/Lumber Yard	0.04	2	Lower	Lot Merger/Same Ownership
Pacific Coast Hwy and 6th Street	4187-032-019	SC Service	SPA-7 Specific Plan	SC Service	Affordable HSG Overlay	25.1	33	0.06	Parking Lot/Lumber Yard	0.00	2	Lower	Lot Merger/Same Ownership
725 6th Street	4187-032-018	SC Service	SPA-7 Specific Plan	SC Service	Affordable HSG Overlay	25.1	33	0.06	Parking Lot/Lumber Yard	0.00	2	Mod	Lot Merger/Same Ownership
600 Pacific Coast Highway	4186-013-019	SC Service	SPA-7 Specific Plan	SC Service	Affordable HSG Overlay	25.1	33	0.14	Auto Repair	0.42	5	Mod	Lot Merger/Same Ownership
612 Pacific Coast Highway	4186-013-018	SC Service	SPA-7 Specific Plan	SC Service	Affordable HSG Overlay	25.1	33	0.14	Fitness Studio	3.50	5	Mod	Lot Merger/Same Ownership
620 Pacific Coast Highway	4186-013-064	SC Service	SPA-7 Specific Plan	SC Service	Affordable HSG Overlay	25.1	33	0.36	Car Rental Agency	0.18	12	Lower	Potential Lot Merger with adjacent properties to the south
2701 Pacific Coast Highway	4169-036-020	GC Gateway	C-3 General and Hwy Com		Affordable HSG Overlay	25.1	33	0.54	Restaurant (closed)	0.21	18		

Address	APN	Existing GP	Existing Zoning	Proposed GP	Proposed Zoning	Min. Density	Max. Density	Final Site Area	Existing Use	IL Ratio	Potential Units	Income Level	Notes
Totals											731	570 lower 161 mod	

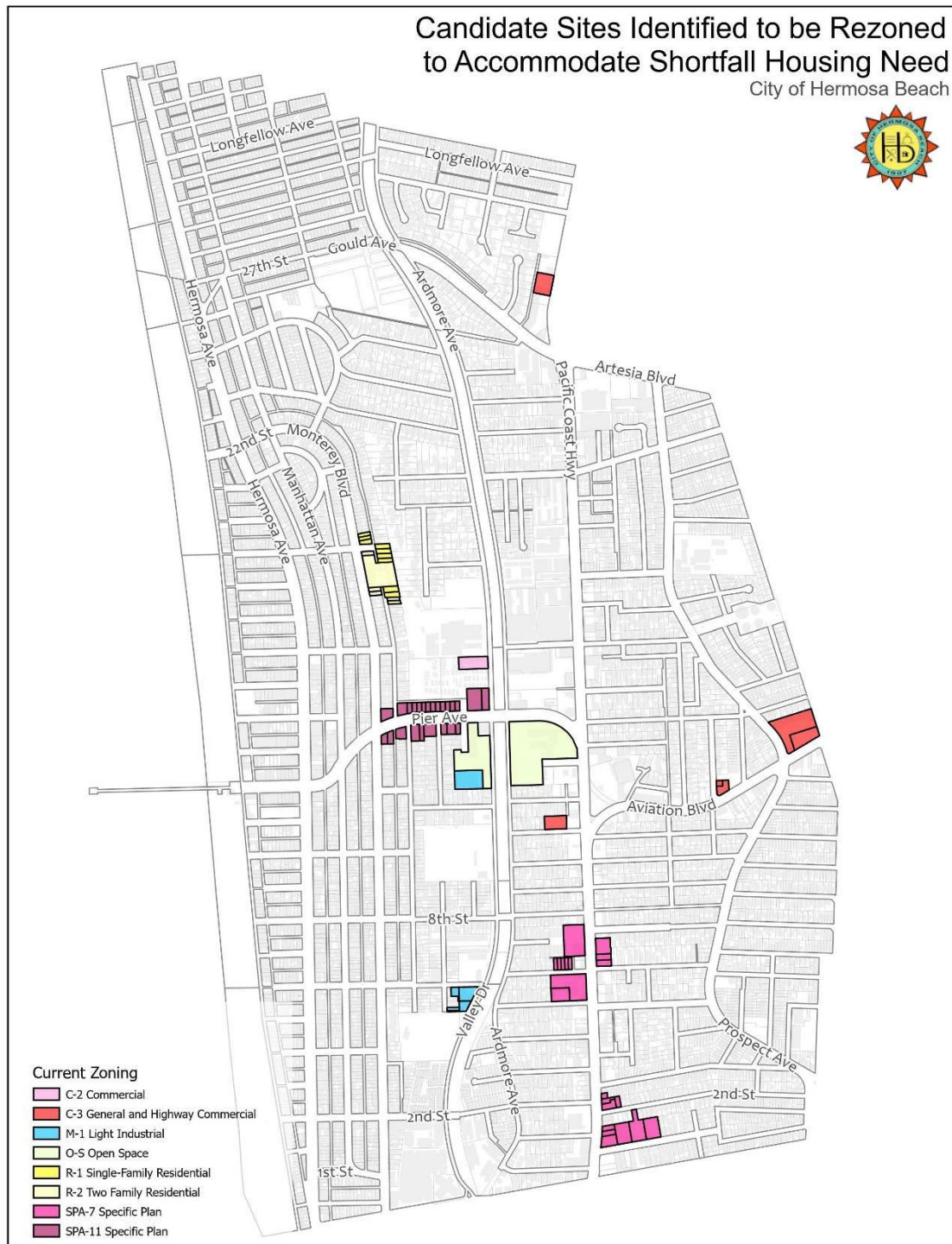
Notes:
*Income level assigned to lower for parcels at least 0.5 ac. and smaller parcels that can be consolidated, or moderate for other small parcels less than 0.5 ac.
I/L = Ratio of assessed improvements to land value

Address	APNs	General Plan	Zoning	Potential Density	Parcel Size	Existing Use	Potential Units	Notes
552 14th Place	4187-020-907	PF Public Facilities	M-1 Light Industrial	50	4	Self Storage	50	-
1305 Valley Drive	4187-020-904	PF Public Facilities	O-S Open Space	33	2	City Hall	66	-
710 Pier Avenue	4187-024-902	PF Public Facilities	O-S Open Space	33	4.8	Community Center	158	-
911 1st Street	4186-026-047	CC Community	SPA-7 Specific Plan	33	0.46	-	45	-
402 PCH	4186-026-804	CC Community	SPA-7 Specific Plan	33	0.4	Utility Switching Station	43	-
402 PCH	4186-026-806	CC Community	SPA-7 Specific Plan	33	0.2	Utility Switching Station	7	-
402 PCH	4186-026-801	CC Community	SPA-7 Specific Plan	33	0.1	Utility Switching Station	3	-
402 PCH	4186-026-805	CC Community	SPA-7 Specific Plan	33	0.09	Utility Switching Station	3	-
1st Street and PCH	4186-026-800	CC Community	SPA-7 Specific Plan	33	0.5	Utility Switching Station	47	-
1529 Valley Drive	4183-018-011	PF Public Facilities	C-2 Commercial	33	0.5	Utility Yard	47	Adjacent Residential
1103 Aviation Boulevard	4185-017-015	CC Gateway	C-3	50	1.3	Commercial	65	Commercial adjacent Residential
1209 Aviation Boulevard	4185-017-014	CC Gateway	C-3	50	0.5	Commercial	25	Commercial adjacent Residential
1732 Monterey Boulevard	4183-016-028	MD Medium Density	R-2 Two Family Residential	33	0.07	Residential	2	St. Cross Church Owned
1736 Monterey Boulevard	4183-016-029	MD Medium Density	R-2 Two Family Residential	33	0.07	Residential	2	St. Cross Church Owned
1818 Monterey Boulevard	4183-016-040	MD Medium Density	R-2 Two Family Residential	33	1.2	Religious Institution	40	St. Cross Church Owned
302 19th Street	4183-016-033	MD Medium Density	R-2 Two Family Residential	33	0.07	Residential	2	St. Cross Church Owned
1900 Monterey Boulevard	4182-019-001	LD Low Density	R-1 Single Family Residential	33	0.08	Residential	3	St. Cross Church Owned
1908 Monterey Boulevard	4182-019-002	LD Low Density	R-1 Single Family Residential	33	0.06	Private Parking Lot	2	St. Cross Church Owned
1914 Monterey Boulevard	4182-019-003	LD Low Density	R-1 Single Family Residential	33	0.06	Residential	2	St. Cross Church Owned
1718 Loma Drive	4183-016-011	MD Medium Density	R-2 Two Family Residential	33	0.06	Residential	2	St. Cross Church Owned
1722 Loma Drive	4183-016-012	MD Medium Density	R-2 Two Family Residential	33	0.06	Residential	2	St. Cross Church Owned
1730 Loma Drive	4183-016-035	LD Low Density	R-1 Single Family Residential	33	0.1	Residential	3	St. Cross Church Owned
1734 Loma Drive	4183-016-036	LD Low Density	R-1 Single Family Residential	33	0.01	Residential	0	St. Cross Church Owned
Loma Drive and 19th St	4183-016-037	LD Low Density	R-1 Single Family Residential	33	0.09	Private Parking Lot	3	St. Cross Church Owned
Loma Drive and 19th St	4183-016-038	LD Low Density	R-1 Single Family Residential	33	0.1	Private Parking Lot	3	St. Cross Church Owned
1854 Monterey Boulevard	4183-016-040	LD Low Density	R-1 Single Family Residential	33	0.1	Private Parking Lot	3	St. Cross Church Owned
1902 Loma Drive	4183-023-022	LD Low Density	R-1 Single Family Residential	33	0.1	Private Parking Lot	3	St. Cross Church Owned
565 Pier Avenue	4183-018-013	CC Community	SPA-11 Specific Plan	33	0.24	Commercial	8	Potential Mixed Use
555 Pier Avenue	4183-018-015	CC Community	SPA-11 Specific Plan	33	0.49	Commercial	46	Potential Mixed Use
517 Pier Avenue	4183-018-018	CC Community	SPA-11 Specific Plan	33	0.07	Commercial	2	Potential Mixed Use
513 Pier Avenue	4183-018-017	CC Community	SPA-11 Specific Plan	33	0.07	Commercial	2	Potential Mixed Use

Address	APN	General Plan	Zoning	Potential Density	Parcel Size	Existing Use	Potential Units	Notes
509 Pier Avenue	4183-018-016	CC Community	SPA-11 Specific Plan	33	0.07	Commercial	2	Potential Mixed Use
507 Pier Avenue	4183-018-007	CC Community	SPA-11 Specific Plan	33	0.07	Commercial	2	Potential Mixed Use
445 Pier Avenue	4183-018-006	CC Community	SPA-11 Specific Plan	33	0.07	Commercial	2	Potential Mixed Use
433 Pier Avenue	4183-018-005	CC Community	SPA-11 Specific Plan	33	0.07	Commercial	2	Potential Mixed Use
425 Pier Avenue	4183-018-004	CC Community	SPA-11 Specific Plan	33	0.07	Commercial	2	Potential Mixed Use
419 Pier Avenue	4183-018-003	CC Community	SPA-11 Specific Plan	33	0.05	Commercial	2	Potential Mixed Use
411 Pier Avenue	4183-018-002	CC Community	SPA-11 Specific Plan	33	0.07	Commercial	2	Potential Mixed Use
405 Pier Avenue	4183-018-002	CC Community	SPA-11 Specific Plan	33	0.07	Commercial	2	Potential Mixed Use
337 Pier Avenue	4183-018-026	CC Community	SPA-11 Specific Plan	33	0.08	Commercial	3	Potential Mixed Use
321 Pier Avenue	4183-017-025	CC Community	SPA-11 Specific Plan	33	0.17	Commercial	6	Potential Mixed Use
338 Pier Avenue	4183-011-054	CC Community	SPA-11 Specific Plan	33	0.17	Commercial	6	Potential Mixed Use
400 Pier Avenue	4183-019-037	CC Community	SPA-11 Specific Plan	33	0.24	Commercial	7	Potential Mixed Use
420 Pier Avenue	4183-019-003	CC Community	SPA-11 Specific Plan	33	0.14	Commercial	4	Potential Mixed Use
422 Pier Avenue	4187-019-022	CC Community	SPA-11 Specific Plan	33	0.23	Commercial	8	Potential Mixed Use
506 Pier Avenue	4187-020-020	CC Community	SPA-11 Specific Plan	33	0.1	Commercial	3	Potential Mixed Use
514 Pier Avenue	4187-020-032	CC Community	SPA-11 Specific Plan	33	0.1	Commercial	3	Potential Mixed Use
526 Pier Avenue	4187-020-017	CC Community	SPA-11 Specific Plan	33	0.08	Commercial	3	Potential Mixed Use
301 Pier Avenue	4183-017-001	CC Community	SPA-11 Specific Plan	33	0.19	Commercial	6	Potential Mixed Use
308 Pier Avenue	4187-011-012	CC Community	SPA-11 Specific Plan	33	0.09	Commercial	3	Potential Mixed Use
318 Pier Avenue	4187-011-013	CC Community	SPA-11 Specific Plan	33	0.14	Commercial	4	Potential Mixed Use
725 10th Street	4187-026-023	MD Medium Density	C-3 General and Hwy-Com	33	0.4	Commercial	43	Potential Mixed Use
1214 Quosso Avenue	418-015-021	CC Community	C-3 General and Hwy-Com	50	0.1	Commercial	5	Potential Mixed Use
1055 Aviation Boulevard	418-015-024	CC Community	C-3 General and Hwy-Com	50	0.05	Commercial	3	Potential Mixed Use
530 6th Street	418-015-28	CI Light Industrial	M-1 Light Industrial	33	0.33	Self Storage	41	Rezone to R-3
6th Cypress (530 6th St.)	418-015-027	CI Light Industrial	M-1 Light Industrial	33	0.42	Self Storage	4	Rezone to R-3
Valley Drive (530 6th St.)	418-018-034	CI Light Industrial	M-1 Light Industrial	33	0.17	Self Storage	6	Rezone to R-3
Valley Drive (530 6th St.)	418-018-008	CI Light Industrial	M-1 Light Industrial	33	0.05	Self Storage	4	Rezone to R-3
2nd Street and PCH	4186-025-029	LD Low Density	SPA-7 Specific Plan	33	0.08	Auto Repair	3	
204 Pacific Coast Hwy	4186-025-028	CC Community	SPA-7 Specific Plan	33	0.15	Auto Repair	5	
210 Pacific Coast Hwy	4186-025-027	CC Community	SPA-7 Specific Plan	33	0.08	Auto Repair	3	
2nd Street and Pacific Coast Hwy	4186-025-002	CC Community	SPA-7 Specific Plan	33	0.05	Auto Repair	2	

Address	ADU#	General Plan	Zoning	Potential Density	Parcel Size	Existing Use	Potential Units	Notes
503 Pacific Coast Hwy/747 5th Street	4488-030-002	SC Service	SPA-7 Specific Plan	33	4	Auto Repair	33	
745 5th Street	4488-030-004	SC Service	SPA-7 Specific Plan	33	0.37	Auto Repair/Fitness Center	42	
635 Pacific Coast Hwy	4487-032-027	SC Service	SPA-7 Specific Plan	33	4	Lumber Yard	33	
709 6th Street	4487-033-022	SC Service	SPA-7 Specific Plan	33	0.06	Parking Lot/Lumber Yard	2	
721 6th Street	4487-033-024	SC Service	SPA-7 Specific Plan	33	0.06	Parking Lot/Lumber Yard	2	
723 6th Street	4487-033-020	SC Service	SPA-7 Specific Plan	33	0.06	Parking Lot/Lumber Yard	2	
Pacific Coast Hwy and 6th Street	4487-033-019	SC Service	SPA-7 Specific Plan	33	0.06	Parking Lot/Lumber Yard	2	
725 6th Street	4487-033-018	SC Service	SPA-7 Specific Plan	33	0.06	Parking Lot/Lumber Yard	2	
600 Pacific Coast Highway	4486-043-019	SC Service	SPA-7 Specific Plan	33	0.14	Auto Repair	5	
612 Pacific Coast Highway	4486-043-018	SC Service	SPA-7 Specific Plan	33	0.14	Fitness Studio	5	
620 Pacific Coast Highway	4486-043-064	SC Service	SPA-7 Specific Plan	33	0.36	Car Rental Agency	42	
2701 Pacific Coast Highway	4469-036-020	GC Gateway	C-3-General and Highway Commercial	33	0.54	Restaurant	48	
Totals					22.6		795	

Figure B-1
Sites to be Considered for Rezoning



3. Potential Future Accessory Dwelling Units

Under State law, two accessory dwelling units (ADUs) – one ADU and one “junior ADU” – may be permitted on most single-family residential lots. ADUs represent a significant source of new affordable housing that can be created within the fabric of existing residential neighborhoods.

In December 2020, SCAG published a study of ADU affordability in Southern California¹⁰ and concluded that a significant portion of ADUs built recently have been affordable to low- and moderate-income households. For the higher-cost areas of Los Angeles County (“LA County I”) which include the City of Los Angeles and the Las Virgenes-Malibu, South Bay Cities and Westside Cities subregions, SCAG determined that the following affordability assumptions are appropriate:

Very Low	Low	Moderate	Above Moderate
17%	43%	6%	34%

Source: SCAG 2020

Hermosa Beach is located within the South Bay Cities subregion.

ADU permits during the 201~~87~~-2020 period in Hermosa Beach are as follows:

2018: 7

2019: 6

2020: 26

Total: 39

These statistics show that there was a significant increase in ADU production in 2020, likely due to the major changes in State law and City regulations intended to encourage ADU production. Based on this trend and SCAG’s analysis, it is conservatively assumed that an average of 1330 ADUs per year will be produced approved in the following income categories during the 2021-2029 planning period, which is half the rate during 2020.

	Very Low	Low	Moderate	Above Moderate	Total 2021-2029
Number of ADUs	<u>1841</u>	<u>45403</u>	<u>644</u>	<u>3582</u>	<u>104240</u>
% of total	17%	43%	6%	34%	100%

Source: City of Hermosa Beach, 2021

¹⁰ https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527

Appendix C

Public Participation Summary

This Appendix describes opportunities for public involvement along with an explanation of how public comments were incorporated into the Housing Element. In addition, prior to the adoption hearings all interested parties were given the opportunity to review the recommended revisions.

Public participation is an important component of the planning process, and this update to the Housing Element has provided residents and other interested stakeholders, particularly lower-income households and persons with special needs, numerous opportunities for review and comment.

Early in the process a dedicated Housing Element update website¹¹ was created and an online survey was posted to solicit comments about housing needs in the city.

Public notices of all Housing Element meetings and public hearings were published in advance of each meeting, as well as posting on the City's website and direct mail to the Housing Element interest list (Table C-1). The draft Housing Element was made available for review at City Hall, posted on the City's website, as well as at the Public Library. Notice of availability of the draft Housing Element was also provided to housing advocates, mobile home residents, and non-profit organizations representing the interests of lower-income persons and special needs groups. Table C-1 on the following page lists persons and organizations that were notified of public meetings for this Housing Element update. In addition, public hearings are televised on the local cable channel.

During the Housing Element update process City Staff conducted interviews with key members of the community listed below to help determine community priorities, housing needs, and goals for housing in Hermosa Beach.

- Hermosa Beach City School District
- Manhattan Beach Unified School District
- Employers (Vons, Lazy Acres Grocery, Beach House Hotel)
- Commercial property owners (Aviation Blvd. 8/3/21)
- Churches (Our Lady of Guadalupe Catholic Church, St. Cross Episcopal Church, Hope Chapel)
- Affordable Housing Developers (City Ventures, Lance Libriano)

¹¹ <https://www.hermosabeach.gov/our-government/city-departments/community-development/plans-programs/housing-element-update>

- St. Cross Episcopal Church indicated interest in building additional affordable and market-rate units at their properties, and wrote a letter of support for the Housing Element.

After receiving comments on the draft Housing Element from the State Housing and Community Development Department, a proposed final Housing Element was prepared and made available for public review prior to adoption by the City Council.

The following is a list of opportunities for public involvement in the preparation of this Housing Element update.

Planning Commission meeting	December 15, 2020
<u>Housing Needs Workshop and Study Session</u>	<u>City Council/Planning</u>
<u>Commission study session</u>	February 3, 2021
Planning Commission Meeting	June 30, 2021
City Council Meeting	July 27, 2021
<u>Planning Commission public hearing</u>	<u>November 16, 2021</u>
<u>City Council public hearing</u>	<u>December 14, 2021</u>

**Table C-1
Housing Element Notification List**

Hermosa Beach Historical Society	South Bay Center for Counseling
Hermosa Beach Education Foundation	Salvation Army Stillman Sawyer Family Services
Beach Cities Health District	The Arc of South Bay
Hermosa Beach Chamber of Commerce	Disability Community Resource Center
Senior Center	Harbor Regional Center
Hermosa Beach City School District	Wellness Community South Bay Cities
Legal Aid Foundation of Los Angeles	LA county Department of Children & Family Services
Marineland Mobilehome Park	Social Vocational Services, Inc.
PATH People Assisting the Homeless	1736 Family Crisis Center
Hermosa Beach Church of Christ	Shelter Partnership
First Church of Christ, Scientist	Abundant Housing
Hope Chapel	City Ventures Residences
St. Cross Episcopal Church	South Bay Cities Council of Governments
Our Lady of Guadalupe Catholic Church	Manhattan Beach Unified School District
Temple Shalom of the South Bay	Redondo Beach Unified School District
Hermosa Friends Foundation	City of Redondo Beach Community Development
Sandpipers	City of Torrance Community Development
Hermosa Beach Kiwanis Club	City of Manhattan Beach Community Development
Hermosa Beach Rotary Club	Wishtoyo Chumash Foundation
South Bay Association of Realtors	Gabrielino/Tongva Indians of CA
South Bay Workforce Investment Board	Native American Heritage Commission
Jewish Community Center	Beach Cities Transit
Catholic Charities of Los Angeles	LA Metropolitan Transit Authority
Los Angeles Homeless Services Authority	
LA County Department of Military and Veterans	

Housing Element Survey

25 responses

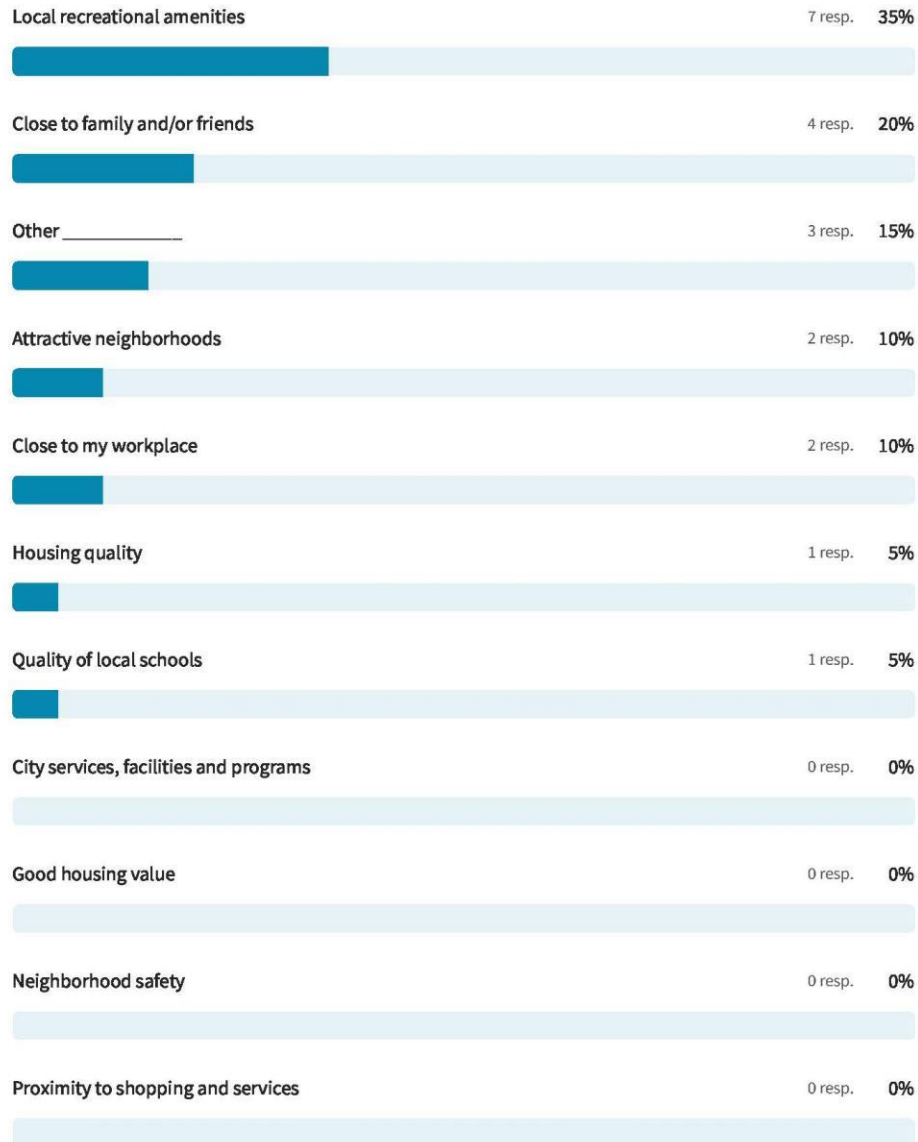
Do you currently live and/or work in Hermosa Beach?

24 out of 25 answered



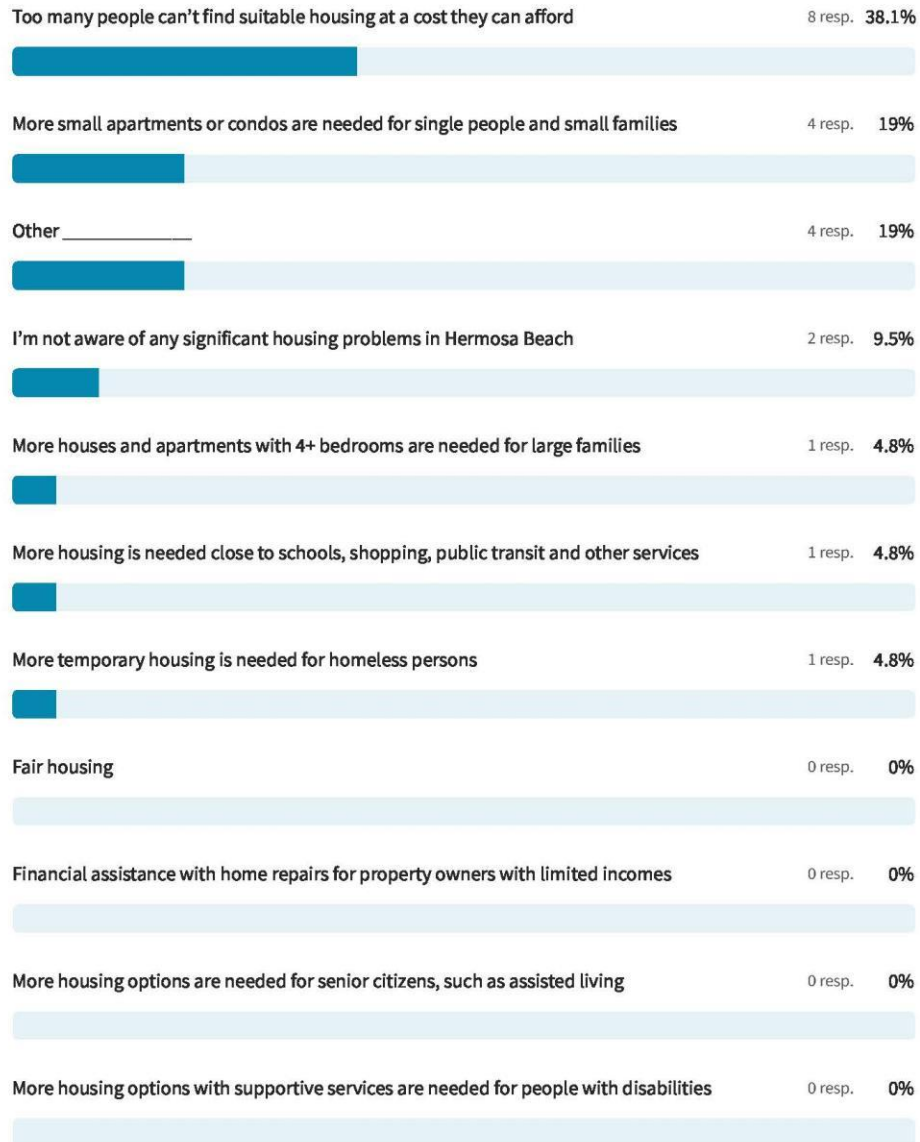
If you live in Hermosa Beach, what were the main reasons you chose to live here?

20 out of 25 answered



What do you consider to be the most pressing housing problems in Hermosa Beach?

21 out of 25 answered





Frequently Asked Questions

Hermosa Beach 2021-2029 Housing Element Update

1. What is a Housing Element?

State law¹ requires each city to adopt a comprehensive, long-term General Plan for its physical development. General Plans include several “elements” that address various topics. The Hermosa Beach General Plan² or *PLAN Hermosa* – is organized into the following 8 elements:

- **Community Governance**
The Community Governance Element sets forth the City’s legal authority to adopt and implement the goals, policies, and actions of PLAN Hermosa. Additionally, this element describes the associated leadership, decision-making process, development requirements, and regional coordination necessary to achieve the goals, policies, and actions.
- **Land Use + Design**
Land Use and Design are the cornerstone of PLAN Hermosa and the City’s fundamental guide to the evolution of the urban form and land use patterns in Hermosa Beach. The Land Use and Design Element goals, policies, and actions provide a blueprint for the physical development of the community by identifying the general location, distribution, and intensity of various residential, commercial, industrial and institutional uses in Hermosa Beach.
- **Mobility**
The Mobility Element is intended to facilitate mobility of people and goods throughout Hermosa Beach by a variety of modes, with balanced emphasis on automobiles, bicycles, pedestrians, and alternative fuel vehicles.
- **Sustainability + Conservation**
The Sustainability and Conservation Element addresses the use and preservation of natural resources to improve the environmental quality of Hermosa Beach.
- **Parks + Open Space**
The Parks and Open Space Element includes goals, policies, and actions that provide for coastal access and the provision of community facilities, parks, and recreation opportunities.
- **Public Safety**
The Public Safety Element establishes goals, policies, and actions that protect the community from risk associated with natural hazards. The element places specific focus on hazards that could be made more severe with anticipated impacts of climate change.

¹ California Government Code Sec. 65300 *et seq.*

² <https://www.hermosabeach.gov/our-government/community-development/plan-hermosa>



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- **Infrastructure**

The Infrastructure Element provides goals, policies, and actions to maintain and improve infrastructure systems, including the water supply system, sewer system, storm drain system, roads, and telecommunications and utilities.

- **Housing**

The Housing Element establishes goals, policies, and actions to maintain and improve the existing housing stock and expand housing opportunities for families of all economic levels and persons with special needs such as disabilities.

PLAN Hermosa was adopted in 2017 and has a “time horizon” of 25 years. However, State law requires that the Housing Element be updated every 8 years. Housing Element planning periods are sometimes referred to as “cycles”. The City’s current Housing Element covers the planning period extending from 2013 to 2021, which is referred to as the “5th Housing Element cycle” in reference to the five required updates that have occurred since the comprehensive revision to State Housing Element law in 1980. Every city in the Southern California Association of Governments (“SCAG”) region³ is required to prepare a Housing Element update for the 6th planning cycle, which spans the 2021-2029 period, regardless of when the other elements of the General Plan were adopted.

State law⁴ establishes detailed requirements for Housing Elements, which are summarized in California Government Code Section 65583:

The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

2. What are the most important issues that must be addressed in the Housing Element?

The major issues that must be addressed in the Housing Element are: 1) how City policies, plans and regulations help to meet the region’s housing needs for people at all income levels; and 2) how City land use regulations accommodate the special housing needs of persons with disabilities or other difficulties.

- **Accommodating Regional Housing Needs.** Every community is dependent on a variety of low- and moderate-income workers in jobs such as child and elder care, medical support, business and personal services, retail trade, construction and maintenance. While Federal and State programs provide funding assistance for affordable housing, city plans and regulations determine the type and location of new housing that can be built. Therefore, a sufficient supply of affordable housing is dependent on both housing subsidies and city development regulations.

³ The SCAG region includes Los Angeles, Orange, Riverside, San Bernardino, Ventura and Imperial counties.

⁴ California Government Code Sec. 65580 *et seq.*



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Under State law⁵ all cities are required to plan for additional housing to accommodate population growth and existing housing problems such as overcrowding and high housing cost. State law recognizes that most housing is built by private developers, not cities. However, cities are required to adopt policies, plans, and development regulations to encourage a variety of housing types that are affordable for persons at all income levels, including multi-family rental housing and accessory dwelling units ("ADUs"). The Regional Housing Needs Assessment ("RHNA") is the method by which each jurisdiction's share of new housing needs is determined (see #4 below).

- **Housing for Persons with Special Needs.** Under State law⁶ cities must also ensure that their plans and regulations encourage the provision of housing for persons with special needs including:
 - ✓ Reasonable accommodation for persons with disabilities
 - ✓ Transitional housing
 - ✓ Supportive housing
 - ✓ Residential care facilities
 - ✓ Emergency shelters and "navigation centers"
 - ✓ Large (5+) families

3. What is "affordable" housing?

By definition, housing is usually considered "affordable" when total housing cost, including utilities, is no more than 30% of a household's gross income. State law describes five income categories, which are based on county median income as shown in Table 1.

Table 1. Household Income Categories

Income Category	% of county median income
Extremely low	Up to 30%
Very low	31-50%
Low	51-80%
Moderate	81-120%
Above moderate	Over 120%

Source: California Government Code Sec. 65584(f)

Affordable housing costs for all jurisdictions in Los Angeles County that correspond to these income categories are shown in the following table. Affordability figures are adjusted each year and are based on family size. Table 2 provides figures for a 4-person family in 2021.

⁵ California Government Code Sec. 65583

⁶ California Government Code Sec. 65583(a)(5)



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Table 2. Income Categories and Affordable Housing Costs – Los Angeles County

Income Category	Maximum Income	Affordable Rent	Affordable Price (est.)
Extremely low	\$35,450	\$886	*
Very low	\$59,100	\$1,478	*
Low	\$94,600	\$2,365	*
Moderate	\$96,000	\$2,400	\$375,000
Above moderate	>\$96,000	>\$2,400	>\$375,000

Assumptions:

- Based on a family of 4 and 2021 State income limits
- 30% of gross income for rent or principal, interest, taxes & insurance plus utility allowance
- 10% down payment, 3.75% interest, 1.25% taxes & insurance, \$350 HOA dues
- * For-sale affordable housing is typically at the moderate-income level

Source: Cal. HCD; JHD Planning LLC

4. What is the RHNA why is it important?

Each California city is required to plan for new housing to accommodate a share of regional needs. The Regional Housing Needs Assessment ("RHNA") is the process established in State law⁷ by which each city's housing needs are assigned.

Prior to each Housing Element planning cycle the region's total housing need is determined by the California Department of Housing and Community Development ("HCD") based upon economic and demographic trends, existing housing problems such as overcrowding and overpayment, and additional housing needed to ensure reasonable vacancy rates and replace units lost due to demolition or natural disasters. The total housing need for the region is then distributed to cities and counties by SCAG based upon criteria established in State law.⁸

In 2019 HCD determined that the total new housing need for the entire SCAG region in the 6th Housing Element cycle is 1,341,834 units. SCAG then prepared a RHNA plan that fully allocates the total RHNA to jurisdictions in the SCAG region.⁹ Table 3 shows the RHNA allocations for Hermosa Beach, Los Angeles County, and the entire SCAG region. SCAG adopted the final RHNA plan in March 2021.

Table 3. 6th Cycle RHNA – Hermosa Beach, Los Angeles County and SCAG Region

	Hermosa Beach	Los Angeles County	SCAG Region
RHNA allocation 2021-2029 (housing units)	558	812,060	1,341,827

Source: SCAG, 3/4/2021

The RHNA distributes each jurisdiction's total housing need by the income categories shown in Tables 1 and 2 above (the extremely-low and very-low categories are combined for RHNA purposes). The 6th cycle RHNA allocation for Hermosa Beach by income category is shown in Table 4.

⁷ California Government Code Sec. 65584 et seq.

⁸ California Government Code Sec. 65584(d)

⁹ <https://scag.ca.gov/housing>



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Table 4. 6th RHNA by Income Category – Hermosa Beach

Very Low	Low	Moderate	Above Moderate	Total
232	127	106	93	558

Source: SCAG, 3/4/2021

5. Is the RHNA a construction quota or mandate?

The RHNA allocation identifies the amount of additional housing a jurisdiction would require in order to have enough housing at all price levels to fully meet the needs of its existing population plus its assigned share of projected growth over the next 8 years while avoiding problems like overcrowding and overpayment. The RHNA is a planning requirement that determines housing need, *not a construction quota or mandate*. Jurisdictions are not required to build housing or issue permits to achieve their RHNA allocations, but some provisions of State law establish specific requirements when housing production falls short of RHNA allocations. One such requirement is streamlined review and approval of housing development applications that meet specific standards.¹⁰ Other than requirements for streamlined permit processing, there are currently no legal or financial penalties imposed on cities that do not achieve their RHNA allocations.

6. What must cities do to comply with the RHNA?

Each Housing Element update must analyze the city's capacity for additional housing based on an evaluation of land use patterns, development regulations, development constraints (such as infrastructure availability and environmental conditions) and real estate market factors. The analysis must be prepared at a parcel-specific level of detail and identify properties (or "sites") where additional housing could be built consistent with current regulations. This evaluation is referred to as the "sites analysis" and State law requires the analysis to demonstrate that the city has adequate capacity to fully accommodate its RHNA allocation in each income category. If the sites analysis does not demonstrate that adequate capacity exists to fully accommodate the RHNA, the Housing Element must describe what steps will be taken to increase capacity commensurate with the RHNA – typically through amendments to land use and zoning regulations that could facilitate additional housing development. Such amendments typically include increasing the allowable density in residential zones or allowing housing to be built in other areas where residential uses are not currently allowed.

7. Hermosa Beach is fully developed. Why is the RHNA allocation so high?

SCAG's total RHNA allocation for the 6th cycle is 1,341,827 units compared to 412,137 units in the 5th cycle. There are two main reasons why the region-wide 6th RHNA allocation is so much higher than the 5th cycle.

First, the 5th RHNA allocation was established in 2012 while the severe economic effects of the "Great Recession" were still adversely affecting growth and the foreclosure crisis led to high vacancy rates. As a result, the 5th RHNA was uncharacteristically low. For

¹⁰ California Government Code Sec. 65913.4 (SB 35 of 2017)



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comparison, SCAG's 4th cycle (2006-2013) RHNA allocation was approximately 700,000 units.

Second, for the 6th cycle the State made a major modification to the process for determining RHNA allocations due to the "housing crisis." In prior RHNA cycles, total housing need was based mainly on projected population growth. However, for the 6th RHNA cycle the State added *existing need* to the total RHNA calculation. Existing need includes households that are currently overcrowded (defined as more than one person per room) or are overpaying for housing (defined as more than 30% of gross income). The total 6th cycle RHNA allocation for the SCAG region is comprised of the sum of existing need and projected need, as follows:

Existing need:	577,422 units
<u>Projected need:</u>	<u>764,405 units</u>
Total need:	1,341,827 units

As seen from this breakdown, if existing need were not included (as in prior RHNA cycles) the total housing need for the SCAG region would be similar to the 4th cycle.

With regard to jurisdictional RHNA allocations, the methodology adopted by SCAG for the 6th cycle places greater emphasis on the proximity of jobs and transportation rather than vacant developable land. As a result, the urbanized areas of Los Angeles and Orange counties are assigned a higher proportion of the region's housing need as compared to prior cycles even though they generally have much less vacant land than inland areas.

8. How can Hermosa Beach accommodate its RHNA allocation and remain in compliance with State housing law?

The RHNA is a planning target and cities are not required to achieve their RHNA allocations but must demonstrate that their land use plans and regulations allow housing development commensurate with the RHNA. Capacity for additional housing can be provided either through new housing or mixed-use development or through accessory dwelling units ("ADUs"), also referred to as second units or granny flats.

The City's current capacity for additional housing based on existing land use plans and regulations is not sufficient to fully accommodate the RHNA allocation. Because there is very little vacant land in Hermosa Beach that is suitable for housing development, the most significant opportunities for new housing are in areas currently zoned for commercial uses. Under State law, areas that are zoned to allow residential or mixed-use development at a density of at least 20 units/acre in small cities are considered appropriate to facilitate production of affordable housing. ADUs will also provide a portion of future housing need, particularly in the low- and moderate-income categories.

As part of the Housing Element update, the City will evaluate potential areas where additional housing development may be appropriate and identify changes to land use plans and zoning that could accommodate the amount of new housing assigned to Hermosa Beach in the RHNA.



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9. Housing development is very expensive in the urban areas of Southern California. What happens if cities don't achieve their assigned affordable housing needs?

Housing development is very expensive, particularly in coastal areas, and housing that is affordable to low- and moderate-income families typically requires large subsidies. While State housing law is based on the premise that every city has an obligation to use its governmental powers to encourage housing development at all income levels, it is recognized that available financial resources are not sufficient to produce all of the affordable housing needed. Therefore, if a city has adopted appropriate plans and regulations to encourage housing development commensurate with its RHNA allocation, it will not be penalized if actual production does not achieve assigned needs.

10. What is “certification” of the Housing Element and why is it important?

The State Legislature has delegated authority to the California Department of Housing and Community Development (“HCD”) to review Housing Elements and issue findings regarding the elements’ compliance with the law.¹¹ When HCD issues a finding that the Housing Element is in substantial compliance with State law it is referred to as “certification” of the Housing Element. In 2013 HCD determined that the current Hermosa Beach Housing Element was in full compliance with State law. The City is now preparing a Housing Element update for the 2021-2029 period.

Housing Element certification is important for two main reasons:

- **Local control.** The General Plan provides the foundation for the City’s land use plans and zoning regulations, and the Housing Element is part of the General Plan. If the City were challenged in court on a planning or zoning matter and the Housing Element were found by the court to be out of compliance, the court could order changes to City land use plans or regulations and assume control over some City land use decisions. HCD certification establishes a “rebuttable presumption of validity”¹² that the Housing Element is in compliance with State law, which would support the City’s legal defense. Recent laws also allow for courts to impose fines if a jurisdiction fails to adopt a compliant Housing Element.¹³
- **Eligibility for grant funds.** Some State grant funds are contingent upon Housing Element certification.

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¹¹ California Government Code Sec. 65585

¹² California Government Code Sec. 65589.3.

¹³ AB 101 of 2019

Appendix D

Contributing Factors to Fair Housing Issues

I. Executive Summary

Impediments/Contributing Factor	Priority	Justification	Service Area
Barriers to mobility	High	<p>According to 2015 ACS data, an estimated 9.2 percent of persons in the Urban County had a disability. The ability for persons with disabilities to access infrastructure, public facilities, and housing units is limited by barriers to mobility, such as physical accommodations to access. Some 7.5 percent of survey respondents with a disability indicated that it was difficult or impossible to get to places they needed to go. The 2017 HUD AFFH data, approximately 10.5 percent of persons with disabilities in Los Angeles County indicated that there are problems with their home that create physical/accessibility issues for their households. Based on a survey of participating cities regarding their CDBG spending priorities, over 80% indicated that they will use CDBG funds, if available during the next five (5) years to address accessibility improvements such as sidewalks, public facilities, or housing. Participating cities considered the needs identified through assessments and input from residents to set their CDBG spending priorities.</p> <p>Barriers to mobility limits access to opportunities, creating a disproportionate access and contributing to fair housing issues. As such, this factor has been rated as a high priority.</p> <p>While the CDC and HACA have made continued efforts in the past to increase access for persons with disabilities, the need remains. The CDC and HACA must establish goals to increase access in order to diminish any disproportionate access to opportunity that persons with disabilities in the Urban County experience.</p> <p>According to the 2017 HUD AFFH data, approximately 74 percent of family households with five or more members experience housing problems such as cost burdens or overcrowding. The high percentage of families that need appropriately sized housing makes this contributing factor a high priority.</p>	Los Angeles Urban County HACA
Lack of affordable housing in a range of sizes	High	<p>Almost a quarter of all households surveyed expressed severe cost burdens which impact racial and ethnic minorities at an even higher rate. The lack of affordable housing units available in a wide variety of household sizes is evident in the proportion of households with severe cost burdens.</p> <p>The 2017-18 Resident Survey found that countywide the need for housing for seniors and persons with disabilities, ranked out of a possible 4, were 3.36 and 3.28, respectively.</p> <p>Although the CDC has encouraged the development of affordable units for special needs and low income households, the need for additional housing options is striking compared to available units. As a high priority, the CDC will continue to direct efforts and resources to promoting affordable housing options that comply with federal and state fair housing requirements, including Section 504 of the Rehabilitation Act (Section 504), Title II of the Americans with Disabilities Act (ADA), and the Fair Housing Act.</p>	Los Angeles Urban County
Lack of sufficient accessible housing in a range of unit sizes	High	<p>While 2015 ACS data states that 9.2 percent of persons in the Urban County had a disability, according to the County's 2015 Health Survey, 22.5 percent of persons in the Urban County have a disability. Barriers to mobility are compounded when it comes to housing. It is critical to address the needs of persons with disabilities in order to provide additional housing options that are accessible. The 2017-2018 Resident Survey found that, countywide, the rated need for housing for persons with disabilities was 3.28 out of 4.</p> <p>Lack of sufficient accessible housing in a range of unit sizes is rated as a high priority due to its impact on persons with disability to access fair housing options. This factor is a core function of both the CDC and HACA to address fair housing issues in the County.</p> <p>HACA and the CDC have been increasing the number of accessible units in the County through various efforts over time. However, these efforts still do not meet the need of persons with disabilities to access housing. In establishing goals to meet this need, the CDC and HACA will help decrease the disparity in access to housing options and access to opportunity for persons with disabilities.</p>	Los Angeles Urban County HACA

2018 Analysis of Impediments to Fair Housing Choice (AI)
For the CDC and HACA

4

Volume I - Final
March 7, 2018

I. Executive Summary

Impediments/Contributing Factor	Priority	Justification	Service Area
Lack of sufficient publicly supported housing for persons with HIV/AIDS	High	<p>The HIV/AIDS population in Los Angeles County has seen 85,500 cumulative diagnosis of HIV/AIDS, according to the 2015 Annual HIV Surveillance Report, which also estimates that 60,000 persons are currently living in the County with HIV/AIDS. This report also suggests that the Hispanic population is disproportionately affected, as well as persons in San Fernando and San Gabriel Valley. The U.S. Department of Health and Human Services states that stable housing options for this population has been linked to better ability to access care and supportive services, as well as maintenance of treatment.² The continued need for housing options for persons with HIV/AIDS was emphasized during the AI process through service providers and public input.</p> <p>The lack of sufficient publicly supported housing for persons with HIV/AIDS limits access to housing options for this special needs population. This directly impacts access to opportunity and exacerbates levels of segregation. Due to these impacts, this factor has been given a high priority.</p> <p>Housing efforts have been undertaken county-wide to increase housing option for person with HIV/AIDS. However, the need for additional housing options is still prominent for this special needs community. The CDC will Establish a goal to increase housing options to help diminish the disparities in access for persons with HIV/AIDS.</p> <p>The location of accessible and affordable housing units in the Urban County may indicate that land use and planning decisions are restricting the housing options for eligible households. Affordable housing options tend to be located in or adjacent to R/ECAP areas, as seen in the maps in Section F.</p>	Los Angeles Urban County
Land use and planning decisions restrict fair housing choice for persons with disabilities and affordable housing in general	High	<p>Land use and planning decisions restricting fair housing choice for persons with disabilities and affordable housing in general plays an immediate impact on fair housing issues by limiting housing choices, diminishing access to opportunity, and further exacerbates segregations among minorities and for persons with disabilities. For these reasons, this factor has been placed as a high priority.</p> <p>While the CDC and participating cities have reviewed and implemented Housing Elements and other plans, the need for additional review and revision exists in order to identify restrictions to accessible and affordable housing. Identifying and revising existing land use and planning decisions will expand housing options and increase access to fair housing options within the County.</p>	Los Angeles Urban County
Presence of lead poisoning exposure	High	<p>Lead poisoning exposure continues to be an issue for households, particularly for low income households. Between 2011 and 2015, over 15,000 children under the age of 6 test positive for lead.³ However, the number of those children that have elevated blood lead levels is unclear, and under-testing appears to be a continued problem.⁴ According to the Response and Surveillance System for Childhood Lead Exposure (RASSCLE), the highest levels of lead poisoning exposure can be found in Central and South Los Angeles. Elevated blood levels are more prevalent among low income households.⁵ In addition, CDC studies have found that black populations have been found to be more likely to have elevated blood levels.⁶</p> <p>This heightened risk limits access to healthy neighborhoods and safe housing environments. It is selected as a high priority due to its impact of access to healthy housing options and increases disproportionate housing needs within R/ECAP areas.</p> <p>The CDC has funded lead abatement procedures, but the continued risk threatens the health and safety of households, especially those with children. The CDC will continue efforts to promote increased access to healthy and safe housing options through lead abatement efforts and review.</p>	Los Angeles Urban County

² <https://www.hiv.gov/hiv-basics/living-well-with-hiv/taking-care-of-yourself/housing-and-health>

³ "Lead's Hidden Toll". Joshua Schneyer. April 20, 2017. Reuters Investigates. <http://www.reuters.com/investigates/special-report/usa-lead-ia/>.

⁴ <https://www.reuters.com/article/us-lead-ia-a-health-officials-mistated-some-cases-of-childhood-lead-exposure-idUSKBN18S66J>

⁵ <http://www.epl.umn.edu/het/nutri/disparities/causes.shtml>

⁶ <https://www.cdc.gov/mmwr/volumes/65/wr/mm6539a9.htm>

I. Executive Summary

Impediments/Contributing Factor	Priority	Justification	Service Area
Significant disparities in the proportion of members of protected classes experiencing substandard housing when compared to the total population	High	<p>Housing problems impact a large proportion of households in LA County. Racial and ethnic minorities, people with disabilities, families with children, and other protected classes face housing problems at higher rates than the total population. For example, black and Hispanic households face housing problems at a rate of 58.7 and 66.5 percent, respectively, and families with 5 or more people face housing problems at a rate of 74.0 percent, according to HUD AFFH Data.</p> <p>The rate at which protected classes face housing problems compared to the general population exemplifies the disproportionate housing need in the County, particularly those in R/ECAPs. This is a high priority as it impacts the level of access to fair housing options for these households in the County.</p> <p>While the CDC has directed resources to address disparities in access to housing in at-need areas, continued efforts are needed in order to guarantee access to housing options. The CDC will continue to establish meaningful and impactful goals to increase access for protected classes to access housing and decrease disproportionate need.</p> <p>R/ECAPs in the Urban County are more likely to face environmental issues, such as noise pollution from LAX. There are an estimated 8,424 dwelling units impacted by noise from LAX.⁷ Noise pollution continues to be a hazard for low income households and for R/ECAPs.</p> <p>Noise pollution decreases quality of life and limits access to healthy neighborhoods. This factor has been selected as a high priority due to the enormous need and its effect on persons living in R/ECAPs as well as the ability of the CDC to work with Federal Aviation Administration and Los Angeles World Airports to address the need.</p> <p>The CDC has recognized the impact of noise pollution on household access to healthy neighborhood, and is creating goals to help diminish the impact of noise pollution on access to healthy neighborhoods.</p> <p>The disparity in access to healthy neighborhoods shows a marked disparity for racial and ethnic minorities in accessing healthy neighborhoods. The location of housing adjacent to environmental hazards may continue to allow for disparities to exist and limit household access to lower pollution levels. R/ECAP areas in the Urban County tend to have higher levels of toxic emissions and environmental hazards, as seen in Map IV.110.</p>	Los Angeles Urban County
Noise Pollution due to plane traffic from Los Angeles International Airport	High	<p>Noise pollution decreases quality of life and limits access to healthy neighborhoods. This factor has been selected as a high priority due to the enormous need and its effect on persons living in R/ECAPs as well as the ability of the CDC to work with Federal Aviation Administration and Los Angeles World Airports to address the need.</p> <p>The CDC has recognized the impact of noise pollution on household access to healthy neighborhood, and is creating goals to help diminish the impact of noise pollution on access to healthy neighborhoods.</p> <p>The disparity in access to healthy neighborhoods shows a marked disparity for racial and ethnic minorities in accessing healthy neighborhoods. The location of housing adjacent to environmental hazards may continue to allow for disparities to exist and limit household access to lower pollution levels. R/ECAP areas in the Urban County tend to have higher levels of toxic emissions and environmental hazards, as seen in Map IV.110.</p>	Los Angeles Urban County
Poor land use and zoning situating sources of pollution and environmental hazards near housing	High	<p>Poor land use and zoning policies diminish access to opportunity and healthy neighborhoods. Siting decisions increase the disproportionate level of access to unhealthy neighborhoods for racial and ethnic minorities and low-income households, particularly those in R/ECAPs. These limiting factors to fair housing options, places this factor as a high priority.</p> <p>While the CDC and participating cities have reviewed and implemented Housing Elements and other plans, the need for additional review and revision exists in order to identify restrictions to accessible and affordable housing. Identifying and revising existing land use and planning decisions will expand housing options and increase access to fair housing options within the County. In addition, the CDC will continue its policy in the Notice of Funding Availability for affordable housing that applicants that propose projects within 500 feet of a freeway will not qualify for funding such as HOME Partnerships Investment and other applicable funding. Participating cities will also be trained on the policy and encouraged to implement it within their jurisdictions</p>	Los Angeles Urban County

⁷ http://www.lawa.org/uploadedFiles/LAX/pdf/3q17_20171115_Quarterly_Report.pdf

I. Executive Summary

Impediments/Contributing Factor	Priority	Justification	Service Area
Access to quality healthcare	Low	<p>Healthy Neighborhoods focus groups highlighted the poor access to quality healthcare in areas with higher concentrations of poverty. The 2015 LA County Health Survey found that 43.0 percent of persons below the Federal Poverty Line had difficulty accessing medical care. Racial and ethnic minorities also have more difficulty accessing medical care, with 31.2 percent of Hispanic and 26.8 percent of Asian adults having difficulty, compared to 12.7 percent of white adults.</p> <p>While this issue remains vital to the overall well-being of Urban County households and impacts the ability of households to access healthy neighborhoods, the CDC has limited capacity to make effective change with its available resources to provide access to quality healthcare. The Department of Public Health and other agencies throughout Los Angeles County are responsible for healthcare and the CDC partners with these agencies where possible.</p> <p>The CDC has funded community efforts to promote access to community health services. The CDC will continue these efforts by establishing goals to create more access to healthcare and healthy neighborhoods.</p> <p>Food insecurity continues to be an issue for many households in Los Angeles County. The 2015 County Health Survey found that 41.1 percent of households below the FPL had low or very low food security. In addition, Latino, black, and American Indian households had a markedly higher rate of low or very low food security.⁸ Many areas experience limited access to fresh food, particularly R/ECAPs in the County, as shown by USDA food atlas.⁹ This sentiment was echoed by the Healthy Neighborhoods Focus Groups.</p> <p>Limited access to food options and food insecurity are directly impactful to access to healthy neighborhoods. Since the County is seeing disproportionate access for R/ECAPs and low-income and minority populations in food security, the priority for this factor is moderate. It is rated as a moderate priority as the CDC will focus more resources on issues directly related to fair housing choice.</p> <p>Increasing access to food options will reduce the level of disparity that low-income and minority populations face in access to healthy neighborhoods. In light of this, although it's a moderate priority, HACoLA and the CDC can establish goals to help increase access to food options and social services with its limited resources.</p> <p>Access to local businesses may limit job proximity and labor force engagement. As seen in the Opportunity Index, labor force engagement for some racial and ethnic minorities is markedly lower than for white Urban County residents. Labor market index scores for black and Hispanic households were 44.4 and 34.9, respectively, while those for white households were 69.4.</p> <p>Location and access to local businesses, especially in economically depressed areas such as R/ECAPs, limits access to opportunity. This is directly connected to fair housing issues and the CDC continues to invest in business assistance in R/ECAPs. However, it is rated as a moderate priority as the CDC will focus more resources on issues directly related to fair housing choice.</p> <p>Areas with high concentrations of racial and ethnic minorities and poverty, or R/ECAPs, are inundated with lower level of access to opportunity and access to local businesses. The CDC will implement activities to increase access to increased business activity in R/ECAPs in order to decrease disparities in access to opportunity.</p>	Los Angeles Urban County
Food insecurity - Access to healthy and nutritious food options	Moderate	<p>Limited access to food options and food insecurity are directly impactful to access to healthy neighborhoods. Since the County is seeing disproportionate access for R/ECAPs and low-income and minority populations in food security, the priority for this factor is moderate. It is rated as a moderate priority as the CDC will focus more resources on issues directly related to fair housing choice.</p> <p>Increasing access to food options will reduce the level of disparity that low-income and minority populations face in access to healthy neighborhoods. In light of this, although it's a moderate priority, HACoLA and the CDC can establish goals to help increase access to food options and social services with its limited resources.</p> <p>Access to local businesses may limit job proximity and labor force engagement. As seen in the Opportunity Index, labor force engagement for some racial and ethnic minorities is markedly lower than for white Urban County residents. Labor market index scores for black and Hispanic households were 44.4 and 34.9, respectively, while those for white households were 69.4.</p> <p>Location and access to local businesses, especially in economically depressed areas such as R/ECAPs, limits access to opportunity. This is directly connected to fair housing issues and the CDC continues to invest in business assistance in R/ECAPs. However, it is rated as a moderate priority as the CDC will focus more resources on issues directly related to fair housing choice.</p> <p>Areas with high concentrations of racial and ethnic minorities and poverty, or R/ECAPs, are inundated with lower level of access to opportunity and access to local businesses. The CDC will implement activities to increase access to increased business activity in R/ECAPs in order to decrease disparities in access to opportunity.</p>	Los Angeles Urban County HACoLA
Location and access to local businesses, especially in economically depressed areas	Moderate	<p>Limited access to food options and food insecurity are directly impactful to access to healthy neighborhoods. Since the County is seeing disproportionate access for R/ECAPs and low-income and minority populations in food security, the priority for this factor is moderate. It is rated as a moderate priority as the CDC will focus more resources on issues directly related to fair housing choice.</p> <p>Increasing access to food options will reduce the level of disparity that low-income and minority populations face in access to healthy neighborhoods. In light of this, although it's a moderate priority, HACoLA and the CDC can establish goals to help increase access to food options and social services with its limited resources.</p> <p>Access to local businesses may limit job proximity and labor force engagement. As seen in the Opportunity Index, labor force engagement for some racial and ethnic minorities is markedly lower than for white Urban County residents. Labor market index scores for black and Hispanic households were 44.4 and 34.9, respectively, while those for white households were 69.4.</p> <p>Location and access to local businesses, especially in economically depressed areas such as R/ECAPs, limits access to opportunity. This is directly connected to fair housing issues and the CDC continues to invest in business assistance in R/ECAPs. However, it is rated as a moderate priority as the CDC will focus more resources on issues directly related to fair housing choice.</p> <p>Areas with high concentrations of racial and ethnic minorities and poverty, or R/ECAPs, are inundated with lower level of access to opportunity and access to local businesses. The CDC will implement activities to increase access to increased business activity in R/ECAPs in order to decrease disparities in access to opportunity.</p>	Los Angeles Urban County

⁸ <http://www.publichealth.lacounty.gov/ha/LACHSDataTopics2015.htm>⁹ <https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas.aspx>

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Impediments/Contributing Factor	Priority	Justification	Service Area
Lack of Information on Affordable Housing	High	Public input brought to light the limitation of current outreach practices that do not provide sufficient reach for eligible households to access information regarding affordable housing opportunities in the Urban County. Limited access to information on affordable housing directly impacts access to housing options. Disparities in access to housing options relates directly to fair housing issues and is placed as a high priority. Efforts to increase access to information have been on-going throughout the County. Efforts by the CDC to increase knowledge about federal and state fair housing requirements will decrease disparities in access and increase the accessibility of fair housing options.	Los Angeles Urban County
Increasing measures of segregation	High	The Urban County has seen moderate to high levels of segregation since the 1990s. Most of these levels have remained high into 2015, with Black/White segregation and Hispanic/White segregation remaining virtually unchanged since 2000 at 67.21 and 62.72, respectively, in 2015, according to AFFH Table 3. These areas of segregation continue to limit access to high opportunity areas, as well as compounding housing problems in R/ECAPs. The rate of segregation is a direct limiting factor in access to fair housing opportunities. As the rate of segregation in the Urban County remain high, the priority of this contributing factor remains high as well. The CDC will increase access to housing in low minority and high opportunity areas through the introduction of pertinent goals, such as developing housing outside of areas of minority concentrations with low opportunities. Increasing access to low minority areas will impact the rate of segregation. According to Fair Housing public input and HMDA data, racial and ethnic minorities, as well as other protected classes, face discrimination in private rental and homeowner markets. HMDA data shows that some racial and ethnic minorities are more likely to be denied a mortgage. In addition, HUD Fair Housing Complaint Data showed over 2,600 complaints between 2008 and 2016. The basis of these complaints was most likely to be disability, race, or familial status.	Los Angeles Urban County
Discrimination in private rental and homes sales markets	High	Discrimination in the private rental and home sales market has been selected as a high priority affecting the fair housing issues of disparities in access to opportunity, discrimination, and segregation. It is selected as a high priority because it directly relates to fair housing choice and restricts a person's ability to secure housing based on protected class status or some other arbitrary reason. The CDC also has the ability to contract with a fair housing service provider to address this contributing factor. Although the CDC has contracted with a fair housing service provider to investigate alleged violations of fair housing law in the past, the complaints still remain each year so there needs to be enhanced, on-going enforcement as well as fair housing education. In addition, to adequately determine and address patterns of discrimination, more specific complaint data needs to be collected such as where the resident currently lives, where the alleged infraction occurred, protective class, and issue code (type of discrimination). As a high priority, the CDC will need to set goals to ensure meaningful actions are implemented so that discrimination in the private rental and homes sales market can be decreased or eliminated.	Los Angeles Urban County
Access to Financial Services	Moderate	The Fair Housing survey found that 9.3 percent of respondents indicated that their home loan application was denied in the past five years. According to HMDA data, between 2008 and 2015, black mortgage applicants are denied at a rate more than 7 percentage points higher than white applicants, and Hispanic applicants are denied at a rate more than 5 percentage points higher than non-Hispanic applicants. Access to financial services is related directly to housing options, and contributes to segregation, R/ECAPs, disparities in access to opportunities, and disproportionate housing needs. While this factor contributes to fair housing issues, it is rated as a moderate priority as the CDC is not able to address this issue on a large scale due to funding as well as the fact that state and regulatory agencies are in a better position to ensure compliance. Although this factor is rated as a moderate priority, the CDC will conduct outreach and education services through a fair housing service provider to help additional households access financial services in the Urban County.	Los Angeles Urban County

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Impediments/Contributing Factor	Priority	Justification	Service Area
Lack of coordination with other Planning Processes and Programs to address contributing factors	Moderate	<p>Throughout the planning and evaluation process, the CDC acknowledges gaps in coordination and planning processes that may limit the impact of programs and resources that are used to address fair housing. The size of the Urban County, and coordination among the numerous cities and unincorporated areas is limited by scale and resources to implement large scale planning efforts.</p> <p>Lack of coordination contributes to a number of fair housing issues including segregation, R/ECAPs, disparities in access to opportunity, and disproportionate housing needs. At the time of preparing the AI, there were initiatives that were in process that could address some of these fair housing issues such as a County tenant protection ordinance. However, the role of the CDC was not defined. The CDC will continue to participate in various meetings to define these roles and will take active steps to coordinate with the agencies taking the lead in applicable planning and programming efforts. While this factor is important to reducing these fair housing issues, the role of the CDC is undefined at this point. As such, it is rated as moderate.</p> <p>In spite of the fact that this factor is rated as moderate, the CDC will address this factor with steps to increase coordination across agencies through active participation in the planning and development of future programs and policies to address fair housing issues as well as implementation of these initiatives where appropriate..</p>	Los Angeles Urban County

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Public safety concerns	High	<p>Crime data reported by LA County, as well as public sentiment, pointed to a high level of need for public safety measures. This is particularly striking in R/ECAPs. According to the 2017 Fair Housing Survey, an estimated 37 percent of residents in R/ECAPs felt unsafe in their neighborhood at night, compared to 20 percent for the Urban County overall.</p> <p>Safety is a primary concern for promoting access to healthy neighborhoods. The diminished access to safety also diminishes access to healthy neighborhoods, and therefore establishes this factor as a high priority.</p> <p>Efforts to increase public safety, particularly for those households in R/ECAPs will increase access to healthy neighborhoods and decrease public safety concerns. The CDC's and HACoLA's efforts will promote community involvement and crime prevention through annual goals.</p> <p>Violence and crime in public housing is a real concern for residents because it impacts their quality of life, particularly those in R/ECAPs. Violent crimes continued to grow and had jumped for a third time by 2016.¹⁰ Increased incidents of crime and drug related offenses have been linked to areas with higher concentrations of poverty. According to the Fair Housing Survey, only 46.7 percent of public housing residents felt safe or very safe in their public housing development at night, and 38.6 percent felt safe or very safe in their neighborhood at night.</p>	Los Angeles Urban County HACoLA
Violent and drug related crime in public housing	High	<p>Violent and drug related crime in public housing directly impacts access to healthy neighborhoods. Residents in R/ECAPs are facing diminished access to healthy neighborhoods, and therefore this factor is rated as a high priority.</p> <p>HACoLA has engaged in crime and safety programs, including the Community Policing Team (CPT) Program, and Crime Prevention through Environmental Design. However, crime and safety are a continued issue for public housing residents. Continued efforts are necessary to reduce the number of violent and drug related crime incidents in public housing.</p> <p>As demonstrated by higher levels of crime in R/ECAP areas, access to safe neighborhoods are limited for low-income household. The perception of neighborhood safety is markedly lower for low income and minority households. Only 68.9 percent of households below the Federal Poverty Line (FPL) felt their neighborhoods were safe, compared to almost 80 percent of households between 100 and 199 percent FPL.¹¹ In addition, Latino and African American households were more than 15 percentage points lower in perceived neighborhood safety than white households. The Portrait of Los Angeles County report found that areas in Los Angeles County, including Cudahy, Westmont, Lennox, East Rancho Dominguez, and Florence-Graham, have higher crime rates.¹²</p>	HACoLA
Minority and low-income communities experience higher rates of crime and violence	High	<p>Disproportionate rates of violence and crime create disproportionate access to healthy neighborhoods. The factor is selected as high priority because of the impact on minority and low-income communities, and the disparities in access to safe neighborhoods and environments.</p> <p>The CDC and HACoLA's efforts to address crime and violence in minority and low-income communities will increase access to healthy neighborhoods. The CDC and HACoLA will establish goals to increase resources to combat the disproportionate rate of violence and crime for these communities.</p>	Los Angeles Urban County HACoLA

¹⁰ <http://www.latimes.com/local/lanow/la-me-crime-stats-20161227-story.html>

¹¹ <http://www.publichealth.lacounty.gov/ha/LACHSDDataTopics2015.htm>

¹² <https://ssrc-static.s3.amazonaws.com/moa/PolA%20Full%20Report.pdf>

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Impediments/Contributing Factor	Priority	Justification	Service Area
Criminal activity in public housing facilities	High	<p>Crime data reported by Los Angeles County, as well as public sentiment, pointed to a high level of need for public safety measures. This is particularly striking in R/ECAPs. According to the 2017 Fair Housing Survey, an estimated 37 percent of residents in R/ECAPs felt unsafe in their neighborhood at night, compared to 20 percent for the Urban County overall. According to the Fair Housing Survey, only 46.7 percent of public housing residents felt safe or very safe in their public housing development at night, and 70.6 percent felt safe or very safe in their development during the day.</p> <p>Criminal activity in public housing facilities not only impacts the residents' quality of life but also access to healthy neighborhoods. This impact on fair housing issues places this factor as a high priority.</p> <p>HACoLA has engaged in a variety of efforts to decrease criminal activity. Continued efforts are necessary to increase access to safe and healthy neighborhoods and diminish disparities in access to opportunity.</p> <p>The rate of juvenile crime, echoing the rate of the crime statistics, is prevalent in lower income communities. In 2015, the juvenile felony arrest rate was \$13 per 100,000 county-wide.¹³ This rate has lowered over the past couple years for the County.</p> <p>Disproportionate rates of juvenile crime activity not only affects the residents' quality of life but also creates disproportionate access to healthy neighborhoods. The factor is selected as high priority because of the impact on minority and low-income communities, and the disparities in access to safe neighborhoods and environments.</p> <p>HACoLA has undertaken the Juvenile Justice Crime Prevention Act (JJCPA) Program to encourage lower rates of juvenile crime. The CDC also funds a gang and drug intervention program for youth in the RECAP areas. While rates are lowering county-wide, they still remain a crucial issue for neighborhood safety and access to healthy neighborhoods. Continued efforts to combat juvenile crime may help lower the disparities in access to safe and healthy neighborhoods.</p> <p>The 2015 County Health survey found that 22.6 percent of the population had a disability and 41.9 percent of those over 65 had a disability. In addition, those under the FPL had a higher disability rate than average, at 28.6 percent. Independence is reliant on access to a variety of components, including accessibility and services. Barriers to mobility and access to accessible housing are two primary hurdles to increasing independence.</p>	HACoLA
Juvenile crime activity	High	<p>Limited independence for the elderly or families with disabilities is a primary barrier for access to housing options and opportunity. This factor contributes directly to fair housing issues, such as disparity in access to opportunity, and is therefore rated as a high priority.</p> <p>Efforts to increase independence will help integrate households with disabilities and negate any disparities in access to opportunity. HACoLA's established goals to encourage independence will support overarching fair housing goals and provide more equitable access to housing.</p> <p>Homelessness continues to be a major issue in Los Angeles County, and increased by 23 percent between 2016 and 2017 to 57,794 county-wide.¹⁴ In 2016, more than 15 percent of the homeless population had a physical disability, and more than 3 percent had a developmental disability.¹⁵</p> <p>Homelessness is a critical issue throughout Los Angeles County, particularly for households with disabilities. This contributing factor limits access to housing options and is considered a high priority.</p> <p>Identifying people with disabilities at risk of becoming homeless will decrease the number of persons who enter homelessness each year. HACoLA will address the growing need for affordable and accessible housing by setting goals that target at-risk persons with disabilities.</p>	Los Angeles Urban County HACoLA
Increase independence for the elderly or families with disabilities	High		HACoLA
People with disabilities becoming homeless	High		HACoLA

¹³ <http://casi.cdc.org/Juvenile/Los-Angeles>¹⁴ <https://www.lahsa.org/documents?d=1385-2017-homeless-count-results-los-angeles-county-presentation.pdf>.¹⁵ <https://www.lahsa.org/dashboards?id=18-2016-greater-los-angeles-homeless-count-demographic-summary>

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Impediments/Contributing Factor	Priority	Justification	Service Area
Lack of mental health services for school age children of public housing	High	<p>Mental health concerns continue to be a crisis for public housing residents, impacting school age children. An estimated 7.4 percent of children in LA County attempted to access mental health care.¹⁶ The incidence of violence and poverty have a documented impact on mental health for children, coupled with limited access to mental health services has continued to keep child mental health as a high priority.¹⁷</p> <p>Access to mental health services is an essential part of a healthy household and community, and limited access is a part of limited access to healthy communities. This factor is set as a high priority because of its impact on households' ability to access healthy neighborhoods and vital services.</p> <p>Although HACoLA has promoted mental health activities in the past, there is a continued need within public housing to promote access to mental health, particular for school aged children. Efforts to increase access must be implemented in order to eliminate any disparities in access to these services.</p> <p>Data and public input have revealed a digital divide for low income households that do not have equitable access to affordable internet options. Areas with higher concentrations of poverty in LA County are the least connected to internet options.¹⁸ About a third of low-income households do not have internet, more than double the general population.¹⁹</p>	HACoLA
Access to affordable internet	Moderate	<p>This digital divide may have far reaching consequences, including limitations to service information, and limited access to educational and employment opportunities. This creates disparities in access to opportunity, but is rated as a moderate priority due to a lack of HACoLA resources to address the factor on a wide scale.</p> <p>Efforts to decrease the digital divide will help eliminate the disparities in access to educational and employment opportunities. HACoLA efforts must attempt to bridge this divide in order to establish more equitable access to opportunities in the County.</p> <p>Access to healthy neighborhoods is markedly diminished in low income areas and R/ECAPs from industry practices. However, industry practices are not within the authority of HACoLA. The highest rates of pollution were found in areas of high poverty, and according to the Portrait of LA County report, were in Cudahy, Westmont, Lennox, East Rancho Dominguez, and Florence-Graham.²⁰ In addition, Latino, black, Native Hawaiian or other Pacific Islander (NHOPI) and Native American households were more likely to be in areas with high pollution levels.²¹</p>	HACoLA
Industries not in compliance with health regulations - Pollution in Neighborhoods	Moderate	<p>Pollution directly impacts health and access to healthy neighborhoods. Disproportionate access to healthy neighborhoods for low-income and minority population creates a significant need. However, the ability of HACoLA to address industry policy is limited, and therefore this factor is weighed as moderate.</p> <p>Efforts by HACoLA to diminish disparities in access to healthy neighborhoods may be achieved through increased access and dissemination of information to residents. HACoLA goals to decrease exposure to pollution will help increase access to healthy neighborhoods.</p>	HACoLA

¹⁶ <http://publichealth.lacounty.gov/ha/LACHSDDataTopics2015.htm#Child>¹⁷ <https://www.urban-wire/poverty-toll-mental-health>¹⁸ <http://lamiscsc.org/wp-content/uploads/2017/07/Policy-Brief-2.pdf>¹⁹ <http://lamiscsc.org/wp-content/uploads/2017/07/Policy-Brief-2.pdf>²⁰ <https://ssrc-static.s3.amazonaws.com/moa/PolA%20F%20ull%20Report.pdf>²¹ <https://ssrc-static.s3.amazonaws.com/moa/PolA%20F%20ull%20Report.pdf>

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Illegal Dumping - Proximity to environmental hazards, especially in communities of color	High	<p>Environmental hazards are more likely to impact low-income households and R/ECAPs, as shown by the Environmental Health Index, the CalEnviroScreen, and the consultation process. Latino, black, NHOPI, and Native American households were more likely to be in areas with high pollution levels.²²</p> <p>These hazards limit access to healthy neighborhoods and increase health hazards in vulnerable communities. This diminished access to healthy neighborhoods is a contributing factor to fair housing issues and is rated as a high priority.</p> <p>Efforts by HACoLA to diminish disparities in access to healthy neighborhoods may be achieved through increased monitoring and information. HACoLA goals to decrease exposure to pollution will help increase access to healthy neighborhoods.</p> <p>The 2015 LA County Health survey indicated that households below the FPL may have less access to support for enhancing life skills. Additionally, public involvement and consultation provided insight on inadequacy of life skills for many households throughout the County. These may include housekeeping, healthy eating, and financial management.</p> <p>The impact of life skills on quality of life and access to healthy neighborhoods is a contributing factor to fair housing issues and disproportionate access to opportunity. The capacity of HACoLA to impact these skills may be minimal on a large scale, and is therefore rated as a moderate priority.</p> <p>Efforts to increase the adequacy of life skills may impact the disparity in access to opportunity by increasing access to healthy neighborhoods. HACoLA will enhance current programs to increase life skills.</p> <p>Studies have found that public housing residents nationwide are twice as likely to have asthma as the general population, advocating for the elimination of smoking in public housing units.²³ In December, 2016, HUD published a final rule requiring public housing agencies to initiate a smoke-free policy by July, 2018.</p>	HACOLA
Enhance adequacy of life skills (e.g. Housekeeping, healthy eating, financial management)	Moderate	<p>Diminished access to healthy air limits access to healthy neighborhoods. While enhancing air quality within housing development sites is of high importance, HACoLA has already made great strides in improving air quality and rates it as a priority of low.</p> <p>Between 2013 and 2014, HACoLA implemented a smoke-free policy for its housing developments to protect the residents, including families, youth, and the elderly and disabled. HACoLA continues to make strides to protect the air quality within housing development sites, and promote the health of all public housing residents.</p> <p>The cases of bad and absentee landlords, as established by public input, diminish the quality of housing options for many low-income households throughout the Urban County. Over 19 percent of respondents to the Fair Housing survey indicated that they were not able to communicate with their landlord; and 21 percent of public housing residents were not able to communicate with their landlord. For the public housing program, HACoLA will improve the perception of absentee landlords by effectively communicating and meeting with the residents.</p> <p>The impact of these landlords on sub-par conditions is important in establishing equal access to housing, however, may be difficult to monitor on a County-wide scale, especially in the private rental market. While this may impact access to housing options, this factor has been rated as a low priority.</p> <p>Efforts to increase the responsibility of landlords will help encourage access to housing options. Establishing goals may be limited by the capacity of HACoLA, but may be focused on public housing residents to increase access to opportunity.</p>	HACOLA
Enhance air quality within housing development sites	Low		HACOLA
Instances of absentee/bad landlords	Low		HACOLA

²² <https://static.s3.amazonaws.com/moa/PolA%20Full%20Report.pdf>²³ <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4716462/>

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Impediments/Contributing Factor	Priority	Justification	Service Area
Lack of opportunities for residents to obtain housing in higher opportunity areas	High	<p>As seen in the Disparities in Access to Opportunity section of this document, RIECAPs have a markedly lower level of access to education, employment, and healthy neighborhoods. A lack of affordable housing options in higher opportunity areas, with access to transportation, jobs, and education, limit access to these areas for low income and racial and ethnic minority households.</p> <p>Lack of opportunities for residents to obtain housing in higher opportunity areas directly contributes to fair housing issues of disparities in access to opportunity. This contributing factor has been rated as a priority due to the level of disparate impact on fair housing choice for minority and low income households.</p> <p>Efforts to increase access to high opportunity areas have not mitigated the disparity in access to opportunity faced by households in low opportunity areas. Increasing housing options in high opportunity areas, through measurable goals, will help establish higher levels of access to minority and low income households.</p> <p>The Fair Housing survey indicated that 39 percent of respondents were not aware of their right to request accommodations. Fair housing outreach indicated a lack of knowledge of fair housing. Section 504 and ADA laws throughout the Urban County. In addition, some 30.9 percent of public housing resident respondents were not aware of their rights to request accommodations.</p> <p>Limited knowledge limits access to services for eligible households. This limited access is a contributing factor to fair housing in limiting access to opportunity. This factor is rated as a high priority.</p>	HACOLA
Lack of knowledge of Fair Housing, Section 504 and ADA laws	High	<p>HACoLA efforts to increase knowledge of fair housing laws will continue and increase access to opportunities and decrease disparities for households with disabilities.</p> <p>The Fair Housing survey indicated that 39 percent of respondents were not aware of their right to request accommodations, and 11 percent were in need of a housing accommodation. Additionally, consultation with agencies and public input indicated that eligible households were not effectively matched with appropriate resources, especially accessible housing options.</p> <p>Persons with disabilities that are not matched with appropriate services are contributing factors to fair housing issues and decreasing access for persons with disabilities to housing options. This factor is a rated as a high priority due to its impact of fair housing.</p>	HACOLA
Disconnect in matching people with disabilities with the right housing resources	High	<p>HACoLA has increased efforts to match persons with disabilities with services, but are not currently meeting the existing need. Establishing goals to remediate this factor through increased services will help close the gap in disparate access.</p> <p>According to Fair Housing public input and HMIDA households with disabilities face discrimination in private rental and homeowner markets. HUD Fair Housing Complaint Data showed over 2,600 complaints between 2008 and 2016 for Los Angeles County, with the most common basis of these complaints being a disability.</p>	HACOLA
Discrimination in the private accessible rental markets	High	<p>Discrimination in accessible units has been selected as a high priority because it related directly to fair housing and access to opportunity.</p> <p>Although efforts had been made to investigate violations of fair housing law in the past, discrimination still remains an on-going continuing factor that limits access to fair housing. As a high priority, HACoLA will continue efforts to enhance access to housing options and resources to encourage fair housing practices in the marketplace.</p>	HACOLA

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Impediments/Contributing Factor	Priority	Justification	Service Area
Disparities in job readiness and educational achievement	High	<p>The Education Index as well as other data sources, indicated a marked disparity in school proficiency. While white households had a school proficiency index of 73.65, black and Hispanic household indices were 44.24 and 44.35, respectively. This disparity in job readiness has far reaching consequences, including future economic opportunities.</p> <p>Disparities in job readiness and educational achievement has been placed as a high priority due to its impact on fair housing issues and access to opportunity. This factor limits access to fair housing choice and economic security.</p> <p>Since disparities in access still exist in the County, particularly for racial and ethnic minorities, HACoLA will set goals to ensure meaningful actions are implemented to increase job readiness and educational achievement, so disparities in access can be reduced.</p> <p>Limited availability of scholarships create a barrier for households to access proficient educational opportunities. As seen in the School Proficiency Index, some racial and ethnic minorities overall, and R/ECAPs experience lower levels of school proficiency compared to white households in the Urban County. Black and Hispanic households have a school proficiency index of 44.2 and 44.4, respectively, compared to 73.7 for white households.</p> <p>The limited availability of scholarships limits access to education opportunities. This factor is related to the fair housing issue of access to opportunity, but is not within the capacity of HACoLA to impact on a wide scale, and is therefore rated as a moderate priority.</p>	HACOLA
Availability of scholarships	Moderate	<p>Efforts to increase access to educational opportunities will decrease the disparities in access to educational opportunities for low income households. R/ECAPs with particularly low school proficiency and educational achievement levels can be directly impacted by efforts to increase access to sustained educational opportunities.</p> <p>Homelessness continues to be a major issue in Los Angeles County, and increased by 23 percent between 2016 and 2017 to 57,794 county-wide.²⁴ More than 74 percent of the counted homeless population in 2017 were unsheltered.</p> <p>The growing rate of homelessness places this factor as a high priority in the County.</p>	HACOLA
Enhance programs to help at-risk homeless population	High	<p>While HACoLA have taken substantial efforts to combat homelessness, it continues to be a growing problem in the County. In an effort to help stabilize and even reduce homelessness, HACoLA will establish goals to provide services for at-risk households. Any effort to help reduce the growth of the homeless population will help decrease disparities in access to housing options.</p> <p>A 2017 Metro study found that 84 percent of bus riders did not have a car, and that the median income for riders in 2016 was \$15,620.²⁵ Public input and consultation activities reiterated the fact that many households with children struggle to access transportation options, limiting access to opportunity.</p>	HACOLA
Access to transportation	Low	<p>Limited access to transportation is a key component in access to fair housing and disparities in access to opportunities. Limited access to transportation for families, including parents and children is rated as a low priority for addressing fair housing issues in the County due to a lack of capacity for HACoLA to address this factor.</p> <p>However, HACoLA has undertaken programs to increase access to transportation services, but the gap in access persists. Increasing the availability of transportation options for parents and children will help close this gap in access to opportunity.</p>	HACOLA

²⁴ <https://www.lahsa.org/documents?id=1385-2017-homeless-count-results-los-angelescounty-presentation.pdf>.

²⁵ <https://www.metro.net/about/metro-disparity-study/>

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Impediments/Contributing Factor	Priority	Justification	Service Area
Lack of resources and services for working families (e.g., helping find housing for minorities)	High	Resources and services for working class families are essential to bridge the gap in access to housing and other services. 2015 Health Survey data suggest that low income households have lower knowledge about where to turn for support when compared to higher income households. A lack of these resources acts as a barrier in access, and remains a high contributing factor to access to fair housing. This factor has been rated as a high priority due to its impact on access to opportunity. Increasing access to resources and services will help decrease any disparities in access to opportunities for low income households. Efforts by HACoLA can be achieved in measurable goals to connect working families with applicable resources. Affordable childcare is a barrier for many households to enter or remain in the workforce, with an estimated 31.6 percent of LA County housing facing difficulties finding childcare. ²⁶ The rate was even higher for those living below the FPL, at 41.9 percent. Public involvement and outside consultation reiterated the importance of affordable childcare that acts as a barrier to economic opportunities for low income households.	HACOLA
Access to affordable childcare	Moderate	Access to affordable childcare is directly linked with access to employment. Inequitable access to childcare create disproportionate access to opportunity and therefore is a contributing factor to fair housing issues. While it is vital for households to have access to childcare options, it is not within the ability of HACoLA to impact change on a wide scale. Therefore, this factor is rated as moderate. While there have been past efforts to increase access to childcare, it still remains a critical issue for many households. Any efforts by HACoLA to increase access to services will decrease disparities in access to opportunity for low-income households. The availability of services and access to opportunities varies for protected classes in Los Angeles County. This is exemplified by the opportunity index, such as access to low poverty areas. While non-Hispanic white households have a low poverty index of 70.81, black households have an index of 48.72, and Hispanic households have an index of 41.00.	HACOLA
Enhance place based investments	Moderate	Disparities in access to opportunity are directly linked to limiting access to fair housing. Enhancing place based investments will increase access to opportunity and is therefore rated as a moderate priority. HACoLA will increase place based investments through the use of additional funding for rental assistance, resident service programs, and addressing homelessness. Minority populations in the Urban County have significantly lower school proficiency indices than white non-Hispanic households. While white households have index ratings at 73.66 for school proficiency, black households have 44.24, and Hispanic households have 44.35.	HACOLA
Facilitate Access to proficient schools	Moderate	Disparities in access to opportunity, such as disparities in access to proficient schools are a significant issue for the Urban County. However, due to the lack of control over the education system, facilitating access to proficient schools has been rated as a moderate priority. HACoLA will continue to increase access to educational opportunities for public housing residents in an effort to increase access to proficient schools, and decrease disparities in access to opportunity.	HACOLA

²⁶ <http://publichealth.lacounty.gov/ha/LACHSDDataTopics2015.htm#Child>

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