

HOUSING TODAY & PLANNING FOR TOMORROW



COMMUNITY DEVELOPMENT DEPARTMENT

AUGUST 21, 2019 – CHOA MEETING

COMMUNITY DEVELOPMENT DEPARTMENT

- Planning Division
- Building & Safety Division
- Code Enforcement Division
- View Restoration Division

HOUSING CRISIS

- Housing Stock
- Affordable Housing Stock



HOUSING NEEDS – WHY?

- 180,000 homes need to be built each year to keep pace with population growth. Over the past decade, on average, less than half have been constructed annually.
- Several factors contributing to the crisis include:
 - Shortage of housing stock to meet population need
 - Lack of funding and subsidies to support the construction of affordable housing
 - Local and national economic and job market conditions
 - Developer challenges including the availability of land and complying with environmental regulations (CEQA)

HOUSING NEEDS - STATE'S RESPONSE

- 130 bills introduced by State Lawmakers in 2017 of which 15 bills became law as part of the 2017 Housing Package including:
 - SB 2 – supportive housing and transitional housing
 - SB 35 – streamlining mixed use development that have not met their RHNA housing targets
 - SB 540 – workforce housing
- Three main categories:
 - Funding - providing resources at the local level for affordable housing activities
 - Streamlining - streamlining approval of housing project with minimal discretionary review
 - Local Accountability - holding local jurisdictions accountable to State housing requirements

HOUSING NEEDS - STATE'S RESPONSE

- In 2018, then-Governor Brown adopted 15 additional bills to further address the State's housing crisis.
- In 2019, State lawmakers are introducing more housing bills, such as SB50 (which has been held in Committee for now).
 - SB 4 – transit oriented multifamily without discretion
 - SB 330 – finding for denying an affordable housing project

HOUSING NEEDS – CITY’S RESPONSIBILITY

- Regional Housing Needs Assessment (RHNA)
 - The State is in the 5th RHNA Cycle (reporting period 2013-2021).
 - The City is required to provide for 31 units in varying income levels as a result of the 5th RHNA cycle allocation plan. To date, the City has provided 18 housing units, with 13 units remaining.

Income Level	RHNA Required	City Provided
'Very-Low'	8	5
'Low'	5	0
'Moderate'	5	0
'Above Moderate'	13	90

- SB 72 authorizes out of compliance jurisdictions to be referred to the State Attorney General's Office

HOUSING NEEDS – CITY’S FUTURE RESPONSIBILITY

- 6th RHNA cycle allocation plan (October 2021 to October 2029).
- Three RHNA methodologies currently being considered by SCAG, the City would be required to provide the following housing units* in various income levels:
 - Option No. 1 - 353 housing units
 - Option No. 2 - 335 housing units
 - Option No. 3 - 32 housing units

*Based on a “total regional housing need” of 660,000 housing units.

HOUSING NEEDS – 6TH RHNA CYCLE

SCAG 6TH CYCLE RHNA - DRAFT HOUSING NEEDS ALLOCATION OPTIONS FOR PUBLIC REVIEW

For complete descriptions of values below, see "metadata" tab or SCAG's proposed RHNA methodology released 8/1/19.

1-Aug-19

What is this? This spreadsheet tool is designed to provide general estimates of a draft RHNA allocation under three options outlined in the proposed RHNA methodology released by SCAG on 8/1/19. *Data and figures are not final, may be subject to corrections, and may not sum due*

Instructions: Select jurisdiction from drop-down menu and enter an estimate of total regional housing need in the yellow boxes. Green boxes will populate based on data

NOTE: Estimated regional need values below 468,428 will render incomplete components under Option 1. Estimated regional need values above 1,304,344 will render incomplete components under Option 2

Select Jurisdiction (drop-down menu)		
Rancho Palos Verdes city		
Enter estimate of total regional need		
660,000		
Rancho Palos Verdes city statistics:		
		<i>Regional Percentile</i>
Local Input household growth, RHNA per	23	0%
Share of region's 2019 population:	0.22%	44%
Share of region's HQTAs population:	0.00%	0%
New unit permits per population (2006-1	0.006	17%
Percent of households who are renting:	20.4%	7%
Housing unit losses from demolition (20	0	0%

Option 1 for Rancho Palos Verdes city	
Local Input household growth, RHNA per	23
Vacancy Adjustment	1
Replacement Need	0
TOTAL PROJECTED NEED:	24
Existing need due to population share (1	236
Existing need due to HQTAs pop. share (2	0
Existing need due to recent building (10	94
TOTAL EXISTING NEED*	329
TOTAL RHNA FOR RANCHO PALOS VERDES CI	353
Very-low income (<50% of AMI)	142
Low income (50-80% of AMI)	101
Moderate income (80-120% of AMI)	103
Above moderate income (>120% of AMI)	7

*The regional existing and projected need under Option 1 assume that HCD will not separate them in the regional determination. Option 1 existing need is the remaining regional need after regional

Option 2 for Rancho Palos Verdes city	
Need due to population share (80%)	1173
Need due to HQTAs population share (2	0
TOTAL RHNA FOR RANCHO PALOS VERDE	1173
Very-low income (<50% of AMI)	394
Low income (50-80% of AMI)	227
Moderate income (80-120% of AMI)	217
Above moderate income (>120% of AMI)	335

Option 3 for Rancho Palos Verdes city	
Horizon year for pop. growth	2035
Share of region's 2020-2035 pop. growth	0.01%
Need due to local input pop. growth	30
Vacancy Adjustment	2
Replacement Need	0
TOTAL RHNA FOR RANCHO PALOS VERDE	32
Very-low income (<50% of AMI)	11
Low income (50-80% of AMI)	6
Moderate income (80-120% of AMI)	6
Above moderate income (>120% of AMI)	9

HOUSING NEEDS – 6TH RHNA CYCLE

- SCAG is hosting public meetings regarding the proposed RHNA methodologies. Public comment period ends September 13, 2019.
- City submits comment letter expressing concerns that the proposed methodologies do not factor in unique City challenges including:
 - Geologic hazards (Portuguese Bend Landslide Complex)
 - Wildlife and habitat preservation
 - Designation as a Very High Fire Severity Zone
 - Limited vacant land suitable for development
- SCAG will conduct RHNA Appeal hearings in July 2020 for jurisdictions looking to contest their RHNA allocation.
- SCAG adopts the RHNA allocation plan in October 2020, jurisdictions will have 1 year to update their Housing Element to ensure adequate zoning capacity for the allocated housing needs.

FUTURE HOUSING – ACCESSORY DWELLING UNITS

- City has allowed Accessory Dwelling Units (ADUs) in all of its residential zoning districts since 1990s.
- An ADU is a secondary dwelling unit with complete independent living facilities for one or more persons and generally takes three forms:
 - *Detached*: The unit is separated from the primary dwelling unit; or
 - *Attached*: The unit is attached to the primary dwelling unit; or,
 - *Within an Existing Space*: The unit is located within an existing primary dwelling unit or accessory structure.



FUTURE HOUSING – ACCESSORY DWELLING UNITS

- Accessory Dwelling Units may provide for additional affordable housing stock in Rancho Palos Verdes, a City impacted by limited space for development, if:
 - Used by extended family members
 - Rented at below rental market rates

FUTURE HOUSING – ACCESSORY DWELLING UNITS

- State bills were passed in 2016 and 2017 intended to “ease and streamline” current statewide regulations, encourage the building of ADUs, and create more housing options.
 - AB 2299 and SB 1069 - Renamed second units to accessory dwelling units and updated codes
 - AB 2406 – Added the category of Junior Accessory Dwelling Units (JADU)
- AB 68 and 69 – further loosening requirements for ADUs.
- June 18, 2019 - City Council initiated code amendment to Section 17.10 of the RPVMC.
- July 9, and August 13, 2019 - Planning Commission reviewed draft revised code language and forwarded a recommendation to the City Council which is tentatively scheduled to be considered by the City Council in November 2019.

FUTURE HOUSING – ACCESSORY DWELLING UNITS

- ADU Requirements

- 1 parking space is to be provided
- Maximum 1,200 sq. ft. or 50% of existing building footprint
- 12' in height “by right”
- 12'-16' in height triggers Neighborhood Compatibility
- 16' or taller triggers Neighborhood Compatibility or Height Variation
- 5' side and rear yard setback for ADUs proposed over an existing garage



FUTURE HOUSING – WESTERN AVENUE

- Possible Redevelopment Opportunities:
 - Improve traffic flow
 - Street beautification
 - Create mixed-use development projects that meet the need of local residents in the form of pedestrian-oriented, walkable, vibrant commercial-serving businesses, restaurants, and live/work environments

