City of Hermosa Beach 2021-2029 Housing Element

Planning Commission Study Session - December 5, 2022

Agenda

- **01.** VTA Qualifications
- **02.** Housing Element Requirements
- **03.** Update Process Where are we?
- 04. Key Comments on Draft Housing Element
- 05. What's next

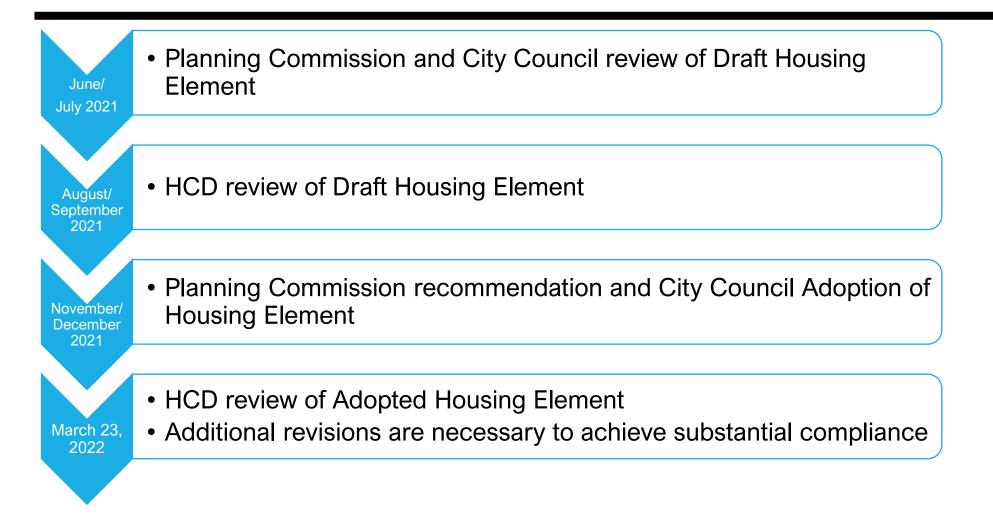
VTA Qualifications

- Veronica Tam and Associates Established in 2005 and based in Pasadena
- Focus on housing-related services
 - Housing Element 100+ Elements prepared throughout California
 - 6th cycle (2021-2029) certified Housing Elements (e.g., San Diego County, Los Angeles County, Culver City, Cypress, El Cajon, El Centro, Long Beach, Palmdale, Rancho Cucamonga, Redondo Beach, Riverside, San Clemente, San Fernando)
 - Fair Housing Studies
 - San Diego Regional Study
 - Long Beach
 - Glendale
 - Pasadena
 - Glendora
 - Pomona

Housing Element Requirements

- Significant changes to State Housing Element law since 2017
- Required element of General Plan
- Statutory deadline October 15, 2021
- Must be reviewed by State Department of Housing and Community Development (HCD) for compliance with State law
 - Ineligible for State funds
 - At risk of litigation
 - Builder's remedy cannot deny an affordable housing project based on inconsistency with General Plan and Zoning
 - 20% affordable to lower income
 - 100% affordable to moderate income

Update Process



HCD Review – Key Comments

- Adequate sites analysis significant changes in State law regarding adequate sites for RHNA
 - Update sites inventory based on current status
 - Identify additional sites focus on sites along corridors
 - Criteria for sites
 - Substantial evidence to demonstrate existing uses not a constraint realistic potential to be developed in HE period
 - Parcel size 0.5-10.0 acres feasible for lower income
 - Density range 20-30 units per acre (minimum of density range must be 20)
 - By-right approval if 20% of units are set aside for lower income

HCD Review – Key Comments

- Affirmatively Furthering Fair Housing (AFFH) analysis
 - Existing conditions and trends
 - How the sites inventory assist in furthering fair housing choices
- Variety of housing types
 - Housing for persons with disabilities
- Programs
 - Meaningful outcomes (specific actions, quantifiable objectives, timeline)
 - Meaningful actions to address AFFH (mobility, tenant protection, fair housing outreach and enforcement, new opportunities, place-based neighborhood improvement strategies)

Housing Element Next Steps

- Identifying new sites
 - Meeting with HCD to discuss sites strategy and development standards
 - Concurrent zoning code revisions
- Revise Housing Element to address HCD comments
- Planning Commission and City Council review of revised Housing Element prior to submittal to HCD for review
 - Must be available for public review for at least 7 days
- HCD review 60-day per round
 - Goal is to achieve a finding of substantial compliance before adoption
 - "If adopted as revised, Housing Element will comply with state law...."
- Readoption of Housing Element

Housing Element/Zoning Update Coordination

- Zoning amendments to implement Housing Element programs must be adopted concurrently with Housing Element
 - Ordinances related to certain housing types, such as emergency shelters, supportive housing, low barrier navigation centers, residential care facilities, and others
 - Zoning amendments to accommodate additional housing units
 - Meet the City's RHNA
 - Incorporate sites in the sites inventory, avoiding 'spot zoning'
 - Ensure development standards enable achievement of maximum density.
 - Height (currently limited by ballot measures)
 - Setbacks
 - Parking

Zoning Update Next Steps

Develop options for Planning Commission and public consideration

- Options must:
 - Meet the City's RHNA
 - Incorporate sites and standards that meet HCDs criteria:
 - Substantial evidence to demonstrate existing uses not a constraint realistic potential to be developed in HE period
 - Parcel size 0.5-10.0 acres feasible for lower income
 - Density range 20-30 units per acre (minimum of density range must be 20)
 - By-right approval if 20% of units are set aside for lower income
- Options will consider where additional housing should be allowed and in what configuration and whether changes to development standards are needed to allow accommodate the development of housing
- Incorporate appropriate allowances into the Comprehensive Zoning Update based on feedback and further analysis